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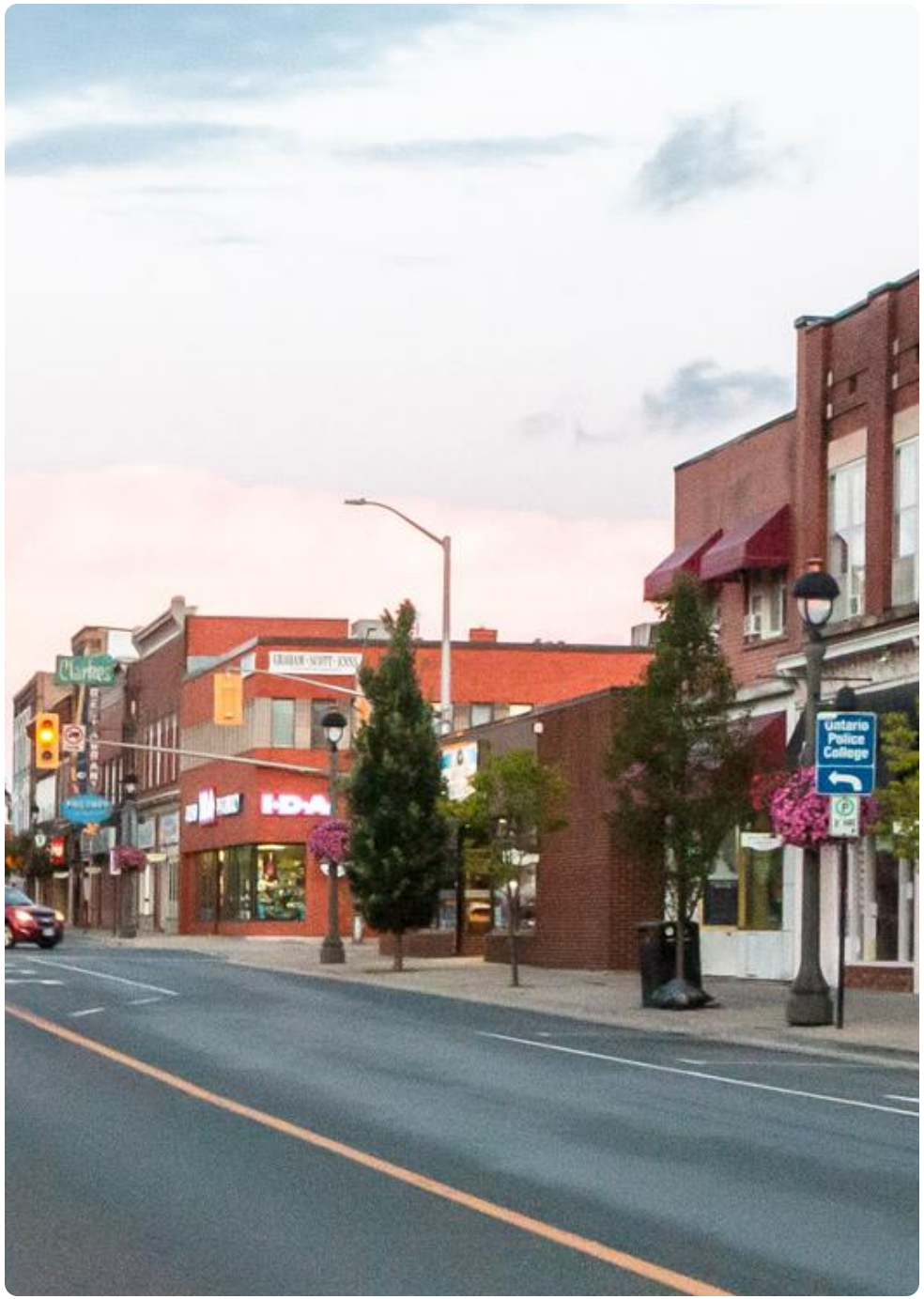
Town of Aylmer Settlement Area Expansion Scoring Mechanism Review

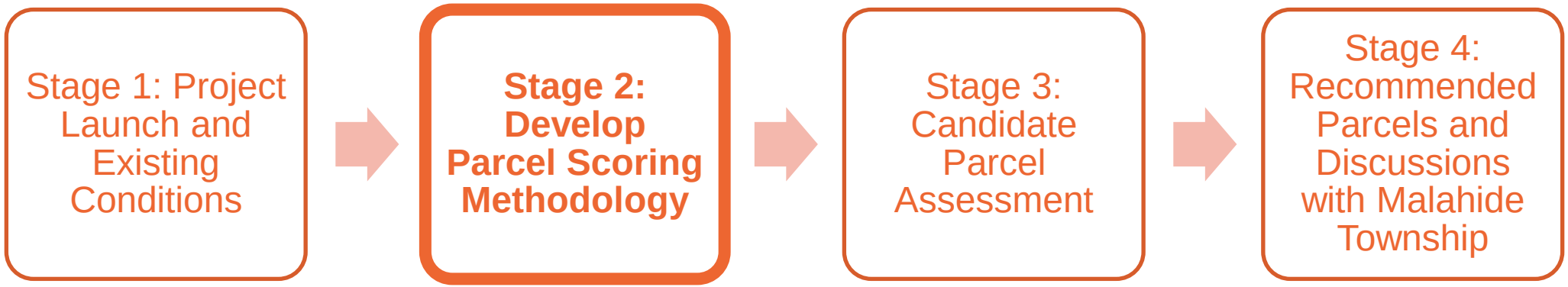


Agenda

1. Project Background
2. Policy Context
3. Draft Scoring Mechanism
4. Question and Answer Period
5. Next Steps

Project Background

Stantec has been retained by the Town of Aylmer, to assist in the assessment of candidate lands for inclusion in the Town's anticipated corporate and settlement area boundary expansion



Policy Context

Land Use Policy	
Provincial Policy Statement	2020
Provincial Planning Statement	2024 (not yet in effect)
County of Elgin Official Plan	2015
New Elgin County Official Plan	2024
Town of Aylmer Official Plan	2021
Background Studies	
Town of Aylmer Land Needs Study	2016
Elgin County Population, Housing, and Employment Forecasts and Associated Land Needs Analysis	2022
Town of Aylmer Growth Projections Update	2024

Gross Land Requirement

The Town of Aylmer Growth Projections Update, 2024 identifies an additional 28 gross hectares of Residential land, and 12 gross hectares of Employment Area land, totaling 40 gross hectares of additional urban land.

Residential Area Gross Hectare Calculation

- Based on the overall unit deficit in Aylmer
- Assumptions:
  - Net to gross ratio of 55%
  - Density in units per net hectare being 27
- The gross to net assumption accounts for parklands, infrastructure, and permitted institutional and commercial development.

Employment Area Gross Hectare Calculation

- Based on the existing net vacant employment land supply in Aylmer
- 10% vacancy factor was applied to account for lands which may not develop due to environmental constraints, landowner willingness, and parcel fragmentation
- Excludes lands associated with local infrastructure

Draft Scoring Mechanism

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.

Evaluation Criteria

Category	Criteria	Score
Transportation	Capacity	6
	Accessibility	8
	Transportation Total Score:	**14**
Integration with Community	Distance to Main intersection (John and Talbot intersection)	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
	Integration Total Score:	**41**
Engineering	Water	8
	Wastewater	8
	Stormwater	8
	Engineering Total Score:	**24**
	TOTAL:	**79**

Evaluation Criteria: Transportation

Criteria	Description	Score
Capacity: Roads	≥1.00	0
Examined the existing and planned road	0.75 to 1.00	0
infrastructure to determine if capacity can	0.60 to 0.75	3
accommodate demand	0.40 to 0.60	4
Volume to Capacity Ratio (V/C)	0 to 0.40	6

Evaluation Criteria: Community Integration

Criteria	Description	Score
Accessibility –Roads	No direct access	0
Direct access to existing public roads	Direct access to one road	2
	Direct access to two roads	4
	Direct access to three roads	6
	Direct access to four or more roads	8
Access to Existing or Planned Retail/	more than 4.0 km	0
Commercial Focus	3.25 to 4.0 km	1
Distance to John and Talbot intersection	2.5 to 3.25 km	2
The average is 1.0 km	1.75 to 2.5 km	3
	1.0 to 1.75 km	4
	0 to 1.0 km	5
Accessibility to Community Facilities	more than 4.0 km	0
Distance to Community Centre	3.25 to 4.0 km	1
The average is 2.0 km	2.5 to 3.25 km	2
	1.75 to 2.5 km	3
	1.0 to 1.75 km	4
	0 to 1.0 km	5
Accessibility to Education Facilities	more than 2.0 km	0
Distance to an education facility	1.0 to 2.0 km	1
The average is 0.75 km	0.75 to 1.0 km	2
	0.5 to 0.75 km	3
	0.25 to 0.5 km	4
	0 to 250 m	5

Evaluation Criteria: Community Integration (con't)

Criteria	Description	Score
Availability of Existing or Planned Emergency Services Distance to emergency services: fire, ambulance, and police (total /3) The average is 1.0 km	more than 4.0 km	0
	3.25 to 4.0 km	1
	2.5 to 3.25 km	2
	1.75 to 2.5 km	3
	1.0 to 1.75 km	4
	0 to 1.0 km	5
Connectivity to the Community The ability to connect is available or can be planned	poor: obstructions in 2 or more directions	0
	medium: unable to connect in one direction	2
	less than good: partial obstruction in one direction	3
	good: unobstructed in all directions	4
Accessibility to Community Facilities The ability to connect to sidewalks is available or can be planned	adjacent street network does not have an existing sidewalk or planned sidewalk	0
	adjacent street network has a planned sidewalk	2
	adjacent street network has an existing sidewalk	4
Accessibility to Trail Network Distance to multiuse trail network The average is 1.0 km	more than 4.0 km	0
	3.25 to 4.0 km	1
	2.5 to 3.25 km	2
	1.75 to 2.5 km	3
	1.0 to 1.75 km	4
	0 to 1.0 km	5

Evaluation Criteria: Community Integration (con't)

Criteria		Description	Score
Potential Conflicting Land Uses Parcel complies with Minimum Distance Separation (MDSII) formulae	no yes		0 2
Potential Conflicting Land Uses Parcel is in Prime Agricultural Area	no yes		0 2
Potential Conflicting Land Uses Adjacent industrial designated lands or adjacent landfill constraint	no yes		0 2
Potential Conflicting Land Uses Conservation Authority regulated area on parcel	no yes		0 2

Evaluation Criteria: Engineering

Criteria	Description	Score
Serviceability: Water Scores for each site ranged from 0 to 8 based on consideration of the factors in the next column	major upgrade/ expansion of pump station and/or distribution system required to service development area	0
	good integration with existing network but requires moderate upgrades to existing facilities	4
	residual capacity available in pressure zone to service development area with no or minimal investment in existing distribution system.	8
Serviceability: Wastewater Scores for each site ranged from 0 to 8 based on consideration of the factors in the next column	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	0
	access to gravity sewers but requires moderate upgrades to existing facilities	4
	existing trunk sewers and / or pump stations have residual capacity to service development area with no or minimal investment	8
Serviceability: Stormwater Scores for each site ranged from 0 to 4 based on consideration of the factors in the next column	existing servicing constraints; flood hazard constraints; no Environmental Management/ Subwatershed Plan available to guide development area	0
	no flood hazard constraints; Environmental management/ Subwatershed Plan available to guide development, but requires update to consider cumulative impact of additional growth area	4
	up-to-date Environmental Management/ Subwatershed Plan available to guide development; drainage system and stormwater management systems approved and ready to accommodate future development	8

Question and Answer Period

Next Steps

- Finalize Scoring Mechanism
- Finalize Candidate Parcels
- Scoring of Parcels
- Public Consultation #2
- Finalize Parcel Scores
- Finalize Mapping
- Negotiations with Malahide Township

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Thank you