

# POPULATION AND GROWTH PROJECTIONS

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United Counties of  
Stormont, Dundas and Glengarry



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## TABLE OF CONTENTS

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<b>I</b>	<b>INTRODUCTION .....</b>	<b>1</b>
A.	PURPOSE OF STUDY .....	2
B.	FRAMEWORK FOR ANALYSIS.....	2
C.	STRUCTURE OF THIS REPORT.....	4
<b>II</b>	<b>GROWTH OUTLOOK .....</b>	<b>5</b>
A.	COUNTY’S RELATIONSHIP WITH SURROUNDING AREAS IS THE KEY FORECASTING ISSUE .....	5
B.	OUTLOOK IS FOR MODEST GROWTH OVER THE PERIOD TO 2031 .....	7
C.	GROWTH DISTRIBUTED LOCALLY BASED ON PLANNING POLICY AND MARKET DEMAND FACTORS .....	13
<b>III</b>	<b>LAND SUPPLY AND CAPACITY ANALYSIS .....</b>	<b>16</b>
A.	ANALYSIS OF LAND SUPPLY INDICATES A SIGNIFICANT CAPACITY TO ACCOMMODATE GROWTH .....	16
B.	EXCESS SUPPLY MEANS NO OVERALL ADDITION TO THE LAND SUPPLY IS JUSTIFIED .....	18
<b>IV</b>	<b>SETTLEMENT AREA BOUNDARY REVISIONS.....</b>	<b>20</b>
A.	AN ITERATIVE AND CONSULTATIVE APPROACH HAS BEEN TAKEN TO RATIONALIZE THE BOUNDARIES .....	20
B.	MAPPING AND ADMINISTRATIVE CHANGES ARE TREATED SEPERATELY .....	21
C.	PREFERRED OPTION BALANCES PLANNING POLICY OBJECTIVES WITH LOCAL PRIORITIES .....	21
<b>V</b>	<b>KEY POLICY RECOMMENDATIONS.....</b>	<b>30</b>

## APPENDIX

Detailed Forecast Results  
Detailed Results for the Land Supply Capacity Analysis  
Revised Settlement Area Boundary Mapping

# I INTRODUCTION

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The United Counties of Stormont, Dundas and Glengarry (“the County”) will soon begin a review and update of its current official plan. The process is undertaken periodically as good planning practice and is required every five years under the *Planning Act*. One of the key components of the plan review will be an update of the long-range growth outlook and associated settlement area land requirements for the community. Among other matters, it will be important for the review to satisfy Provincial policies; particularly the *Provincial Policy Statement* (PPS) requirement that settlement area expansions only be allowed where such expansions have been justified through a comprehensive review.

The County’s current official plan forecasts are based on work prepared in 2000 and need to be updated and their horizon extended to 2031. The County plan is also based on a set of legacy settlement area boundaries which were established by the local municipalities prior to the amalgamation in 1998, which resulted in the creation of the six Townships.<sup>1</sup> As a result, the boundaries established by the previous municipalities are, in some cases, very old and were determined on a different basis for each community. A more consistent set of settlement area boundaries will need to be put in place in the County’s updated plan.

As an initial step in the process, County staff recently undertook a review of the residential and employment land supply as well as an analysis of current settlement area boundaries. The results are described in the *Comprehensive Settlement Area Boundary Study Summary*, (2011) and include recommendations for a variety of changes including area expansions, removal of lands not suitable for development and some minor technical or “housekeeping” adjustments. After the 2011 boundary report was completed, however, the County determined that further economic, demographic and land supply analysis was required to take into account more recent information as well as to address emerging growth pressures, including a number of development proposals involving contiguous land holdings that are partly within and partly outside of the settlement areas. Further analysis is also required to establish the appropriate density targets and housing unit allocations to the Townships within the County as part of the updated official plan.

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<sup>1</sup> The six townships were amalgamated from 20 former local municipalities and are the Townships of North and South Dundas, North and South Stormont and North and South Glengarry.

## **A. PURPOSE OF STUDY**

The primary purpose of the study is undertake the analysis necessary to determine the appropriateness of the current settlement area boundaries and to confirm or, as appropriate, recommend changes or refinements to the 2011 boundary report. The analysis is undertaken in three steps:

- The first step is to establish the demand outlook by preparing a set of updated population, housing and employment forecasts over the period to 2031. A low, medium and high forecast scenario is prepared for population and employment to provide a range on the future growth outlook;
- Next, the capacity of the designated land supply to accommodate future demand is estimated, with a focus on the supply of designated urban and rural settlement area lands within the County. The capacity of the land supply is estimated by applying a range of density factors to land areas measured from the County's Geographic Information System (GIS);
- Finally, based on a comparison of supply and demand, conclusions are reached on the appropriateness of current settlement area boundaries, particularly as they relate to conclusions of the 2011 Settlement Area Boundary Report. The conclusions are translated into recommended changes to settlement area boundaries as part of the updated official plan.

Arising out of the first step of the analysis, overall population forecasts and housing unit allocations for the local municipalities within the County are being provided as input to the updated official plan. More detailed forecast results are also being provided, including an age structure forecast to assist the County and the local municipalities in decision-making for financial and service delivery planning. The age structure forecast is provided in the Appendix.

## **B. FRAMEWORK FOR ANALYSIS**

In order to understand the conclusions of the study, particularly those related to the proposed settlement area boundaries, it is important to understand the framework for analysis. The analysis is undertaken within the context of the 2005 Provincial Policy Statement (PPS), particularly Section 1.0 Building Strong Communities which provides direction on the time horizon for designating growth areas and the requirements to allow for settlement area expansions. In particular, Section 1.1.3.9 indicates that:

A planning authority may identify a settlement area or allow the expansion of a settlement area boundary only at the time of a comprehensive review and only where it has been demonstrated that:

- a) sufficient opportunities for growth are not available through intensification, redevelopment and designated growth areas to accommodate the projected needs over the identified planning horizon;
- b) the infrastructure and public service facilities which are planned or available are suitable for the development over the long term and protect public health and safety;
- c) in prime agricultural areas:
  - 1. the lands do not comprise specialty crop areas;
  - 2. there are no reasonable alternatives which avoid prime agricultural areas; and
  - 3. there are no reasonable alternatives on lower priority agricultural lands in prime agricultural areas; and
- d) impacts from new or expanding settlement areas on agricultural operations which are adjacent or close to the settlement area are mitigated to the extent feasible.

In determining the most appropriate direction for expansions to the boundaries of settlement areas or the identification of a settlement area by a planning authority, a planning authority shall apply the policies of Section 2: Wise Use and Management of Resources and Section 3: Protecting Public Health and Safety.

The overall objective of the PPS policies is to direct growth to designated settlement areas and prevent the over-designation of new urban development lands to accommodate growth. As such, this policy direction has a clear application to large rapidly growing urban areas, particularly those in the Greater Toronto and Hamilton Area (GTHA) as well as some rapidly growing communities beyond the GTHA such as the County of Simcoe and Region of Waterloo. Although it does not apply to the County, the *Provincial Growth Plan for the Greater Golden Horseshoe* (the *Growth Plan*) reinforces the PPS policies, particularly with respect to encouraging a more compact urban form, the protection of the natural environment and the requirement for settlement area expansions to be justified through a comprehensive review.

The application of the PPS policies regarding settlement area expansions outside of GTHA, however, is somewhat less clear, particularly in slower growing communities that already have a large supply of land designated to accommodate growth. In accordance with the PPS, the presence of a large land supply does not mean that growth should be stopped: new development can still proceed where the land is already designated and for which servicing has already been approved and allocated. Decisions regarding settlement area expansions, however, must still meet Provincial planning objectives to focus growth within designated settlement areas and prevent the over-designation of new urban lands.

### **C. STRUCTURE OF THIS REPORT**

Consistent with the structure of the analysis, the remainder of this report is organized into four sections. The following section describes the growth forecast, including the high, low and reference scenarios for population and employment. Next is a section describing the land supply and capacity analysis, including the estimated unit potential for each of the Townships. Based upon the results of the demand and land supply analysis, recommendations for settlement area boundary revisions are then made in the next section. This is followed by a final section setting out our overall conclusions as well as the inputs and recommendations for consideration by County staff as input to the updated official plan.

## II GROWTH OUTLOOK

This chapter describes the growth outlook, beginning with a discussion of the key factors influencing the forecast. This is followed by a description of the County-wide forecast results and their local distribution

### A. COUNTY'S RELATIONSHIP WITH SURROUNDING AREAS IS THE KEY FORECASTING ISSUE

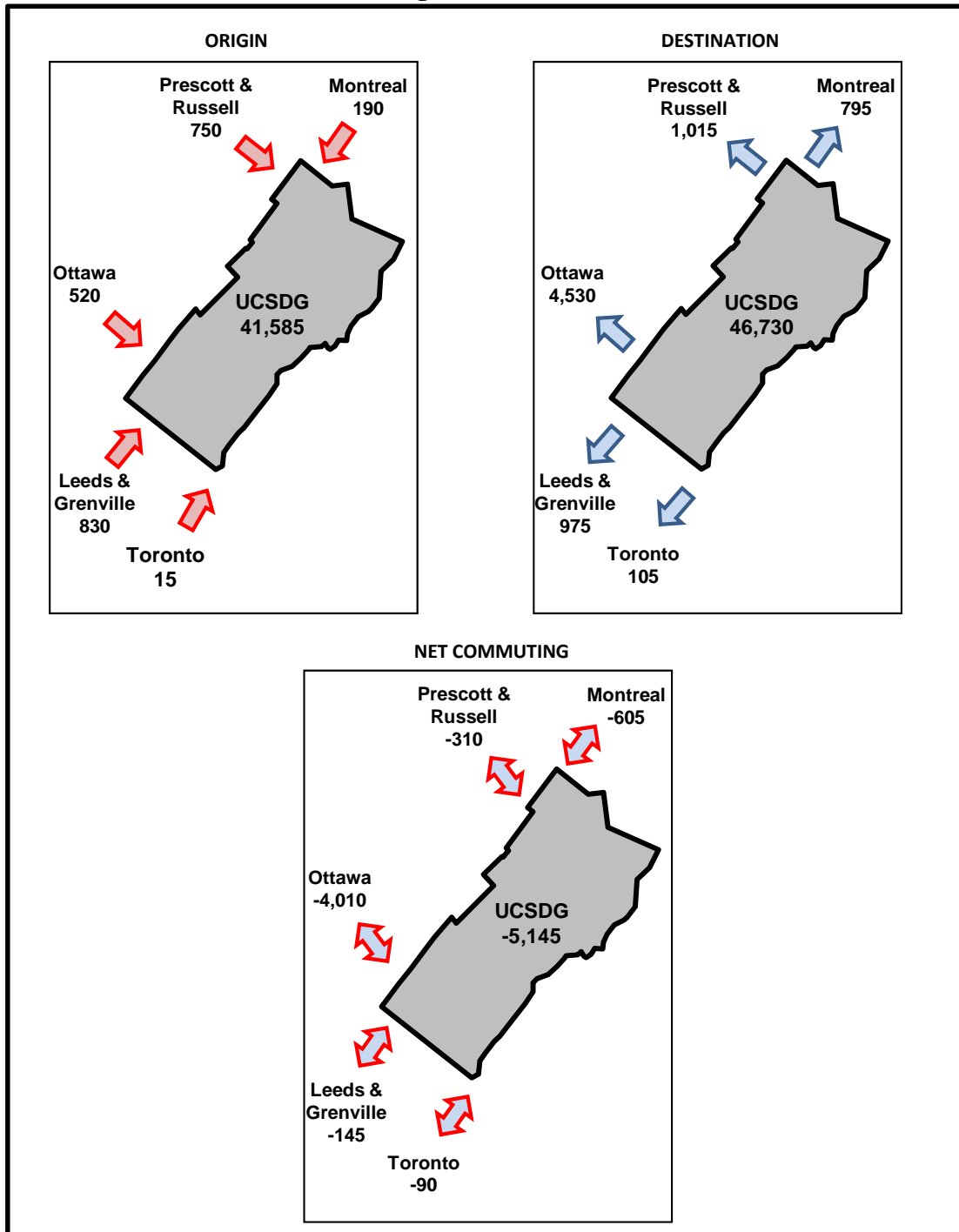
The most important factor driving the overall growth forecast is the economic and urban structural relationship between the County and broader regional economy centred on the City of Ottawa and, to a lesser extent, Montreal. Much of the growth that has occurred in recent years in the County as well as the current distribution of population within the County can be explained by these relationships, which are illustrated in Table 1 below and shown graphically on the following page.

<b>Table 1</b> <b>Commuting Behaviour of the UCSDG Resident Employed Labour Force</b> <b>2006 Census Information</b>				
	Portion of County (see note 1)			Total County
	Western	Central	Eastern	
Resident Employed Labour Force with a Usual Place of Work (See Note 2)	9,655	26,385	10,675	46,715
Working within the UCSDG	6,005	23,390	8,935	38,330
Share of Employed Residents	62.2%	88.6%	83.7%	<b>82.1%</b>
Share to City of Cornwall	3.1%	<b>66.0%</b>	25.2%	43.9%
Working Outside the UCSDG	3,665	3,000	1,745	8,410
Share to Ottawa	<b>70.5%</b>	48.5%	28.1%	53.9%
Share to Elsewhere (mainly other parts of Ontario)	29.5%	51.5%	71.9%	46.1%

Source: Hemson Consulting Ltd. based on Statistics Canada 2006 Census data.

Notes: Western portion is North and South Dundas. Central portion is North Stormont, South Stormont and the City of Cornwall. Eastern portion is North and South Glengarry. The approximately 5,000 persons living in the UCSDG with "no fixed place of work" are not included.

## UCSDG – 2006 Commuting Patterns



Source: Hemson Consulting Ltd. based on Statistics Canada 2006 Census data.



As can be seen from the table and the graphic, overall, the County is an exporter of labour with just over 80% of the total resident employed labour force living and working in the community. This ratio is higher than the United Counties of Prescott and Russell to the north, where just over 50% of the resident employed labour force actually lives and works within the community. The central and eastern areas of the County enjoy a fairly high ratio, largely as a result of employment opportunities in the City of Cornwall.

The ratio drops, however, to just over 60% in the western parts of the County, the result of commuting to job opportunities concentrated in the City of Ottawa. This commuting relationship is leading to increased development pressures in the north-west part of the County, in particular communities such as Hallville, Winchester and Harmony in the Township of North Dundas. Although not reflected in the 2006 Census information, according to County staff some communities in the south-east part of the County such as the Lancaster area are also attracting greater development interest as a result of Montreal-based commuter traffic.

These relationships are anticipated to have a strong effect on both the amount of and distribution of future growth, particularly related to the demand for commuter-related housing. The outlook for employment is also tied, in part, to the County's relationship to the broader economic region, in particular the outlook for the City of Cornwall and the Townships of South Stormont and South Glengarry. The health and diversity of the Cornwall economy as well as the County's economy and broader regional economy will all exert an influence on the housing outlook by location and choice of housing type and, as a result, the local distribution of growth.

## **B. OUTLOOK IS FOR MODEST GROWTH OVER THE PERIOD TO 2031**

On a County-wide basis, population is forecast to grow to a total of 121,600 by 2031, representing fairly modest growth. Employment is forecast to decline, largely as a result of the aging of the population and continued out-migration from the County although this does not mean that no new development will occur. The decline overall is likely to be balanced by growth in specific locations and sectors, such as goods movement and distribution. The population forecast is translated into a forecast of housing units, as input to the land supply and capacity analysis presented in the next chapter. The forecast method and results are described in more detail below. The detailed age structure results are provided in the Appendix.

## **1. Forecasts Are Prepared Using Well-Established Methods**

The population forecast for the County is prepared using the well-established cohort survival model which accounts for: births by age of mother, deaths by age and sex, and migration by its seven components, each also by age and sex, at both Provincial and sub-provincial geographies. The forecast takes into account information from the 2006 Census and the first release of data from the 2011 Census of Canada: population and population by age and sex.

The cohort survival model operates by taking a five year age group (e.g. 20 to 24 in 2011), ages them by five years (they become 24 to 29 in 2016), deducts deaths in that age group (the “natural increase”) and, finally, adds net migration for that age group. Births during the five year period produced by this age group are then added to the 0 to 4 year age group. A sub-provincial forecast is then prepared for the GGH, GTHA and rest of Ontario including the County using the same method, including a forecast of migration by component and age structure.

The employment forecast is driven by the population forecast, prepared by applying age-specific labour force participation rates to the population forecast and adjusting for unemployment and commuting patterns. In most locations in Ontario, commuting (both in and out from a municipality) has been increasing faster than the rate of employment overall. Within Ontario, the GTHA is forecast to remain in a positive net in-commuting position throughout the forecast period. Negative net in-commuting (or net out-commuting) is anticipated to increase steadily throughout most communities in the rest of Ontario, including the County.

A low, high and reference forecast is prepared for population, employment and households in order to provide a range on the future growth outlook. The reference forecast represents the most likely growth outlook and is the most appropriate basis for the County’s planning purposes. The high and low forecasts are prepared by incorporating deliberately optimistic and pessimistic assumptions, mainly related to the amount and growth of in migration from Ottawa and Montreal.

## **2. Population Is Forecast to Grow to Approximately 122,000 by 2031**

As shown in Table 2 on the following page, under the Hemson reference scenario, the total population of the County area, including the City of Cornwall is forecast to grow to nearly 122,000 by 2031. The figures shown are for “total” population including a net-under coverage factor of approximately 4%.

<b>Forecast Total Population</b> <b>United Counties of Stormont, Dundas and Glengarry</b> <b>Including the City of Cornwall</b>				<b>Table 2</b>
Census Year	Hemson Forecast Range			
	Low	Reference	High	
2001		115,300		
2006		115,600		
2011		116,600		
2016	113,300	117,100	117,400	
2021	112,100	118,400	119,300	
2031	109,400	121,600	126,600	
Growth 2011-2031	- 3,900	5,000	10,200	

Source: Hemson Consulting Ltd. 2012. Low forecast based on Ministry of Finance Projections. Figures are rounded.

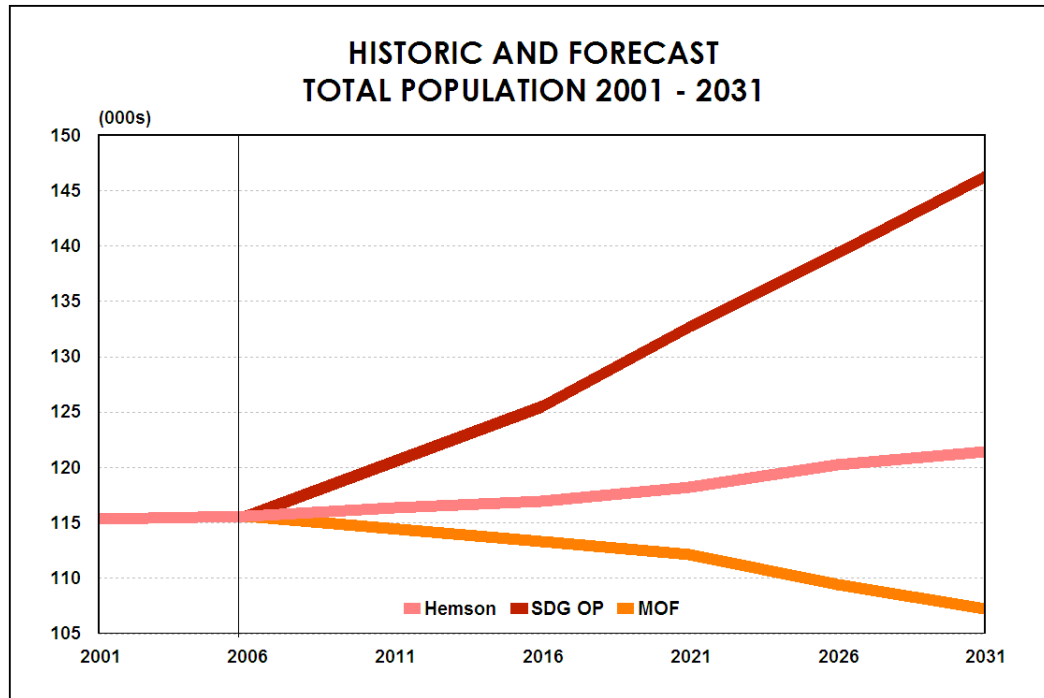
The population forecasts in Table 2 are shown for the County including the City of Cornwall to allow for comparison with other existing forecasts, including the current official plan forecasts, as well as to illustrate the anticipated relationship between Cornwall and the rest of the County over the period. The reference forecast for County, excluding Cornwall, is shown in Table 3 below.

<b>Forecast Total Population</b> <b>United Counties of Stormont, Dundas and Glengarry</b> <b>(Excluding the City of Cornwall)</b>		<b>Table 3</b>
Census Year	Hemson Reference Forecast	
2001	67,300	
2006	67,500	
2011	68,000	
2016	67,900	
2021	68,500	
2031	70,000	
Growth 2011-2031	2,000	

Source: Hemson Consulting Ltd. 2012. Figures are rounded.

The “reference” forecast is considered to be the “most likely” scenario and is driven by an increased level of in-migration from the economic region centred on Ottawa-Gatineau and Montreal. The high forecast reflects more optimistic expectations about the level of in migration while the low forecast, for illustration purposes, is the forecast prepared by the Ministry of Finance which anticipates a decline in population overall.

The reference population forecast is shown graphically below, along with the existing official plan forecasts and the Ministry of Finance forecasts. As can be seen, the forecasts on which the current County official plan is based are proving optimistic: the anticipated 2021 population of 132,700 would not be reached under the Hemson reference forecast until beyond 2031. Unlike the official plan or Hemson reference forecast, however, the Ministry of Finance anticipates an overall decline in population.



Source: Hemson Consulting Ltd.

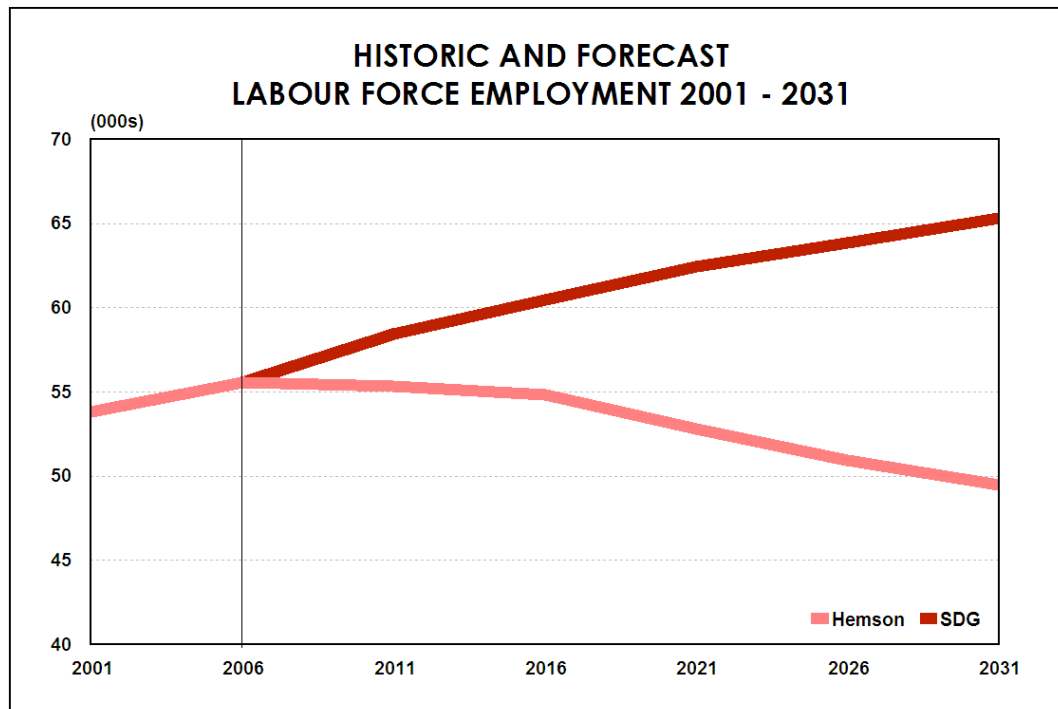
Note: The Stormont, Dundas and Glengarry forecast has been extrapolated from 2021 to 2031.

Note: The Ministry of Finance forecast has been extrapolated from 2026 to 2031.

Although the Ministry of Finance (MOF) is forecasting a decline in population, the forecasts are based on a continuation of recent trends and likely underestimate future growth potential. In particular the forecast does not take into account the anticipated increase in levels of in-migration from the Ottawa and Montreal areas. Compared to these two forecasts, the Hemson reference forecast is considered to be a reasonable and appropriate basis for land use planning in the County.

### 3. Employment Is Forecast to Decline

Unlike population, on a County-wide basis including the City of Cornwall, labour force employment is forecast to gradually decline. As shown graphically below, this forecast is unlike those on which the current official plan is based, which anticipated fairly substantial growth. A decline is also forecast for “Place of Work” employment: approximately 4,500 jobs of which a decline of 1,800 jobs is forecast for the City of Cornwall and the remainder, a decline of 2,700 jobs, are forecast for the municipal County.



Source: Hemson Consulting Ltd.

Note: The Stormont, Dundas and Glengarry forecast has been extrapolated from 2021 to 2031.

Employment is forecast to decline under all growth scenarios, including the high forecast. Again, this pattern is driven largely by migration patterns as well as an aging population over the forecast period. While population growth will be driven primarily by in-migration from Ottawa and Montreal, a continued out-commuting of residents to employment opportunities in these locations is anticipated to generate an overall decline in employment. It is important to note again that, although employment is forecast to decline, this does not mean that no new building activity will take place. New investment will continue to occur in the form of retail and related services associated with new housing growth. Some new industrial-type development can also be anticipated to occur in specific areas, particularly in locations with good transportation access.

<b>Forecast Total Employment</b> <b>United Counties of Stormont, Dundas and Glengarry</b> <b>Including the City of Cornwall</b>				<b>Table 4</b>
Census Year	Hemson Forecast			
	Low	Reference	High	
2001		45,300		
2006		46,500		
2011		46,700		
2016		46,500	46,700	
2021		45,000	45,500	
2031		42,200	44,600	
Growth 2011-2031		-4,500	-2,100	

Source: Hemson Consulting Ltd. 2012.

#### 4. Housing Forecast Prepared as Input to the Land Capacity Analysis

Growth in housing units is of most relevance for the land capacity analysis because many of the settlement area expansions proposed in the 2011 boundary report are to accommodate additional residential development, the notable exception being the proposed expansion in the community of Long Sault, which is for a combination of both employment and residential uses.

As shown in Table 5 on the following page, the Hemson reference population forecast translates into growth of approximately 4,900 housing units in the County area: approximately 2,400 units are forecast for the City of Cornwall and approximately 2,500 units are forecast for municipal Stormont, Dundas and Glengarry. Housing preference is anticipated to remain overwhelmingly for single and semi-detached units, again driven primarily by demand for commuter-related housing from Ottawa and Montreal. Demand for medium and higher-density forms is forecast to be limited.

<b>Hemson Reference Forecast Total Housing Units United Counties of Stormont, Dundas and Glengarry and the City of Cornwall</b>				<b>Table 5</b>
Census Years	Total Occupied Households			
	City of Cornwall	S, D & G (excl. Cornwall)	Total	
2001	19,000	23,800	42,800	
2006	19,700	24,600	44,300	
2011	20,400	25,600	46,000	
2016	21,200	26,300	47,400	
2021	21,800	26,900	48,700	
2031	22,800	28,100	50,900	
Growth 2011-2031	2,400	2,500	4,900	

Source: Hemson Consulting Ltd. 2012. Figures are rounded.

### **C. GROWTH DISTRIBUTED LOCALLY BASED ON PLANNING POLICY AND MARKET DEMAND FACTORS**

In order to provide the necessary input for the land capacity analysis, the overall County forecast must be distributed to the local municipalities. The first step is the distribution of growth to the local municipalities, based mainly upon the anticipated pattern of in-migration from Ottawa and Montreal. Next, growth is distributed to the settlement areas within the local municipalities based on observed patterns of market demand and planning policy factors.

#### **1. Growth is Distributed to the Local Municipalities Based on Commuting Patterns**

It is anticipated that migration from the City of Ottawa will continue to be a key driver of growth both in terms of the overall amount and its distribution within the County. Current planning initiatives to limit the amount of new urban lands to accommodate growth in Ottawa may further increase development pressure in the surrounding regional market area, in particular in the western portion of UCSDG. The local municipal housing forecast reflects the anticipation that Ottawa-commuter based development pressure will continue in coming decades. The results are shown in Table 6.

<b>Distribution of Hemson Reference Household Forecast to Local Municipalities Within the County</b> <span style="float: right;"><b>Table 6</b></span>			
Township	Total Occupied Households		
	2011	2031	Growth 2011-2031
North Dundas	4,400	5,400	1,000
South Dundas	4,400	4,900	500
North Stormont	2,500	2,700	200
South Stormont	4,800	5,200	400
North Glengarry	4,300	4,400	100
South Glengarry	5,200	5,500	300
County Total	25,600	28,100	2,500

Source: Hemson Consulting Ltd. 2012. Figures are rounded.

## **2. Growth is Distributed to the Settlement Areas Based on a Combination of Planning Policy and Market Demand Factors**

The local municipal housing forecast is distributed to the Settlement Areas based on two key considerations:

- The County official plan, which sets a range of between 80 to 85% of future growth to be directed to the settlement areas, in keeping with provincial policy that also seeks to concentrate growth within the designated settlement areas;
- Similar to the distribution of growth within the County, the historic pattern of market demand, as measured by building permit information provided by County staff and local municipalities; and
- Information from the 2011 Settlement Area Boundary, in particular with respect to proposed settlement area expansions; and

The shares of development for each settlement area are adjusted to account for the build-out of settlement areas where no expansion is being proposed in the 2011 report. Consideration is also given to shifting broader regional market trends; known development activity in approved plans of subdivision and anticipated development proposals as indicated by municipal staff. The associated population forecast is shown in Table 7 on the following page.



<b>Distribution of Hemson Reference Population Forecast to Local Municipalities Within the County</b>			
Township	Total Population Including the Undercount		
	2011	2031	Growth 2011-2031
North Dundas	11,800	13,500	1,700
South Dundas	11,300	11,800	500
North Stormont	7,100	7,300	200
South Stormont	13,200	13,200	0
North Glengarry	10,800	10,400	-400
South Glengarry	13,800	13,900	100
County Total	68,000	70,000	2,000

Source: Hemson Consulting Ltd. 2012. Figures are rounded.

As shown, the County is forecast to accommodate only moderate growth in population over the period to 2031. The growth is focussed in the municipalities closest to the City of Ottawa, notably North and South Dundas. Population in other municipalities is forecast to remain relatively stable or decline, largely as a result of declining household size and the aging of the population. New households, however, will continue to be added over the period in all municipalities notwithstanding stable or declining population.

Similarly, although employment overall is forecast to decline this does not mean that no new building activity will take place. New investment will continue to occur locally in the form of retail and related services associated with new population and housing growth. Some new industrial-type development can also be anticipated to occur, particularly in locations with good road transportation access.

The forecast growth by community within each of the local municipalities is then compared to the land supply capacity to reach preliminary conclusions on the appropriateness of current settlement area boundaries. The results of this analysis are discussed in the following chapter.

### III LAND SUPPLY AND CAPACITY ANALYSIS

This chapter sets out the results of the land supply and capacity analysis, the conclusions of which form the basis for the settlement area boundary revisions described in the following section. The approach to the land supply and capacity analysis and the main conclusions are summarized below. The detailed results are provided in the appendix to this report.

#### A. ANALYSIS OF LAND SUPPLY INDICATES A SIGNIFICANT CAPACITY TO ACCOMMODATE GROWTH

Given the PPS as framework for this analysis, as well as the purpose of the study being to determine the appropriateness of settlement area boundaries, the focus of the land supply analysis is on vacant developable lands within the designated settlement areas of the County.

##### 1. Land Supply Identified Through GIS Analysis

The first step in the analysis is to measure the vacant residential and non non-residential land supply. The land supply is based on GIS information provided by UCSDG and is shown in Table 8 below. The land areas shown are the gross or “developable” land supply excluding only non-developable natural features.

<b>Summary Vacant Land Supply</b> <b>United Counties of Stormont, Dundas and Glengarry</b>					<b>Table 8</b>
Township	Summary of Vacant Land Supply in Gross Ha				
	Residential	Employment District	Mixed Use and Other Non-Residential	Total	
North Dundas	280	30	0	310	
South Dundas	190	90	20	300	
North Stormont	185	0	0	185	
South Stormont	460	180	0	640	
North Glengarry	185	30	0	215	
South Glengarry	320	70	0	390	
<b>County Total</b>	<b>1,620</b>	<b>400</b>	<b>20</b>	<b>2,040</b>	

Source: Hemson Consulting Ltd. 2012 based on information provided by County Planning Staff. Rural area land supply is excluded.

## 2. Capacity Estimated Using Density Factors

The capacity of the residential land supply is estimated by applying a range of gross densities to the vacant land area to reflect observed densities in urban and rural settings. A density range of between 5 and 9 units per gross ha is used to estimate the unit capacity for a range of rural and urban -type development

Generally the densities used are lower than the maximum permitted in the local zoning by-laws, as they are based on typical densities for residential development within rural and urban settlement areas across the County. In our view the maximum densities permitted are unlikely to be achieved on a County-wide basis. As discussed below, the result is a significant potential to accommodate growth.

## 3. Results Indicate Significant Growth Potential

As shown in Table 9 below, applying the density range noted above to the vacant residential land areas shown previously in Table 8 generates a potential to accommodate between 8,100 and nearly 15,000 units, significantly in excess of the forecast housing unit growth over the period to 2031.

<b>Municipal Unit Demand Vs. Capacity</b> <b>United Counties of Stormont, Dundas and Glengarry</b>					<b>Table 9</b>
Township	Housing Unit Growth 2011-2031	Unit Capacity at Density Range			
		9 upgh	7 upgh	5 upgh	
North Dundas	975	2,500	2,000	1,400	
South Dundas	455	1,700	1,300	900	
North Stormont	195	1,700	1,300	900	
South Stormont	365	4,100	3,200	2,300	
North Glengarry	125	1,700	1,300	900	
South Glengarry	385	2,900	2,200	1,600	
<b>County Total</b>	<b>2,500</b>	<b>14,600</b>	<b>11,300</b>	<b>8,100</b>	

Source: Hemson Consulting Ltd. 2012 based on information provided by County Planning Staff.

As shown, the residential unit capacity exceeds forecast demand in all of the local municipalities. Similarly, the supply of non-residential land also appears to be sufficient to accommodate future demand, given the declining employment forecast. Some employment growth will still occur in relation to population within the designated land supply. While the unit capacity at the County-wide and municipal level is more than sufficient to accommodate demand, there are some localized shortages of residential land supply.

- In North Dundas, a shortage of between 10 ha and 25 ha in Harmony and a slight potential shortage of 3 ha in Winchester;
- A shortage of between 3 ha and 9 ha in Williamsburg, South Dundas;
- A modest potential shortage of 5 ha in Lancaster, South Glengarry.

In any event, at a County-wide level, a fairly substantial capacity to accommodate residential growth is indicated. Similarly, the supply of non-residential lands also appears to be sufficient to accommodate growth on a County-wide basis, but some local expansions may be warranted. Such expansions may be appropriate where an interest has been expressed by the local municipalities or where specific development proposals have been advanced. However, as discussed in the next section any changes to the settlement area boundaries need to be considered within the context of a land supply that exceeds the current growth forecast.

## **B. EXCESS SUPPLY MEANS NO OVERALL ADDITION TO THE LAND SUPPLY IS JUSTIFIED**

Given that a surplus of residential and non-residential land supply is indicated by the analysis, no overall addition to the land supply is justified. However, this does not mean that no changes should be made to the designated land supply. As described in the 2011 Settlement Area Boundary Report (the 2011 Report) there are a number of sound planning reasons for changes to the boundaries. These include:

- Corrections to mapping errors;
- Adjustments to better align the settlement area boundaries with property boundary lines;
- Expansions to accommodate proposed residential developments;
- Changes to better align development potential with existing or planned servicing capacity; and
- Expansions to support employment growth and economic development goals.

In total, approximately 600 ha of developable urban lands are proposed to be added. This figure is slightly different from the 800 ha shown in the 2011 Report because it is an estimate of the amount of developable urban lands that are proposed to be added, excluding floodplain or occupied urban area lands. Given the surplus land supply capacity that has been identified, however, it is clear that some of the recommendations made in the 2011 Report will need to be reconsidered in order to ensure consistency with Provincial policy.

In particular, the proposed boundary changes need to be adjusted to approach a “no net change” results. Or in other words, the sum of all boundary changes at the County level needs to be minimal. This approach to rationalizing settlement area boundaries is appropriate because it provides the potential to accommodate new development in suitable locations, while avoiding the over-designation of new urban lands in accordance with the PPS. It also ensures that local municipalities can remain responsive to their own growth and development priorities.

## **IV SETTLEMENT AREA BOUNDARY REVISIONS**

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Based on the updated growth outlook and land supply analysis, and working with County and Township staff, a number of modifications to the recommendations of the 2011 boundary report have been made and an updated vision for accommodating future growth in the County prepared. The process and resulting settlement area boundary revisions are discussed below.

### **A. AN ITERATIVE AND CONSULTATIVE APPROACH HAS BEEN TAKEN TO RATIONALIZE THE BOUNDARIES**

In July 2012, the results of the updated forecasts and land supply capacity analysis were presented to County Council along with a preliminary set of options for rationalizing the settlement area boundaries. The options demonstrated a range of approaches to revising the boundaries, ranging from a small number of large adjustments to many small changes.

Following the presentation of the preliminary options, County staff undertook a program of consultation with the local municipal staff in order to build consensus on the priority expansions while still achieving a no-net-addition to the urban land supply result. Options that were considered included:

- Reductions in the urban or rural settlement areas where a surplus in land supply was shown relative to future growth;
- A declassification of rural settlement areas where very limited growth or stability in population was anticipated over time; and
- The phasing of development in urban or community policy areas where a surplus of land supply is shown and limited growth is anticipated over the period.

Generally the phasing of development was not considered appropriate in the context of the amount of growth anticipated County wide or at the local municipal level. Most of the boundary rationalization was undertaken on the basis of increasing or decreasing settlement area size or through area declassification.

**B. MAPPING AND ADMINISTRATIVE CHANGES ARE TREATED SEPERATELY**

The review of the 2011 boundary report identified several proposed boundary changes intended to correct mapping or administrative errors made at the time of amalgamation. The County official plan replaces twenty prior municipal plans and associated boundary mapping, not all of which were prepared on a consistent base or standard methods. For the purpose of this analysis, mapping corrections are treated independently of the net land area change impacted by proposed boundary revisions as mapping corrections do not represent expansions of settlement areas within the meaning of the PPS. None of the proposed changes within this category are to accommodate additional development. They are mapping adjustments that result in a more consistent set of settlement area boundaries.

**C. PREFERRED OPTION BALANCES PLANNING POLICY OBJECTIVES WITH LOCAL PRIORITIES**

The ‘no net change’ approach provides the framework for rationalizing the settlement area boundaries in accordance with Provincial policy to prevent the over designation of lands to accommodate growth as well as County policies to encourage growth and focus development within the designated settlement areas. In accordance with the PPS, the focus is on developable urban lands, excluding occupied settlement areas and natural features such as floodplain.

The resulting boundaries balance local priorities for future development with Provincial and County policy objectives and establish a clear and consistent vision for the future of the community. The proposed revisions aim to: enable sound development proposals in appropriate locations; promote economic development; limit growth where servicing capacity is limited; maintain the existing rural character where this is a local priority; and generally align future development potential with municipal servicing capacity. The overall result is a net County-wide addition of 42 gross hectares, relating primarily to the proposed boundary changes associated with the Morrisburg settlement area. The boundary changes for each of the local municipalities are described below. A series of maps showing the proposed boundary changes is provided in the appendix to this report.

## 1. North Dundas

The rationalization of settlement area boundaries within North Dundas results in a net addition of 38 ha of designated lands township wide.

<b>North Dundas</b> <b>Summary of Proposed Settlement Area Boundary Change</b>		<b>Table 10</b>
Settlement Area	Net Change to Designated Land Supply	
Harmony	28 ha	
Winchester	18 ha	
South Mountain	14 ha	
Inkerman	1 ha	
Mountain	- 12 ha	
Winchester Springs	- 11 ha	
Marionville	No change	
Chesterville	No change	
Morewood	No change	
Hallville	No change	
Ormond	No change	
Township Total	38 ha	

Source: Hemson Consulting Ltd. based on information provided by the County.

Notes: Only settlement areas for which a settlement area boundary change is now proposed are shown. Recommended settlement area boundary changes refer to gross vacant urban developable lands.

- North Dundas has been under growing development pressure, mainly as a result of its proximity to the City of Ottawa. This trend is anticipated to continue over the planning period to 2031 and beyond.
- Changes to the settlement area boundaries within North Dundas are proposed primarily in response to Ottawa-based development pressure in the serviced and higher-growth areas, notably the Winchester and Harmony settlement areas.
- The proposed addition in South Mountain is to accommodate Township uses on municipally owned land. No change is proposed to the remaining settlement areas within the municipality.



## 2. South Dundas

The rationalization of settlement area boundaries within South Dundas results in a net addition of 35 ha of designated lands township wide.

<b>Table 11</b> <b>South Dundas</b> <b>Summary of Proposed Settlement Area Boundary Change</b>	
Settlement Area	Net Change to Designated Land Supply
Morrisburg <sup>2</sup>	90 ha
Williamsburg	1 ha
Iroquois	- 14 ha
Dunbar	- 4 ha
Elma	- 8 ha
Dundela	- 5 ha
Hulbert	- 3 ha
Winchester Springs	- 13 ha
Glen Stewart	- 1 ha
Ault Island	- 2 ha
Irena	- 7 ha
Glen Becker	No change
Hanesville	No change
Riverside Heights	No change
Stampville	No change
Mariatown	No change
Brinston	No change
Township Total	35 ha

- The major change in South Dundas is the proposed addition of 90 net ha for the settlement area of Morrisburg.
- The addition is for residential purposes and includes the built area of Mariatown. The proposed expansion takes advantage of existing services and also balances the employment growth anticipated for the employment area being designated in exchange for the removal of Provincially Significant Wetlands (PSW). A number of other settlement area reductions are proposed to offset the addition, including the re-designation of the rural settlement areas of Ault Island and Elma to rural district.

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<sup>2</sup> Note: The figure for Morrisburg does not include the proposed exchange of additional designated employment lands for lands currently designated employment that have been recently identified as potential Provincially Significant Wetlands (PSW).

### 3. North Stormont

The rationalization of settlement area boundaries within North Stormont results in a net removal of 34 ha of designated lands township wide.

<b>North Stormont</b> <b>Summary of Proposed Settlement Area Boundary Change</b>	
Settlement Area	Net Change to Designated Land Supply
Crysler	14 ha
Finch	- 5 ha
Moose Creek	- 4 ha
Avonmore	- 20 ha
Berwick	- 9 ha
Monkland	- 10 ha
Township Total	- 34 ha

- A number of revisions to the Crysler settlement area boundaries, resulting in a net addition of 14 ha, are proposed to permit planned residential development and to generally better align the designated land supply with locally preferred locations for growth within the community.
- Boundary reductions are proposed for a number of other settlement areas to offset the proposed addition.

#### 4. South Stormont

The rationalization of settlement area boundaries within South Stormont results in a net addition of 201 ha township wide.

<b>South Stormont</b> <b>Summary of Proposed Settlement Area Boundary Change</b>		<b>Table 13</b>
Settlement Area	Net Change to Designated Land Supply	
Long Sault	335 ha	
Eamer's / Rosedale Terrace	31 ha	
Ingleside	- 37 ha	
St. Andrews West	- 40 ha	
Ault Island	- 22 ha	
Harrisons Corners	- 1ha	
Newington	- 14 ha	
Northfield	- 2 ha	
Bonville	- 17 ha	
Osnabruck Centre	- 9 ha	
Lunenburg	- 22 ha	
Beaver Glen	No change	
Township Total	201 ha	

- The major change in South Stormont is the expansion for residential and employment purposes in Long Sault, already a significant concentration of population and employment within the County.
- The proposed expansion would achieve the sound planning objectives of concentrating development in areas with full municipal servicing and providing well-located employment land supply to compete for future economic development.
- A number of settlement area boundary reductions are proposed to offset the addition, but on balance the result is a substantial expansion for the municipality as a whole. This expansion is balanced more broadly in the County by reductions in North and South Glengarry, as discussed below.

## 5. North Glengarry

The rationalization of settlement area boundaries within North Glengarry results in a net removal of 21 ha of designated lands township wide.

<b>Table 14</b> <b>North Glengarry</b> <b>Summary of Proposed Settlement Area Boundary Change</b>	
Settlement Area	Net Change to Designated Land Supply
Alexandria	5 ha
Dominionville	2 ha
Dunvegan	2 ha
Apple Hill	1 ha
Maxville	- 17 ha
Glen Robertson	- 13 ha
Lochiel	No change
Dalkeith	No change
Glen Sandfield	No change
Greenfield	No change
Township Total	- 21 ha

- A series of relatively minor additions are proposed to the above-noted settlement areas, either to more properly reflect existing property lines or accommodate known development interest.
- Two somewhat more significant reductions are proposed in the settlement areas of Maxville and Glen Robertson to offset the expansions.

## 6. South Glengarry

The rationalization of settlement area boundaries within South Glengarry results in a net removal of 177 ha of designated lands township wide.

<b>South Glengarry</b> <b>Summary of Proposed Settlement Area Boundary Change</b>		<b>Table 15</b>
Settlement Area	Net Change to Designated Land Supply	
Lancaster	43 ha	
Martintown	5 ha	
Glen Walter	- 147 ha	
Dalhousie Mills	- 7 ha	
Green Valley	- 16 ha	
Brownhouse Corners	- 15 ha	
Summerstown	- 35 ha	
North Lancaster	- 4 ha	
Glen Nevis	No change	
Glen Norman	No change	
Bainesville	No change	
Summerstown Station	No change	
Williamstown	No change	
St. Raphaels	No change	
Township Total	- 177 ha	

- Settlement area boundary expansions are proposed for Lancaster and Martintown, in the case of the former to accommodate known development interests. A small shortage in land supply is indicated for Lancaster at the lower end of the density range, as shown in the Appendix to this report.
- Substantial reductions in other settlement area boundaries are proposed to offset the proposed expansions, not only within the municipality but more broadly in the County. In particular, significant portions of the Glen Walter settlement area are proposed to be re-designated to rural district.

<b>Table 16</b> <b>Summary of Change to Designated Settlement Area Land Supply</b> <b>Preferred Option Settlement Area Boundary Rationalization</b> <b>United Counties of Stormont, Dundas and Glengarry</b>			
	Gross Vacant Urban Developable Ha		
Township	Addition of Lands	Removal of Lands	Net Change
North Dundas	80 ha	42 ha	38 ha
South Dundas	48 ha	13 ha	35 ha
North Stormont	23 ha	57 ha	(34) ha
South Stormont	432 ha	230 ha	201 ha
North Glengarry	9 ha	30 ha	(21) ha
South Glengarry	41ha	218 ha	(177) ha
<b>County Total</b>	<b>633 ha</b>	<b>591 ha</b>	<b>42 ha</b>

The overall results can be seen in Table 16. On a County-wide basis, the result is an addition of 42 ha which in our view is appropriate within the scope and scale of the revisions that are being proposed. The change is also appropriate in the context of the geographic scale of the County and relatively limited growth projections. As shown in Table 17 on the following page, the rationalization of the settlement area boundaries undertaken as part of this assignment will result in significant revisions to the recommendations in the 2011 boundary report: nearly 600 ha have been removed from expansion consideration.

<div> <div>Table 17</div> <div>Summary of Revisions to 2011 Settlement Area Boundary Report Recommendations</div> </div>		
Settlement Area	2011 Settlement Area Boundary Report – Proposed Change	Revised Recommendation
<u>North Dundas</u> Hallville Inkerman Winchester Springs Mountain Winchester	Addition of 25 ha Net addition of 13 ha No boundary change proposed No boundary change proposed No net change proposed	No boundary change proposed Net addition of 1 ha Removal of 11 ha Removal of 12 ha Addition of 18 ha
<u>South Dundas</u> Iroquois Elma Brinston Williamsburg Ault Island Morrisburg	Addition of 20 ha Addition of 49 ha Addition of 1 ha Net addition of 11 ha No boundary change proposed No net change	Removal of 14 ha Re-designate to Rural District - removal of 8 ha No boundary change proposed Net addition reduced to 1 ha Re-designate to Rural District - removal of 2 ha Net addition of 90 ha
<u>North Stormont</u> Avonmore Berwick Moose Creek	No boundary change proposed Net removal of 1 ha Addition of 25 ha	Removal of 6 ha Removal of 8 ha Removal of 4 ha
<u>South Stormont</u> Ingleside Long Sault Ault Island Northfield St. Andrews West Eamer's / Rosedale Beaver Glen	Net addition of 13 ha Net addition of 375 ha No boundary change proposed No boundary change proposed Net zero addition Net addition of 90 ha Addition of 15 ha	Net removal of 37 ha Net addition of 335 ha Re-designate to Rural District - removal of 22 ha Re-designate to Rural District - removal of 2 ha Net removal of 40 ha Net addition of 31 ha No boundary change proposed
<u>North Glengarry</u> Maxville Glen Robertson	No boundary change proposed No boundary change proposed	Removal of 17 ha Removal of 13 ha
<u>South Glengarry</u> Glenwalter Brownhouse Corners Dalhousie Mills Lancaster Green Valley Summerstown	Net addition of 19 ha Net removal of 15 ha Net removal of 3 ha Net addition of 43 ha Removal of 4 ha No boundary change proposed	Net removal of 144 ha Net removal of 15 ha Net removal of 7.5 ha Net addition of 43 ha Removal of 16 ha Removal of 35 ha
<b>County-Wide</b>	<b>Net addition of 633 ha</b>	<b>Net addition of 42 ha</b>

Source: Hemson Consulting Ltd. based on information provided by the County.

Notes: Only settlement areas for which a change to recommendation of the 2011 Boundary Report has been made are shown. Recommended settlement area boundary changes refer to gross urban developable lands.

## **V KEY POLICY RECOMMENDATIONS**

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The forecast, land capacity analysis and assessment of settlement area boundaries give rise to a number of policy recommendations. These relate to the forecasts, the revised settlement areas and intensification and redevelopment.

### **1. Incorporate Updated Population, Housing and Employment Forecasts**

The reference forecasts for population, housing and employment that are described in this report should be incorporated into an updated County official plan. The specific tables recommended for inclusion in the updated official plan should include:

- Table 1 Reference Total Population Forecast;
- Table 2 Reference Population Distributed by Municipality;
- Table 3 Projected Housing Unit Requirements; and
- Table 4 Forecast of Total Employment

The allocation of growth to the settlement areas should be undertaken by the local municipalities, giving consideration to local planning objectives and the results of the settlement area revisions undertaken by the County, in consultation with the local municipalities, as part of this assignment. The County plan should note that housing growth is anticipated to occur at a faster rate than population growth as a result of declining household size within the community.

The plan should also note that, although employment overall is anticipated to decline, localized growth will continue to occur in the form of new investment in retail and related services associated with new housing growth and industrial-type development in locations with good transportation access. Again, planning to encourage such investment and economic development in specific locations should be undertaken by the local municipalities.



## **2. Implement the Preferred Option for Revised Settlement Area Boundaries**

The revised settlement area boundaries described in this report should be incorporated into the County official plan alongside language that the boundaries will be reviewed as part of the next five-year review. The proposed boundaries were determined through a lengthy process of consultation with the local municipalities and, at a County-wide level, achieve a nearly net-zero addition to the designated land supply. The rationalization of the settlement area boundaries achieves a number of sound planning objectives and is consistent with the PPS, in particular the objective to avoid the over-designation of new urban development lands.

## **3. Provide Direction for Intensification and Redevelopment**

As described in this report, the forecast housing preference in the County is anticipated to remain strongly focussed on demand for ground-related units, particularly single and semi-detached units. Demand for medium- and higher-density forms is anticipated to be more limited, although some municipalities may achieve higher shares than might be expected based on past trends as a result of specific developments, particularly those geared to older age groups.

For the most part, however, demand for new housing units will be driven mainly by ground-related units. As a result, the intensification and redevelopment of existing settlement areas will not play a major role in accommodating growth. Nevertheless, the County should consider putting policies in place to encourage intensification, in accordance with Provincial policy objectives, particularly in the larger urban communities and where expansions are being contemplated.

Overall, the County is forecast to accommodate relatively modest growth over the next 20 years, driven mainly by its commuting relationship with the broader regional economy of the City of Ottawa-Gatineau. The analysis of land supply indicates a substantial capacity to accommodate growth, although some localized shortages in the land supply are indicated. An iterative and consultative approach has been taken to rationalize the current settlement area boundaries to nearly a no-net-addition result in order to implement local development priorities while ensuring consistency with Provincial policy objectives. The forecasts and revised boundaries shown in this report should be incorporated into the updated official plan.

## **APPENDICES**

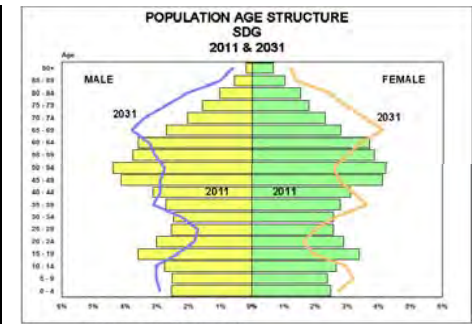
### **Detailed Forecast Results**

#### **Detailed Results for the Land Supply Capacity Analysis**

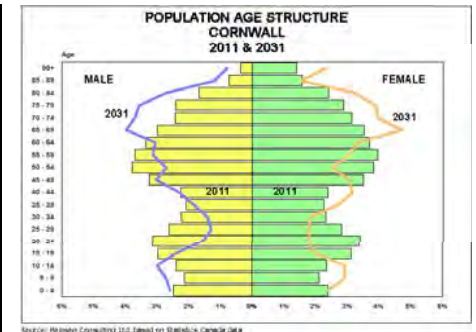
#### **Revised Settlement Area Boundary Mapping**

**Detailed Forecast Results**

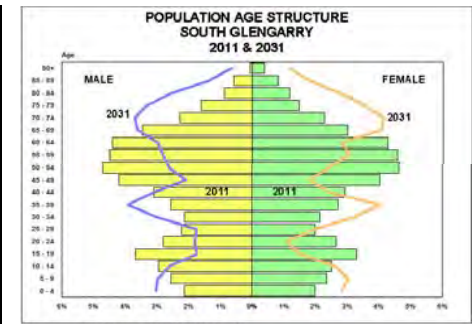
Population Age Structure: SDG 2011 - 2031															
	2011			2016			2021			2026			2031		
	Total	Male	Female	Total	Male	Female	Total	Male	Female	Total	Male	Female	Total	Male	Female
TOTAL	116,590	57,450	59,140	117,100	57,430	59,670	118,400	57,860	60,540	120,390	58,640	61,750	121,550	58,980	62,570
0 - 4	5,900	2,980	2,920	6,270	3,240	3,030	7,070	3,650	3,420	7,460	3,840	3,620	6,880	3,540	3,340
5 - 9	5,780	2,970	2,810	5,990	2,830	3,160	6,380	3,080	3,300	7,210	3,490	3,720	7,630	3,680	3,950
10 - 14	6,350	3,250	3,100	5,830	3,140	2,690	6,110	3,050	3,060	6,540	3,310	3,230	7,350	3,710	3,640
15 - 19	8,140	4,190	3,950	5,290	2,890	2,400	4,620	2,700	1,920	4,850	2,600	2,250	5,240	2,860	2,380
20 - 24	6,900	3,530	3,370	7,620	3,900	3,720	4,600	2,480	2,120	3,970	2,310	1,660	4,170	2,190	1,980
25 - 29	5,990	2,990	3,000	7,300	3,310	3,990	8,090	3,680	4,410	5,130	2,250	2,880	4,530	2,080	2,450
30 - 34	5,880	2,890	2,990	6,570	3,310	3,260	7,950	3,690	4,260	8,840	4,120	4,720	5,980	2,740	3,240
35 - 39	6,380	3,160	3,220	5,280	2,550	2,730	5,950	2,980	2,970	7,300	3,370	3,930	8,130	3,760	4,370
40 - 44	7,200	3,590	3,610	6,390	3,220	3,170	5,360	2,690	2,670	6,030	3,110	2,920	7,380	3,500	3,880
45 - 49	9,600	4,810	4,790	7,740	3,830	3,910	7,030	3,520	3,510	6,120	3,040	3,080	6,820	3,480	3,340
50 - 54	9,970	5,080	4,890	9,720	4,940	4,780	7,980	4,040	3,940	7,350	3,780	3,570	6,480	3,340	3,140
55 - 59	8,750	4,330	4,420	9,740	4,890	4,850	9,510	4,750	4,760	7,870	3,930	3,940	7,280	3,690	3,590
60 - 64	8,460	4,170	4,290	8,740	4,240	4,500	9,750	4,790	4,960	9,590	4,700	4,890	8,030	3,920	4,110
65 - 69	6,310	3,120	3,190	8,110	3,880	4,230	8,450	3,980	4,470	9,500	4,560	4,940	9,420	4,520	4,900
70 - 74	5,050	2,410	2,640	5,330	2,700	2,630	7,020	3,430	3,590	7,380	3,570	3,810	8,370	4,120	4,250
75 - 79	3,850	1,800	2,050	4,460	2,090	2,370	4,790	2,390	2,400	6,380	3,080	3,300	6,780	3,250	3,530
80 - 84	2,960	1,220	1,740	3,100	1,330	1,770	3,680	1,610	2,070	4,040	1,890	2,150	5,430	2,500	2,930
85 - 89	1,840	660	1,180	1,920	680	1,240	2,100	800	1,300	2,570	1,010	1,560	2,880	1,240	1,640
90+	1,280	300	980	1,700	460	1,240	1,960	550	1,410	2,260	680	1,580	2,770	860	1,910



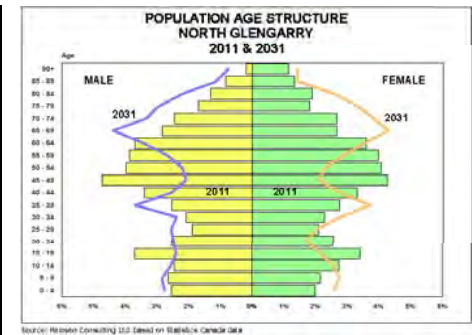
Population Age Structure: Cornwall 2011 - 2031															
	2011			2016			2021			2026			2031		
	Total	Male	Female	Total	Male	Female	Total	Male	Female	Total	Male	Female	Total	Male	Female
TOTAL	48,620	23,330	25,290	49,190	23,500	25,690	49,950	23,850	26,100	50,970	24,320	26,650	51,530	24,520	27,010
0 - 4	2,570	1,290	1,280	3,100	1,600	1,500	3,320	1,710	1,610	3,270	1,680	1,590	2,860	1,470	1,390
5 - 9	2,330	1,160	1,170	2,680	1,210	1,470	3,160	1,530	1,630	3,400	1,640	1,760	3,360	1,600	1,760
10 - 14	2,570	1,300	1,270	2,380	1,290	1,090	2,730	1,310	1,420	3,230	1,640	1,590	3,470	1,760	1,710
15 - 19	3,200	1,580	1,620	1,730	990	740	1,820	1,090	730	2,120	1,090	1,030	2,530	1,390	1,140
20 - 24	3,150	1,550	1,600	2,720	1,290	1,430	1,380	780	600	1,490	890	600	1,750	860	890
25 - 29	2,890	1,410	1,480	3,420	1,380	2,040	2,930	1,180	1,750	1,640	670	970	1,780	760	1,020
30 - 34	2,650	1,320	1,330	3,340	1,660	1,680	3,720	1,560	2,160	3,310	1,400	1,910	2,100	930	1,170
35 - 39	2,600	1,270	1,330	2,270	1,110	1,160	3,040	1,500	1,540	3,410	1,410	2,000	2,970	1,230	1,740
40 - 44	2,710	1,340	1,370	2,640	1,350	1,290	2,310	1,170	1,140	3,090	1,570	1,520	3,460	1,490	1,970
45 - 49	3,600	1,760	1,840	3,140	1,540	1,600	2,940	1,490	1,450	2,690	1,350	1,340	3,510	1,770	1,740
50 - 54	3,880	1,950	1,930	3,780	1,920	1,860	3,270	1,650	1,620	3,120	1,630	1,490	2,900	1,520	1,380
55 - 59	3,510	1,720	1,790	3,820	1,890	1,930	3,710	1,850	1,860	3,240	1,610	1,630	3,090	1,590	1,500
60 - 64	3,420	1,640	1,780	3,560	1,690	1,870	3,840	1,860	1,980	3,770	1,840	1,930	3,330	1,610	1,720
65 - 69	2,590	1,240	1,350	3,340	1,550	1,790	3,460	1,600	1,860	3,770	1,780	1,990	3,740	1,780	1,960
70 - 74	2,180	970	1,210	2,050	1,050	1,000	2,870	1,360	1,510	2,990	1,430	1,560	3,260	1,600	1,660
75 - 79	1,810	820	990	1,950	850	1,100	1,850	930	920	2,620	1,230	1,390	2,770	1,310	1,460
80 - 84	1,430	570	860	1,490	610	880	1,620	660	960	1,570	740	830	2,250	1,000	1,250
85 - 89	860	270	590	950	320	630	1,010	370	640	1,140	410	730	1,120	480	640
90+	670	170	500	830	200	630	970	250	720	1,100	310	790	1,280	370	910



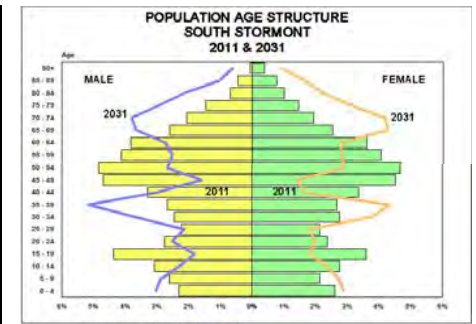
Population Age Structure: South Glengarry 2011 - 2031															
	2011			2016			2021			2026			2031		
	Total	Male	Female	Total	Male	Female	Total	Male	Female	Total	Male	Female	Total	Male	Female
TOTAL	13,820	7,030	6,790	13,650	6,900	6,750	13,690	6,870	6,820	13,810	6,890	6,920	13,870	6,860	7,010
0 - 4	580	300	280	540	280	260	710	370	340	830	430	400	800	410	390
5 - 9	690	360	330	560	290	270	550	260	290	720	350	370	840	410	430
10 - 14	760	410	350	680	350	330	570	310	260	570	280	290	740	370	370
15 - 19	970	510	460	800	430	370	540	300	240	450	270	180	470	250	220
20 - 24	750	390	360	1,010	540	470	730	390	340	480	270	210	400	240	160
25 - 29	580	310	270	760	400	360	1,070	520	550	780	370	410	530	250	280
30 - 34	590	290	300	560	300	260	830	440	390	1,140	560	580	850	410	440
35 - 39	730	360	370	580	290	290	490	260	230	770	410	360	1,070	520	550
40 - 44	820	420	400	710	340	370	580	300	280	490	270	220	770	420	350
45 - 49	1,140	580	560	800	410	390	790	380	410	650	330	320	560	300	260
50 - 54	1,280	640	640	1,100	550	550	820	430	390	810	400	410	680	350	330
55 - 59	1,230	610	620	1,240	610	630	1,080	530	550	810	420	390	800	390	410
60 - 64	1,200	610	590	1,200	590	610	1,240	600	640	1,080	520	560	830	420	410
65 - 69	880	470	410	1,110	550	560	1,150	550	600	1,200	570	630	1,050	500	550
70 - 74	630	320	310	810	420	390	970	490	480	1,020	500	520	1,080	520	560
75 - 79	420	220	200	540	270	270	720	370	350	880	440	440	930	450	480
80 - 84	290	130	160	320	160	160	450	210	240	600	290	310	730	350	380
85 - 89	190	80	110	180	70	110	220	100	120	310	130	180	430	190	240
90+	90	20	70	150	50	100	180	60	120	220	80	140	310	110	200



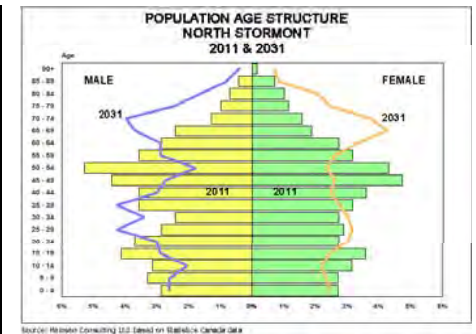
Population Age Structure: North Glengarry 2011 - 2031															
	2011			2016			2021			2026			2031		
	Total	Male	Female	Total	Male	Female	Total	Male	Female	Total	Male	Female	Total	Male	Female
TOTAL	10,760	5,310	5,450	10,580	5,220	5,360	10,490	5,170	5,320	10,480	5,160	5,320	10,400	5,100	5,300
0 - 4	490	270	220	480	250	230	540	280	260	600	310	290	560	290	270
5 - 9	530	290	240	490	260	230	480	240	240	540	270	270	600	300	300
10 - 14	560	270	290	530	300	230	490	270	220	490	250	240	540	270	270
15 - 19	760	390	370	520	260	260	480	280	200	440	250	190	470	250	220
20 - 24	550	280	270	750	390	360	500	250	250	460	270	190	430	250	180
25 - 29	430	210	220	570	270	300	770	380	390	530	240	290	480	270	210
30 - 34	460	220	240	450	220	230	590	280	310	800	400	400	540	250	290
35 - 39	560	270	290	430	200	230	430	210	220	550	260	290	760	380	380
40 - 44	720	360	360	560	270	290	430	210	220	420	210	210	550	260	290
45 - 49	970	510	460	740	370	370	580	280	300	460	220	240	430	210	220
50 - 54	870	430	440	950	500	450	740	370	370	590	290	300	460	220	240
55 - 59	830	410	420	840	410	430	930	480	450	720	360	360	580	280	300
60 - 64	780	390	390	820	400	420	830	400	430	920	470	450	710	350	360
65 - 69	580	300	280	740	360	380	780	370	410	800	380	420	880	440	440
70 - 74	550	270	280	500	260	240	660	320	340	700	330	370	730	340	390
75 - 79	370	180	190	480	230	250	450	230	220	600	290	310	640	300	340
80 - 84	340	140	200	290	130	160	380	170	210	370	180	190	500	230	270
85 - 89	230	90	140	220	80	140	200	80	120	270	110	160	260	120	140
90+	180	30	150	220	60	160	230	70	160	220	70	150	280	90	190



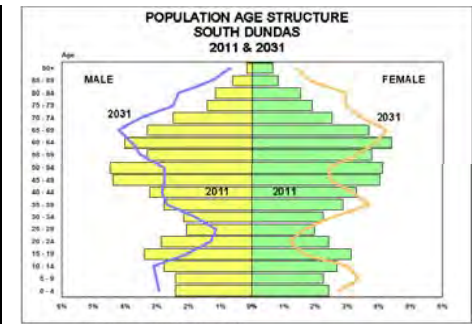
Population Age Structure: South Stormont 2011 - 2031															
	2011			2016			2021			2026			2031		
	Total	Male	Female	Total	Male	Female	Total	Male	Female	Total	Male	Female	Total	Male	Female
TOTAL	13,200	6,710	6,490	13,010	6,620	6,390	13,060	6,590	6,470	13,180	6,620	6,560	13,210	6,630	6,580
0 - 4	650	310	340	440	230	210	620	320	300	760	390	370	780	400	380
5 - 9	630	350	280	600	310	290	440	210	230	620	310	310	750	390	360
10 - 14	770	410	360	610	310	300	600	320	280	450	220	230	610	300	310
15 - 19	1,050	580	470	1,020	520	500	530	280	250	570	320	250	470	230	240
20 - 24	670	360	310	1,240	700	540	990	500	490	510	270	240	600	340	260
25 - 29	580	300	280	620	410	210	1,280	690	590	1,020	500	520	520	280	240
30 - 34	700	330	370	450	230	220	680	440	240	1,290	700	590	1,000	490	510
35 - 39	710	360	350	730	350	380	410	210	200	640	420	220	1,250	680	570
40 - 44	870	430	440	680	320	360	740	360	380	410	210	200	630	410	220
45 - 49	1,210	610	600	730	360	370	720	340	380	750	360	390	390	200	190
50 - 54	1,250	640	610	1,120	540	580	750	380	370	720	340	380	730	350	380
55 - 59	1,080	540	540	1,190	600	590	1,080	510	570	730	360	370	700	330	370
60 - 64	970	500	470	1,020	520	500	1,180	580	600	1,070	500	570	730	360	370
65 - 69	670	340	330	880	450	430	970	480	490	1,120	540	580	1,020	470	550
70 - 74	530	280	250	680	310	370	770	400	370	890	440	450	1,050	500	550
75 - 79	380	190	190	440	220	220	610	270	340	690	350	340	800	390	410
80 - 84	230	100	130	280	140	140	360	170	190	500	210	290	570	280	290
85 - 89	160	60	100	140	60	80	180	80	100	250	110	140	360	140	220
90+	90	20	70	140	40	100	150	50	100	190	70	120	250	90	160



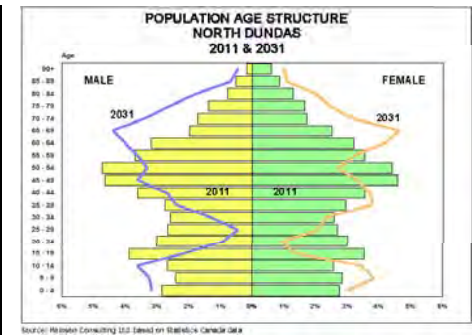
Population Age Structure: North Stormont 2011 - 2031															
	2011			2016			2021			2026			2031		
	Total	Male	Female	Total	Male	Female	Total	Male	Female	Total	Male	Female	Total	Male	Female
TOTAL	7,110	3,680	3,430	7,200	3,710	3,490	7,230	3,740	3,490	7,280	3,750	3,530	7,250	3,740	3,510
0 - 4	410	210	200	350	180	170	330	170	160	370	190	180	380	200	180
5 - 9	430	240	190	390	200	190	330	180	150	310	160	150	360	190	170
10 - 14	450	220	230	430	240	190	390	190	200	330	180	150	300	150	150
15 - 19	540	290	250	460	230	230	520	280	240	410	200	210	380	200	180
20 - 24	470	270	200	560	310	250	530	280	250	540	290	250	440	220	220
25 - 29	410	210	200	470	270	200	550	330	220	530	280	250	540	310	230
30 - 34	370	180	190	410	210	200	420	240	180	530	320	210	490	260	230
35 - 39	480	260	220	360	170	190	410	210	200	410	240	170	530	320	210
40 - 44	500	250	250	470	250	220	350	160	190	410	210	200	390	220	170
45 - 49	650	310	340	490	240	250	410	220	190	330	150	180	370	190	180
50 - 54	670	370	300	630	300	330	460	220	240	400	210	190	300	130	170
55 - 59	470	250	220	650	350	300	610	290	320	450	210	240	390	200	190
60 - 64	390	200	190	470	250	220	630	340	290	600	280	320	430	200	230
65 - 69	300	170	130	360	180	180	420	220	200	580	310	270	560	260	300
70 - 74	200	90	110	270	150	120	360	170	190	390	200	190	560	290	270
75 - 79	150	70	80	170	80	90	230	130	100	320	150	170	350	180	170
80 - 84	120	50	70	120	50	70	130	60	70	190	100	90	260	120	140
85 - 89	80	30	50	80	30	50	80	30	50	90	40	50	130	70	60
90+	20	10	10	60	20	40	70	20	50	90	30	60	90	30	60



Population Age Structure: South Dundas 2011 - 2031															
	2011			2016			2021			2026			2031		
	Total	Male	Female	Total	Male	Female	Total	Male	Female	Total	Male	Female	Total	Male	Female
TOTAL	11,300	5,600	5,700	11,360	5,570	5,790	11,480	5,580	5,900	11,660	5,630	6,030	11,750	5,650	6,100
0 - 4	540	270	270	600	310	290	680	350	330	720	370	350	660	340	320
5 - 9	540	280	260	570	250	320	620	290	330	700	330	370	750	350	400
10 - 14	620	320	300	550	310	240	600	290	310	640	320	320	730	370	360
15 - 19	750	390	360	410	240	170	360	240	120	410	220	190	440	250	190
20 - 24	600	330	270	630	320	310	300	170	130	260	180	80	300	150	150
25 - 29	460	230	230	670	290	380	690	280	410	360	130	230	330	140	190
30 - 34	490	240	250	570	290	280	770	350	420	800	340	460	500	210	290
35 - 39	630	310	320	410	190	220	490	250	240	700	310	390	720	300	420
40 - 44	740	370	370	640	330	310	420	210	210	510	270	240	710	330	380
45 - 49	940	490	450	850	420	430	750	380	370	540	270	270	630	330	300
50 - 54	960	500	460	990	530	460	890	450	440	800	420	380	600	320	280
55 - 59	790	370	420	950	490	460	970	510	460	880	440	440	790	410	380
60 - 64	960	460	500	800	360	440	960	480	480	990	510	480	900	440	460
65 - 69	770	370	400	930	430	500	800	350	450	950	460	490	980	490	490
70 - 74	560	280	280	640	320	320	790	380	410	680	310	370	810	410	400
75 - 79	370	160	210	510	250	260	570	280	290	720	340	380	620	280	340
80 - 84	300	130	170	300	120	180	420	190	230	490	230	260	620	280	340
85 - 89	160	70	90	190	70	120	210	70	140	290	120	170	350	150	200
90+	120	30	90	150	50	100	190	60	130	220	60	160	310	100	210



Population Age Structure: North Dundas 2011 - 2031															
	2011			2016			2021			2026			2031		
	Total	Male	Female	Total	Male	Female	Total	Male	Female	Total	Male	Female	Total	Male	Female
TOTAL	11,780	5,790	5,990	12,110	5,910	6,200	12,500	6,060	6,440	13,010	6,270	6,740	13,540	6,480	7,060
0 - 4	660	330	330	760	390	370	870	450	420	910	470	440	840	430	410
5 - 9	630	290	340	700	310	390	800	370	430	920	430	490	970	440	530
10 - 14	620	320	300	650	340	310	730	360	370	830	420	410	960	490	470
15 - 19	870	450	420	350	220	130	370	230	140	450	250	200	480	290	190
20 - 24	710	350	360	710	350	360	170	110	60	230	140	90	250	130	120
25 - 29	640	320	320	790	290	500	800	300	500	270	60	210	350	70	280
30 - 34	620	310	310	790	400	390	940	380	560	970	400	570	500	190	310
35 - 39	670	330	340	500	240	260	680	340	340	820	320	500	830	330	500
40 - 44	840	420	420	690	360	330	530	280	250	700	370	330	870	370	500
45 - 49	1,090	550	540	990	490	500	840	430	410	700	360	340	930	480	450
50 - 54	1,060	550	510	1,150	600	550	1,050	540	510	910	490	420	810	450	360
55 - 59	840	430	410	1,050	540	510	1,130	580	550	1,040	530	510	930	490	440
60 - 64	740	370	370	870	430	440	1,070	530	540	1,160	580	580	1,100	540	560
65 - 69	520	230	290	750	360	390	870	410	460	1,080	520	560	1,190	580	610
70 - 74	400	200	200	380	190	190	600	310	290	710	360	350	880	460	420
75 - 79	350	160	190	370	190	180	360	180	180	550	280	270	670	340	330
80 - 84	250	100	150	300	120	180	320	150	170	320	140	180	500	240	260
85 - 89	160	60	100	160	50	110	200	70	130	220	90	130	230	90	140
90+	110	20	90	150	40	110	170	40	130	220	60	160	250	70	180



## **Detailed Results for the Land Supply Capacity Analysis**



# Distribution of Housing Unit Growth and Land Capacity Analysis United Counties of Stormont, Dundas and Glengarry

## North Dundas

2011 to 2031

Total Housing Unit Growth	975
Share Allocated to Settlement Areas	85%
Settlement Area Housing Unit Growth	829

Settlement Areas	Permits	Share Permits	Share Forecast	Units	Gross Ha Req't Based on Density Range UPGH			Gross Ha Supply	Gross Ha Surplus or (Short) at Density Range UPGH		
					5	7	9		5	7	9
Chesterville	114	41%	20%	166	33	24	18	46	13	22	27
Winchester	67	24%	50%	414	83	59	46	80	(3)	21	34
Hallville	6	2%	5%	43	9	6	5	51	43	45	47
Harmony	52	19%	20%	166	33	24	18	8	(25)	(16)	(10)
Inkerman	2	1%	1%	6	1	1	1	13	12	12	12
Marionville	3	1%	0%	0	0	0	0	-	-	-	-
Morewood	6	2%	1%	8	2	1	1	31	29	30	30
Mountain	1	0%	0%	3	1	0	0	16	16	16	16
Ormond	8	3%	1%	8	2	1	1	8	6	7	7
South Mountain	15	5%	1%	8	2	1	1	26	25	25	25
Winchester Springs	2	1%	1%	6	1	1	1	1	(0)	0	0
Total	276	100%	100%	829	166	118	92	281.1	115.3	162.7	189.0

**Distribution of Housing Unit Growth and Land Capacity Analysis**  
**United Counties of Stormont, Dundas and Glengarry**

**South Dundas**

2011 to 2031

Total Housing Unit Growth	457
Share Allocated to Settlement Areas	85%
Settlement Area Housing Unit Growth	389

Settlement Areas	Permits	Share Permits	Share Forecast	Units	Gross Ha Req't Based on Density Range UPGH			Gross Ha Supply	Gross Ha Surplus or (Short) at Density Range UPGH		
					5	7	9		5	7	9
Iroquois	43	27%	31%	119	24	17	13	85.0	61.3	68.1	71.8
Morrisburg	67	42%	42%	163	33	23	18	52.5	19.8	29.2	34.3
Williamsburg	24	15%	15%	58	12	8	6	3.1	(8.6)	(5.3)	(3.4)
Dixons Corner	1	1%	1%	2	0	0	0	2.4	1.9	2.0	2.1
Dunbar	1	1%	1%	2	0	0	0	1.5	1.0	1.2	1.3
Elma	1	1%	1%	2	0	0	0	8.3	7.8	7.9	8.0
Glen Becker	1	1%	1%	2	0	0	0	7.9	7.4	7.5	7.6
Hanesville	1	1%	1%	2	0	0	0	8.5	8.0	8.1	8.2
Dundela	2	1%	1%	5	1	1	1	1.0	0.0	0.3	0.5
Mariatown	11	7%	5%	19	4	3	2	4.7	0.9	2.0	2.6
Riverside Heights	5	3%	3%	12	2	2	1	2.9	0.4	1.1	1.5
Stampville	2	1%	0%	0	0	0	0	-	-	-	-
Hulbert	1	0.63%	0%	0	0	0	0	-	-	-	-
Winchester Springs	0	0%	0%	0	0	0	0	1.59	1.6	1.6	1.6
Glen Stewart	0	0%	0%	0	0	0	0	5.72	5.7	5.7	5.7
Ault Island	0	0%	0%	0	0	0	0	1.74	1.7	1.7	1.7
Irena	0	0%	0%	0	0	0	0	1.68	1.7	1.7	1.7
Brinston	0	0%	0%	0	0	0	0	-	-	-	-
<b>Total</b>	<b>160</b>	<b>100%</b>	<b>100%</b>	<b>389</b>	<b>78</b>	<b>56</b>	<b>43</b>	<b>188.4</b>	<b>110.7</b>	<b>132.9</b>	<b>145.2</b>

**Distribution of Housing Unit Growth and Land Capacity Analysis**  
**United Counties of Stormont, Dundas and Glengarry**

**North Stormont**

2011 to 2031

Total Housing Unit Growth	193
Share Allocated to Settlement Areas	85%
Settlement Area Housing Unit Growth	164

Settlement Areas	Permits	Share Permits	Share Forecast	Units	Gross Ha Req't Based on Density Range UPGH			Gross Ha Supply	Gross Ha Surplus or (Short) at Density Range UPGH		
					5	7	9		5	7	9
Crysler	14	23%	25%	41	8	6	5	12	4	6	7
Finch	11	18%	20%	33	7	5	4	70	64	66	67
Moose Creek	25	42%	42%	68	14	10	8	74	60	64	66
Avonmore	8	13%	10%	16	3	2	2	16	13	14	15
Berwick	2	3%	3%	5	1	1	1	7	6	7	7
Monkland	0	0%	0%	0	0	0	0	5	5	5	5
Total	60	100%	100%	164	33	23	18	186	153	162	167

# Distribution of Housing Unit Growth and Land Capacity Analysis United Counties of Stormont, Dundas and Glengarry

## South Stormont

2011 to 2031

Total Housing Unit Growth	364
Share Allocated to Settlement Areas	85%
Settlement Area Housing Unit Growth	309

Settlement Areas	Permits	Share Permits	Share Forecast	Units	Gross Ha Req't Based on Density Range UPGH			Gross Ha Supply	Gross Ha Surplus or (Short) at Density Range UPGH		
					5	7	9		5	7	9
Ingleside	86	23%	23%	71	14	10	8	164	150	154	156
Long Sault	192	51%	52%	160	32	23	18	156	124	133	138
St. Andrews	11	3%	3%	9	2	1	1	15	13	13	14
Ault Island	11	3%	3%	9	2	1	1	22	21	21	21
Beaver Glen	38	10%	10%	31	6	4	3	6	(0)	1	2
Eamersrodale	30	8%	8%	25	5	4	3	76	71	72	73
Harrisons Corner	2	1%	0%	0	0	0	0	-	-	-	-
Newington	2	1%	1%	2	0	0	0	4	3	4	4
Northfield	2	1%	1%	2	0	0	0	2	2	2	2
Bonville	1	0%	0%	1	0	0	0	9	9	9	9
Osnabruck Centre	0	0%	0%	0	0	0	0	3	3	3	3
Lunenburg	0	0%	0%	0	0	0	0	0	0	0	0
<b>Total</b>	<b>375</b>	<b>100%</b>	<b>100%</b>	<b>310</b>	<b>62</b>	<b>44</b>	<b>34</b>	<b>457</b>	<b>395</b>	<b>413</b>	<b>423</b>

# Distribution of Housing Unit Growth and Land Capacity Analysis United Counties of Stormont, Dundas and Glengarry

## North Glengarry

2011 to 2031

Total Housing Unit Growth	127
Share Allocated to Settlement Areas	85%
Settlement Area Housing Unit Growth	108

Settlement Areas	Permits	Share Permits	Share Forecast	Units	Gross Ha Req't Based on Density Range UPGH			Gross Ha Supply	Gross Ha Surplus or (Short) at Density Range UPGH		
					5	7	9		5	7	9
Alexandria	18	60%	63%	68	14	10	8	114	100	104	106
Maxville	10	33%	33%	36	7	5	4	47	40	42	43
Dominionville	1	3%	3%	4	1	1	0	1	0	1	1
Lochiel	1	3%	0%	0	0	0	0	-	-	-	-
Dalkeith	0	0%	0%	0	0	0	0	2	2	2	2
Dunvegan	0	0%	0%	0	0	0	0	1	1	1	1
Glen Robertson	0	0%	0%	0	0	0	0	9	9	9	9
Glen Sandfield	0	0%	0%	0	0	0	0	4	4	4	4
Apple Hill	0	0%	0%	0	0	0	0	2	2	2	2
Greenfield	0	0%	0%	0	0	0	0	6	6	6	6
SA Total	30	100%	100%	107	21	15	12	186	165	171	175

# Distribution of Housing Unit Growth and Land Capacity Analysis United Counties of Stormont, Dundas and Glengarry

## South Glengarry

2011 to 2031

Total Housing Unit Growth	385
Share Allocated to Settlement Areas	85%
Settlement Area Housing Unit Growth	327

Settlement Areas	Permits	Share Permits	Share Forecast	Units	Gross Ha Req't Based on Density Range UPGH			Gross Ha Supply	Gross Ha Surplus or (Short) at Density Range UPGH		
					5	7	9		5	7	9
Glen Walter	140	69%	51%	165	33	24	18	226	193	202	208
Lancaster	22	11%	30%	98	20	14	11	16	(4)	2	5
Dalhousie	1	0%	0%	2	0	0	0	3	3	3	3
Glen Nevis	2	1%	1%	3	1	0	0	3	2	2	2
Glen Norman	1	0%	0%	2	0	0	0	0	(0)	(0)	0
Bainessville	7	3%	3%	11	2	2	1	24	21	22	22
Green Valley	2	1%	1%	3	1	0	0	5	4	5	5
Brown House	1	0%	0%	0	0	0	0	-	-	-	-
Martintown	2	1%	1%	3	1	0	0	2	2	2	2
Summerstown	20	10%	10%	32	6	5	4	22	15	17	18
Summerstown Station	1	0%	0%	2	0	0	0	12	12	12	12
Williamstown	4	2%	2%	6	1	1	1	6	5	5	5
St. Raphaels	0	0%	0%	0	0	0	0	-	-	-	-
North Lancaster	0	0%	0%	0	0	0	0	1	1	1	1
<b>Total</b>	<b>203</b>	<b>100%</b>	<b>100%</b>	<b>327</b>	<b>65</b>	<b>47</b>	<b>36</b>	<b>319</b>	<b>254</b>	<b>273</b>	<b>283</b>

## **Revised Settlement Area Boundary Mapping**

**North Dundas**



# Proposed Boundaries - Harmony



This area is to be added to the Settlement Area. It has very little agricultural potential due to its size and proximity to the existing residential uses

This area is to be removed from the Settlement Area. This area is occupied by flood plain and has very little potential for development

This area to be added to compensate for area removed due to flood plain and to partially recognize the boundary in the former Mountain Township Official plan

This Area is to be removed from the Settlement Area. This Area is occupied by Flood Plain and has very little potential for development

**NET CHANGE TO DESIGNATED LAND SUPPLY**  
Addition of 1 Ha  
(Gross Developable)

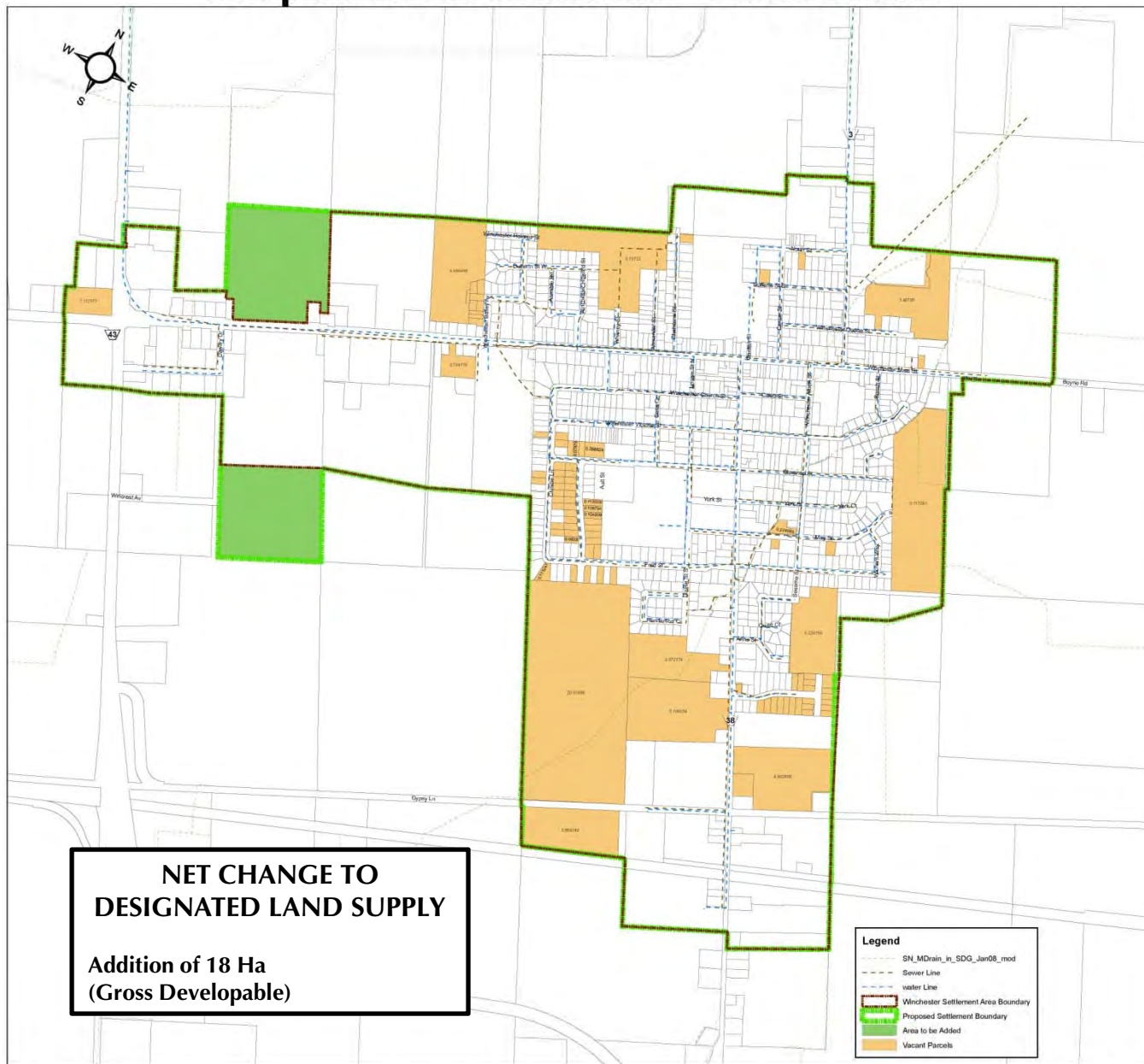
**Legend**

- Inkerian Settlement Boundary
- Proposed Boundaries
- Area To Be Added
- Area To Be Removed
- Floodplain
- Vacant Parcels

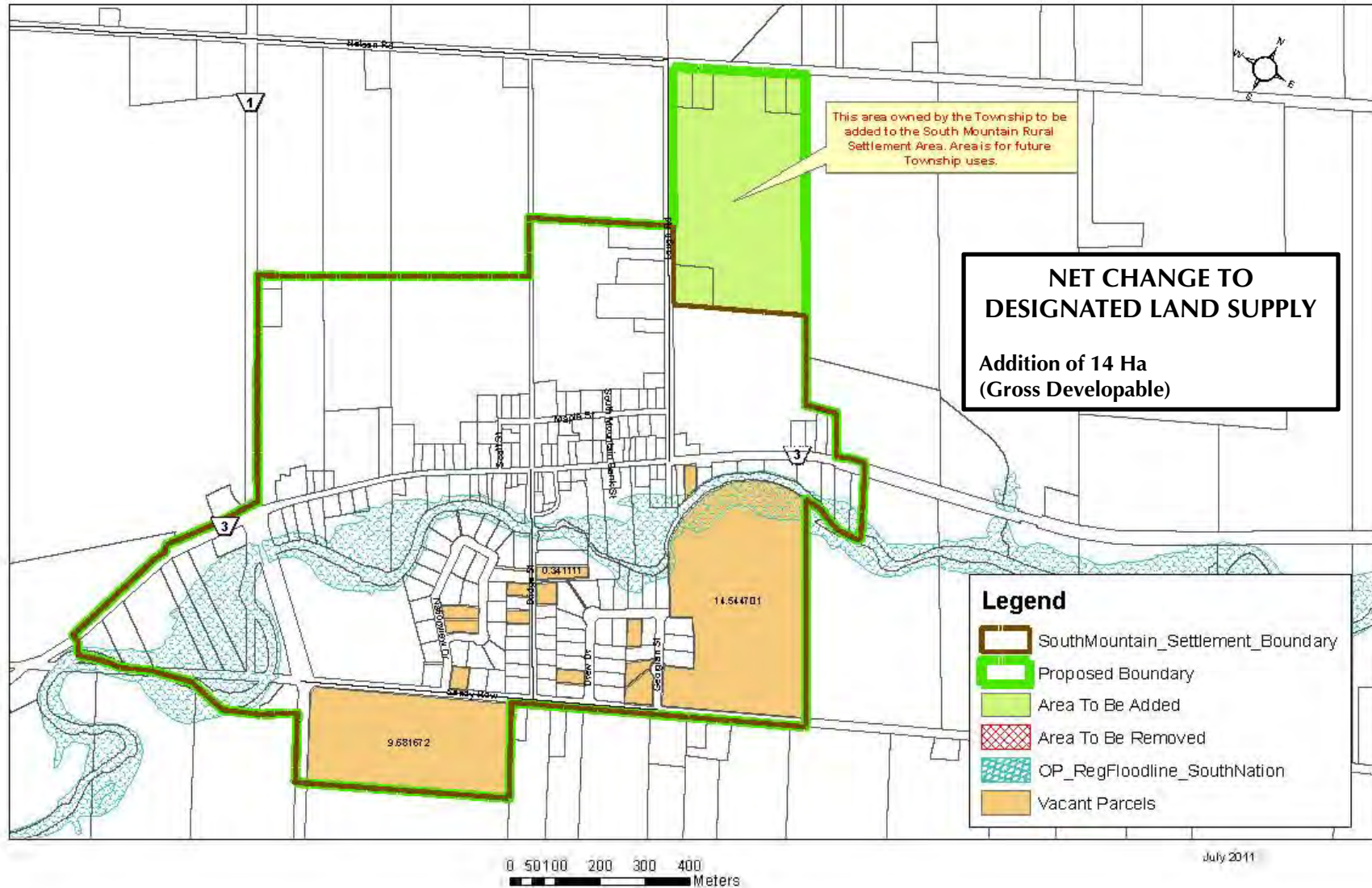
A horizontal scale bar with alternating black and white segments. Numerical labels are placed above the bar at intervals of 50 units: 0, 50, 100, 200, 300, and 400. The word "Meters" is written at the far right end of the bar.



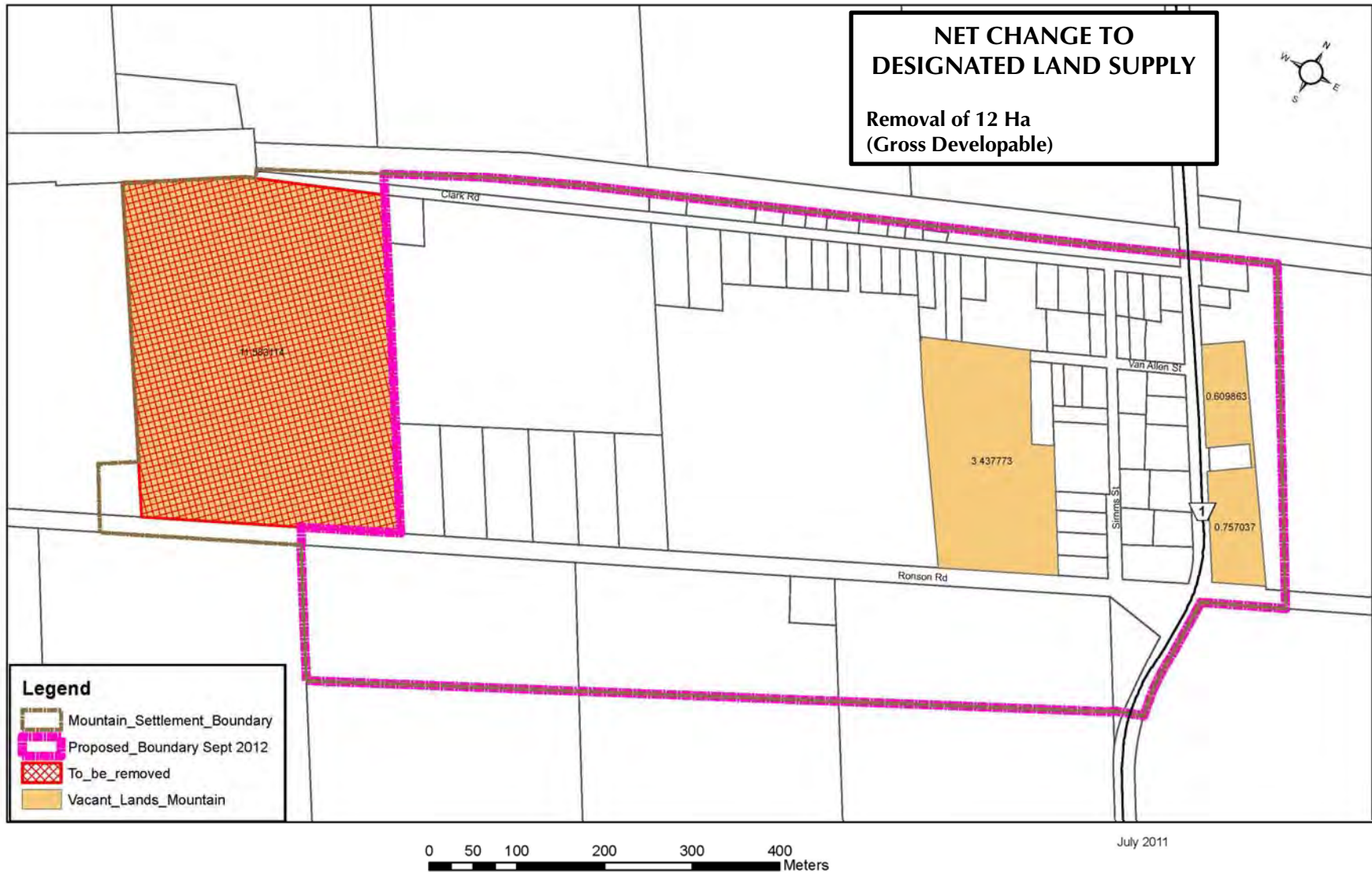
# Proposed Boundaries - Winchester



## Proposed Boundaries - South Mountain



## Proposed Boundary - Mountain





## Proposed Boundaries - Winchester Springs

There are no amendments for the South Mountain Settlement boundary required at this time



### NET CHANGE TO DESIGNATED LAND SUPPLY

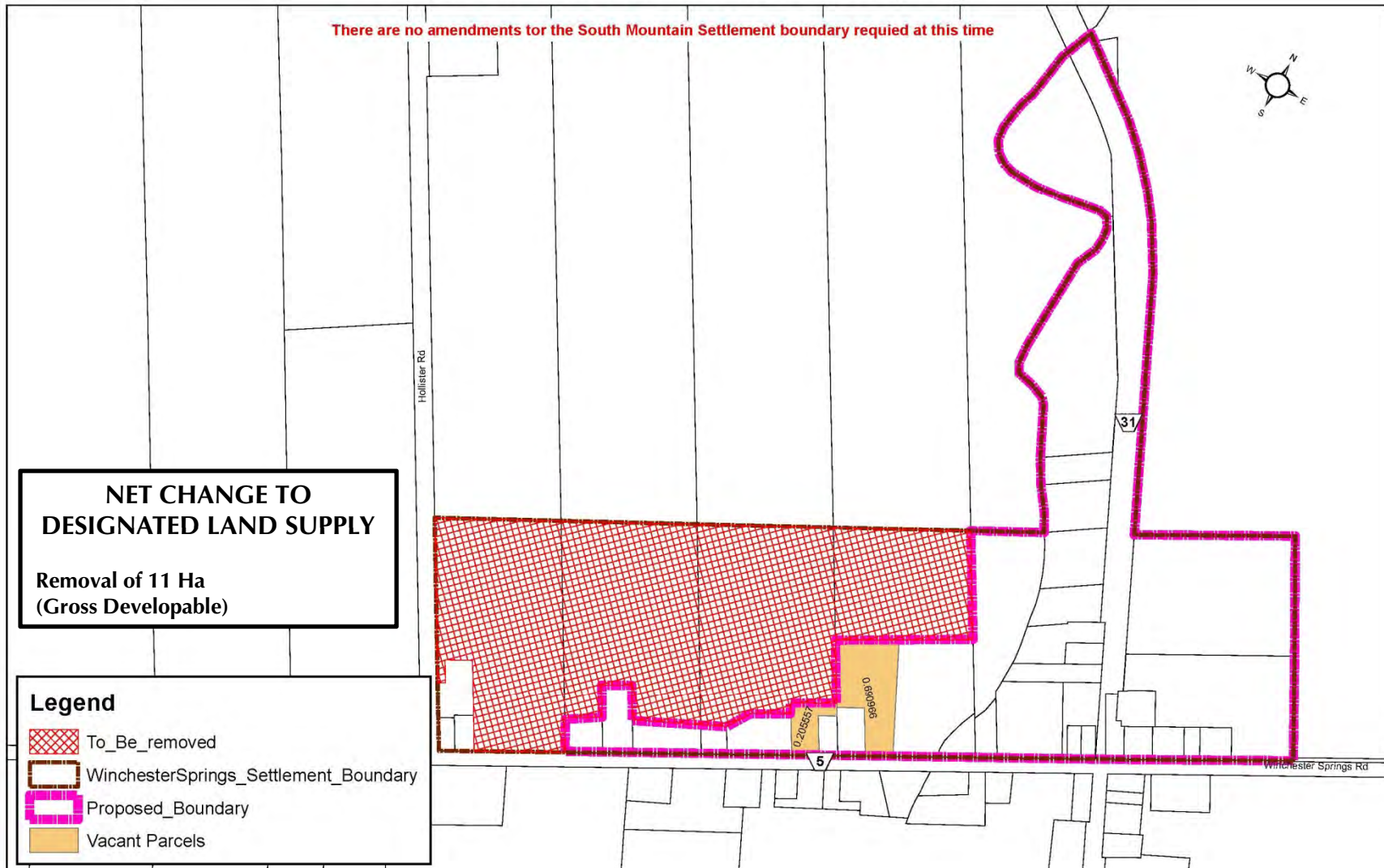
Removal of 11 Ha  
(Gross Developable)

#### Legend

-  To\_Be\_removed
-  WinchesterSprings\_Settlement\_Boundary
-  Proposed\_Boundary
-  Vacant Parcels

0 50 100 200 300 400  
Meters

July 2011



**South Dundas**

# Proposed Boundaries - Dunbar





# Proposed Boundaries - Hulbert

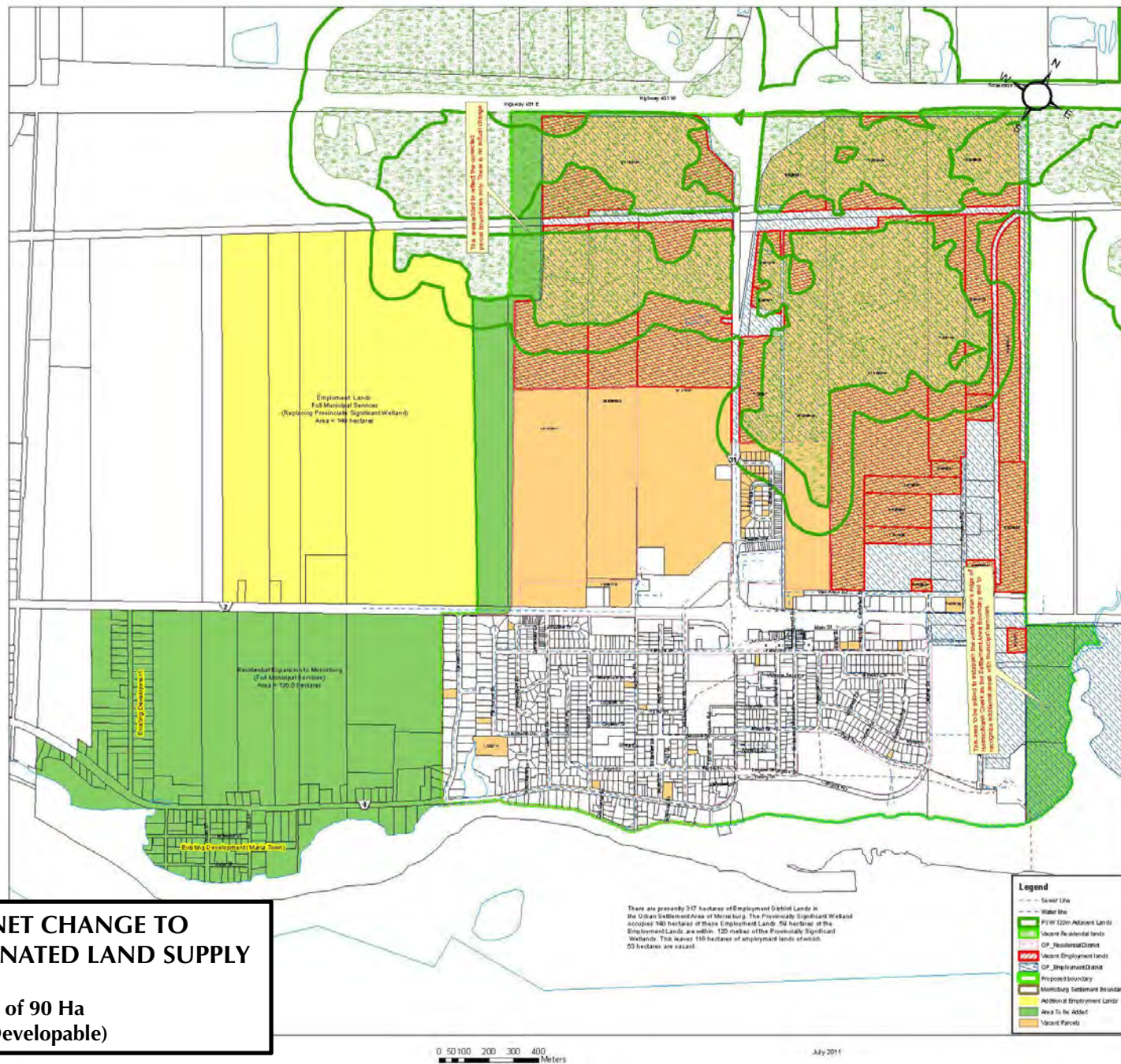


# Proposed Boundaries - Glen Stewart

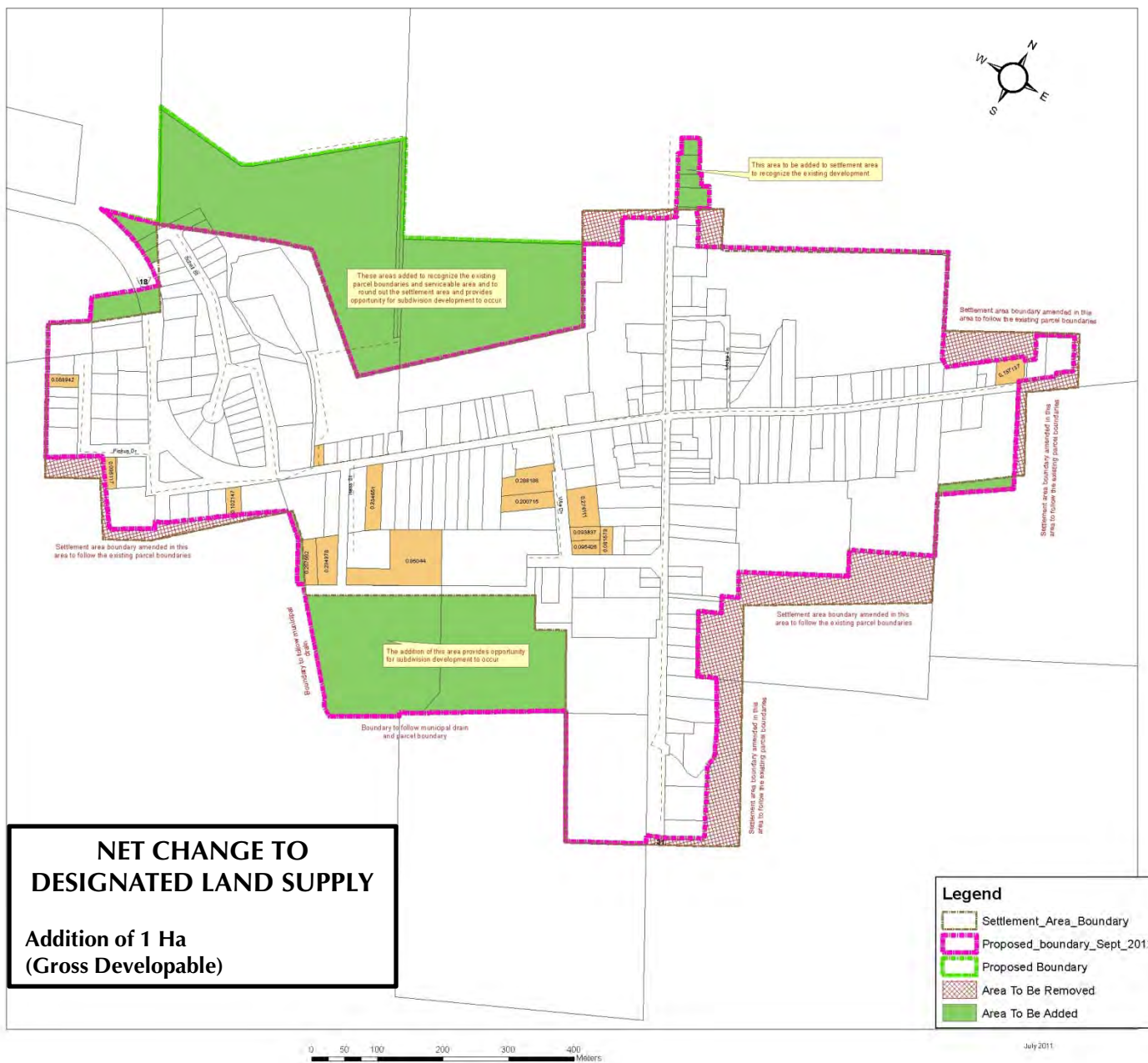




# Proposed Boundaries - Morrisburg

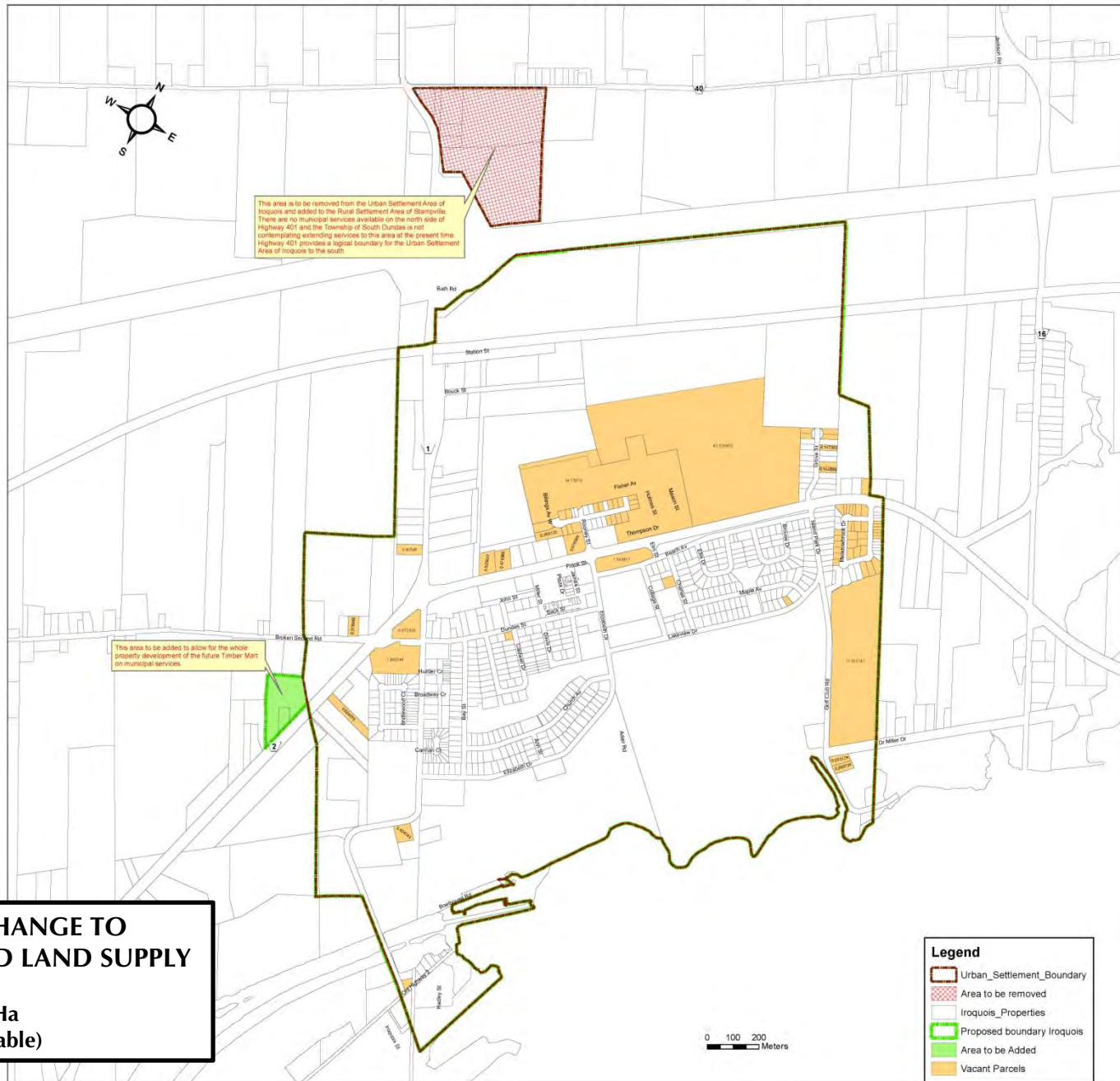


## Proposed Boundaries - Williamsburg

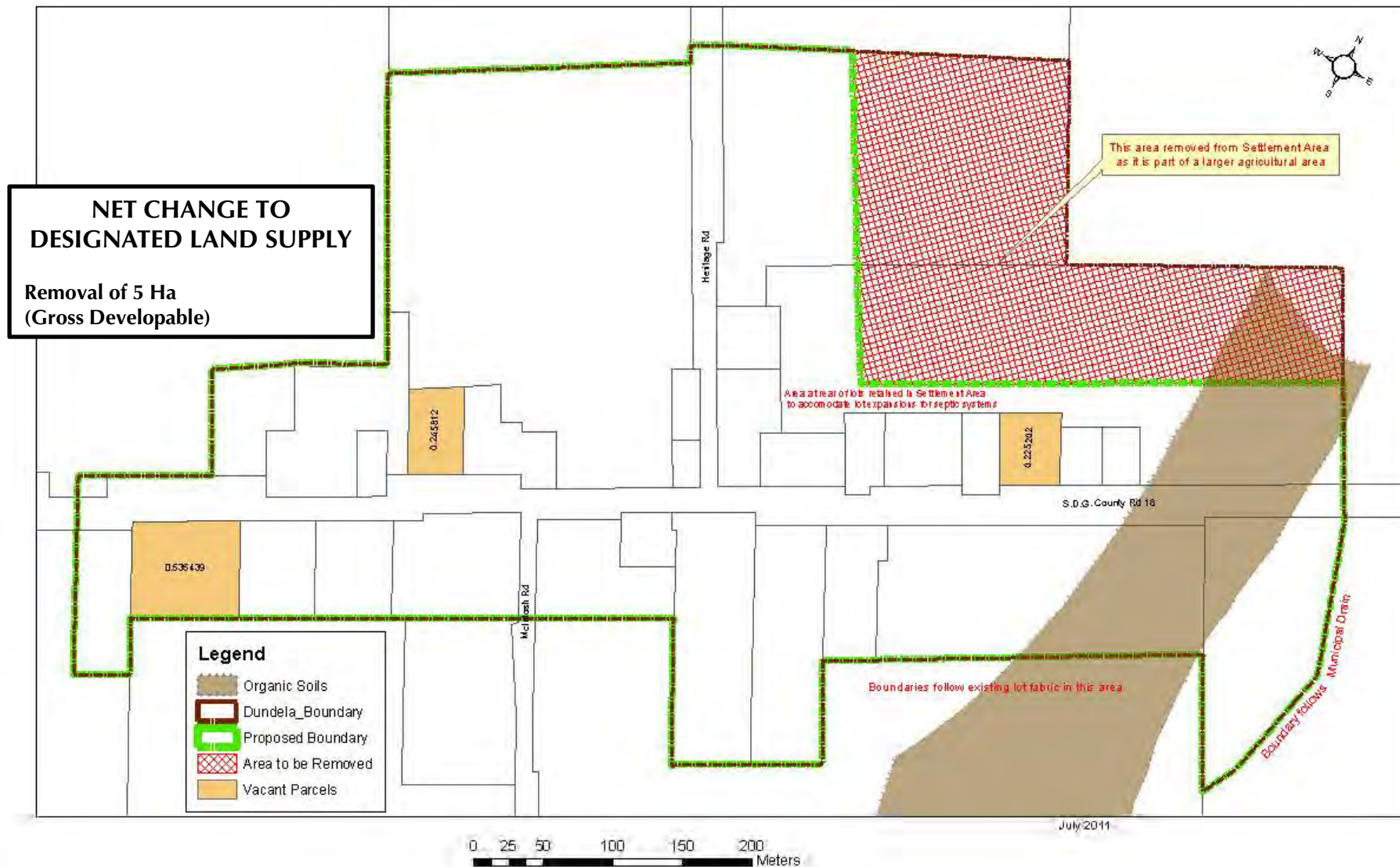




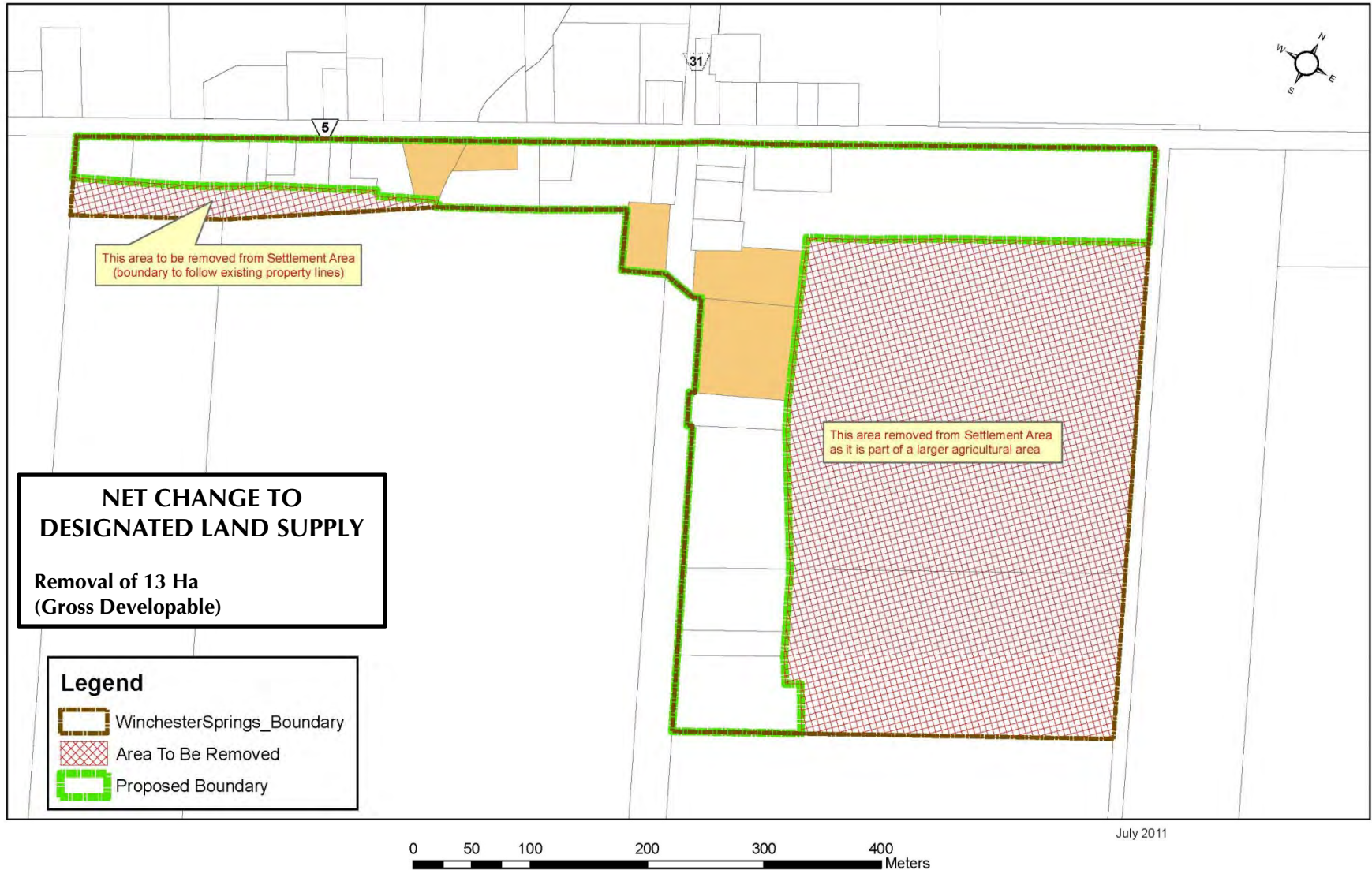
# Proposed Boundaries - Iroquois



## Proposed Boundaries - Dundela

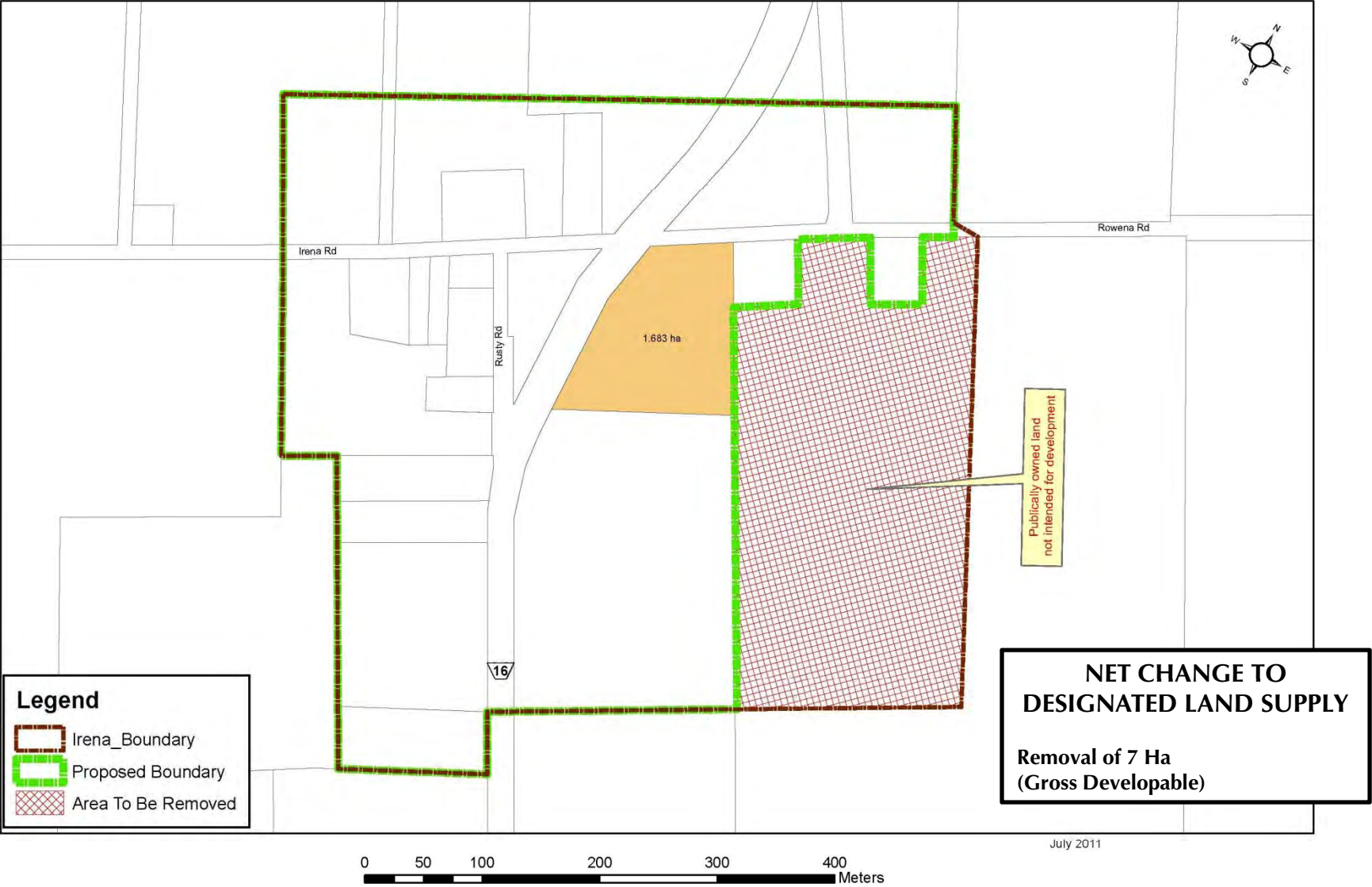


## Proposed Boundaries - Winchester Springs





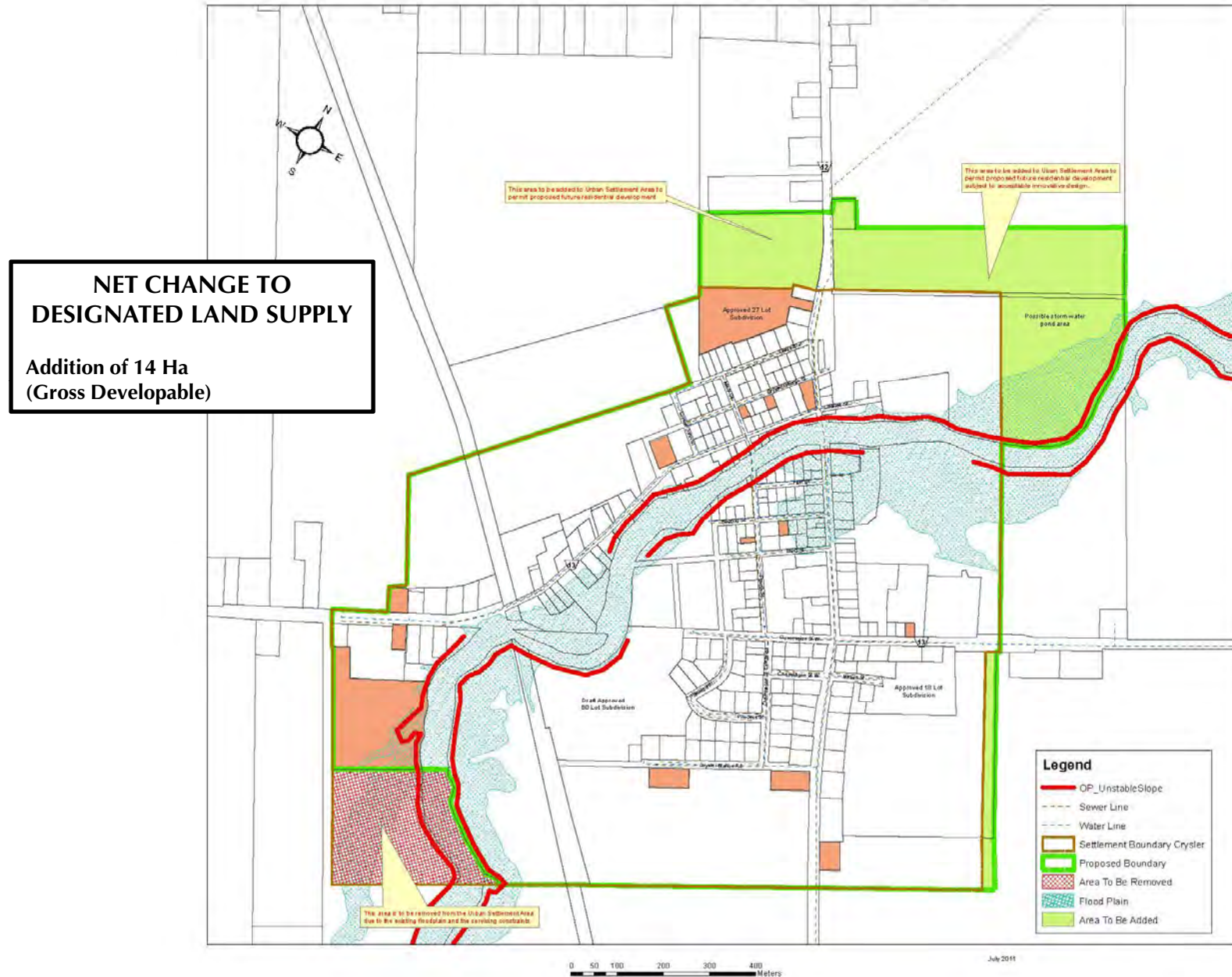
Proposed Boundaries - Irena



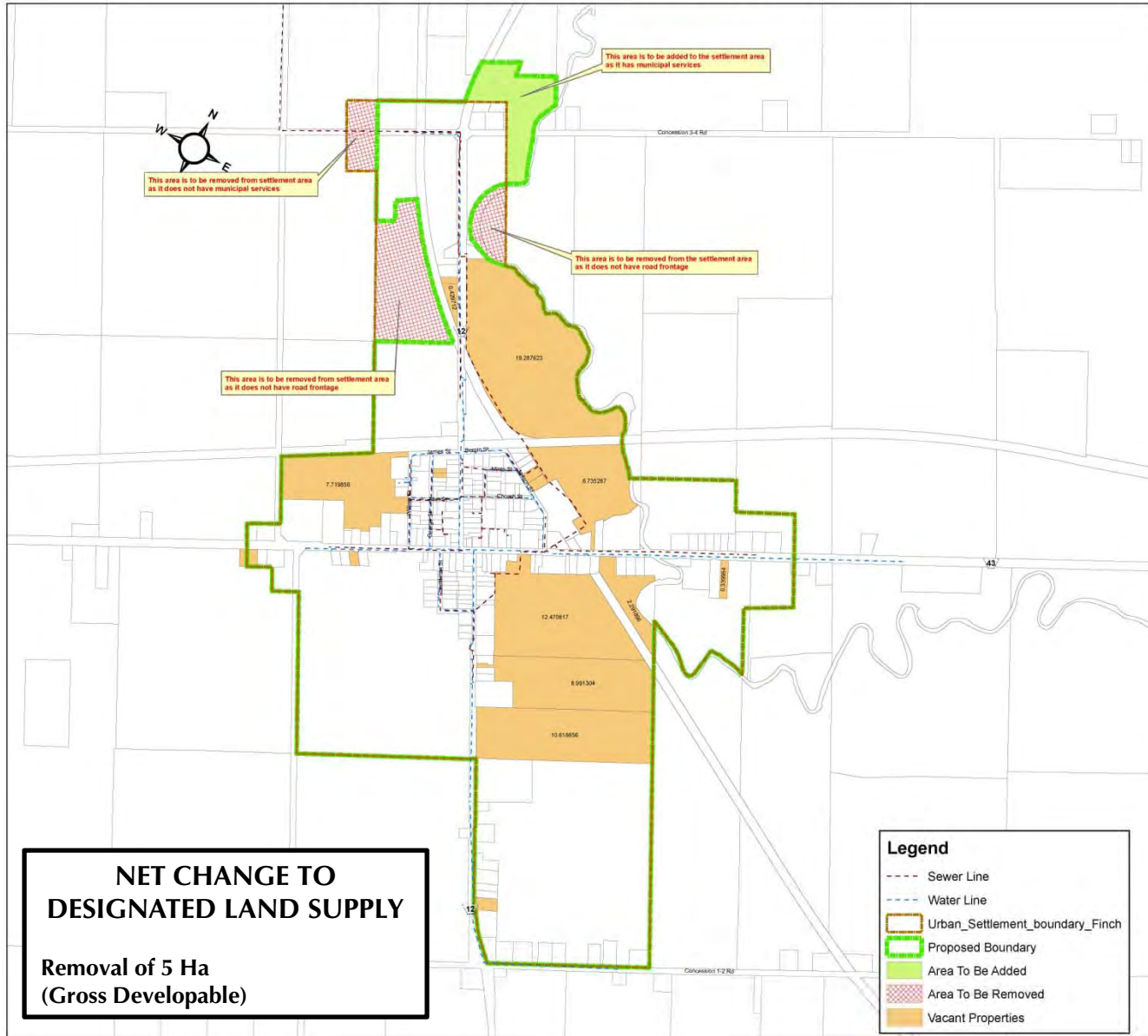


## **North Stormont**

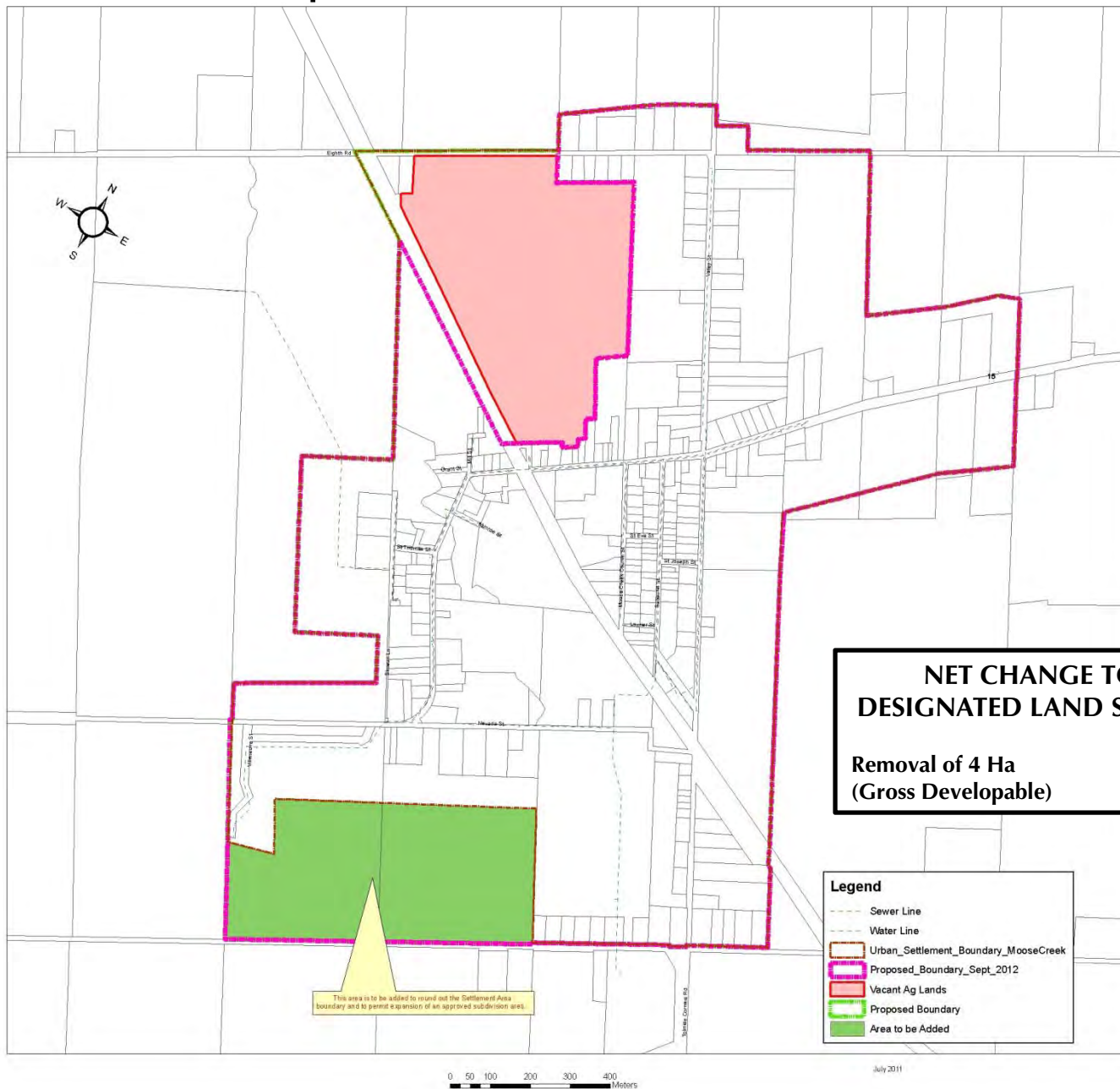
## Proposed Boundaries - Crysler



# Proposed Boundaries - Finch

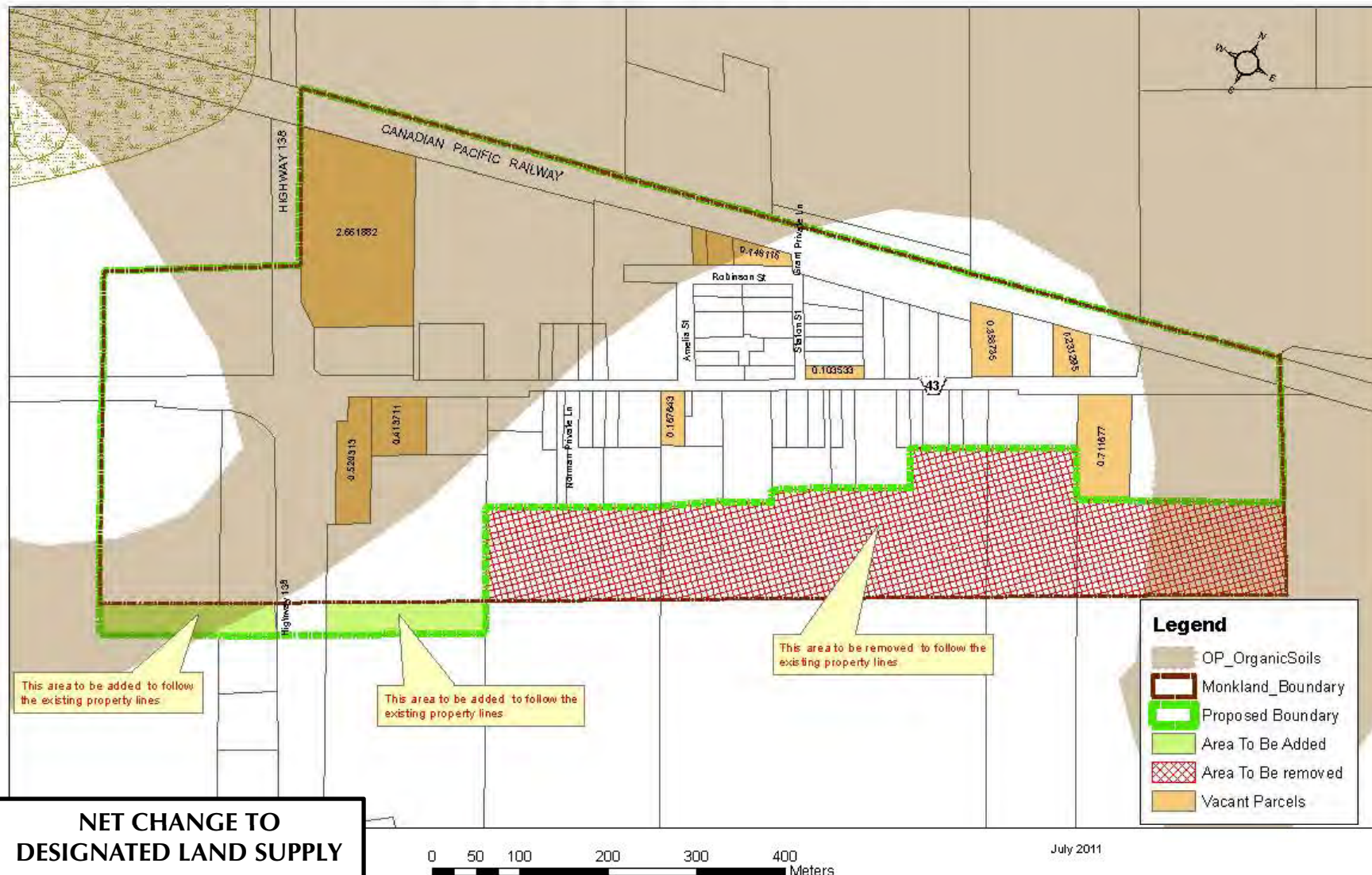


# Proposed Boundaries - Moose Creek





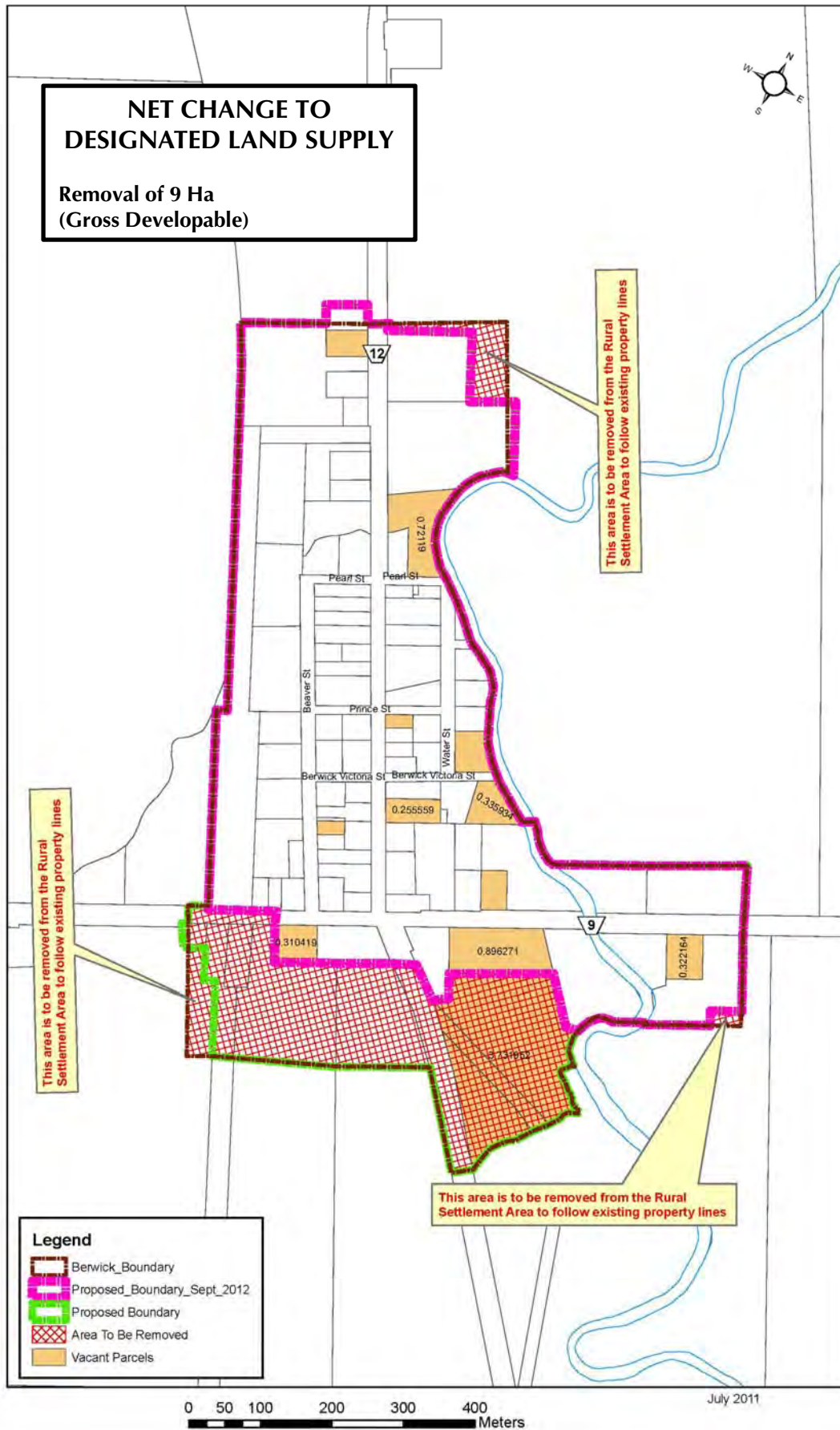
## Proposed Boundaries - Monkland



# Proposed Boundaries - Avonmore



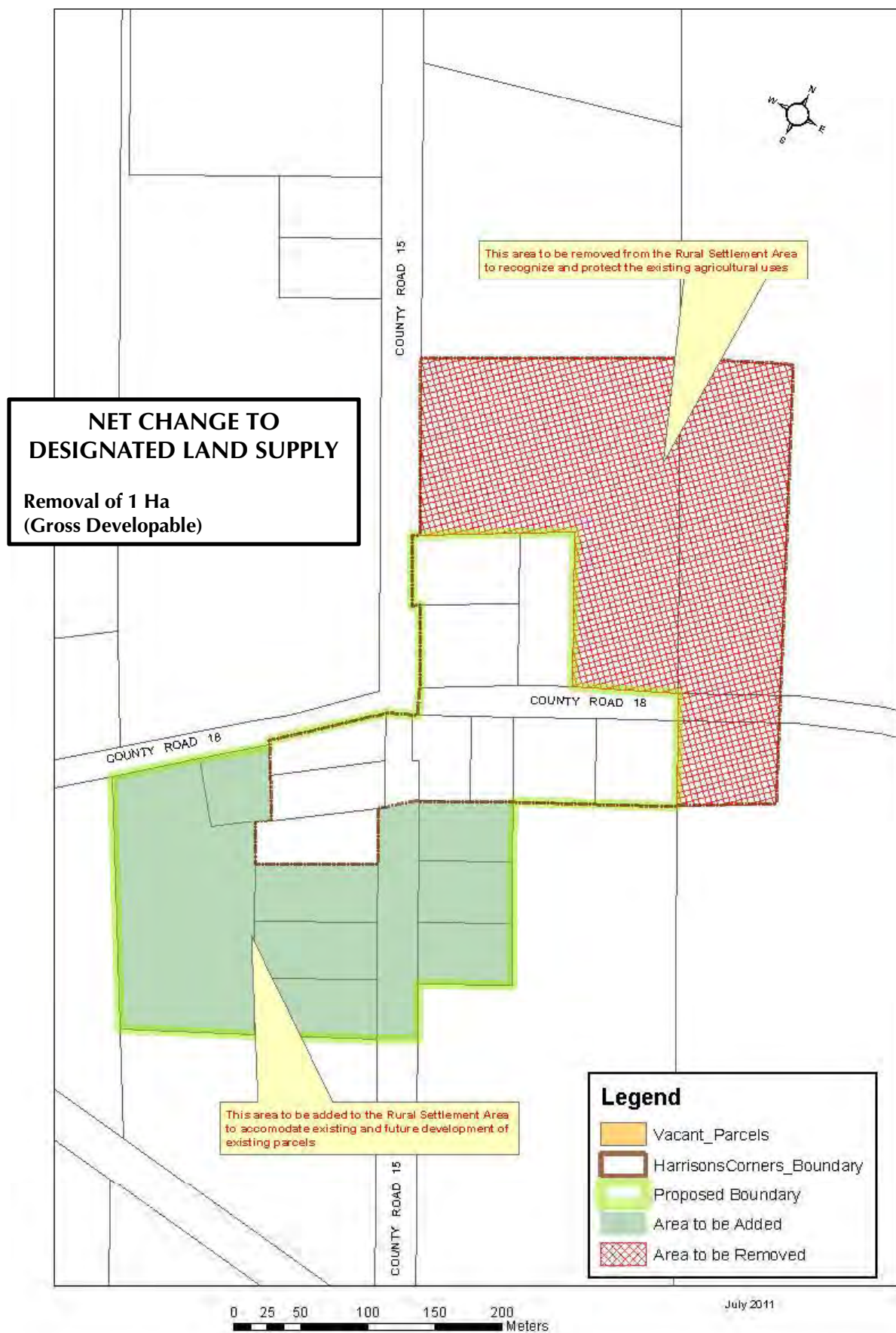
# Proposed Boundaries - Berwick



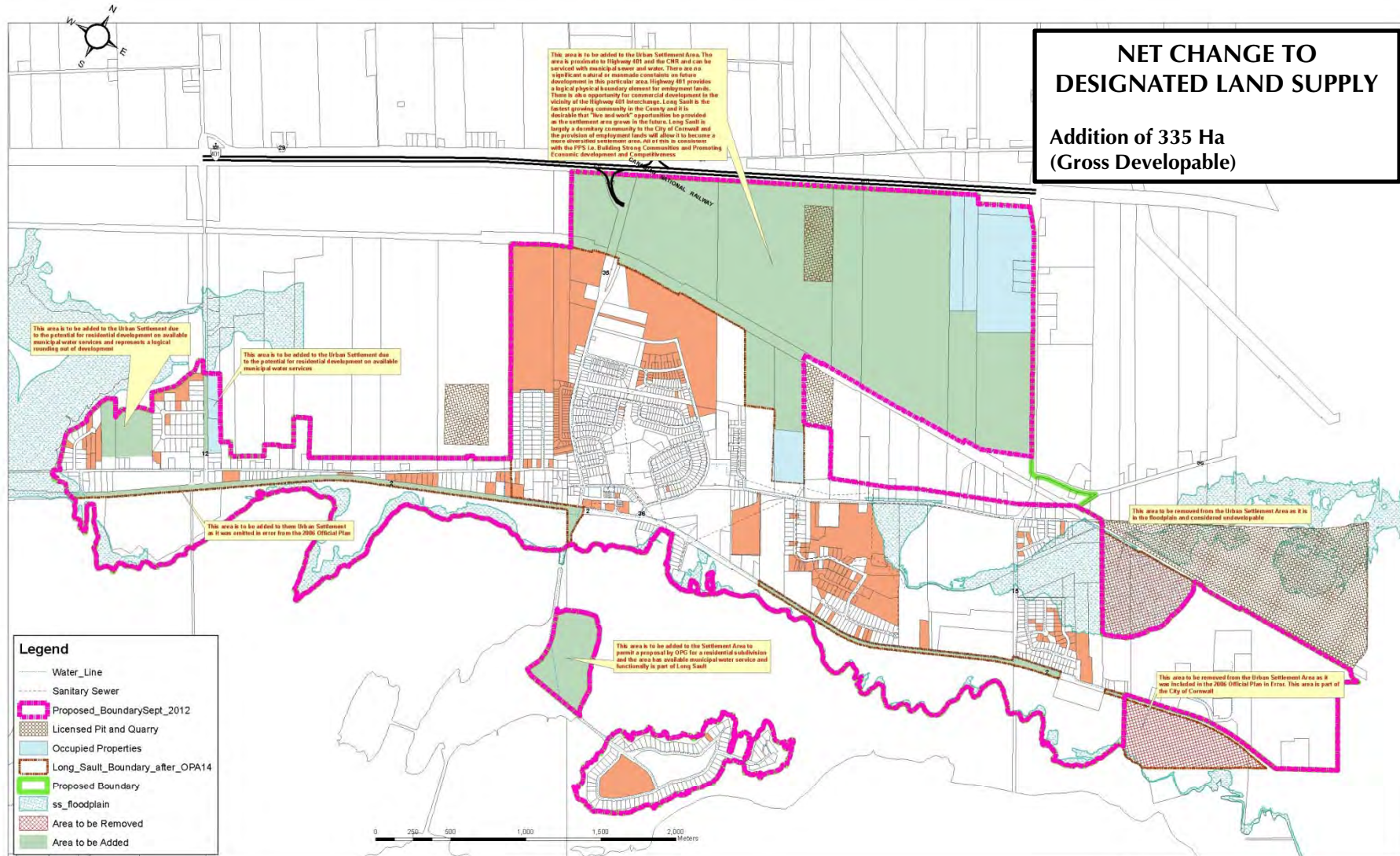
## **South Stormont**



## Proposed Boundaries - Harrison's Corners

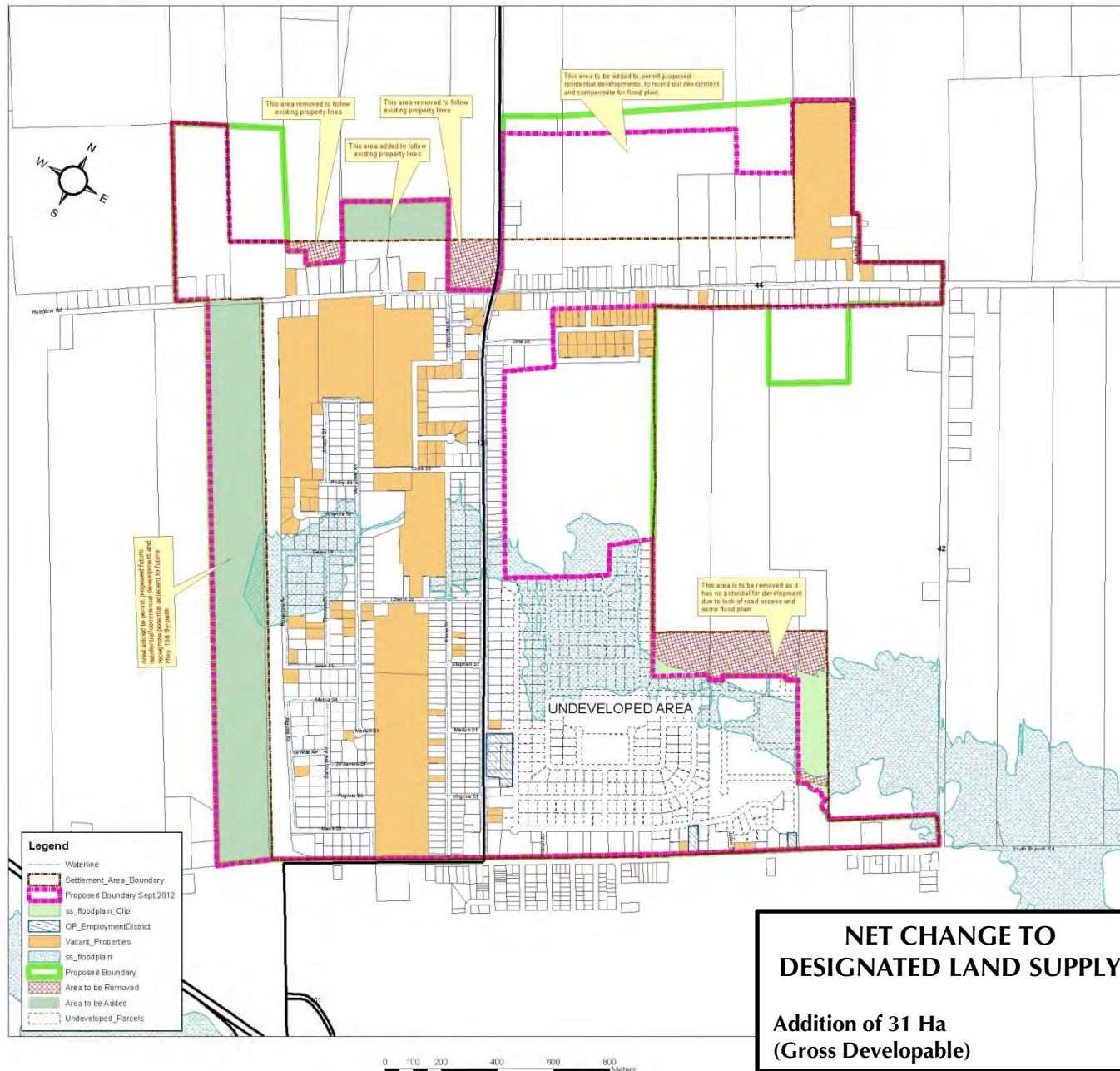


## Proposed Boundaries - Long Sault

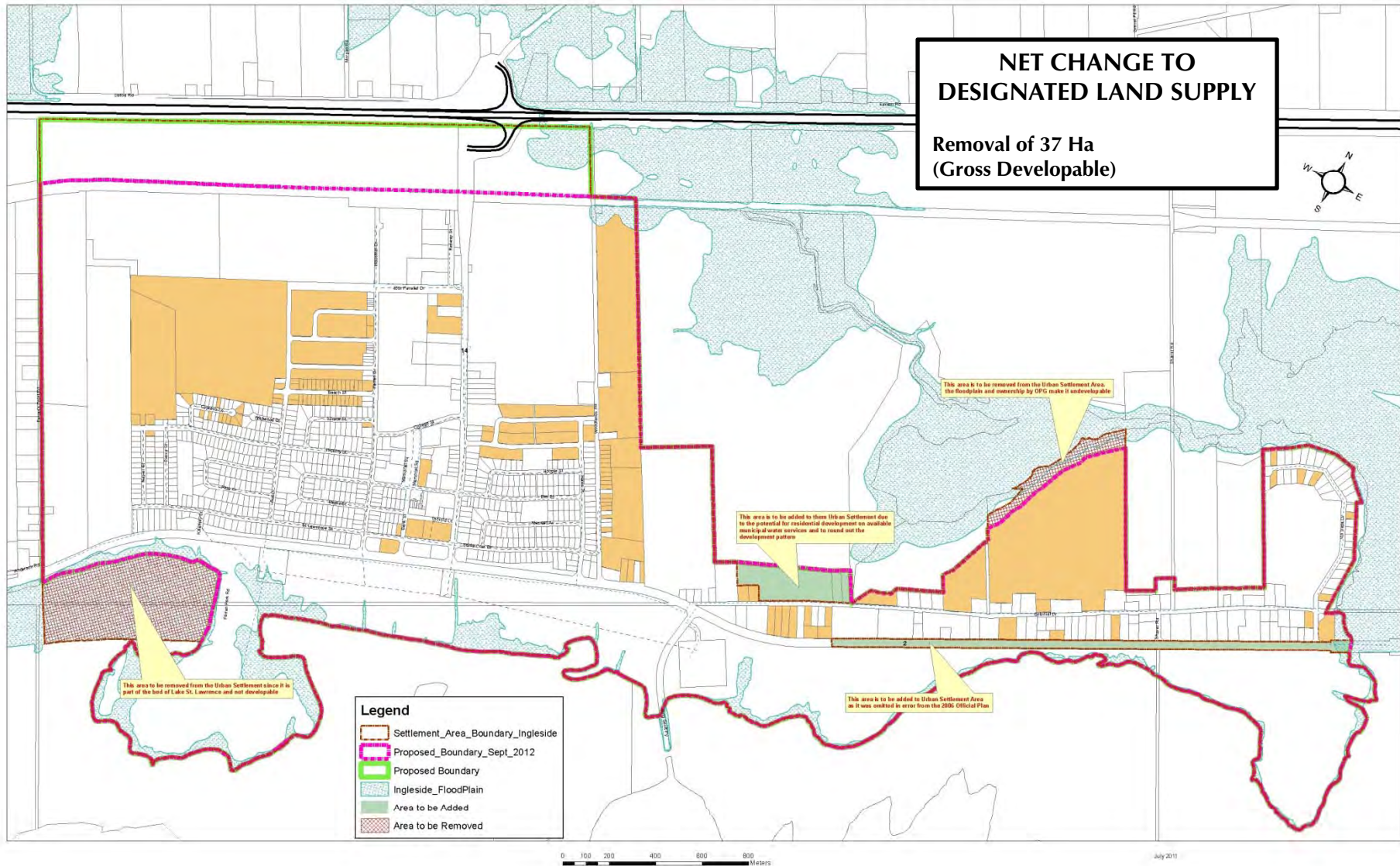




# Proposed Boundaries - Rosedale Terrace/ Eamer's Corners

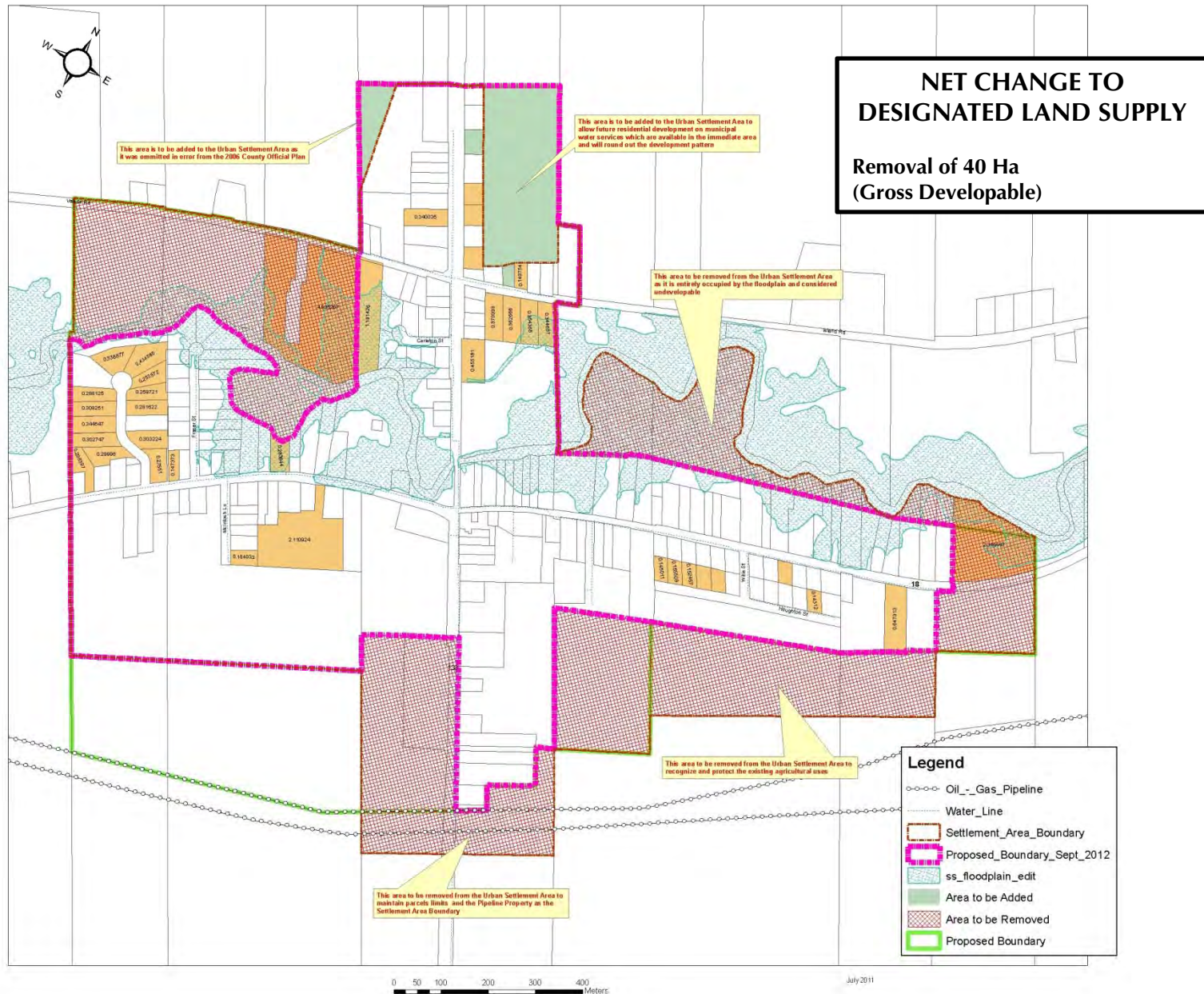


## Proposed Boundariess - Ingleside

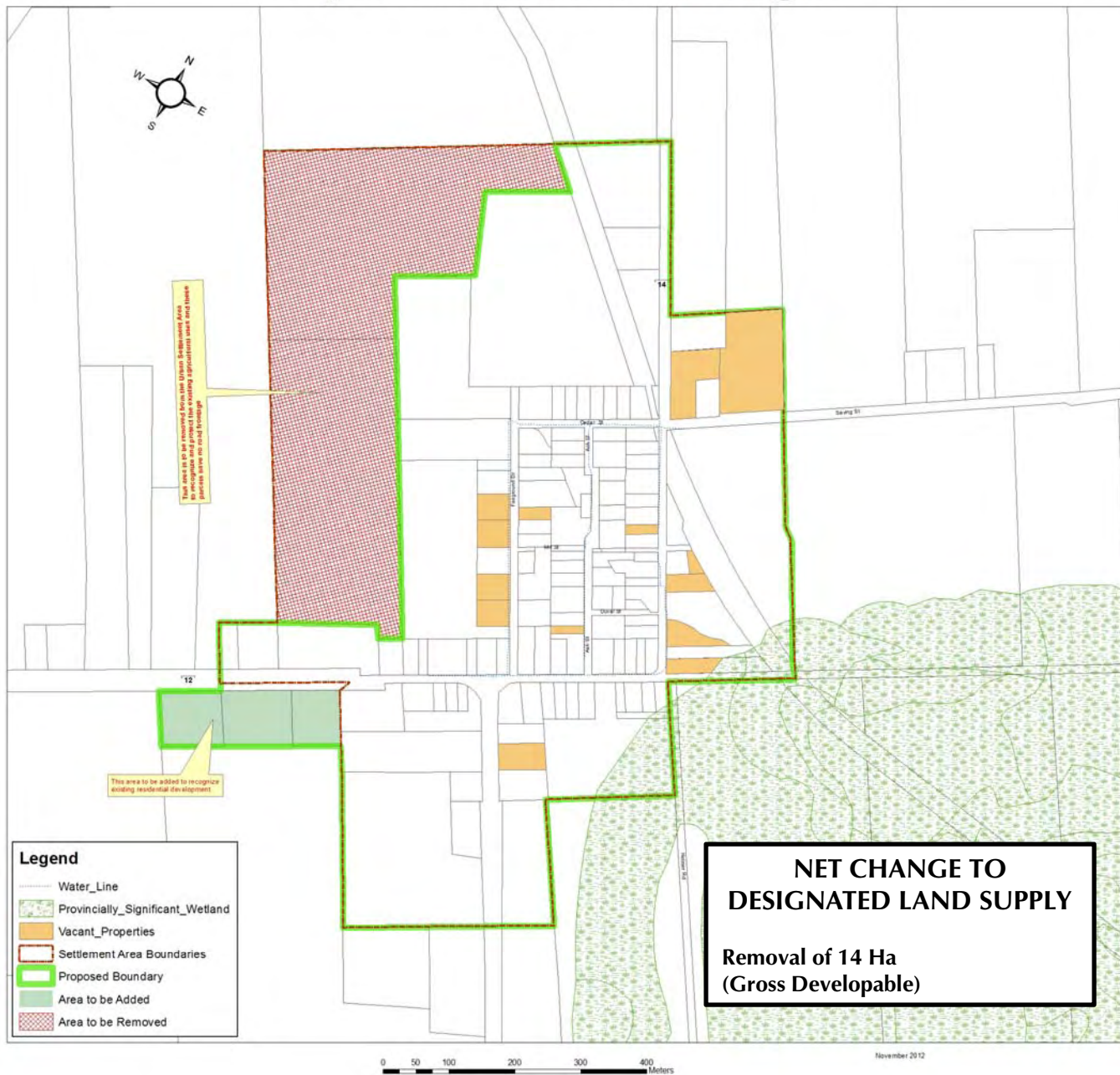




# Proposed Boundaries - St. Andrew's West

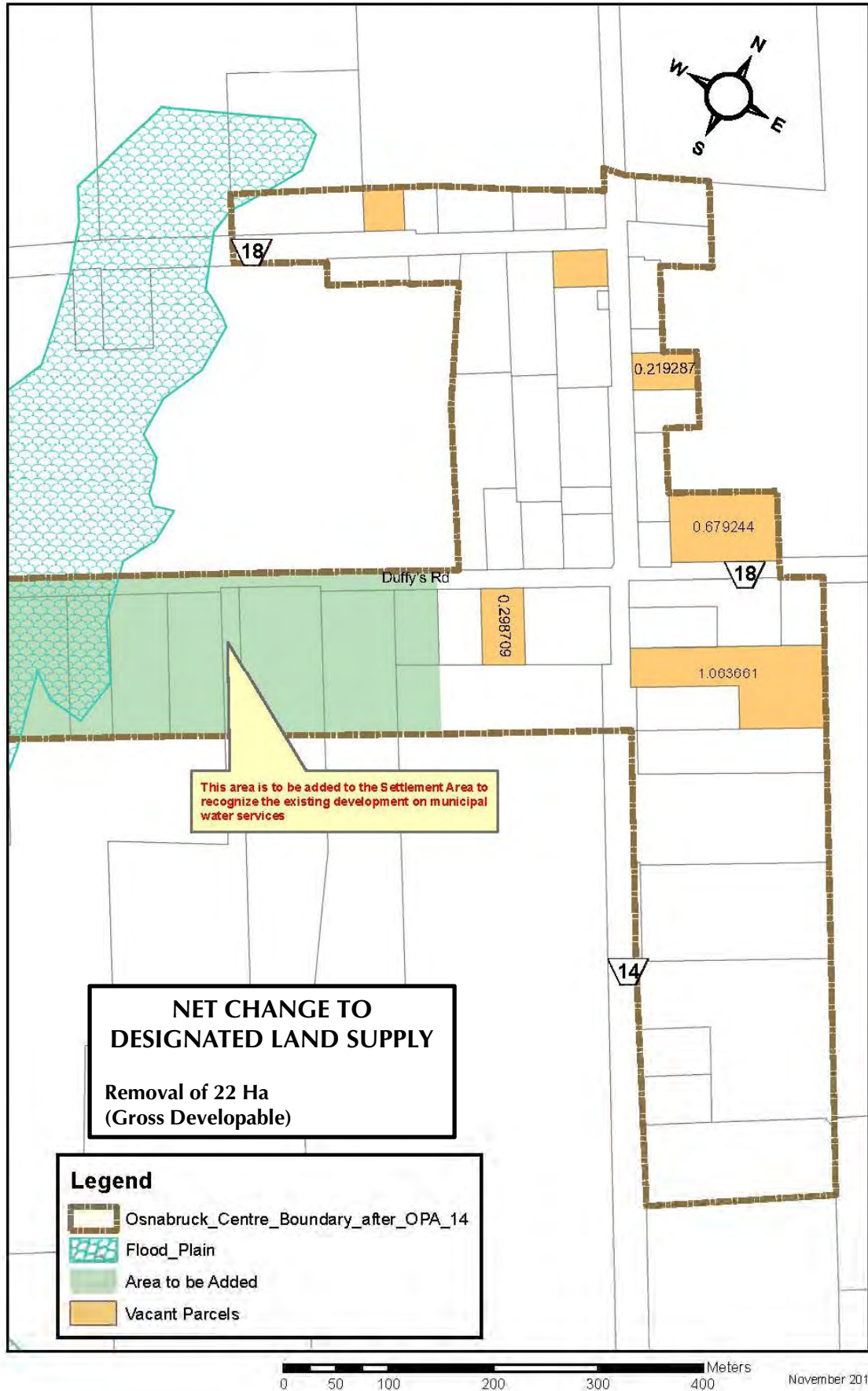


## Proposed Boundaries - Newington

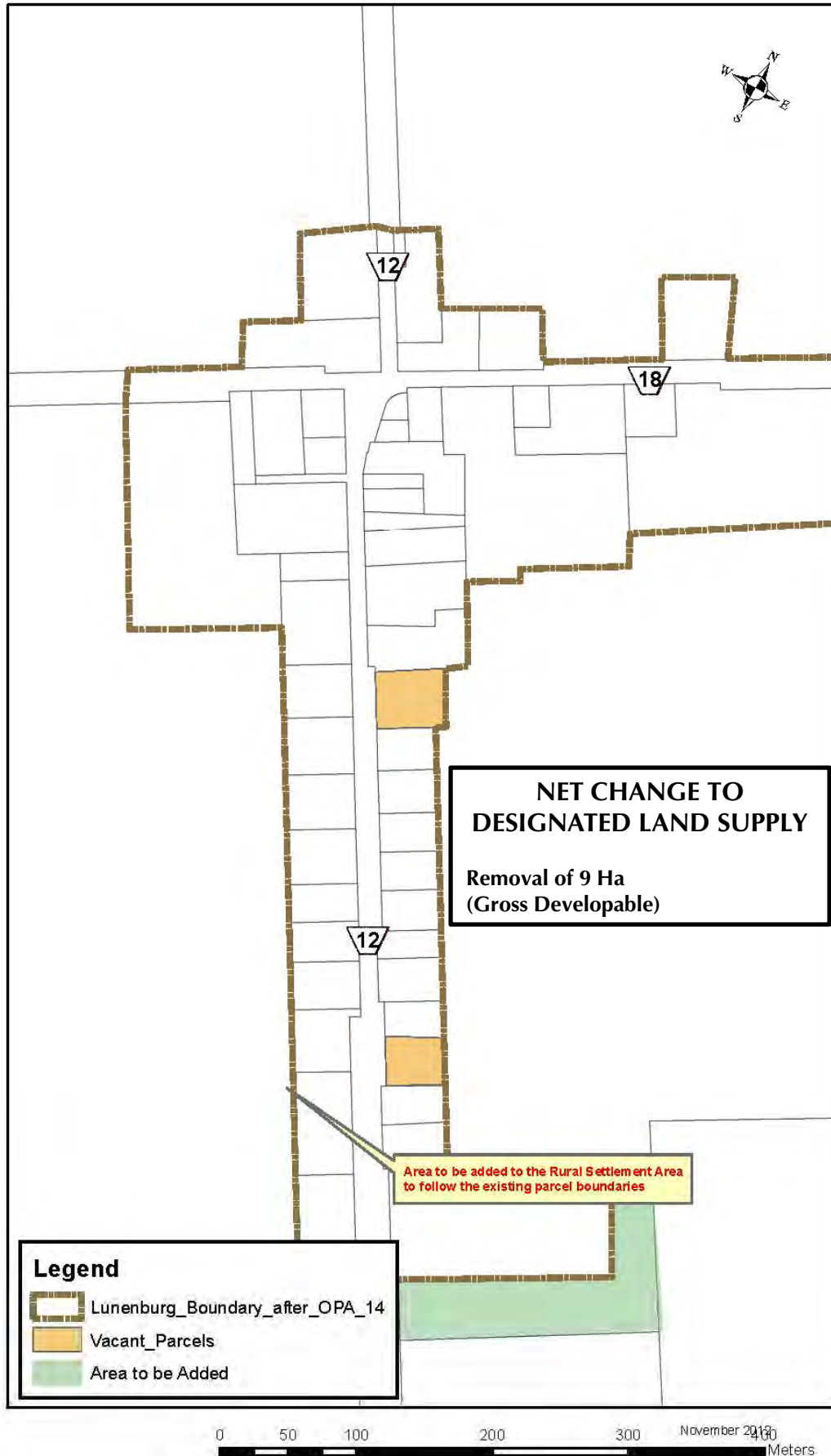




## Proposed Boundaries - Osnabruck Centre

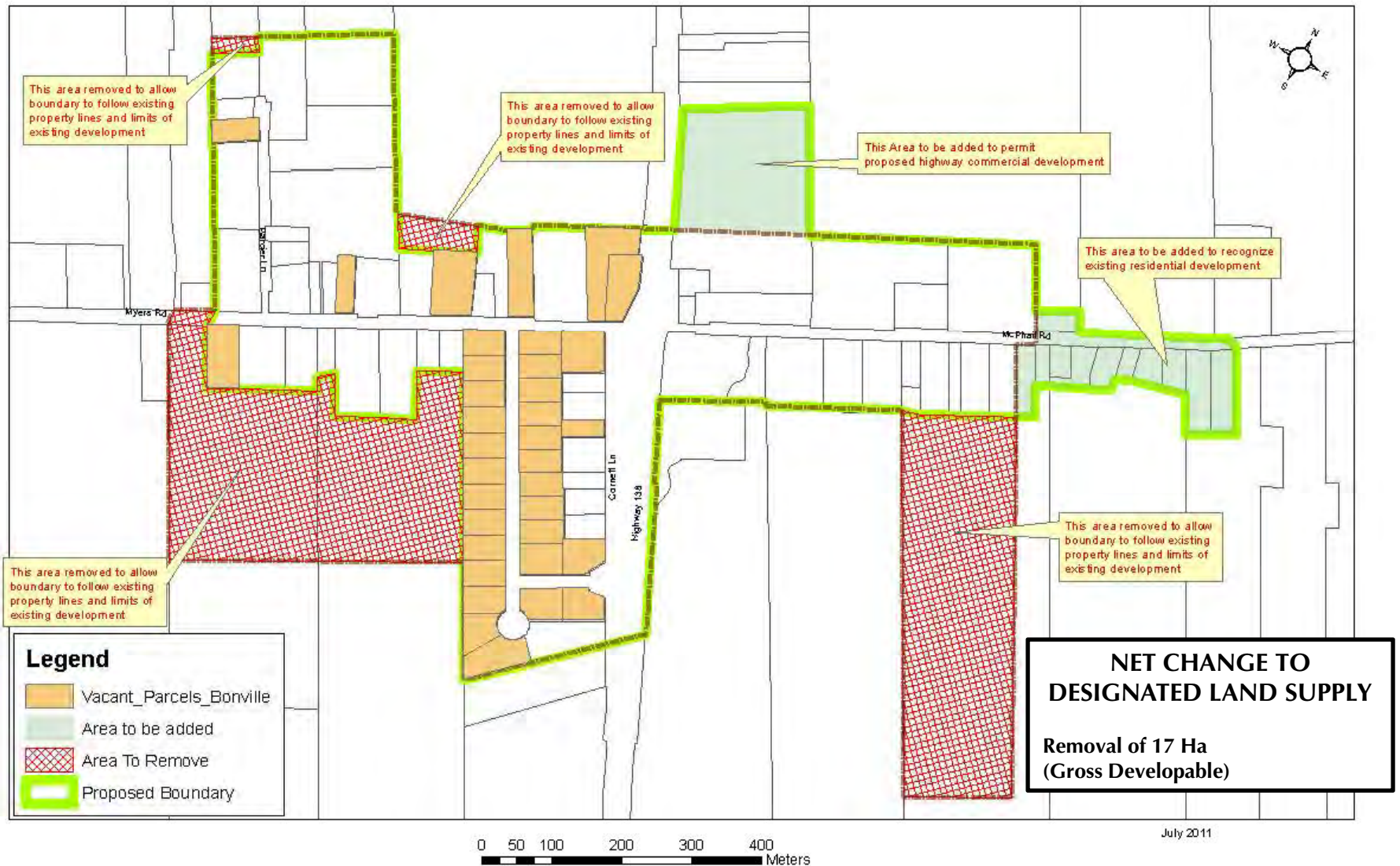


# Proposed Boundaries - Lunenburg





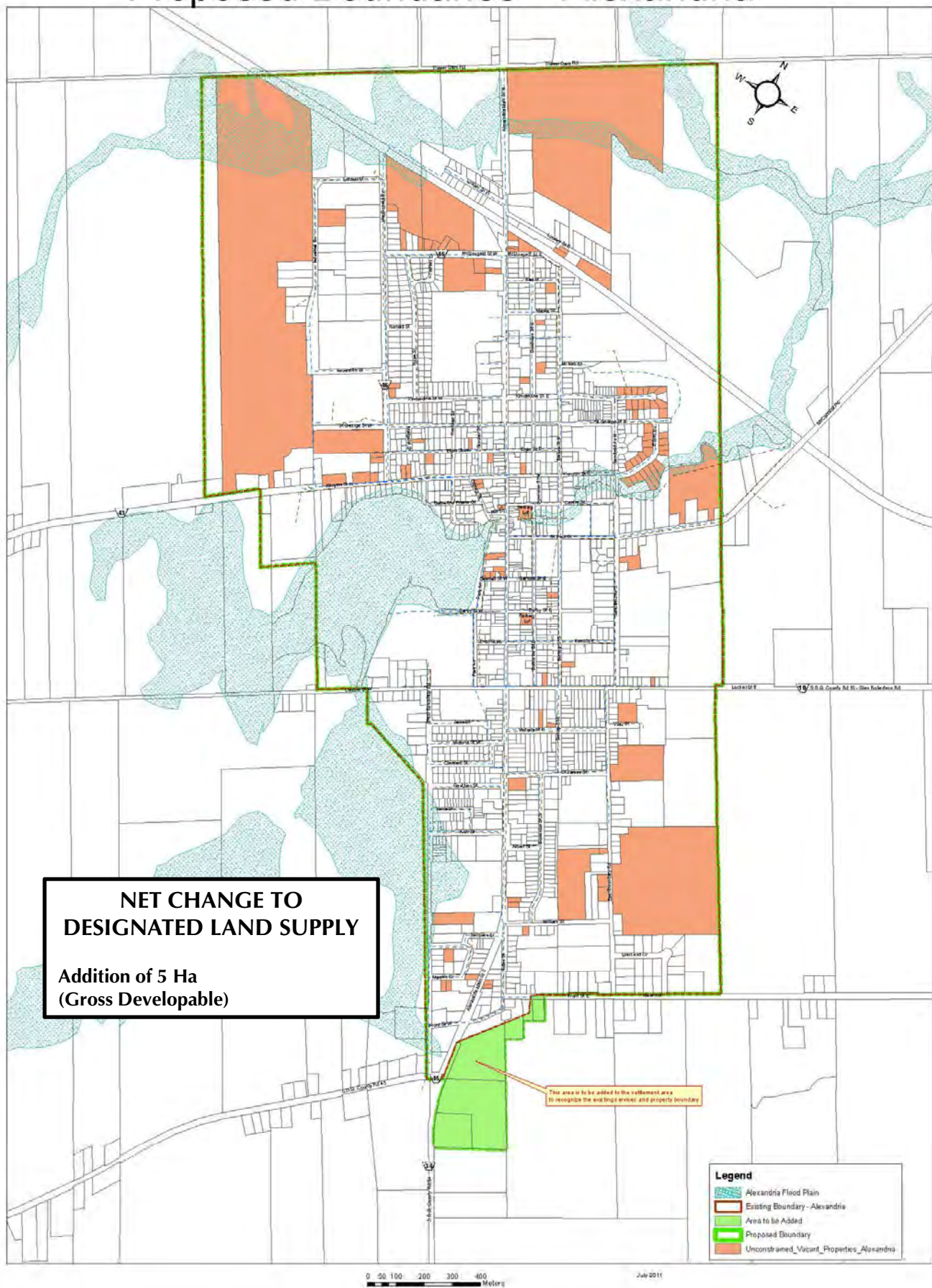
## Proposed Boundaries - Bonville



July 2011

## **North Glengarry**

# Proposed Boundaries - Alexandria





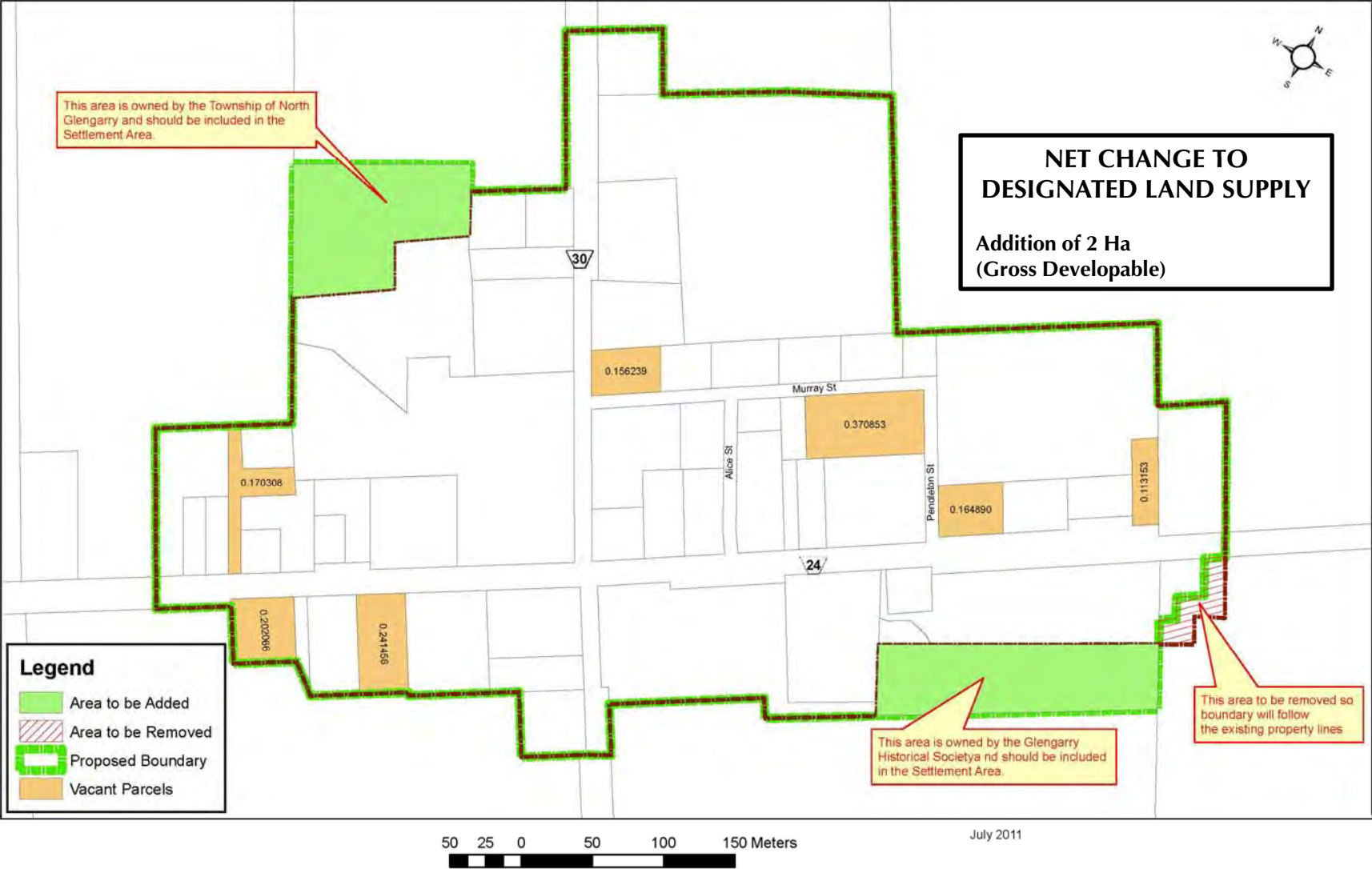
# Proposed Boundaries - Dominionville



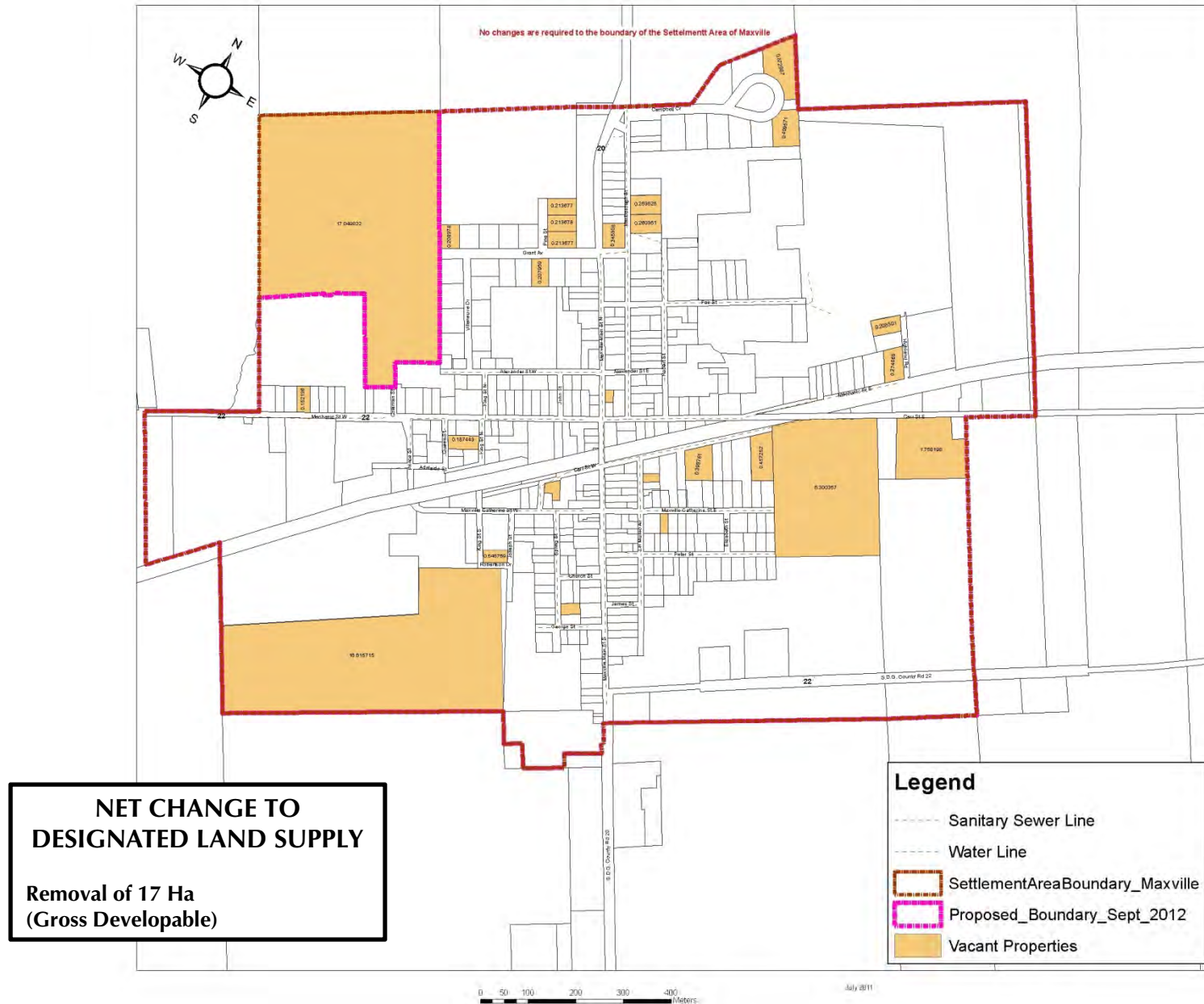
# Proposed Boundaries - Apple Hill



Proposed Boundaries - Dunvegan



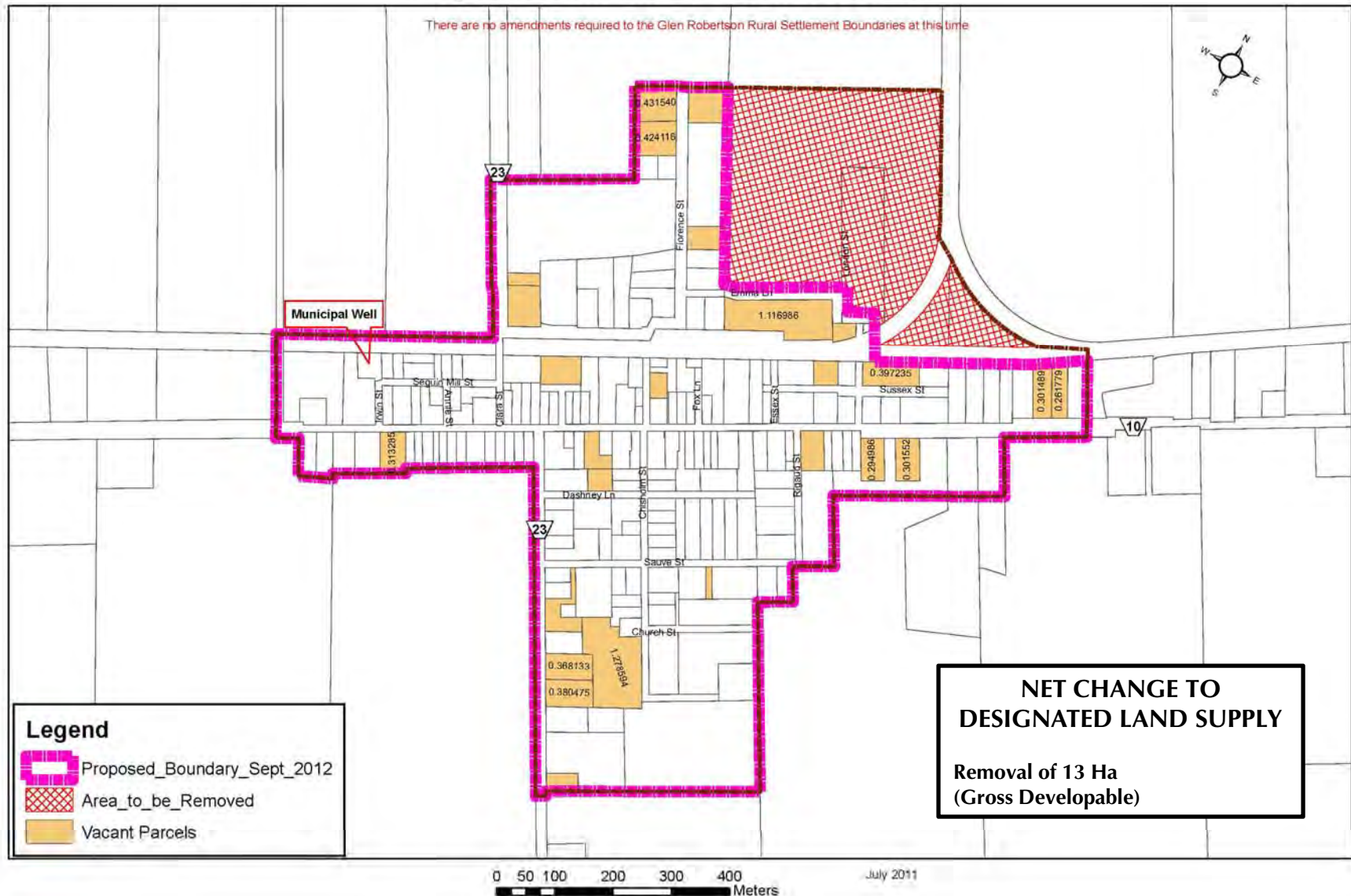
# Proposed Boundaries - Maxville





## Proposed Boundaries - Glen Robertson

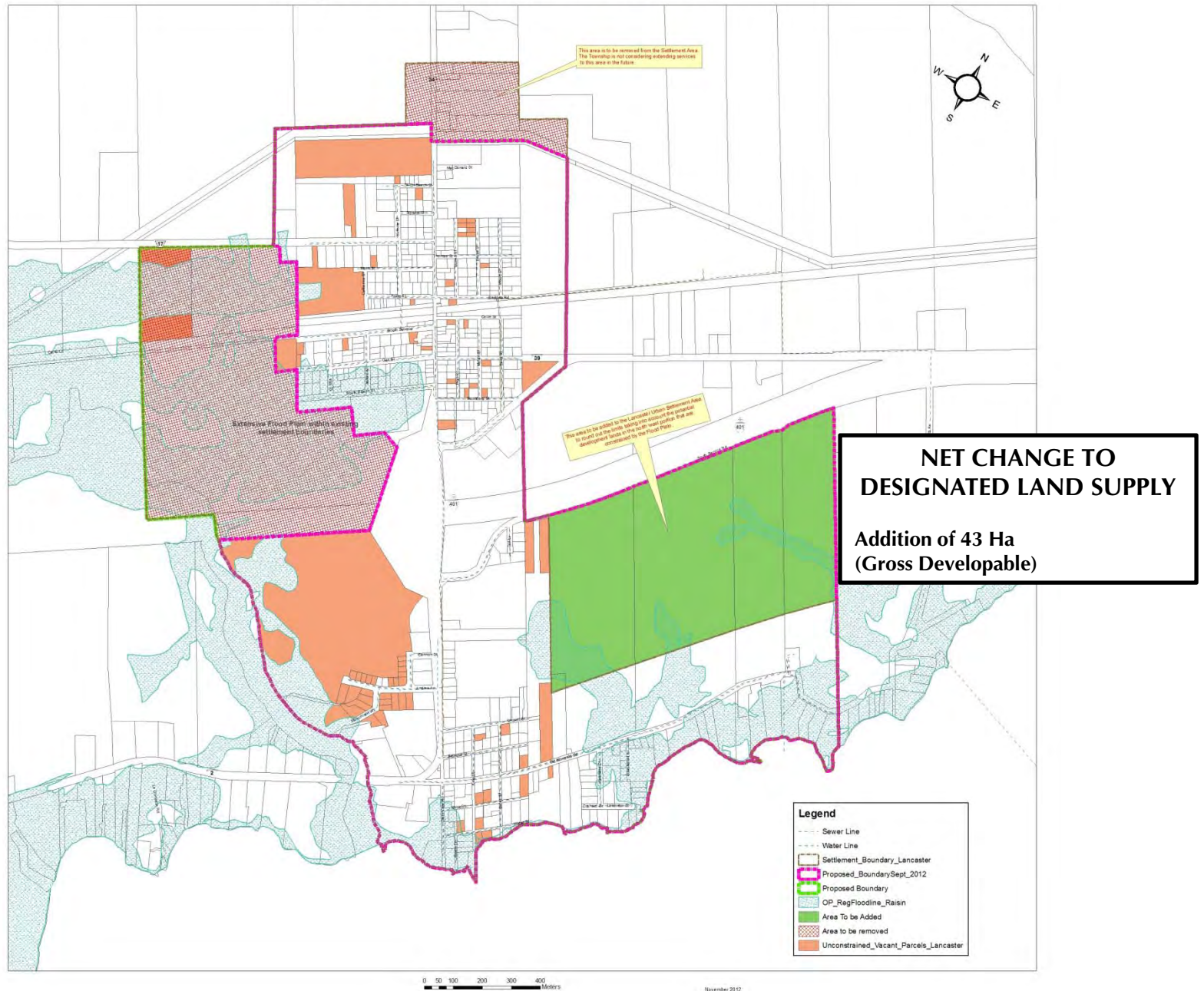
There are no amendments required to the Glen Robertson Rural Settlement Boundaries at this time



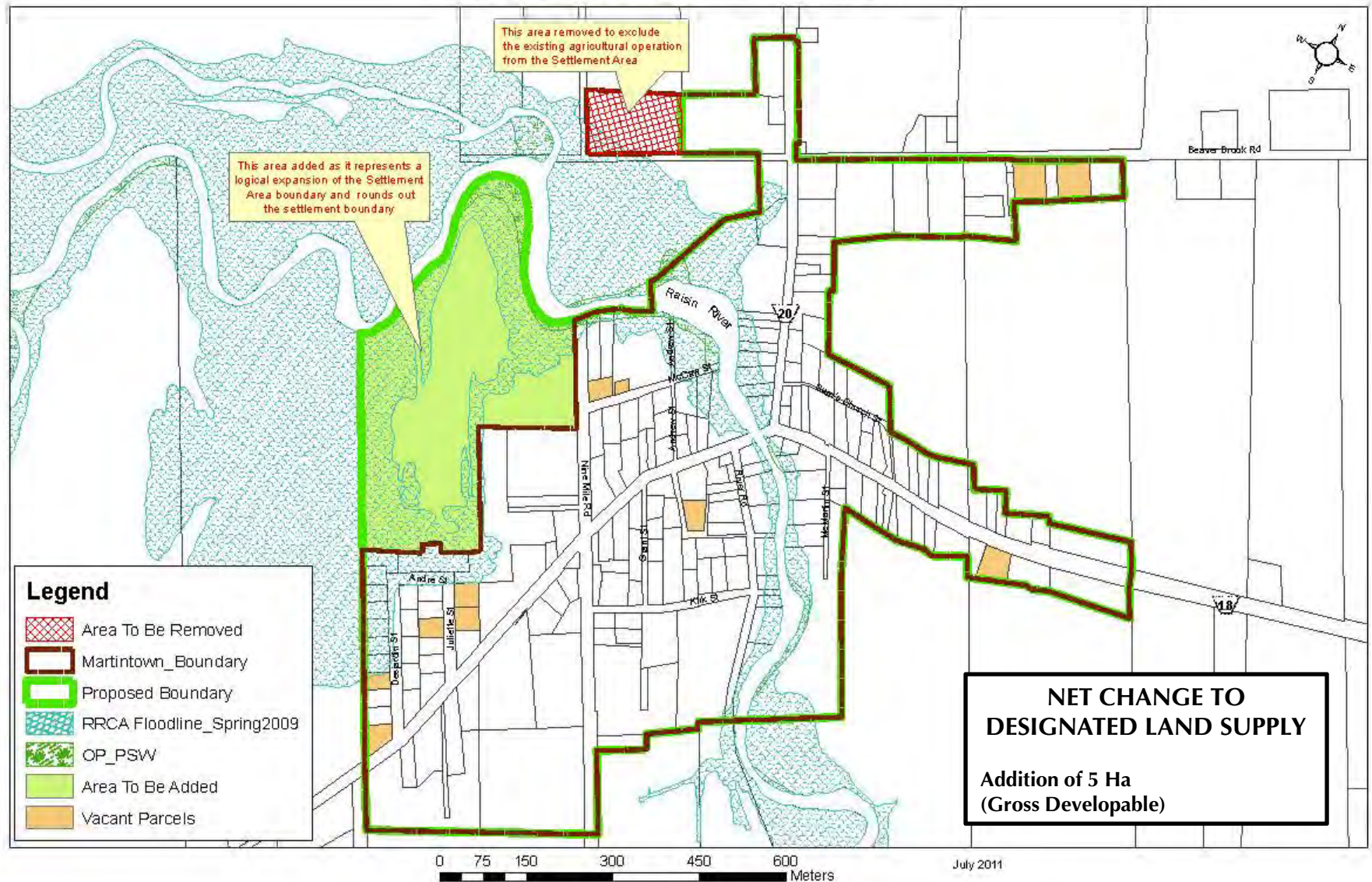


## **South Glengarry**

# Proposed Boundaries - Lancaster

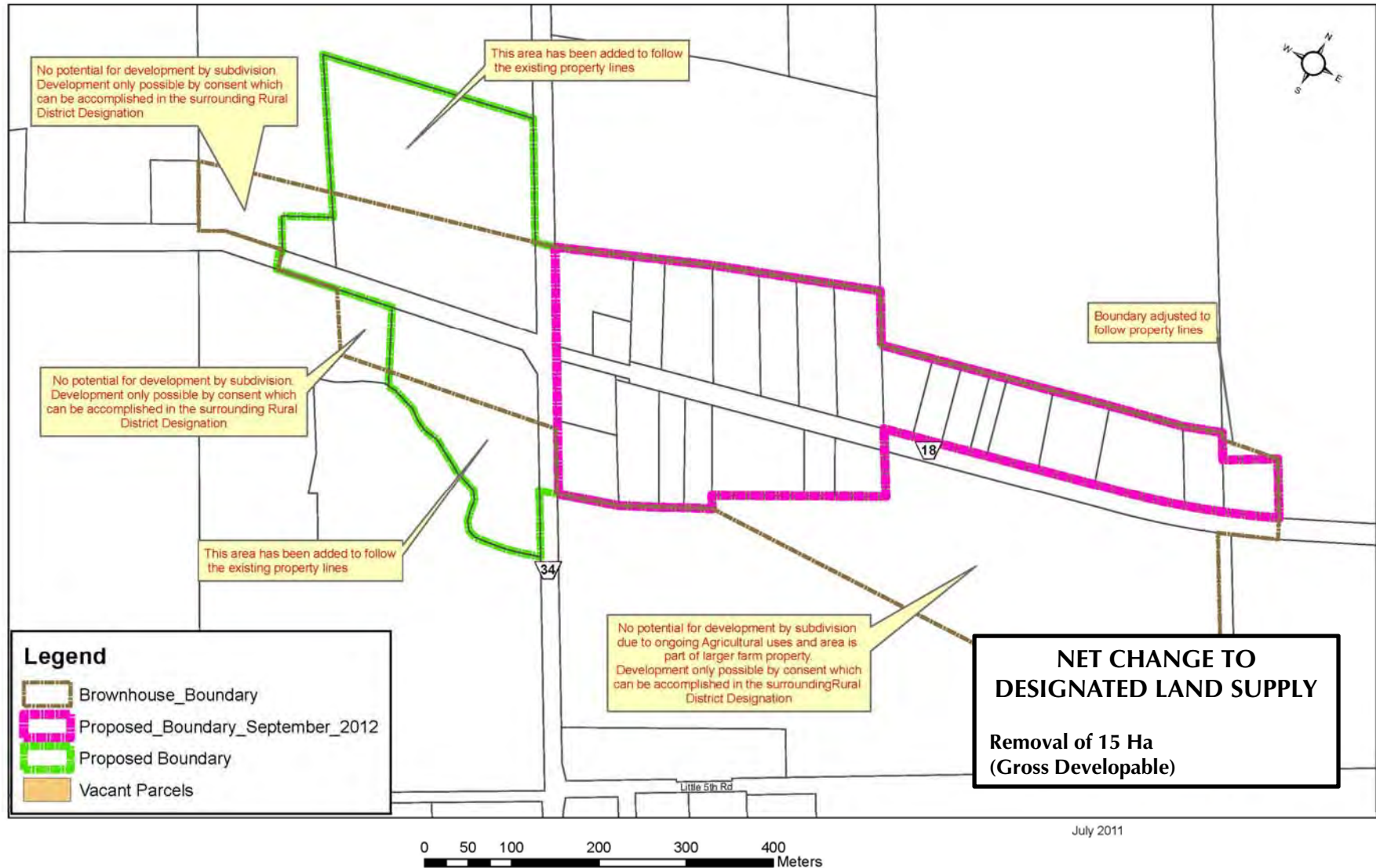


## Proposed Boundaries - Martintown





## Proposed Boundaries - Brown House Corners

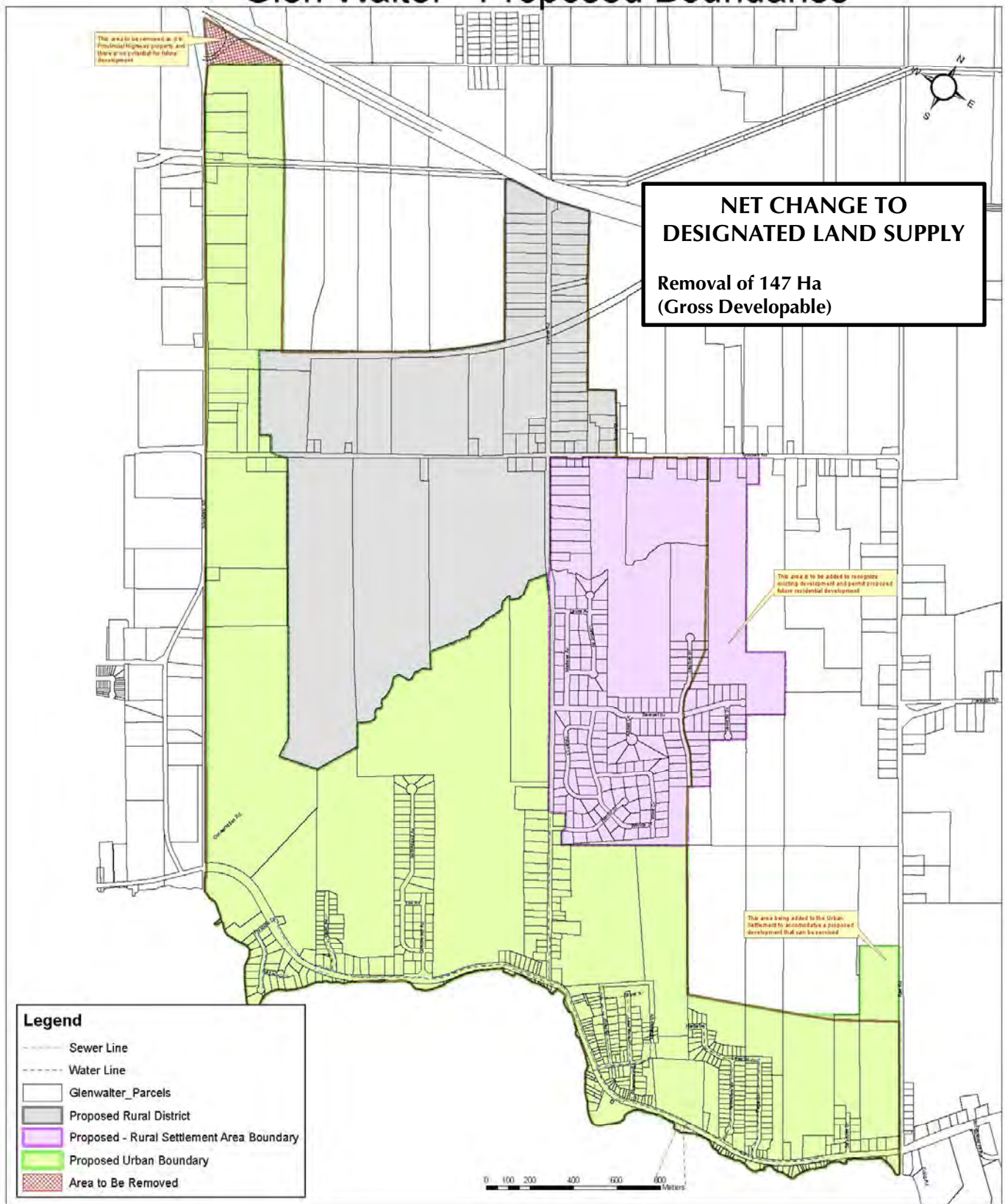


July 2011

## Proposed Boundaries - North Lancaster



# Glen Walter - Proposed Boundaries

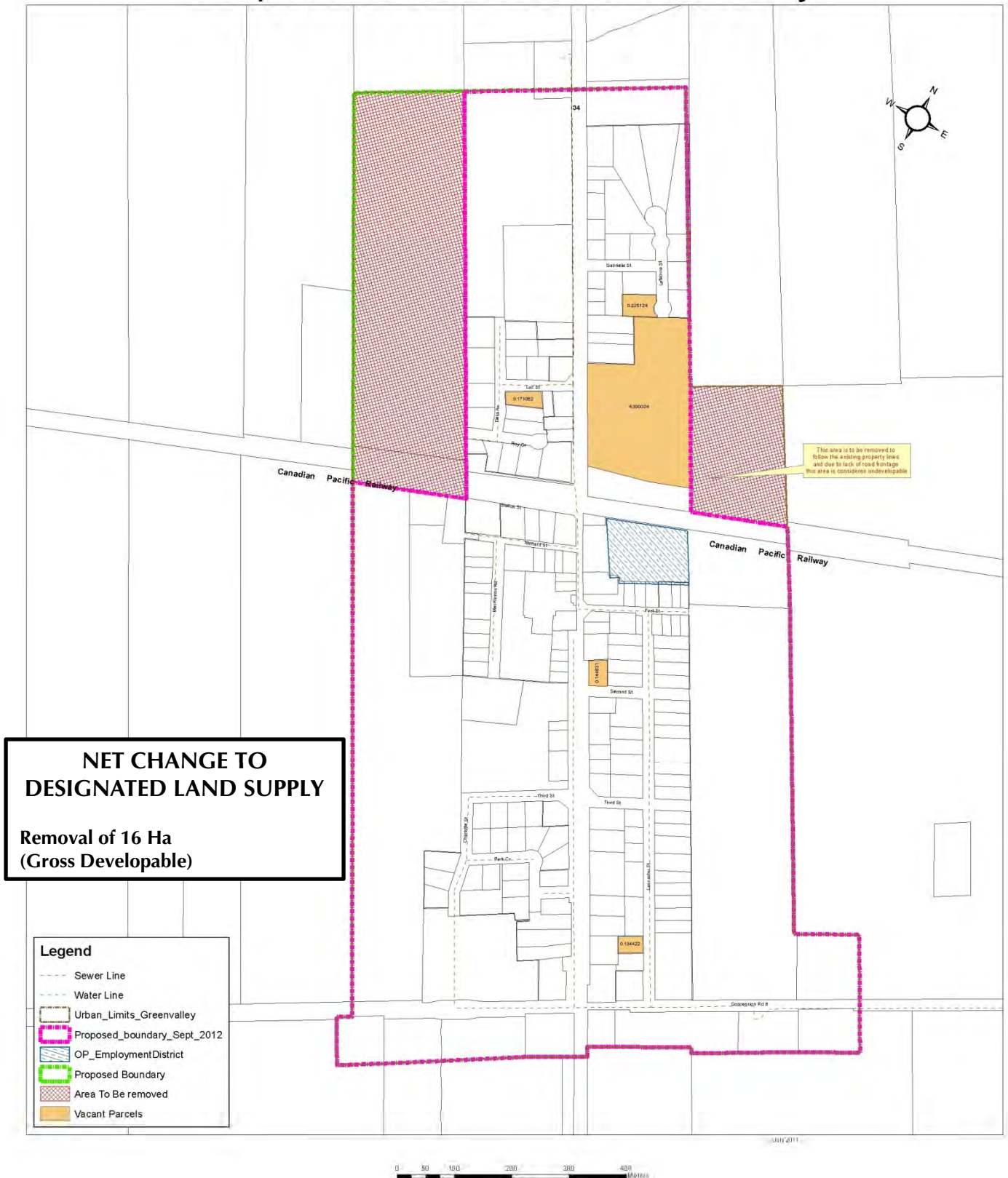




# Proposed Boundaries - Dalhousie Mills



# Proposed Boundaries - Green Valley





# Proposed Boundaries - Summerstown

