



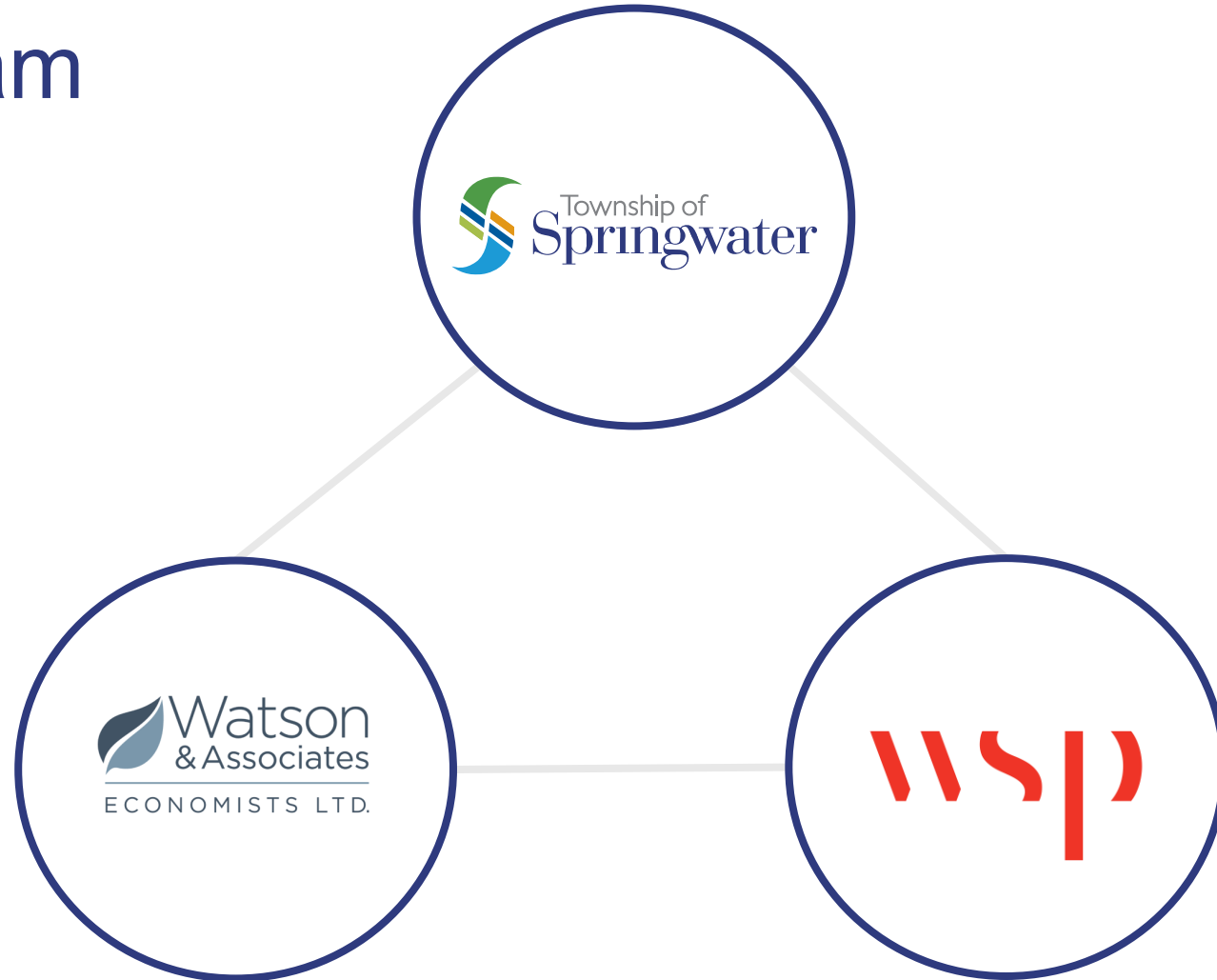
# Growth Management Study

Presentation to Council

March 18, 2026



# Project Team



# Presentation Overview

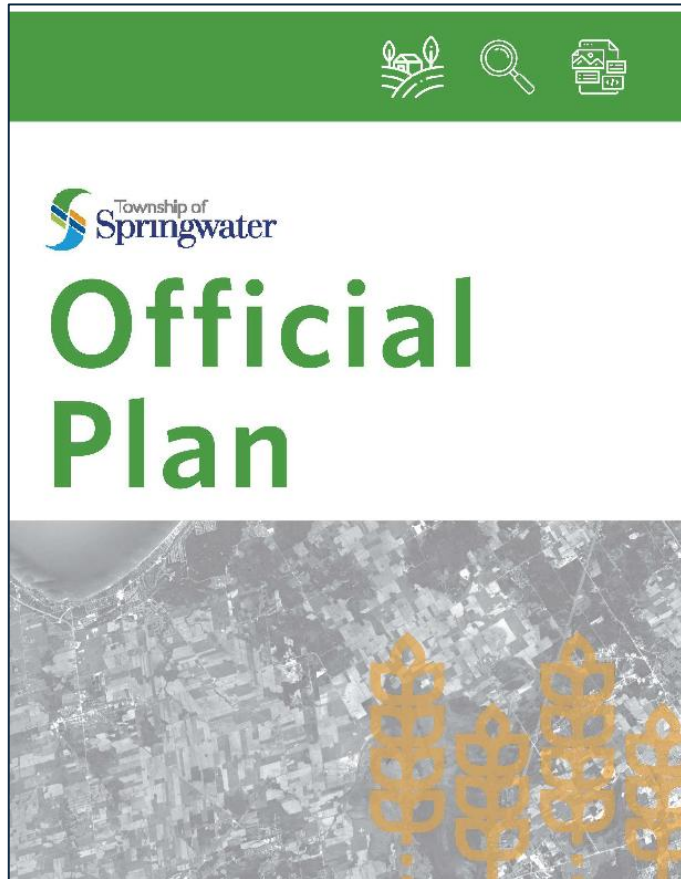
1. Background & Planning Policy Context
2. Growth Forecasts
3. Scenario Testing and Land Needs Analysis
4. Potential Employment Expansion Areas
5. Recommendations
6. Fiscal Impact Analysis
7. Servicing Analysis
8. Policy Justification
9. Next Steps



# Background & Planning Policy Context

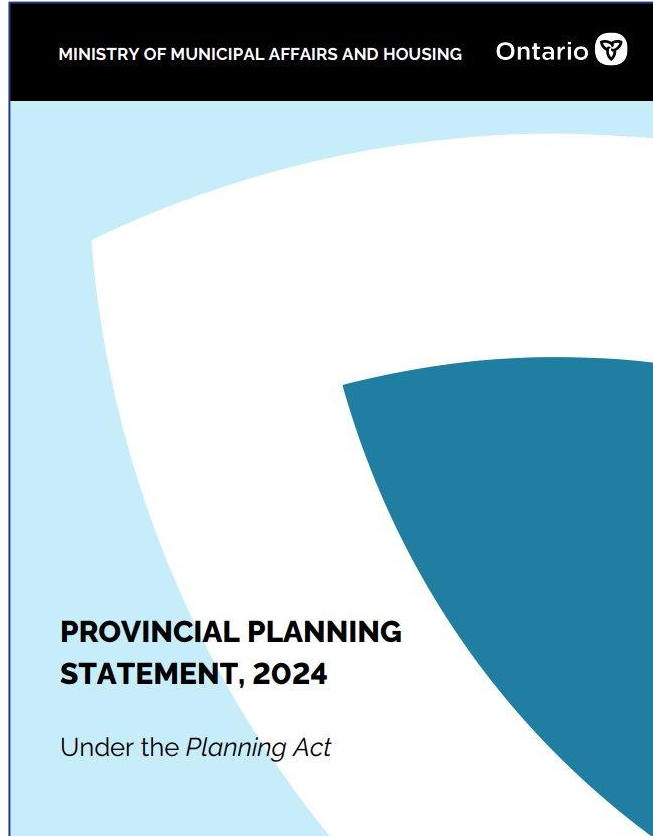


# Background



- **Fall 2016** – Township begins Official Plan Review
  - 2018 – Previous Growth Management Study
  - 2021 – Population-related Employment Land Market Study
  - 2021 – Intensification Strategy
  - 2021 – Bayfield Street Corridor Study
  - 2022 – Land Needs Analysis
- **Summer 2023** – Council adoption of 2023 Official Plan w/ horizon of 2031

# Provincial Policy Changes



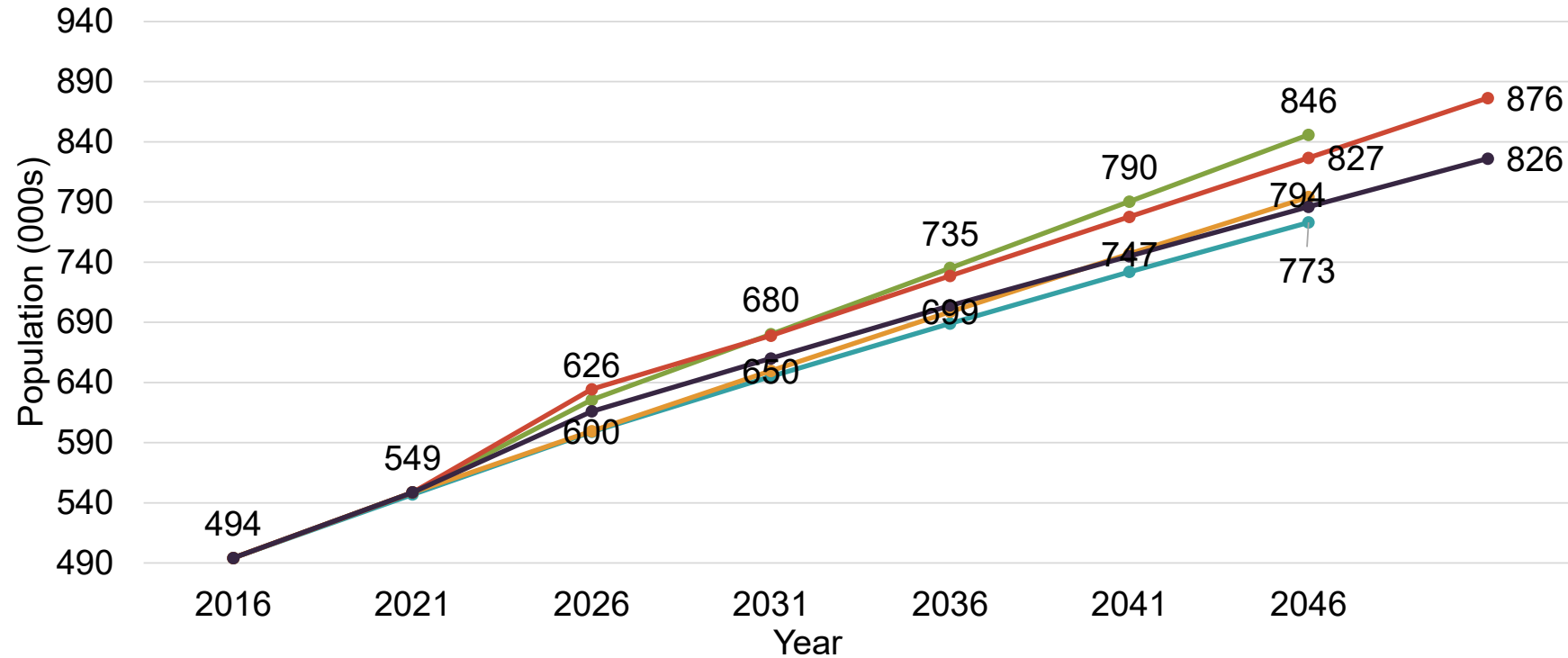
- **Bill 97, *Helping Homebuyers, Protecting Tenants Act*** (June 2023)
  - New definition for “Area of Employment”
- **Bill 185, *Cutting Red Tape to Build More Homes Act*** (June 2024)
  - Permits Settlement Area Boundary Expansions at any time, subject to provincial criteria
- **Provincial Planning Statement, 2024** (October 2024)
  - Additional flexibility for determining growth targets
  - New planning horizon of 20-30 years
  - Planning authorities are allowed to plan beyond a 30-year horizon for infrastructure, public service facilities, SGAs, and employment lands

# Growth Forecasts



# Ministry of Finance Forecast for Simcoe County Census Division

**2021 to 2046**



—● Simcoe County M.O.F. Spring 2021  
—● Simcoe County M.O.F. Summer 2023  
—● Simcoe County M.O.F. Summer 2025

—● Simcoe County M.O.F. Summer 2022  
—● Simcoe County M.O.F. Fall 2024

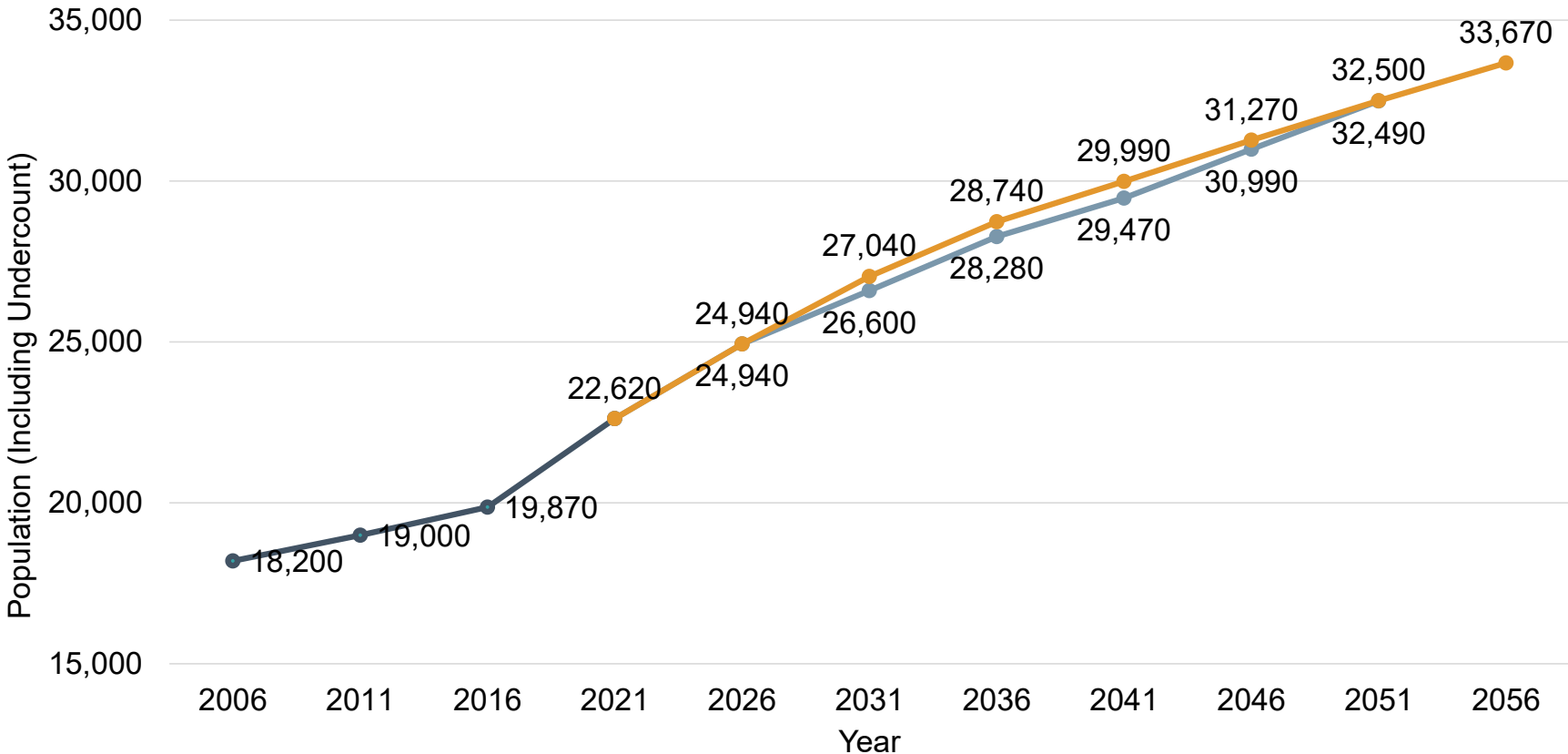
M.O.F.  
Summer 2021,  
Forecast:  
**224,000**

M.O.F.  
Summer 2023,  
Forecast:  
**297,000**

M.O.F. Fall  
2025,  
Forecast:  
**237,000**



# Springwater Population Forecast, 2021 to 2056



Historical  
2006 - 2021:  
**1.5%**

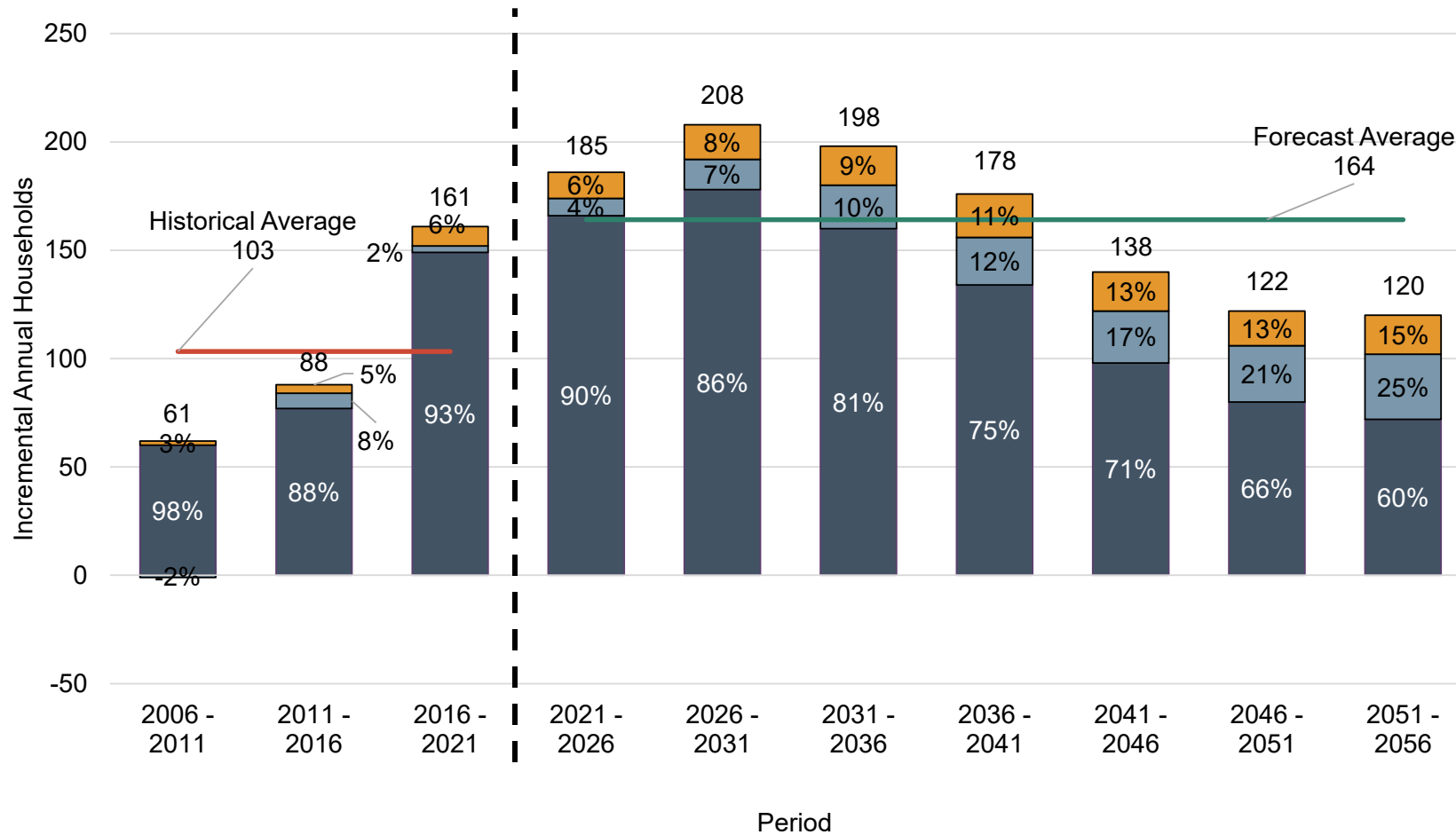
SCOPA 7  
2021 - 2051:  
**1.2%**

Forecast  
2021 - 2056:  
**1.1%**

● Historical   
 ● SCOPA 7 Forecast   
 ● 2025 GMS Forecast



# Springwater Annual Housing Forecast (5 Year Increments), 2006 to 2051



**2006-2021**  
 Low - 93%  
 Med - 3%  
 High - 4%

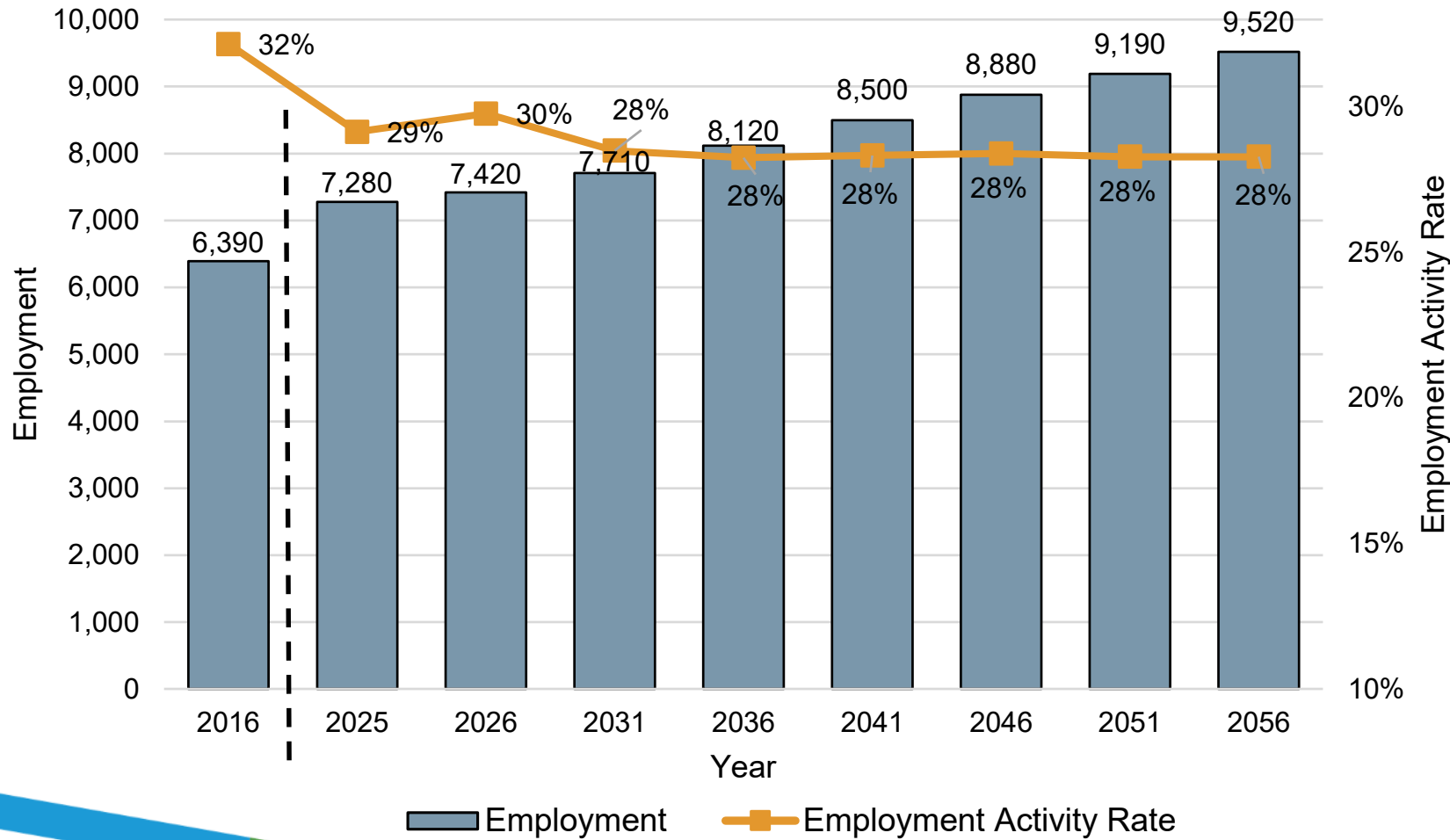
**2021-2056**  
 Low - 77%  
 Med - 13%  
 High - 10%

- Low Density includes singles and semi-detached units.
- Medium-density includes townhouses and apartments in duplexes.
- High-density includes bachelor, 1 bedroom and 2 bedroom+ apartments, stacked townhouses, and A.R.U.s

Low Density
  Medium Density
  High Density
  Historical Average
  Forecast Average

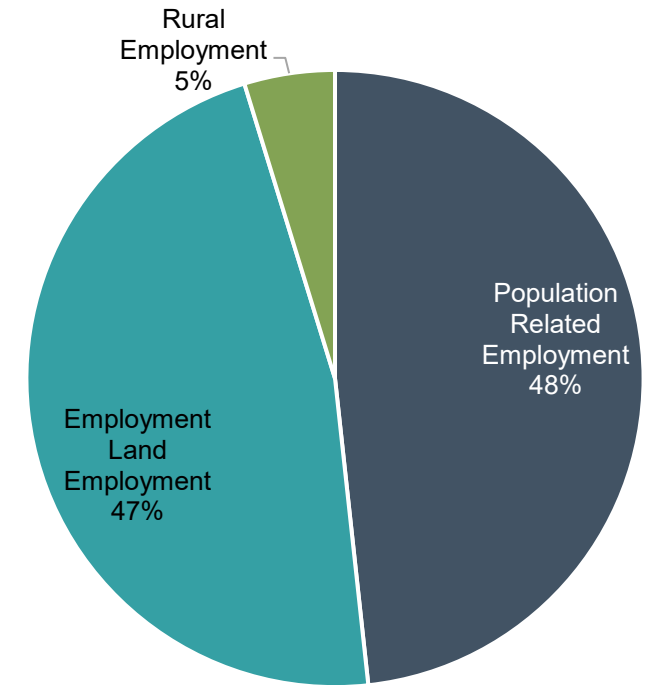


# Springwater Employment Forecast by Sector, 2025 to 2056



2025 – 2056 Employment Growth Share by Sector (%)

Employment Activity Rate



# Scenario Testing and Land Needs Analysis, 2056

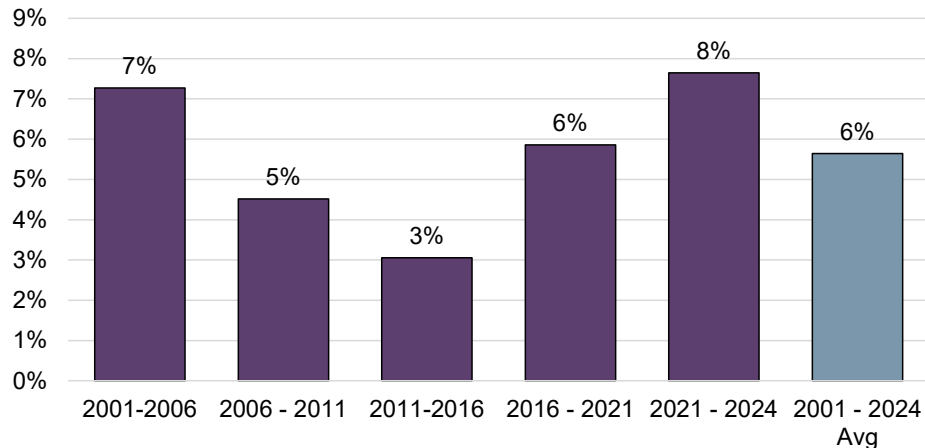


# Population Growth Scenario Testing

Growth Plan  
Simcoe County  
Reference  
Forecast  
(2021-2051)  
  
**194,340**

Scenario	Springwater Share of Growth	2051 Population Estimate	2021 - 2051 Housing Estimate	2021 – 2051 Population Growth Rate
1	5% (Based on SCOPA 7 Forecast)	32,500	5,145	1.2%
2	8% (Highest Share of Growth compared to County Growth)	37,500	7,100	1.7%
3	10% (Extrapolate Increased Growth Share)	41,100	8,500	2.0%

Share of Springwater - Simcoe County Population Growth



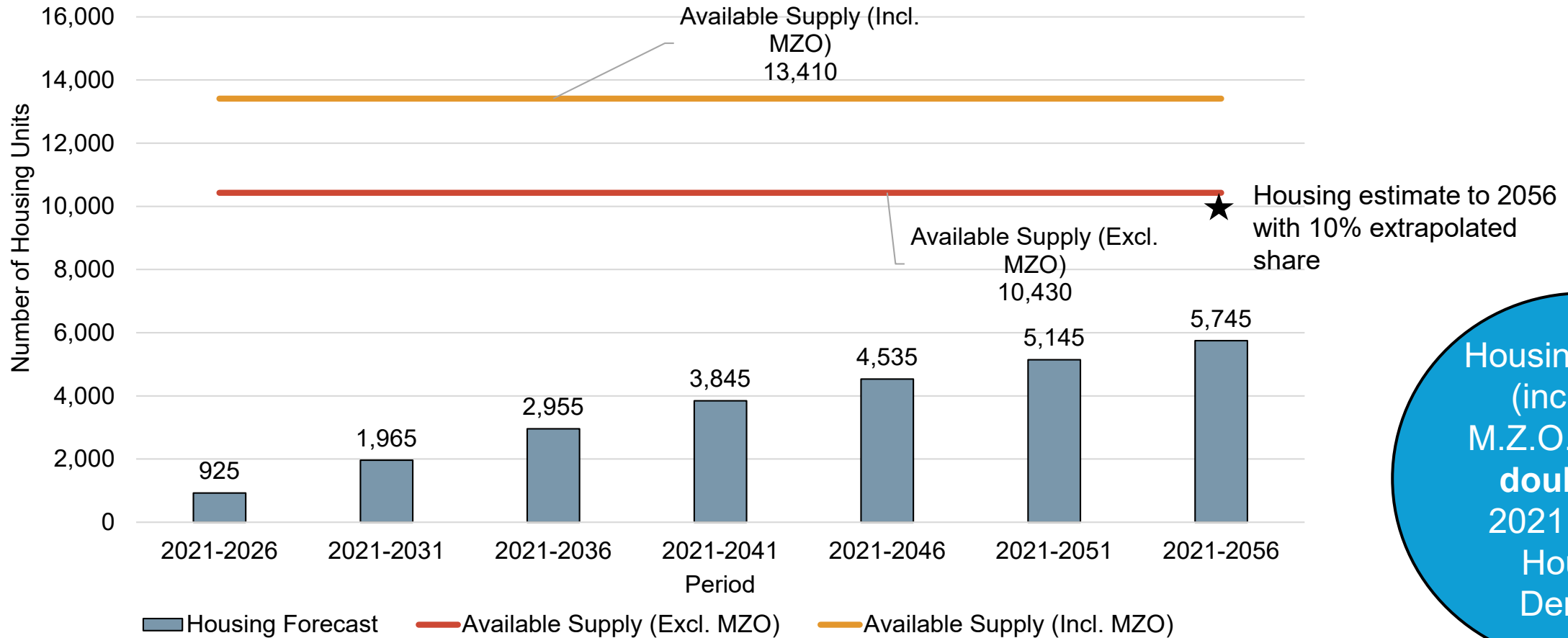
Note: This analysis utilizes a time horizon of 2021-2051, ensuring consistency with the County-wide SCOPA 7 forecast.

# Summary of Springwater Growth Forecasts from 2021-2056

	2021	2051	2056	Increase 2021-2056
People	22,620	32,500	33,670	11,050 new people
Jobs	6,700	9,190	9,520	2,820 new jobs
Housing Units	7,505	12,650	13,250	5,745 new housing units



# Household Forecast vs. Number of Units in Active Application Process



Housing Supply  
 (including  
 M.Z.O.) is over  
**double** the  
 2021 – 2056  
 Housing  
 Demand

Note: Supply Data represents data for the entire Township and is as of February 2025.



# Housing Unit Surplus / Deficit in Designated Growth Area (D.G.A.)

Description	Calculation	Number of Housing Units
2025 – 2056 Total Housing Growth Forecast	A	5,110
2025 - 2056 Housing Growth – Designated Growth Area Forecast	B	3,930
Units in Development Applications in the D.G.A.	C	9,590
Vacant Land Unit Yield Estimate	D	3,480
<b>Surplus of Housing Units in the D.G.A.</b>	<b>E = C+D-B</b>	<b>9,140</b>

Notes: The housing forecast represents a start year of 2025 (not 2021).

Supply data shown here excludes M.Z.O. requests

Row A represents the entire Township housing growth forecast and Rows B to E refer to urban D.G.A. growth only.

D.G.A. Housing Growth considers that 15% of total housing growth will be achieved through intensification, with 15 Units Annually in Rural Areas.



# Employment Area Land Surplus / Deficit

Employment Land Need		
Employment Lands Employment Growth	A	1,090
Employment Growth Accommodated by Intensification (5%)	$B = 5\% * A$	55
Total Employment Growth Adjusted for Intensification	$C = A - B$	1,035
Employment Land Density (jobs/net ha)	D	15
Employment Land Demand (net ha)	$E = C / D$	69
Employment Land Supply (net ha)	F	16
<b>Employment Land Need (net ha)</b>	<b><math>G = F - E</math></b>	<b>-53</b>
<b>Employment Land Need with Added Contingency of 15% (net ha)</b>	<b><math>H = G * 115\%</math></b>	<b>-61</b>

Township wide Employment Land Need – 61 Net Ha or 81 Gross Ha

# Employment Area Land Surplus / Deficit



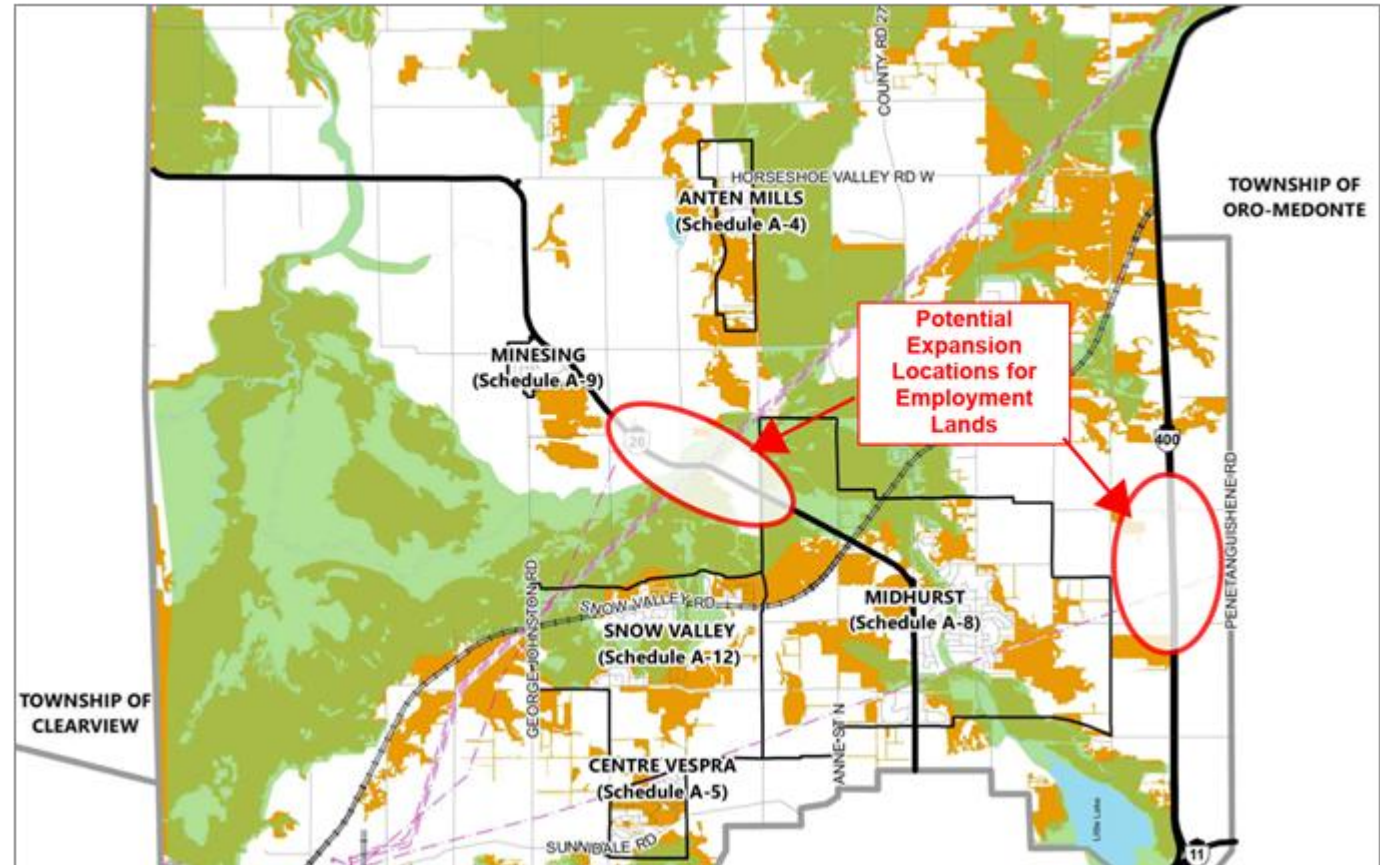
The Township is anticipated to require **61 net hectares (81 gross hectares)** of lands to meet the needs for Employment Lands to 2056

# Potential Employment Expansion Areas



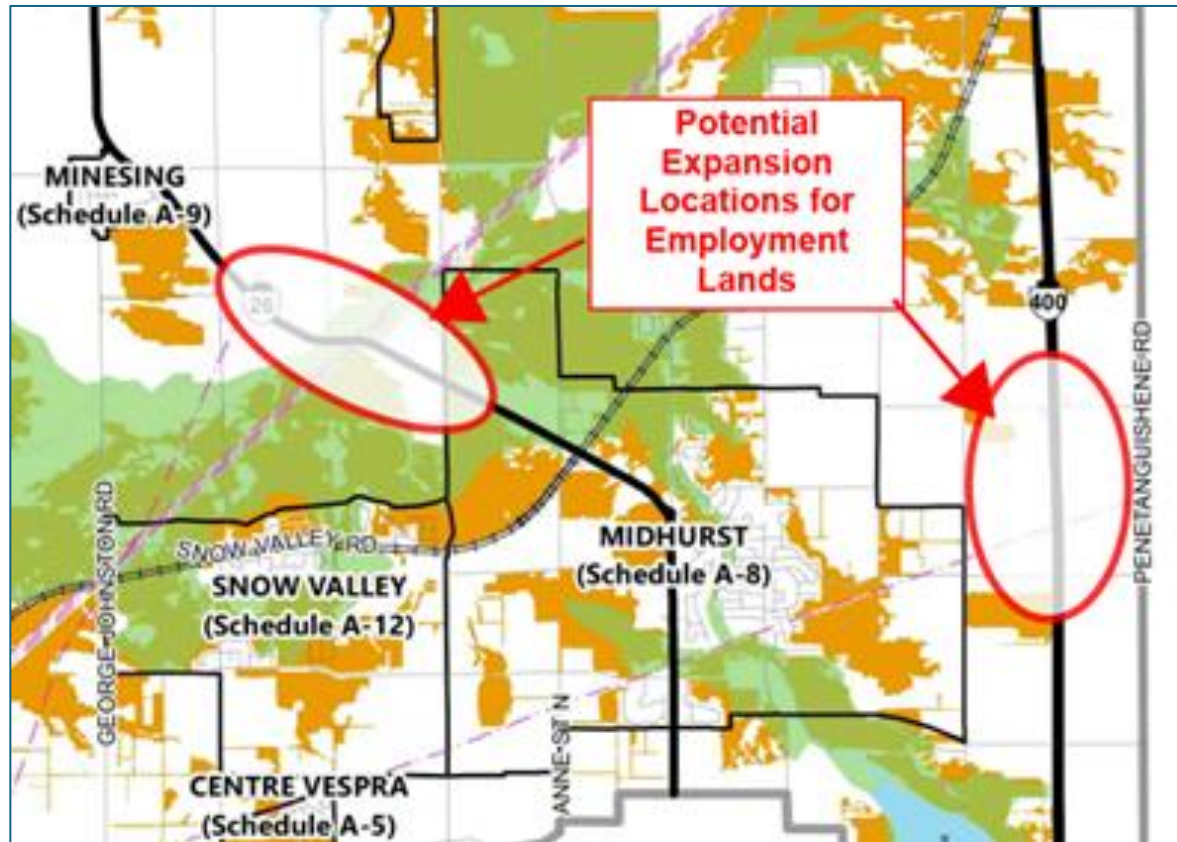
# 2025 Growth Management Study (GMS)

- Planning Horizon to 2051/2056
- No additional residential land needs
- Employment lands deficit of 81 gross hectares
- Ability to plan beyond 30-year horizon
- County forecasts not yet updated
- Potential areas for Employment Lands expansion identified based on consistency with PPS policies 2.8.2.1 and 2.8.2.2:
  - Proximity to Midhurst (largest settlement area with existing infrastructure in place to support).
  - Proximity to goods movement corridors (Hwy 26 & 400)



*Locations Considered for Future Employment Lands*

# Expansion Lands Considerations



*Locations Considered for Future Employment Lands*

## Considerations:

- Highway 26 lands constrained by hydro corridor and natural heritage resources
- Previous direction from Council to consider lands east of Midhurst along Highway 400
- Existing ongoing infrastructure upgrades that would support lands adjacent to Highway 400

## Recommendation:

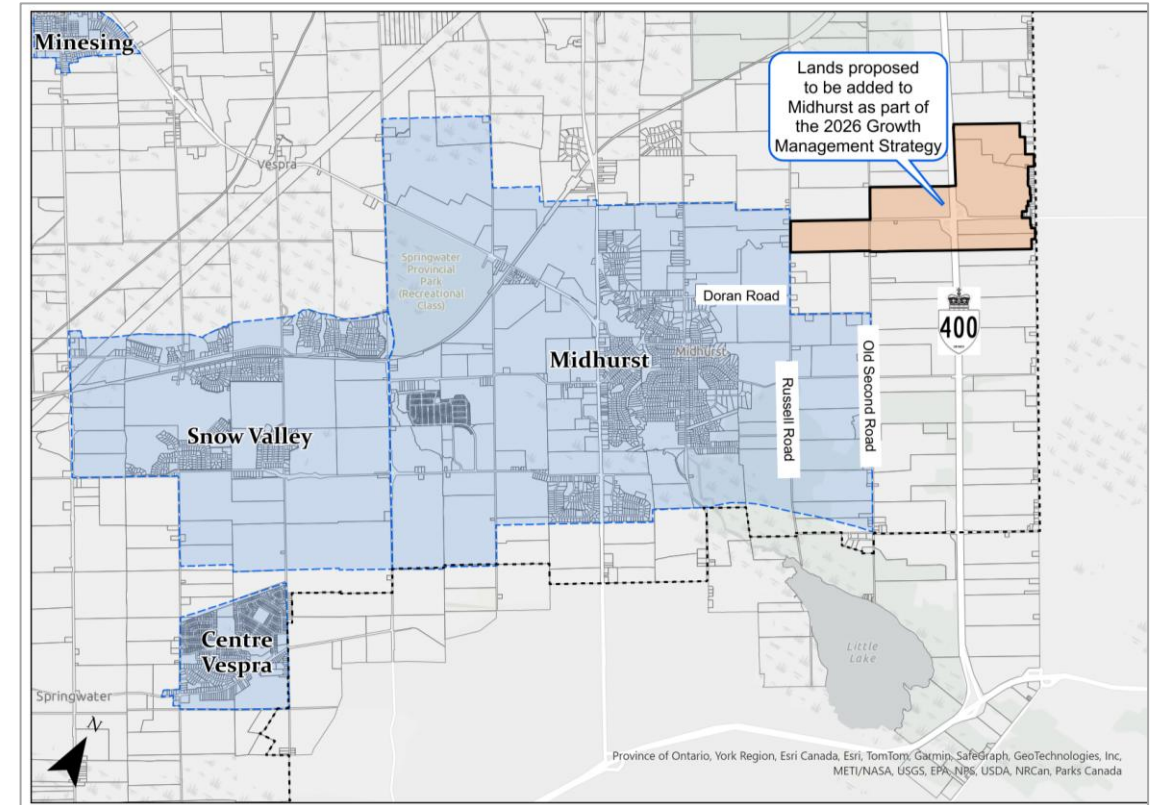
- Study area adjacent to Highway 400 recommended to accommodate 280 ha expansion, including 81 ha required by LNA
- Lands will retain current land use designation and operate unaffected until needed

# Recommendations



# Recommendations for Springwater

- Based on results of LNA, no need to add residential lands at this time
- The Township should take a proactive approach to planning beyond the 30-year employment growth horizon
- **280 ha of Employment Lands** are recommended for addition through the current Growth Management Exercise
- The subject lands are strategically located at the **Highway 400 & Forbes Road** interchange
- Remaining lands will form the “**Long-Term Employment Lands Reserve**”, recognizing their future employment potential



Proposed Settlement Area Boundary  
Expansions and Future Employment  
Lands Overlay

- Municipal Boundary
- Settlement Area Boundaries
- Total Lands Proposed to be Added
- 2025 Employment Expansion Areas

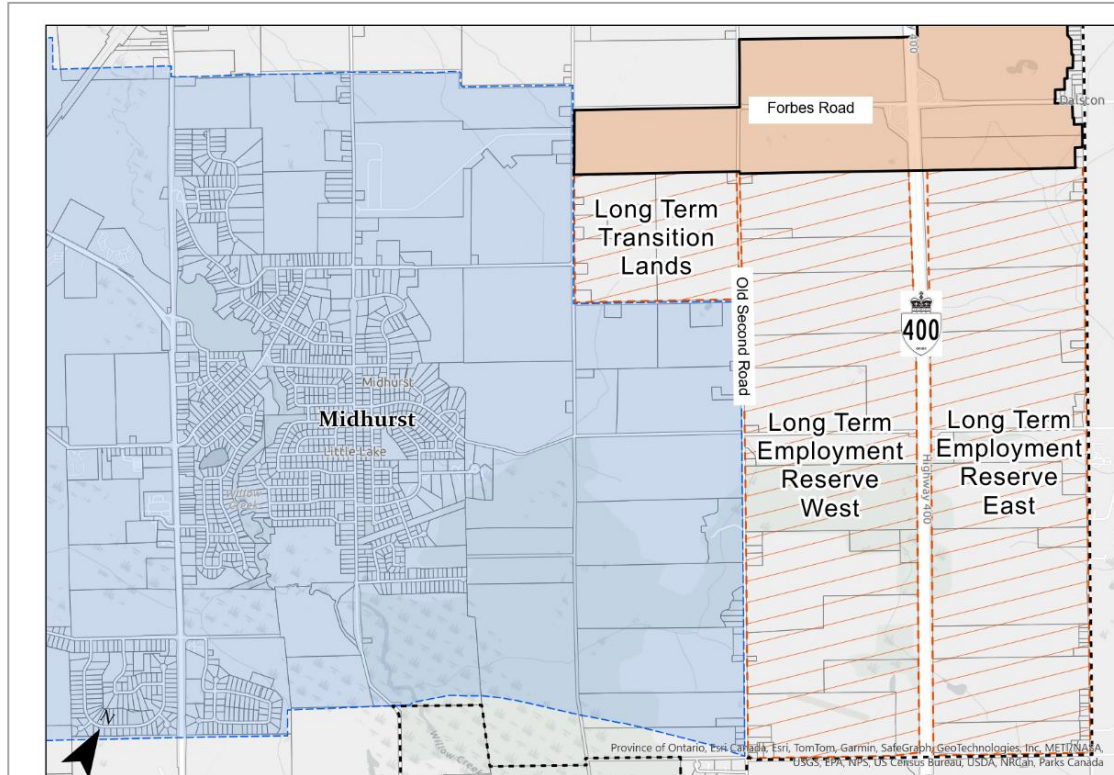
□ Long Term Employment Lands Reserve



Watson  
& Associates  
ECONOMISTS LTD.



# Recommendations for Springwater – Longer Term



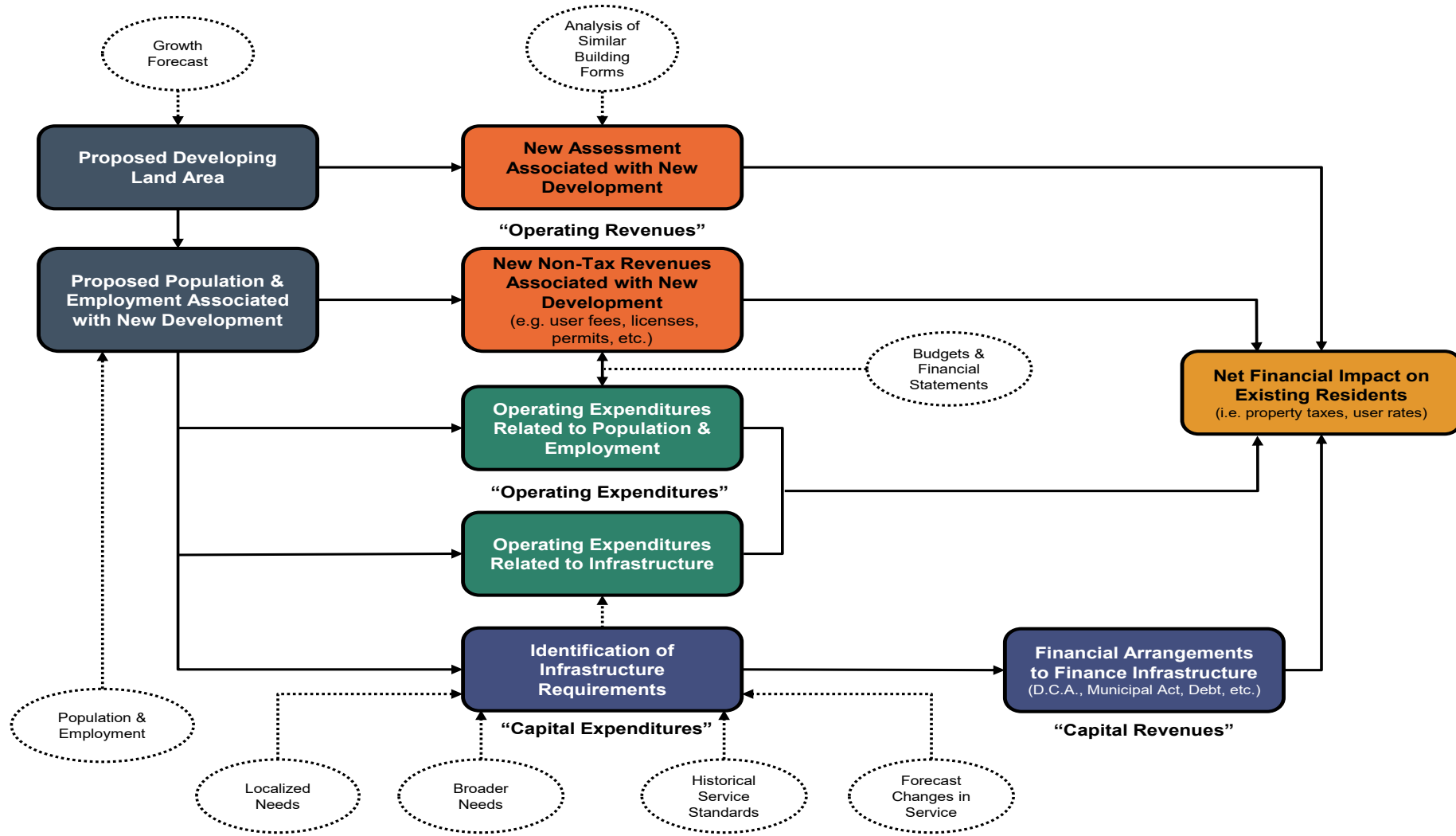
Lands Proposed for Addition to Settlement Area and Proposed Overlays

- Applying overlays can support the Town's economic prosperity, long-term employment needs, and investment readiness.
- Provides additional layer of policy direction "on top of" existing Official Plan designations
- Long Term Transition Lands
  - Transition area between employment uses along Highway 400 and the residential community on Rusell Road
- Long Term Employment Reserve
  - Identifies the lands on either side of Highway 400 as a strategic employment asset for the Township, as a result of its proximity to the highway.

# Fiscal Impact Analysis



# Overview of Financial Impact Analysis



# Fiscal Analysis - Key Considerations

- Fiscal Impact Analysis is a snapshot in time, based on 2025 tax rates and current assumptions
- Growth-related capital infrastructure costs are funded by Development Charges or developers
- Springwater has relatively very low tax rates (BMA Municipal Study, 2024):
  - Residential rates are 65% below average
  - Commercial rates are 69% below average
  - Industrial rates are 171% below average.



# Summary of Analysis – Current Settlement Area Boundary

## Growth Forecast

9,200 people  
5,108 residential units  
1,119 jobs

## Capital Expenditures

Growth Costs  
Tax: \$220M  
Rate: \$183M

Summary of Fiscal Impact	2025\$
<b>1. Revenues</b>	
<b>1.1 Property Tax</b>	
Residential Growth	12,513,340
Non-residential Growth	540,690
<b>Total Property Tax Revenue</b>	<b>13,054,030</b>
<b>1.2 Non-Tax</b>	
Residential Growth	1,820,191
Non-residential Growth	192,129
<b>Total Non-Tax Revenue</b>	<b>2,012,320</b>
<b>1.3 Total Revenue</b>	
Residential Growth	14,333,531
Non-residential Growth	732,819
Less Existing Property Tax	0
<b>Total Revenue</b>	<b>15,066,350</b>
<b>2. Expenditures</b>	
<b>2.1 Operating</b>	
Residential Growth	6,199,495
Non-residential Growth	649,438
<b>Total Operating Expenditures</b>	<b>6,848,933</b>
<b>2.2 Lifecycle</b>	
Total Lifecycle Expenditures	8,744,700
<b>Total Expenditures</b>	<b>15,593,633</b>
<b>3. Surplus (Deficit)</b>	<b>(527,283)</b>

Summary of Fiscal Impact	2025\$
<b>1. Revenues</b>	
<b>1.1 Operating Revenue</b>	
Residential Growth	7,457,475
Non-Residential Growth	233,137
<b>Total Revenue</b>	<b>7,690,612</b>
<b>2. Expenditures</b>	
<b>2.1 Operating</b>	
Residential Growth	1,320,353
Non-Residential Growth	160,595
<b>Total Operating Expenditures</b>	<b>1,480,948</b>
<b>2.2 Lifecycle</b>	
Total Lifecycle Expenditures	5,118,700
<b>Total Expenditures</b>	<b>6,599,648</b>
<b>3. Surplus (Deficit)</b>	<b>1,090,964</b>

**Tax Annual Deficit**  
\$527,283 = 2% of 2025 Levy

**Rate Annual Surplus**  
\$1,090,964

# Summary of Analysis – Employment Expansion Area

## Growth Forecast

4,200 Additional Jobs

## Capital Expenditures

Growth Costs

Tax: \$41M

Rate: \$82M

Summary of Fiscal Impact	2025\$
1. <u>Revenues</u>	
1.1 <b>Property Tax</b>	
Residential Growth	0
Non-residential Growth	2,483,351
<b>Total Property Tax Revenue</b>	<b>2,483,351</b>
1.2 <b>Non-Tax</b>	
Residential Growth	0
Non-residential Growth	721,126
<b>Total Non-Tax Revenue</b>	<b>721,126</b>
1.3 <b>Total Revenue</b>	
Residential Growth	0
Non-residential Growth	3,204,477
<b>Total Revenue</b>	<b>3,204,477</b>
2. <u>Expenditures</u>	
2.1 <b>Operating</b>	
Residential Growth	0
Non-residential Growth	2,437,568
<b>Total Operating Expenditures</b>	<b>2,437,568</b>
2.2 <b>Lifecycle</b>	
Total Lifecycle Expenditures	1,379,200
<b>Total Expenditures</b>	<b>3,816,768</b>
3. <b>Surplus (Deficit)</b>	<b>(612,290)</b>

Summary of Fiscal Impact	2025\$
1. <u>Revenues</u>	
1.1 <b>Operating Revenue</b>	
Residential Growth	0
Non-Residential Growth	875,044
<b>Total Revenue</b>	<b>875,044</b>
2. <u>Expenditures</u>	
2.1 <b>Operating</b>	
Residential Growth	0
Non-Residential Growth	602,770
<b>Total Operating Expenditures</b>	<b>602,770</b>
2.2 <b>Lifecycle</b>	
Total Lifecycle Expenditures	2,248,700
<b>Total Expenditures</b>	<b>2,851,470</b>
3. <b>Surplus (Deficit)</b>	<b>(1,976,426)</b>

**Tax Annual Deficit**  
\$612,290 = 3% of 2025 Levy

**Rate Annual Deficit**  
\$1,976,426

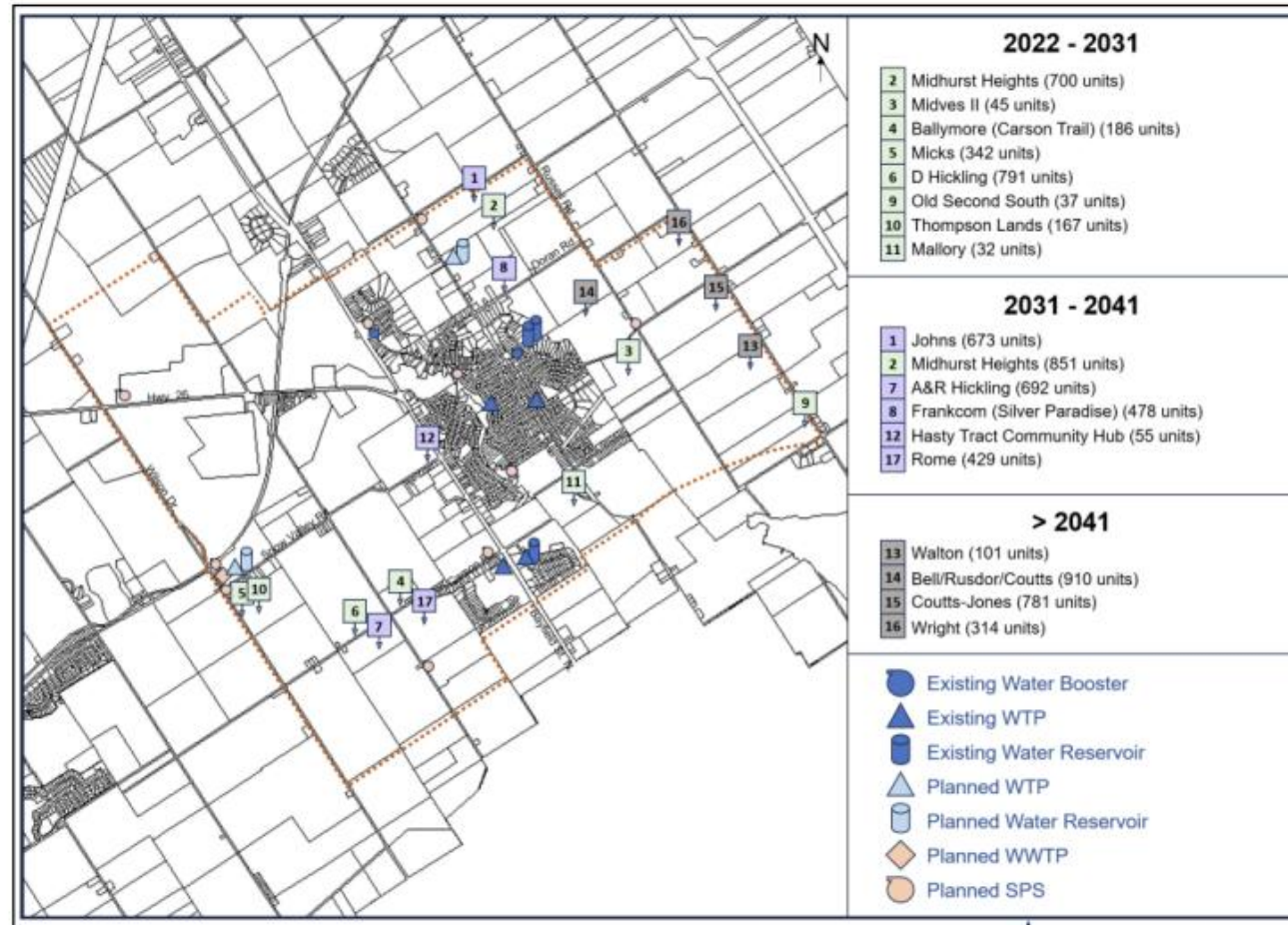
# Summary of Financial Analysis and Findings

- Financial analysis represents the assumed annual net impact on the budget at buildout
- Consistent with the findings of the LRFP, there is upward pressure on tax rates to address lifecycle costs from new infrastructure
- The deficits estimated in the analysis are based on current tax rates; future tax rate increases will assist in mitigating the deficit
- The water and wastewater surplus (Current Settlement Boundary) is consistent with recent updates to the Township's water and wastewater rate to achieve full cost recovery
- The water and wastewater deficit (Employment Expansion Lands) is contingent on the types of uses. Should heavy water uses be constructed, anticipated water and wastewater revenues would be larger, mitigating the deficit.

# Servicing Analysis

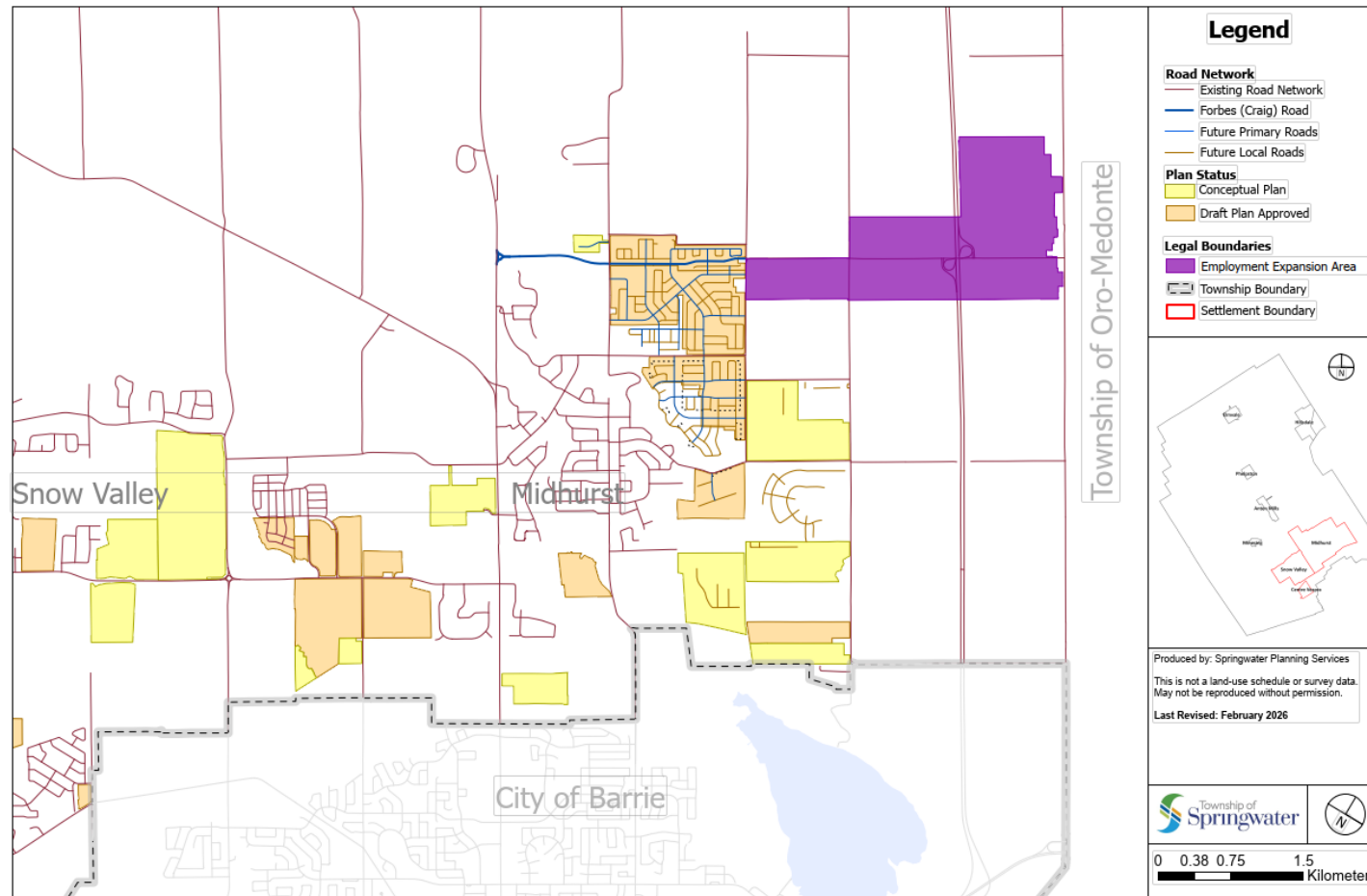


# Servicing Analysis

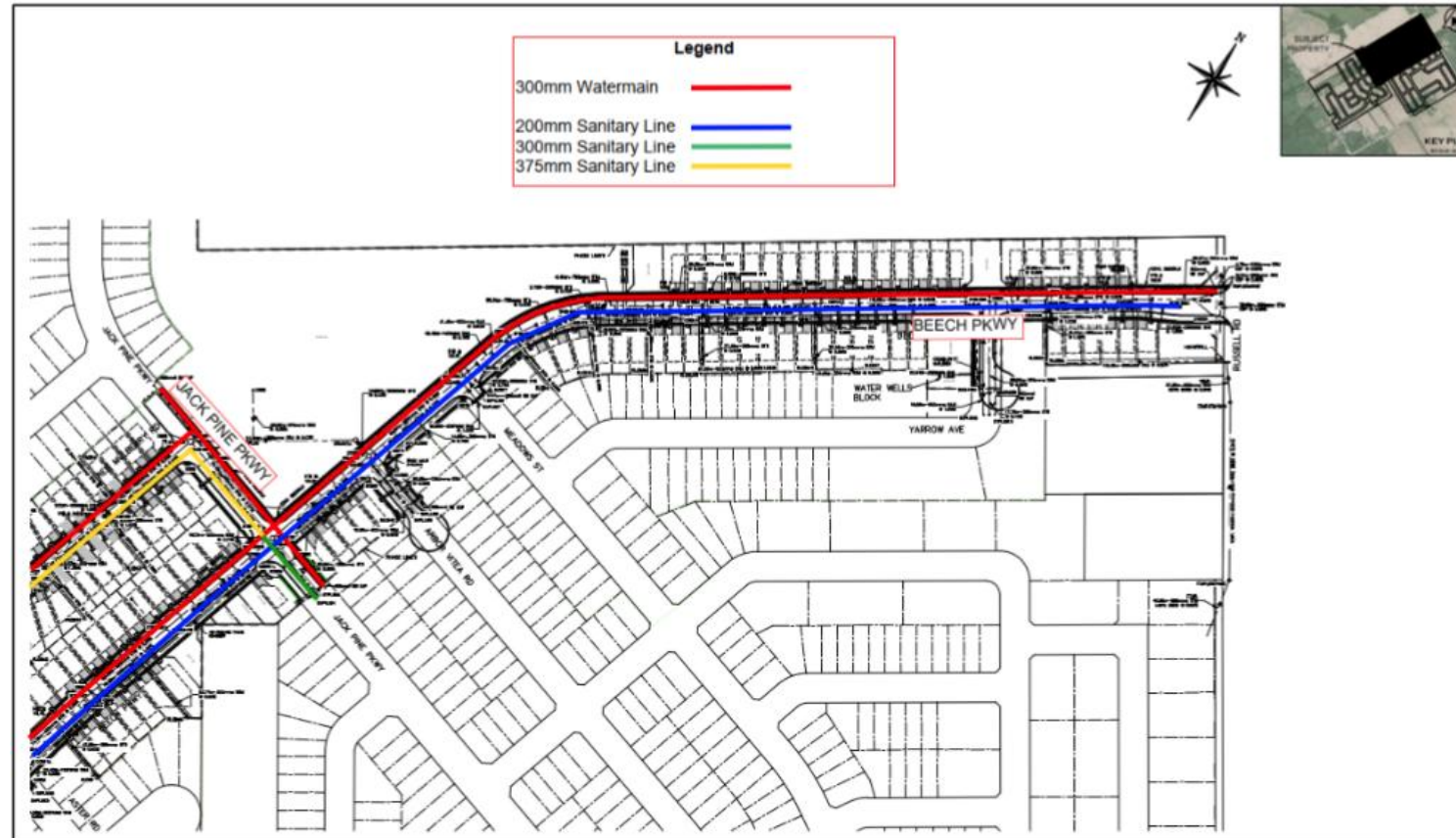


Planned Growth Areas in Midhurst

# Linear Infrastructure Immediately Adjacent (Midhurst Heights)



# Linear Infrastructure Immediately Adjacent (Midhurst Heights)



# Servicing Analysis

- High-level review of servicing capacity was completed to evaluate the feasibility of servicing the proposed Employment Expansion Lands in the long-term
- The servicing review indicates that planned water and wastewater upgrades in Midhurst provide a strong basis to accommodate long-term growth
- Further detailed engineering work will be required to confirm servicing approaches as implementation advances.



# Policy Justification

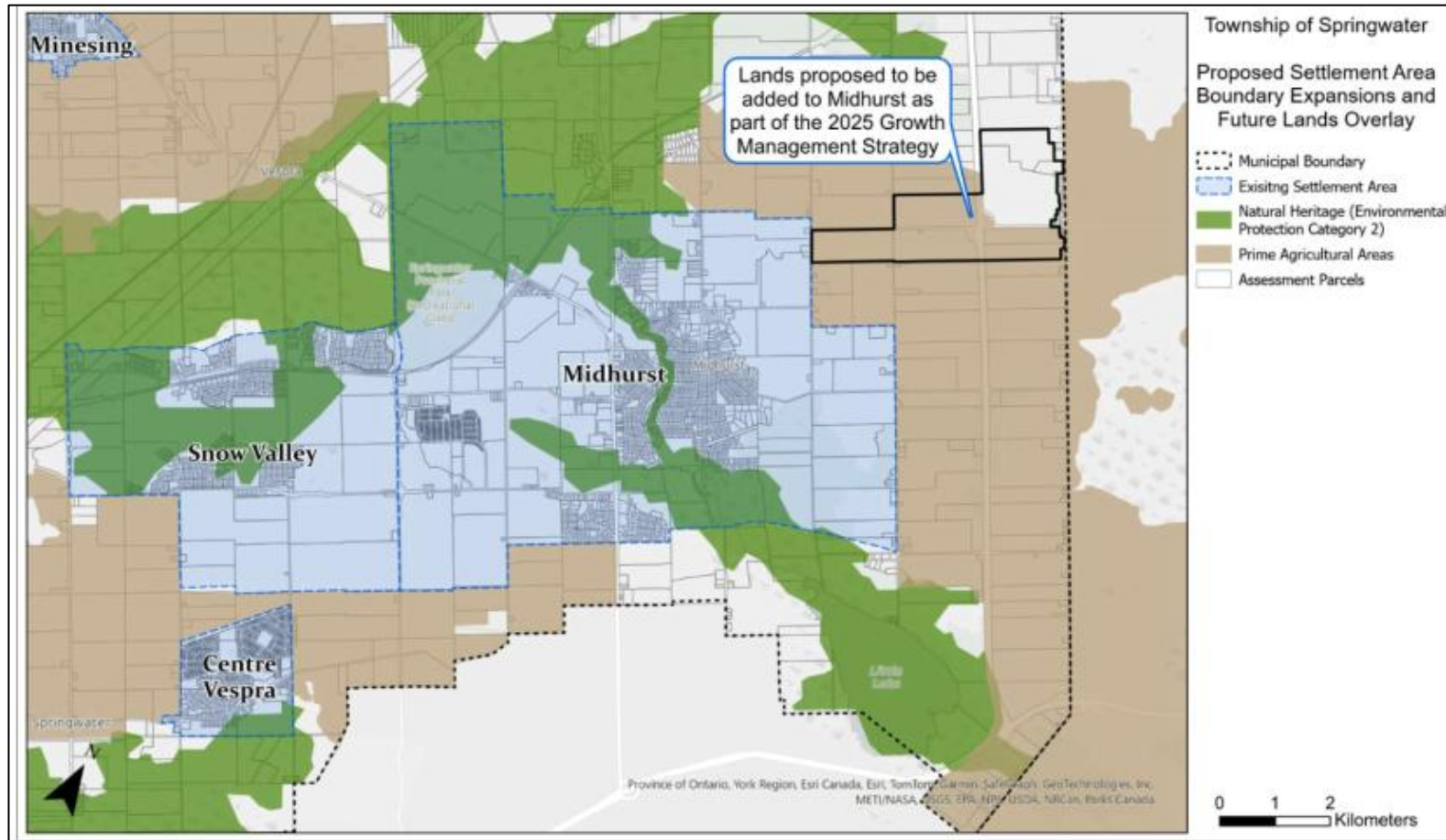


# Planning authorities “shall consider” the following for a boundary expansion (2.3.2.1 of PPS 2024)

- a) The need to designate and plan for additional land to accommodate an appropriate range and mix of land uses
- b) If there is sufficient capacity in existing or planned infrastructure and public service facilities
- c) The evaluation of alternative locations which avoid prime agricultural areas and, where avoidance is not possible, consider reasonable alternatives on lower priority agricultural lands in prime agricultural areas
- d) Whether the new or expanded settlement area complies with the minimum distance separation formulae
- e) Whether impacts on the agricultural system are avoided, or where avoidance is not possible, minimized and mitigated to the extent feasible as determined through an agricultural impact assessment or equivalent analysis, based on provincial guidance
- f) The new or expanded settlement area provides for the phased progression of urban development.



# Planning authorities “shall consider” the following for a boundary expansion (2.3.2.1 of PPS 2024)



# Summary of Key Findings

- **Land Supply:**
  - Residential: more than sufficient to 2056 (and beyond)
  - Employment: deficit of 81 gross ha to 2056.
- **Complete Community Objectives:** Coordination of future employment lands along with planned residential (Midhurst) is essential to ensuring balanced and sustainable growth.
- **Strategic Employment Location:** The Hwy 400/Forbes Road interchange is a strategic asset and should be preserved for long-term employment growth.
- **Policy:** Provincial policy enables and encourages municipalities to plan for employment uses beyond 30 years.
- **Servicing Findings:** Proposed development can be accommodated through planned upgrades.
- **Fiscal Findings:** No immediate fiscal impact - findings support a phased and strategic approach to employment land development aligned with infrastructure delivery and long-term financial planning.



# Next Steps

- If the recommendation is endorsed by Council:
  - Initiate OPA process;
  - Kick-off formal public engagement strategy including consultation with residents, landowners, stakeholders, Indigenous communities, and agencies, to gather input;
  - Policies drafted including phasing strategies to be evaluated;
  - Official Plan Amendment will be presented to the public at Public Meeting;
  - Coordination with County of Simcoe;
- Existing land uses will continue (e.g. agriculture, aggregate extraction).



Thank you

