

**2012 OFFICIAL PLAN REVIEW
TOWNSHIP OF CHAMPLAIN
VILLAGES OF VANKLEEK HILL AND L'ORIGINAL
LAND NEEDS BACKGROUND STUDY**

June 2012

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- FIG. 1** Land Inventory – L’Original
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1.0 INTRODUCTION

1.1 Planning Context

The Township of Champlain has initiated a five year review of the Official Plans for the Villages of Vankleek Hill and L'Original, as mandated by the Province under the provisions of Section 26(1) of the *Planning Act*. The Official Plan for the Village of L'Original was adopted by By-law No. 7-92 and the Official Plan for the Village of Vankleek Hill by Resolution 85-50. The Official Plans have not been reviewed since that time.

Since the last Official Plan exercise, a new Provincial Policy Statement (PPS) came into effect March 1, 2005. The PPS is issued under the authority of Section 3 of the *Planning Act*. The Provincial Policy Statement provides policy direction on matters of provincial interest related to land use planning and development. Decisions affecting planning matters must now be "consistent with" Provincial policy. The PPS provides for appropriate development, while protecting resources of provincial interest, public health and safety, and the quality of the natural environment. The policies also place a strong emphasis on growth management, phasing policies that ensure the orderly progression of development within designated growth areas, and the need to fully consider growth opportunities within currently designated areas. Meeting these objectives warrants a determination of land requirements for the Township, justified on the basis of population projections, employment targets, and residential and non-residential projections over the 20-year planning period.

It is intended that the following analysis will provide the necessary background information to meet PPS Policy 1.1.2, which states:

"Sufficient land shall be made available through *intensification* and *redevelopment* and, if necessary, *designated growth areas*, to accommodate an appropriate range and mix of employment opportunities, housing and other land uses to meet projected needs for a time horizon of up to 20 years."

The Provincial Policy Statement also makes reference to municipalities maintaining a minimum supply of land for 10 years of growth. Section 1.4.1 states that "...planning authorities shall:

- a) maintain at all times the ability to accommodate residential growth for a minimum of 10 years through *residential intensification* and *redevelopment* and, if necessary, lands which are *designated and available* for residential development; and

- b) maintain at all times where development is to occur, land with servicing capacity sufficient to provide at least a 3 year supply of residential units available through lands suitably zoned to facilitate *residential intensification* and *redevelopment*, and land in draft approved and registered plans.”

1.2 Study Objectives

- Project forecasts for population, housing, employment and non-residential land requirements.
- Review past development patterns and trends relating to usage of residential and non-residential lands in the Township and more specifically these Villages.
- Prepare a Vacant Land Inventory.
- Provide a basis for the formulation of Official Plan policies to ensure consistency with the PPS as part of the Official Plan Review. In particular, Section 1.1.3 Settlement Areas, Section 1.3 Employment Areas, and Section 1.4 Housing, will be reviewed as they relate to land needs.

The “Projection Methodology Guideline” prepared by the Province of Ontario was used, in large part, to project population, housing needs, employment and related land requirements. These forecasts were prepared using the best information and data available at the time of preparation and are an informed estimation of the future. Such an estimation involves an understanding of past trends, established demographic and market constraints, and a knowledge of changes that are taking place, or likely to take place in the future. They are not, however, accurate predictions of the future.

2.0 PROJECTIONS

The foundation of this Land Needs Analysis is the population, housing, employment and non-residential construction projections for the 20-year planning period; projections have been made to the year 2032.

2.1 Population Forecast

The starting point for the projection of housing needs and employment and the related land requirements is to obtain a population projection over the 20-year planning horizon.

The United Counties of Prescott and Russell (UCPR) had prepared population projections as part of their last Official Plan review exercise. UCPR are currently undertaking a Five-Year Review of their Official Plan including the preparation of a Comprehensive Review looking at population projections for the various Townships and their Villages throughout the County.

The Ontario Ministry of Finance prepares population projections for the Province as a whole and for the various counties, districts and regional municipalities. *Ontario Populations Projections Update, 2010-2036* presents population projections for Ontario and each of its 49 Census Divisions by age and sex, from the base year of 2010 to 2036. These projections track, in the short term, the most recent trends in components of population growth, as well as the latest annual population estimates available from Statistics Canada.

The Ministry's population projections are an update of the projections released in spring 2010, based on the 2006 Census. This update includes minor changes to reflect the most recent trends in fertility, mortality and migration. These population projections are not policy targets or desired population outcomes, nor do they incorporate explicit economic assumptions. The Ministry's assumptions for population growth reflect past trends in all streams of migration and the continuing evolution of long-term fertility and mortality patterns in each Census Division. Population has been projected for the United Counties of Prescott & Russell based on the Province-wide "reference" projection (medium growth scenario).

Considering the upper tier does not have updated population projections, this report will propose revised projections. The projections for the Township of Champlain and more specifically the Villages of L'Orignal and Vankleek Hill, using the "shares" approach, are shown in Table 1, below. With this method, an area looks at its past shares of the District's population according to past Censuses and determines whether this has been rising or falling. The expected future share is then applied to the Ministry of Finance projections for the District to provide a projected population for the local municipality and/or its Villages.

Looking at the Township's share of the Region's population since 1996, the trend shows a slight decline. For the purpose of projecting the Township's population, we are going to assume that the Township will continue to represent approximately 10.70% of the Region's population; average of the previous ten years. Furthermore, L'Orignal and Vankleek Hill, has been projected based on a 23.88% share and 22.1% share of the Township, respectively.

	Historical			Projected				
	2001	2006	2011	2016	2021	2026	2031	2032
UCPR	76,446	80,184	85,381	88,700	92,300	95,700	98,200	98,800
Township of Champlain (avg 10.70% share)	8,591	8,683	8,573	9,491	9,876	10,240	10,507	10,572
L'Orignal (avg. 23.88 % share)	2,033	2,072	2,068	2,266	2,358	2,445	2,509	2,525
Vankleek Hill (avg. 22.1% share)	1,996	1,877	1,833	2,098	2,183	2,263	2,322	2,336
Notes:								
1. Projected growth based on average % share of the Region 2016-2032								
2. "% Share" based on average % share of the Region 2001-2011								
Sources: Statistics Canada, 2001 to 2011, and projections of Ontario Ministry of Finance 2010-2036								

Another approach is the growth rate approach, under which the Township would project its future population based on its current population in accordance with historic growth rates. A major drawback to this method is it does not take into account developments in surrounding municipalities. Looking at the Township's historical growth rate, Champlain's population has seen several fluctuations that can be explained by changes in the employment sector, impacts from adjacent municipalities, an aging population, and population leaving for larger employment sectors.

	Historical				Projected				
	1996	2001	2006	2011	2016	2021	2026	2031	2032
Population UCPR	74,013	76,446	80,184	85,381	89,565	93,953	98,557	103,386	104,410
% change		3.3%	4.89%	6.48%	4.9%	4.9%	4.9%	4.9%	.98%
Population Champlain	8,375	8,586	8,683	8,573	8,642	8,710	8,780	8,850	8,864
% change		2.6%	1.13%	-1.3%	.8%	.8%	.8%	.8%	.16%
Population L'Orignal	1,999	2,033	2,072	2,068	2,091	2,114	2,137	2,160	2,165
% change		1.7%	1.9%	-.2%	1.1%	1.1%	1.1%	1.1%	.22%
Population Vankleek Hill	2,030	1,996	1,877	1,833	1,772	1,714	1,657	1,603	1,592
% change		-1.7%	-5.9%	-2.3%	-3.3%	-3.3%	-3.3%	-3.3%	-.66%
1. Projected % change calculated based on average actual population change between 1996 and 2011.									

To determine housing needs and employment projections, this projection will use the average between both approaches which represents a conservative approach for land need purposes; somewhat of a medium growth scenario.

	2011	2016	2021	2026	2031	2032
Township of Champlain	8,573	9,066	9,293	9,510	9,678	9,718
Village of L'Original	2,068	2,178	2,236	2,291	2,334	2,345
Village of Vankleek Hill	1,833	1,935	1,948	1,960	1,962	1,964
Projections based on averaged approach between 'share' and 'growth rate' approach.						

2.2 Housing Demand

Household projections are based on the fact that housing choices can be forecasted in a fairly predictable pattern based on the age group of the household. While factors such as household composition, affordability, culture/lifestyle and location can influence household demand, age is by far the most important factor. Analysis of these factors and related trends can help predict potential changes in housing formation, demand for certain types of dwellings, household size and their impact on future housing demand projections.

2.3 Headship Rates

In order to convert a population projection into a projection of households, a household 'headship rate' must be formulated for each age group in the population. The headship rate is the proportion of the number of people in a given age group who are household maintainers. The Census dictionary defines a household maintainer as the person who is responsible for the major payments (rent, mortgage, taxes or electricity, etc.) for the dwelling. The headship rate serves as an indicator for the propensity of people in a given age group to form separate households.

Generally, headship rates are lower for younger persons and increase as these persons move into employment and child-bearing stages of life where they are able to form individual households. Generally, headship rates become progressively higher as individuals age until the latter stages of life when they are expected to decrease, typically as a result of seniors moving into nursing / retirement homes or arrangements where they are no longer responsible for a

household. Data obtained for the Township of Champlain from Statistics Canada regarding household maintainers by age groups and the resulting headship rates for 2006 reflects this general pattern, as shown in Table 4. However, it would appear a larger proportion of seniors are aging in place – that is within their household.

	Households¹	Population	Headship Rate
Under 25 years	45	2385	.02
25 to 34 years	335	770	.43
35 to 44 years	630	1275	.49
45 to 54 years	840	1570	.53
55 to 64 years	750	1275	.58
65 to 74 years	460	800	.57
75 years +	405	605	.67
Note:			
1. Source: Statistics Canada.			

$$\text{Households} / \text{Population} = \text{Headship Rate}$$

Population growth and changes in the age structure of the population are the two main factors that drive household growth. Other factors, such as affordability and changing lifestyle choices, also affect household growth, but the impact tends to be less.

2.4 Household Size and Composition

Demand is also influenced by household size and composition. In recent years, the Township of Champlain has seen an increase of approximately 24 dwelling units per year however the average household size has decreased from 2.38 (2006) to 2.27 (2011). This can be attributed to an increase in the number of households of a smaller size, and a greater number of seniors living on their own. These factors affect housing demand, as the rate of housing formation is likely to exceed the rate of population growth.

Factor	2001	2006	2011
Total Population	8,586	8,683	8,573
Population Growth		97	-110
Percentage Change		1.13%	-1.3%
Total Households	3,444	3,649	3,769
Household Growth		205	120
Percentage Change		5.95%	3.3%
Average Household Size	2.49	2.38	2.27
Sources: Statistics Canada, 1996 to 2006			

Factor	2001	2006	2011
Total Population	2,033	2,072	Not available
Population Growth			
Percentage Change			
Total Households	831	Not available	
Household Growth			
Percentage Change			
Average Household Size	2.45		

Sources: Statistics Canada, 1996 to 2006

Factor	2001	2006	2011
Total Population	1,996	1,877	Not available
Population Growth			
Percentage Change			
Total Households	844	Not available	
Household Growth			
Percentage Change			
Average Household Size	2.36		

Sources: Statistics Canada, 1996 to 2006

The average household size within these Villages is in the order of 2.39; slightly lower than the Ontario average of 2.44. As the population ages, we can expect a trend towards an increase in the number of smaller households and a shift to smaller housing types, e.g., two-bedroom single detached (bungalows), condominiums, semis, townhouses and apartment units. Presently approximately 78% of the dwellings are single-detached houses, 8% semis, 9% small apartments and the remaining being other forms of attached dwellings.

2.5 Building Permit Activity

The following table was provided by the UCPR. It summarizes the number of permits by unit type including demolitions.

YEAR	Single	Semi	Duplex	Triplex	Fourplex	Row	Apartment	Demolition	Total Units
2006									
L'Original	9							1	8
Vankleek Hill	1							3	-2
2007									
L'Original	8							1	7
Vankleek Hill	5							0	5
2008									
L'Original	7		1 (2)					5	4

Vankleek Hill	1							0	1
2009									
L'Orignal	2							3	-1
Vankleek Hill	2							1	1
2010									
L'Orignal	6							0	6
Vankleek Hill	3							1	2
2011									
L'Orignal	7		1 (2)					3	6
Vankleek Hill	0							2	-2

There has been an average of 6 new housing starts in L'Orignal and 1 in Vankleek Hill between 2006 – 2011.

2.6 Lot Creation

In terms of lot creation, the Village of L'Orignal has seen 6 lots created by consent whereas the Village of Vankleek Hill has seen 21 lots created by consent between the period 2001-2011. This represents less than 1 lot per year for L'Orignal and 2 lots per year for Vankleek Hill.

In addition to lot creation by consent, the Village of L'Orignal has created 124 lots(units) whereas the Village of Vankleek Hill has created 80 lots(units) by subdivision between the period of 2004-2010. This represents an average of 18 lots per year for L'Orignal and 11 lots per year for Vankleek Hill.

The supply of lots (lot creation) has exceeded the demand for residential lots (permit activity).

2.7 Housing Affordability

Section 1.4 of the Provincial Policy Statement, 2005 (PPS, 2005) requires planning authorities to provide for an appropriate range of housing types and densities to meet projected requirements of current and future residents. This will require policies to establish and implement affordable housing targets.

The Ministry of Municipal Affairs and Housing, Market Housing Branch, has provided information about affordable house prices and rents by regional market areas (Temiskaming District) to assist in implementing Section 1.4 of the PPS.

The PPS 2005 defines “**low and moderate income households**” as:

- a) in the case of ownership housing, households with incomes in the lowest 60 percent of the income distribution for the regional market area; or

- b) in the case of rental housing, households with incomes in the lowest 60 percent of the income distribution for renter households for the regional market area.

The PPS further defines “**affordable**” as:

- a) in the case of ownership housing, the least expensive of:
 - housing for which the purchase price results in annual accommodation costs which do not exceed 30 percent of gross annual household income for low and moderate income households; or
 - housing for which the purchase price is at least 10 percent below the average purchase price of a resale unit in the regional market area;
- b) in the case of rental housing, the least expensive of:
 - a unit for which the rent does not exceed 30 percent of gross annual household income for low and moderate income households; or
 - a unit for which the rent is at or below the average market rent of a unit in the regional market area.

Affordable housing will be required in accordance with policies contained in the UCPR OP which defines affordable housing as rental or ownership housing, for which a low or moderate-income household pays no more than 30% of its gross annual income. The Official Plan directs that 25% of all new housing development and redevelopment is to be affordable to households at or below the 30th income percentile for rental and at or below the 30th income percentile for ownership. For the current year, the rent at the 30th income percentile is \$420 and the price of a home at the 30th income percentile is \$124,000 (Source: MMAH, October 2006 for the UCPR). These numbers will be adjusted over time in accordance with inflation and the consumer price index. Therefore, within L’Orignal and Vankleek Hill a minimum of approximately 25% of all housing should be within the above-noted affordability range, assessed at the time of subdivision approval.

In 2006, the average value of a dwelling in the Township was \$210,701.

2.6 Projected Housing Demand

Based on the population projections identified at Table 3 and the average household size of 2.39, it is possible to determine the number of households required to meet growth projections.

Table 9: Current and Projected Housing Projections (2011-2032)						
	2011	2016	2021	2026	2031	2032
Township of Champlain	8,573	9,066	9,293	9,510	9,678	9,718
Housing projections	3,769	3,793	3,888	3,979	4,409	4,066
Village of L'Original	2,068	2,178	2,236	2,291	2,334	2,345
Housing projections	865	911	936	956	977	981
Village of Vankleek Hill	1,833	1,935	1,948	1,960	1,962	1,964
Housing Projections	767	810	815	820	821	822
Projections based on averaged approach between 'share' and 'growth rate' approach and housing projections based on average household size of 2.39.						

The question then becomes, is there sufficient designated lands to accommodate the projected housing needs for the planning horizon? Housing needs for L'Original represents a need for 116 new dwelling units whereas housing needs for Vankleek Hill represents a need for an additional 55 dwelling units over the planning horizon or 6 units per year in L'Original and 3 units per year for Vankleek Hill. Factors that are important to consider include the following:

- total available housing stock, including those units constructed since 2011;
- vacancy rates and demolitions;
- existing land availability within the settlement area, including vacant residential lands;
- draft approved plans and registered but as yet unbuilt plans;
- servicing and/or other development constraints;
- general density assumptions/guidelines for the various categories of housing structures;
- proportion of housing needs that is expected to be met through infill and intensification.

3.0 EMPLOYMENT PROJECTIONS

This section presents employment projections for the Township of Champlain through 2032 in order to identify related land requirements in accordance with the Provincial Policy Statement, 2005.

The following policies are particularly relevant:

- 1.3.1, a) providing for an appropriate mix and range of employment (including industrial, commercial, and institutional) uses to meet long-term needs;
- 1.3.1, b) providing for opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses that support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses;
- 1.3.1, c) planning for, protecting and preserving employment areas for current and future uses; and
- 1.3.1, d) ensuring the necessary infrastructure is provided to support current and projected needs.

3.1 Canada / Ontario Macroeconomic Environment

In the past 20 years, employment growth in Canada averaged 1.7 percent per year, while the overall economy has expanded by 2.9 percent. The difference is due to the contribution of productivity, which contributed about 1.2 percent per annum to economic growth. Productivity is an important factor to economic growth, particularly in the future, as the Canadian economy copes with an emerging labour shortage. As the Canadian population ages, there will be fewer people entering the labour force to replace those retiring from it. Progressively lower birth rates in Canada over the past 40 years, alongside the impending retirement of most members of the “baby-boom” generation in the next 30 years is contributing to this trend.

Increasing productivity will aid in coping with labour shortages, however, there may also be a slower economic growth environment, including lower production of goods and services, and a correspondingly lower rate of exports, relative to the size of the economy.

Ontario has been the traditional growth engine in Canada due to its well-diversified economy, ideal location in relationship to important U.S. regions, and a concentration in industries such as financial services and vehicle production.

The recent rise of the Canadian dollar has caused a rise in the price of commodities, a negative impact on manufacturing industries, and has helped to shift recent economic growth to resource rich Provinces. Nonetheless, Ontario's economy has shown resilience, avoiding major losses in employment, and investing in productivity to meet the new economic realities. In the long-term, Ontario's strength and integration in the North American market will continue to make it a growth leader in Canada.

3.2 Champlain Employment Statistics

For 2006, the agricultural and other resource-based industries account for the greatest number of jobs in Armstrong (21%), followed by manufacturing (17%). The retail trade also has a considerable percentage of the jobs (15%).

	2006 Total	%
Population 15 Years and over	7,255	100%
In the labour force	4,705	65%
Employed	4,450	95%
Unemployed	260	5%
Not in the labour force	2,550	35%

Industry Division	2006 Data	%
Total experienced labour force 15 years and over	4,640	100%
Agriculture and other resource-based industries	250	5.4%
Manufacturing	885	19.1%
Retail trade	590	12.7%
Business services	655	14%
Other services	660	14.2%
Health care and social services	500	10.7%
Educational services	400	8.6%
Finance and real estate	165	3.5%
Construction	315	6.8%
Wholesale trade	220	4.7%

3.3 Champlain Employment Projections

Employment projections for the Township were determined based on the “activity rate,” that is the percentage of the population that is employed. For Champlain, the activity rate in 2006 was 51%.

	Historical	Projected					
	2006	2011	2016	2021	2026	2031	2032
Total Population	8,683	8,573	9,066	9,293	9,510	9,678	9,718
Employed Labour Force	4,428	4,372	4,624	4,739	4,850	4,936	4,956
% Employed / Activity Rate	51%	51%	51%	51%	51%	51%	51%

Source: Economic Development Study

Municipal population projection, 2032	9,718	
Activity Rate in 2006	51%	
Year 2032 employment projection	4,956	jobs
Less employment outside of the Township (59%)	-2,924	jobs
Less “primary” employment (5.4%)	-267	jobs
Less work at home (10%)	-50	Jobs
Total jobs to be located in Champlain	1,715	jobs
Employees per hectare (Ministry of Municipal Affairs Projection and Methodology Guidelines)	45	jobs/ha
Total hectares required to accommodate employment in Champlain	38	ha
Total hectares required to accommodate employment in L’Original (representing 24%)	9	ha
Total hectares required to accommodate employment in Vankleek Hill (representing 20%)	7.6	ha

However, this assumes that the activity rate will continue to represent approximately 51% of the resident labor force. Also, a large percentage of the resident labor force is seeking work outside of the Villages. The question then becomes – are there sufficient designated lands to accommodate the projected employment across the planning horizon? Will the Municipality be successful in retaining its resident labor force? Factors that should be considered are as follows:

- total available Industrial, Commercial, Institutional (ICI) stock, including vacant employment lands, draft approved plans and registered but as yet unbuilt plans;
- vacancy rates;
- servicing and/or development constraints;
- general density assumptions / guidelines for the various categories of ICI structures;

- proportion of ICI needs that is expected to be met through infill and intensification.

Furthermore, existing Trade and Industry Policy Areas located just outside the Village limits account for employment lands although outside the Village limits.

4.0 EXISTING LAND SUPPLY AND FUTURE NEED

4.1 Vacant Land Supply

Figures 1 and 2 provide a review of the existing land uses in L'Orignal and Vankleek Hill and vacant lands. The Villages are characterized by a small built-up area consisting of mainly single-family dwellings, with commercial businesses mostly within the Village Core areas.

The current density in L'Orignal is approximately 4 units per hectare whereas it is closer to 11 units per hectare in Vankleek Hill. Based on this density and the amount of vacant residential lands, there are approximately 1,126 vacant lots in the Village of L'Orignal and 1,462 vacant lots in the Village of Vankleek Hill, ranging from small infill lots near the core area to large vacant parcels on the outskirts.

	Residential	ICI
Number of Lots (avg 4 u/ha)	1,126	-
Total Size (ha)	281.5	19.4
Source: Municipal Property Assessment Corporation (MPAC) / UCPR GIS		

	Residential	ICI
Number of Lots (avg 11 u/ha)	1,462	-
Total Size (ha)	132.9	3.9
Source: Municipal Property Assessment Corporation (MPAC) / UCPR GIS		

In L'Orignal, the majority of employment lands are along Longueil Street and County Road No 17. In the case of Vankleek Hill, there are limited vacant employment lands within the Village. However, the Trade and Industry Policy Area along Terry Fox Drive (abutting the Village limit but still within the Township) also provides employment lands for the area. Existing built-up ICI lands exceeds the future demand over the planning horizon.

4.2 Land Needs

Land needs can be assessed from two perspectives – land required to accommodate population change as predicted through population forecast, and land required to accommodate the demand for choice and flexibility. While it is apparent that the supply of land is adequate to accommodate the projected decrease in population, the Township has a responsibility for ensuring that the range of housing types will also meet demand.

The rate of new housing starts has averaged 7 units per year over the past six years for L'Orignal and 2 for Vankleek Hill, so with 281.5 hectares of vacant residential land in L'Orignal and 132.9 vacant residential hectares in Vankleek Hill, where a dwelling can be built, would represent a housing supply in excess of 20 years.

According to the employment projections, there are sufficient lands developed for ICI uses in addition to the vacant ICI lands to meet current and projected employment land needs.

5.0 SERVICING

Growth within the Township is also dependant on its ability to provide sewer and water services.

Water System

Drinking-Water Systems

The L'Orignal water distribution system is a stand alone distribution system, receiving treated water from the Hawkesbury Water Treatment Plant. The system consists of the following: 6 km transmission line of 300 mm pipe, connecting to the existing distribution system at Lecours and Eliza Streets, a 1,750 m³ standpipe, a booster station with four booster/recirculation pumps, providing 61.5 L/s, for standpipe recirculation, low system pressure boosting and fire flow protection; chlorination facilities, complete with two 17 L/s capacity chemical feed pumps and one 29 L/s chemical feed pump for the standpipe maintenance and fire flow, chemical solution storage tank, chlorine analyzer and chart recorder, a 100 kW diesel generator, a control chamber for metering and isolation and miscellaneous electrical and instrumentation controls. This transmission line and booster station operates under Certificate of Approval No. 7886-5L2TWN.

The Vankleek Hill Water Distribution System is a stand alone distribution system, receiving treated water from Hawkesbury Water Treatment Plant. The system consists of the following: two booster stations, one located at the junctions of Highways #34 and County Road 17, housing two horizontal water pumps rated at 32.1 L/s (pumping water to Vankleek Hill), a dual chloramination system, on line total and free analyzers with chart recorder, flow measurement and related electrical and instrumentation; the second booster station, located at the standpipe in Vankleek Hill houses two vertical water pumps rated at 143 L/s (for fire protection), flow control and related electrical and instrumentation; a 10 km 400 mm transmission line with 16 valve chambers; a 2,270 m³ standpipe; approximately 14.6 km of watermains, ranging from 150 mm to 300 mm and approximately 85 hydrants. Standby power is provided at the Highway 34 booster station, which maintains standpipe water level and Township pressure. The system operates under Certificate of Approval No. 7555-64CHEK.

Water is provided from the Hawkesbury Water Treatment Plant. Development will be responsible to expand the municipal infrastructure system.

Wastewater Treatment Facility

The Township of Champlain's L'Original Water Pollution Control Plant (WPCP) operates under Certificate of Approval No. 6297-6NBLP8 (C of A). The WPCP is expected to produce quality effluent in accordance with C of A Compliance Limits in the foreseeable future. Treated biosolids for the WPCP were applied to Certified Agricultural Fields.

The 2010 annual Average Daily Flow (ADF) was 780.0 m³/day. This ADF represents 65% of the facility's 1,200 m³/day design capacity with C of A Peak Flow Rates of 7,000 m³/day. The Township of Champlain has been awarded government funding under the Building Canada Fund – Communities Component (BCF – CC) for the upgrade of the King Street Pumping Station.

The Township of Champlain's Vankleek Hill Water Pollution Control Plant (WPCP) operates under Certificate of Approval No. 3-0245-95-966 (C of A). The WPCP is expected to produce quality effluent in accordance with C of A Compliance Limits in the foreseeable future.

The 2010 annual Average Daily Flow (ADF) was 1,034.3.0 m³/day. This ADF represents 67.4% of the facility's 1,534 m³/day design capacity with C of A Peak Flow Rates of 4,949 m³/day. Upgrades to the Facility occurred in 2010 according to a grant received from Building Canada Fund – Communities Component (BCF – CC) in 2009.

Based on the above, there is still available capacity within the wastewater treatment facilities as plants are operating at 65% and 67.4% of the facilities design capacity. Water is being provided by the Hawkesbury Water Treatment Plant. New development will be required to provide a report demonstrating the adequacy of municipal services and required upgrades.

6.0 CONCLUSION

Based on the analysis set out in this Report, and consistent with the Provincial Policy Statement, there is no need to consider the addition of new lands into the 'settlement' limits of the Villages of L'Original or Vankleek Hill through this five year review process. As demonstrated, the Villages have an adequate supply of both residential and non-residential land to meet development needs up to a 20-year planning horizon set out in the Provincial Policy Statement (2005).

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