

To:	Town of Aylmer 46 Talbot Street West Aylmer, ON N5H 1J7	From:	Stantec Consulting Ltd. 400-1305 Riverbend Road London, ON N6K 0J5
Project/File:	161414517	Date:	September 18, 2024

Reference: Aylmer Settlement Area Boundary Expansion - Scoring Mechanism

Methodology

1.1 Identification of Candidate Areas

A number of assumptions guide the identification of candidate areas for analysis:

1. The parcels must be a logical extension of the existing urban area;
2. No lands comprising of specialty crop areas are considered;
3. Mineral Aggregate Resource lands may be considered as candidate areas, where there is reasonable assurance that the resources would be depleted within the planning period; and
4. May include Prime Agricultural Area lands that are not rendered unsuitable for residential purposes due to influences such as Minimal Distance Separation.

1.2 Gross Land Requirement

The objective is to identify an additional 28 gross hectares of urban land for residential and community-serving employment (e.g. commercial) uses, as well as an additional 12 gross hectares of Employment Area land (e.g. industrial). This totals to a projected 40 gross hectares of additional urban land will be required in Aylmer, based on the Town of Aylmer Growth Projections Update, 2024 report's forecast for a 25-year planning horizon.

The above residential area gross hectare calculation is based on the overall unit deficit in Aylmer, with the assumptions being the net to gross ratio of 55%, and the density in units per net hectare being 27. The unit potential on vacant lands accounts for a gross to net assumption to account for parklands, infrastructure, and permitted institutional and commercial development.

The above employment area gross hectare calculation is based on the existing net vacant employment land supply in Aylmer. A 10% vacancy factor was applied to the existing vacant employment land supply to account for lands which may not develop over the planning horizon due to barriers such as environmental constraints, landowner willingness, parcel fragmentation, etc.. Net employment land area excludes lands

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associated with local infrastructure (e.g., local roads, stormwater ponds, utility easements, etc.), which is estimated to represent approximately 15% of gross land area.

1.3 Evaluation Criteria

The overall objective is to select areas that make the best use of existing available infrastructure capacity and community resources. These parcels should be developable within a reasonable period of time such as the next five to 10 years. The Official Plan is reviewed every 5 years, and the condition of Town infrastructure is monitored continuously. Lands that score lower today may very well be good candidates later.

Table 1 Potential Evaluation Scores by Category

Category	Criterion	Score
Transportation	Capacity	6
	Accessibility	8
Total for Transportation		14
Integration with Community	Distance to Main intersection (John St and Talbot St)	5
	Distance to Community Centre	5
	Distance to Education Facilities	5
	Distance to Emergency Services	5
	Connectivity	13
	Agricultural Conflict	4
	Industrial Conflict	2
	Environmental Conflict	2
Total for Integration		41
Engineering	Water	8
	Wastewater	8
	Stormwater	8
Total for Engineering		24
TOTAL		79

The purpose of the evaluation is to assess the relative merits of the various candidate areas. Each candidate area was evaluated against the criteria in Table 2. All distances are measured from the centroid of the parcel to the facility or service being assessed. The possible scores are distributed as follows and then weighted.

Table 2 Evaluation Criteria and Scores

Criteria	Description	Scores
Capacity – Roads	Examined the existing / planned road infrastructure to determine if capacity can accommodate demand	See table below
Level of Service (LoS)	Volume to Capacity Ratio (V/C)	Point scoring based on worst of 2 screen lines measured
A	0 to 0.40	6
B	0.40 to 0.60	4
C	0.60 to 0.75	3

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D	0.75 to 1.00	0
E	>=1.00	0
Accessibility –Roads	Direct access to existing roads	0 – No direct access 2 – Direct access to one road 4 – Direct access to two roads 6 – Direct access to three roads 8 – Direct access to four or more roads
Accessibility to existing or planned retail / commercial focus	Distance to Main Intersection (John St and Talbot St) The average is 1.0 km	0 – more than 4.0 km 1 – 3.25 to 3.9 2 – 2.5 to 3.24 3 – 1.75 to 2.49 4 – 1.0 to 1.74 5 – 0 to 0.9
Accessibility to community facilities	Distance to Community Centre. The average is 2.0 km.	0 – more than 4.0 km 1 – 3.25 to 3.9 2 – 2.5 to 3.24 3 – 1.75 to 2.49 4 – 1.0 to 1.74 5 – 0 to 0.9
Accessibility to education facilities	Distance to an education facility. The average is 0.75 km	0 – more than 2.0 km 1 – 1.0 to 1.99 2 – 0.75 to 0.99 3 – 0.5 to 0.74 4 – 0.25 to 0.49 5 – 0 to 0.24
Availability of existing or planned emergency services	Distance to emergency services – fire, ambulance, and police (total /3). The average is 1.0 km.	0 – more than 4.0 km 1 – 3.25 to 3.9 2 – 2.5 to 3.24 3 – 1.75 to 2.49 4 – 1.0 to 1.74 5 – 0 to 0.9
Connectivity to the Community	The ability to connect is available or can be planned	4 – good – totally unobstructed in all directions 3 – less than good - partial obstruction in one direction 2 – medium – unable to connect in one direction 0 – poor – obstructions in 2 or more directions
Connectivity to the Community	The ability to connect to sidewalks is available or can be planned	0 – adjacent street network does not have an existing sidewalk or planned sidewalk 2 – adjacent street network has a planned sidewalk 4 – adjacent street network has an existing sidewalk
Connectivity to Trail Network	Distance to Multi-Use Trail Network. The average is 1.0 km.	0 – more than 4.0 km 1 – 3.25 to 3.9

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		2 – 2.5 to 3.24 3 – 1.75 to 2.49 4 – 1.0 to 1.74 5 – 0 to 0.9
Potential Conflicting Land Uses	Parcel complies with Minimum Distance Separation formulae	0 – no 2 - yes
Potential Conflicting Land Uses	Parcel is in Prime Agricultural Area	0 – yes 2 – no
Potential Conflicting Land Uses	Adjacent industrial designated lands or adjacent landfill constraint	0 – yes 2 - no
Potential Conflicting Land Uses	Conservation Authority Regulated area on parcel	0 – yes 2 - no
Serviceability – Water	Scores for each site ranged from 0 to 8 based on consideration of the factors in the next column	0 – major upgrade / expansion of pump station and/or distribution system required to service development area; 4 – good integration with existing network but requires moderate upgrades to existing facilities 8 – residual capacity available in pressure zone to service development area with no or minimal investment in existing distribution system.
Serviceability - Wastewater	Scores for each site ranged from 0 to 8 based on consideration of the factors in the next column	0 – no gravity outlet; may require new local pump station and forcemain due to topographic conditions; capacity upgrades required in external trunk sewers and / or pump station; 4 – access to gravity sewers but requires moderate upgrades to existing facilities; 8 – existing trunk sewers and / or pump stations have residual capacity to service development area with no or minimal investment.
Serviceability - Stormwater	Scores for each site ranged from 0 to 4 based on consideration of the factors in the next column	0 – existing servicing constraints; flood hazard constraints; no Environmental Management / Subwatershed Plan available to guide development area; 4 – no flood hazard constraints; Environmental management / Subwatershed Palan available to guide development, but requires update to consider cumulative impact of additional growth area;

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		8 – up-to-date Environmental Management / Subwatershed Plan available to guide development; drainage system and stormwater management systems approved and ready to accommodate future development.
TOTAL		

Best regards,

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