



MHBC
P L A N N I N G
U R B A N D E S I G N
& L A N D S C A P E
A R C H I T E C T U R E

TOWNSHIP OF HURON-KINLOSS

OFFICIAL PLAN REVIEW

Presentation For Discussion

September 28, 2015

Progress Update

- Growth Management
 - Population projections
 - Land inventory
- Source water protection
- Preliminary mapping and review
- Stakeholder Meeting earlier today

Council's Objectives

We want to understand what Council's objectives are for the 5-Year Official Plan Review?

What does Council want to achieve through this Review process?

Projected Population

	BM Ross*	MHBC**
2016	7,000	7,189
2036	7,905	8,321
Difference (2016-2036)	905	1,132

* Calculated using BM Ross Development Charges Study methodologies

** Calculated as a percentage of the County's population assuming the Township's proportion of the population increases 0.3% every 5 years

Projected Number of Households

	BM Ross*	MHBC*
2016	4,096	4,170
2036	5,040	5,217
Difference (2016-2036)	944	1,047
Average/Year	47	52

* Assumes average household size decreases by 0.05 every 5 years

Housing Distribution

	Lakeshore	Lucknow	Ripley	Rural	Total
2016	2,417	503	282	968	4,170
2036	3,137	581	359	1,141	5,217
20 Year Demand	720	77	77	173	1,047

* Assumes BM Ross household distributions are maintained over 20-year planning horizon

Housing Distribution

	Lakeshore *	Lucknow**	Ripley**	Rural*
Projected 20-Year Demand (units)	720	77	77	173
Total Supply (units)	389	2,317	1,020	372
Years of Housing Supply	10	599	265	43

* Assumes average gross density of 5 units/hectare

** Assumes average gross density of 25 units/hectare

Observations

More land available in Lucknow, Ripley and Hamlets than required over 20-year planning horizon (up to 599 years worth!)

Smallest land supply exists along the Lakeshore where the greatest demand is

Limited expansion opportunities in unserviced areas

Next Steps

Task	Date
Public Workshop – Preliminary Growth findings, SWOT Analysis	October 3 @ 10AM Ripley Community Centre
Public Meeting	December



QUESTIONS?

pchauvin@mhbcplan.com