

GROWTH AND SERVICING MASTER PLAN

Phase 1 Background Planning and Issues

B. M. ROSS AND ASSOCIATES – JANUARY 13, 2020



Purpose of Report

- ▶ First step in proactively planning for future growth, in a manner that is well-informed by existing conditions, opportunities and constraints.
- ▶ Report will serve as a resource for future planning efforts and will assist in directing future studies and engineering reviews.
- ▶ Examined:
 - ▶ Current land uses, vacant lands, and historical settlement patterns;
 - ▶ Occupancy (in terms of seasonal and permanent occupancy);
 - ▶ Reserve capacity analyses for water and wastewater;
 - ▶ Community form and function; and
 - ▶ Development constraint analysis.

Study Areas

- ▶ Primary and Secondary Settlement Areas
- ▶ Rural areas and hamlets not included
 - ▶ Low development pressure and sufficient supply of lands



Lucknow



Ripley



Lakeshore

Lakeshore Areas

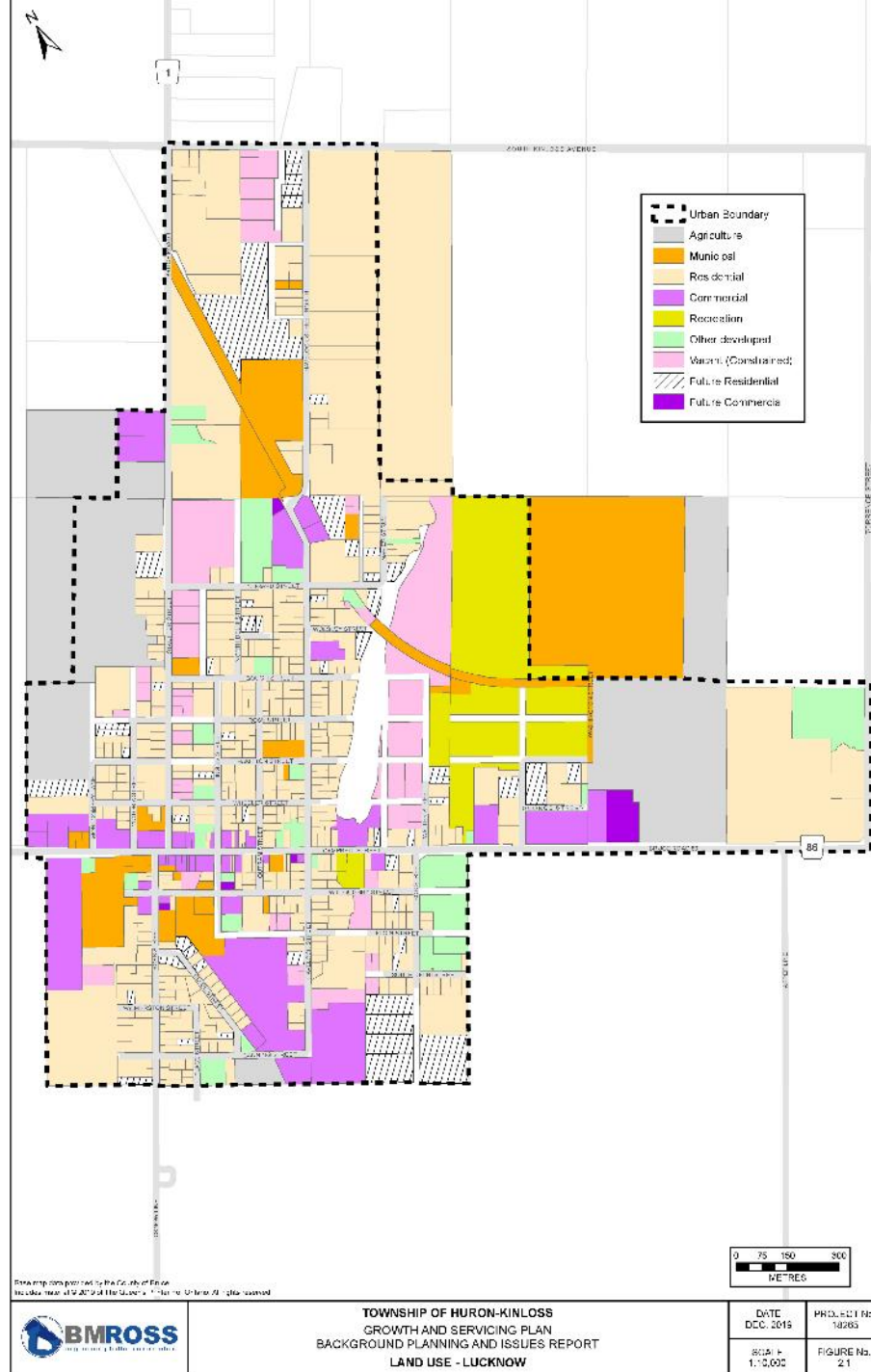
- ▶ Lakeshore South
 - ▶ Point Clark
 - ▶ Lurgan Beach
 - ▶ Blairs Grove
- ▶ Lakeshore North
 - ▶ Bruce Beach
 - ▶ Heritage Heights
 - ▶ Kin-Bruce
 - ▶ Inverlyn Lake/Huronville



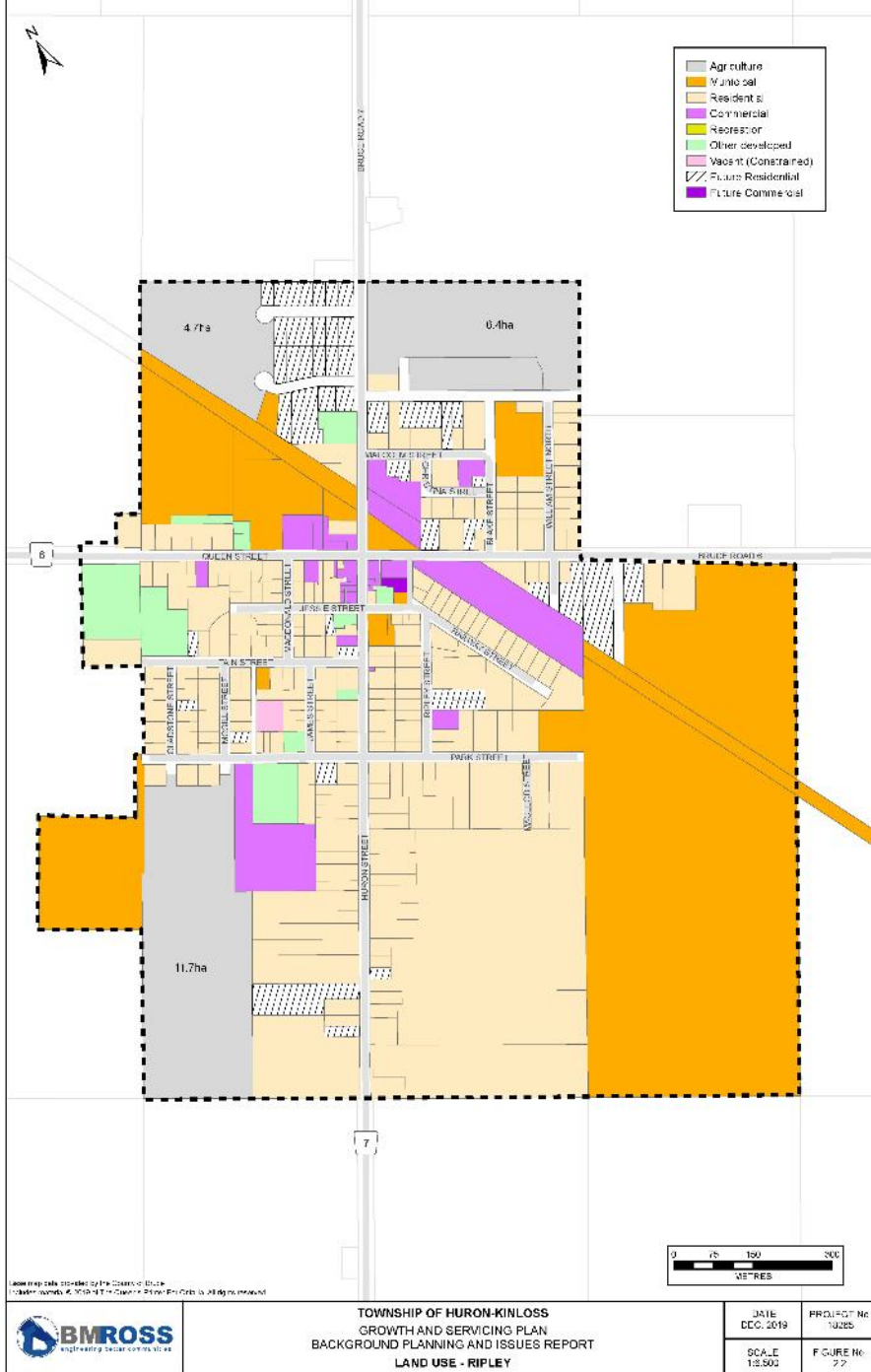
Inventory of Land Uses

Category	Description
Residential	Lots with residences, non-institutional multi-units
Commercial/Industrial	Commercial and industrial uses, including commercial buildings with upper floor residences
Agricultural	Lands utilized for agricultural purposes
Municipal	Municipal-owned recreation facilities, libraries, cemeteries, sewage treatment facilities, public works, parks and trails, easements
Recreation	Privately-owned campgrounds, recreation facilities
Developed – Other	Institutional uses, retirement residences, nursing homes, Legions, privately-owned cemeteries, aggregate operations, lands associated with adjacent residences (laneways, sheds, garages)
Vacant – Future Residential	Vacant and zoned for future residential
Vacant – Commercial	Vacant and zoned for future commercial
Vacant - Constrained	Vacant lots that may be unsuitable for residential development based on zoning or environmental factors, are landlocked, or would require completion of studies or other steps prior to development

Land Use Inventory - Lucknow



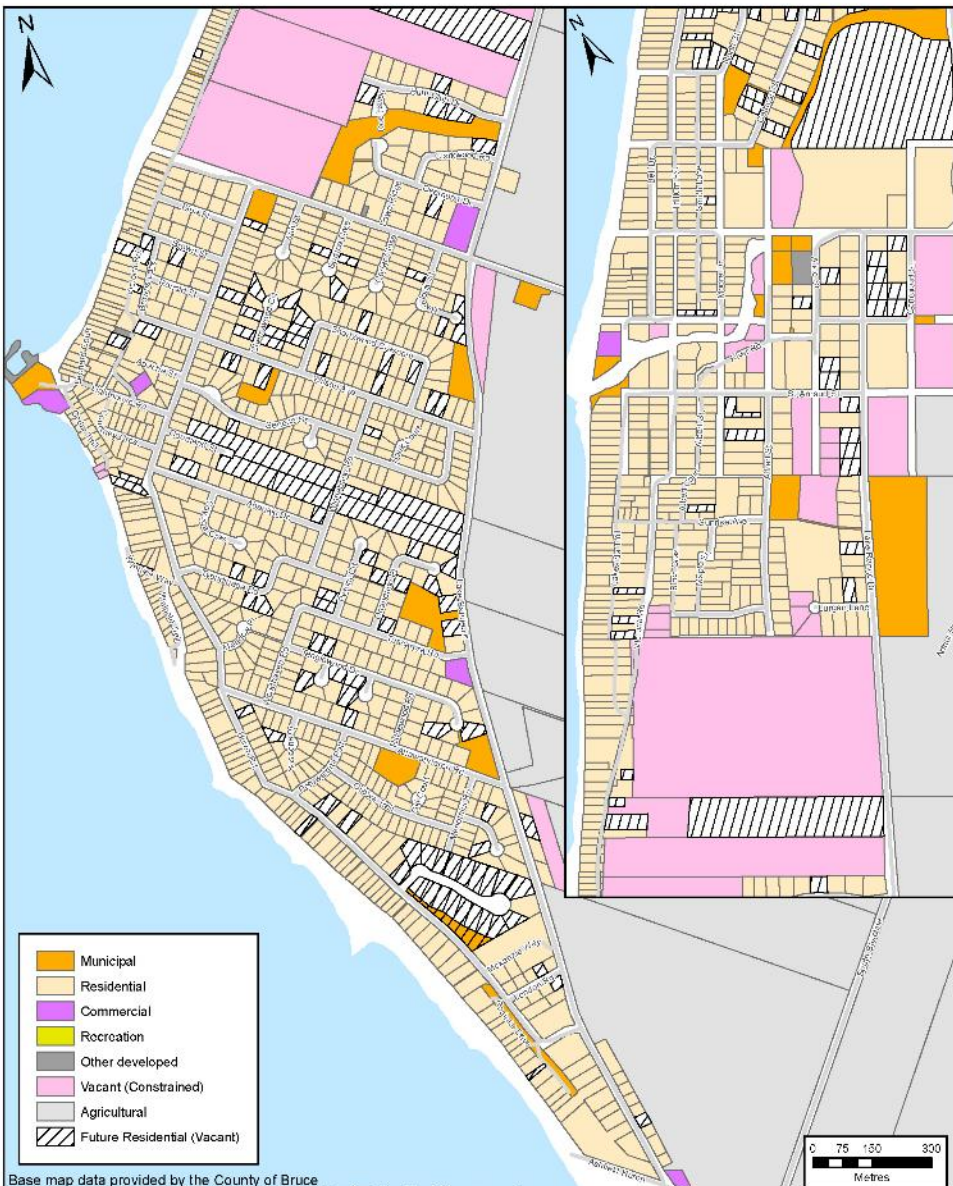
Land Use Type	No. of Properties	Percentage of Total Lots (%)
Residential	474	67.2
Future Residential	58	8.2
Commercial	55	7.8
Vacant – Constrained	45	6.3
Municipal	30	4.3
Developed – Other	28	4.0
Agriculture	5	0.7
Future Commercial	5	0.7
Recreation	5	0.7
Total	705	100



Land Use Inventory - Ripley

Land Use Type	No. of Properties	Percentage of Total Lots (%)
Residential	255	69.1
Future Residential	51	13.8
Commercial	29	7.9
Municipal	17	4.6
Developed – Other	11	3.0
Agriculture	4	1.1
Future Commercial	1	0.3
Vacant - Constrained	1	0.3
Total	369	100

Land Use Inventory – Lakeshore South - Point Clark



Land Use Type	No. of Properties	Percentage of Total Lots (%)
Residential	1,087	84.9
Vacant	136	10.6
Vacant – Constrained	26	2.0
Municipal	22	1.7
Commercial	5	0.4
Developed – Other	4	0.3
Total	1,280	100

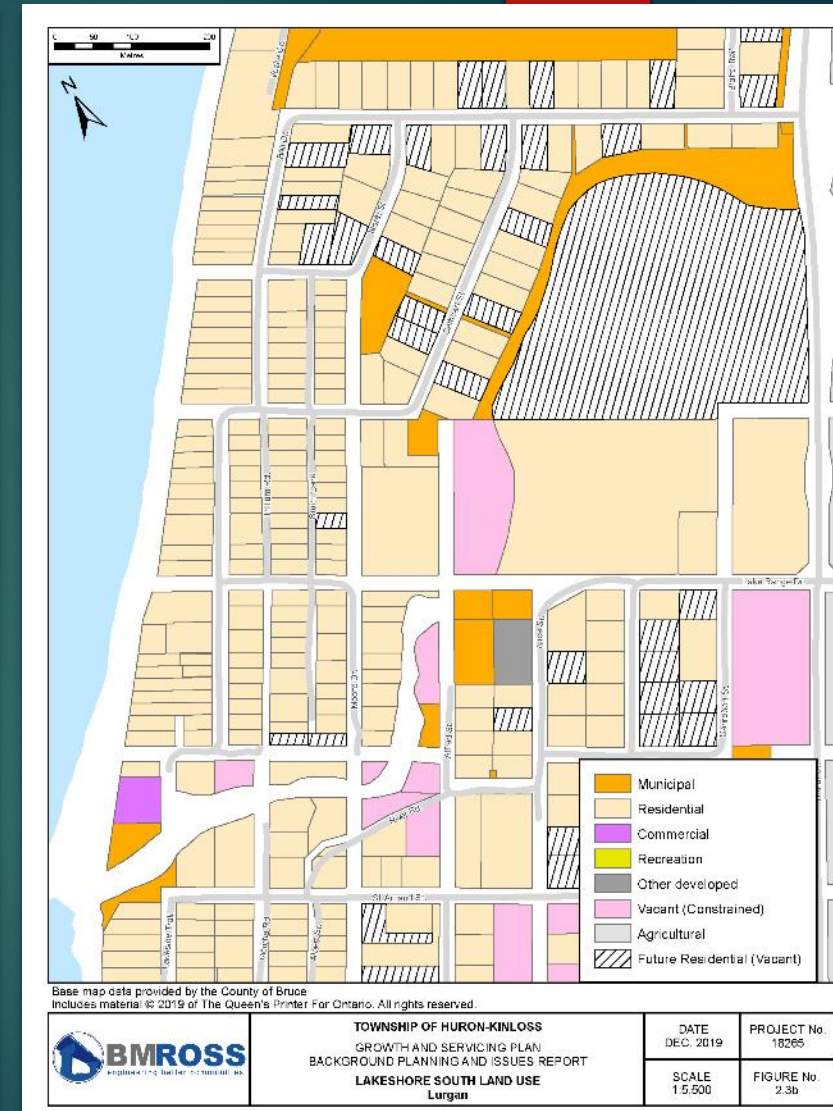
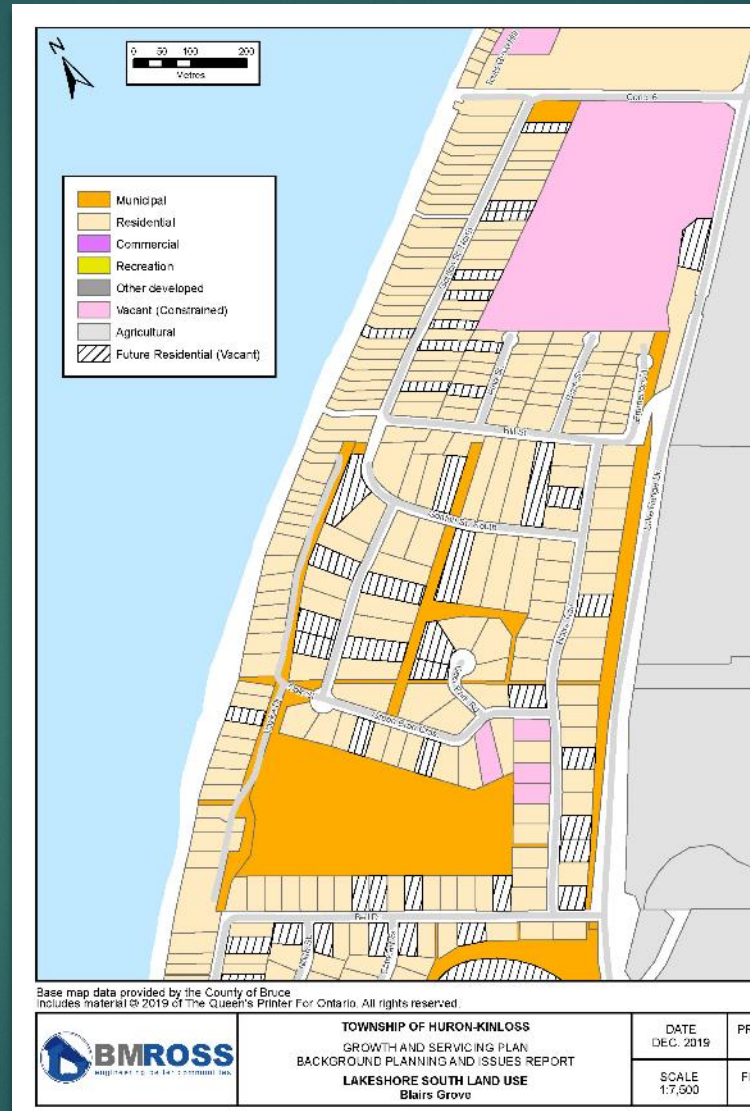
Land Inventory – Lakeshore South

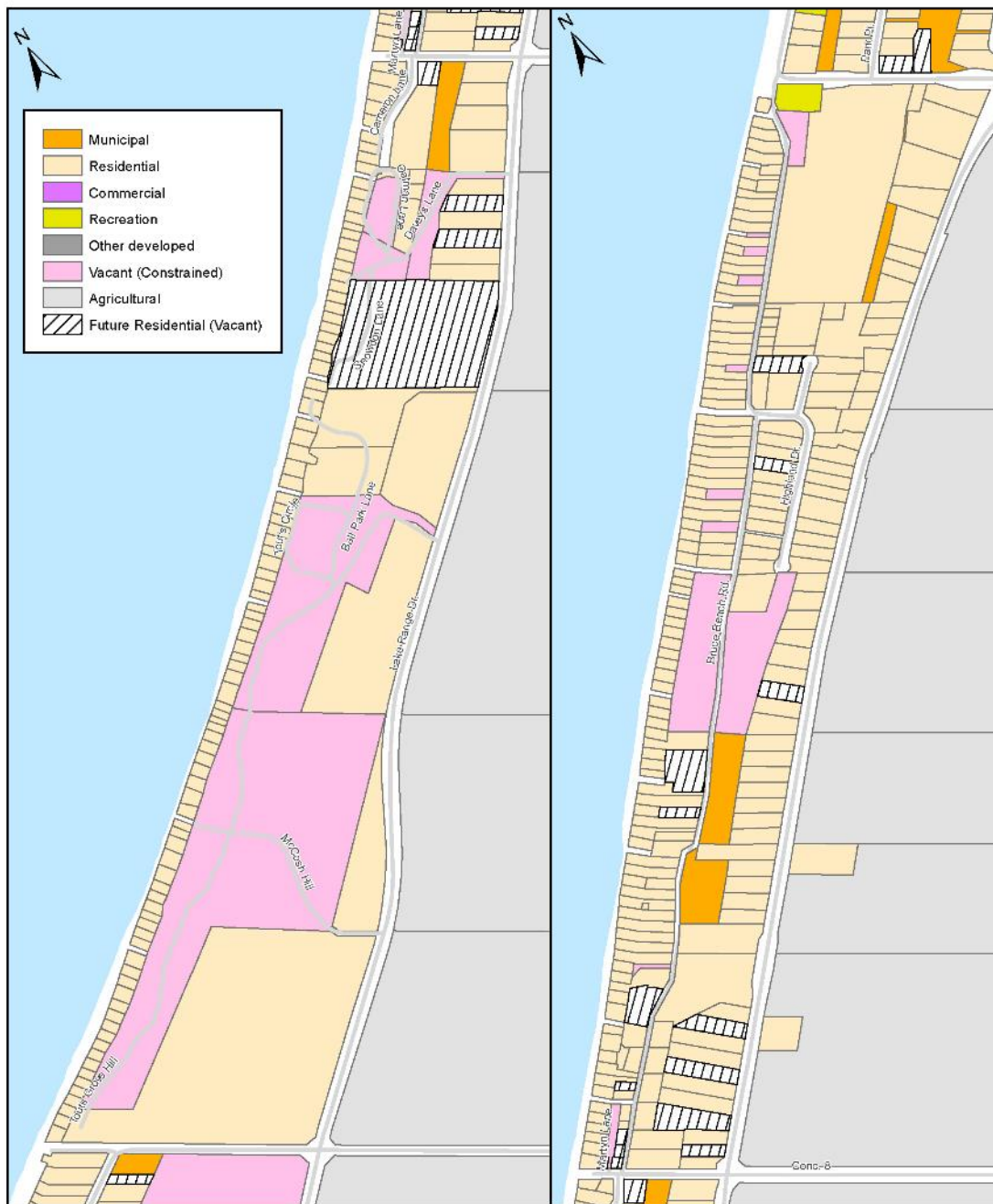
► Lurgan Beach

- 157 residential lots
- 19 vacant lots

► Blairs Grove

- 193 residential lots
- 37 vacant lots





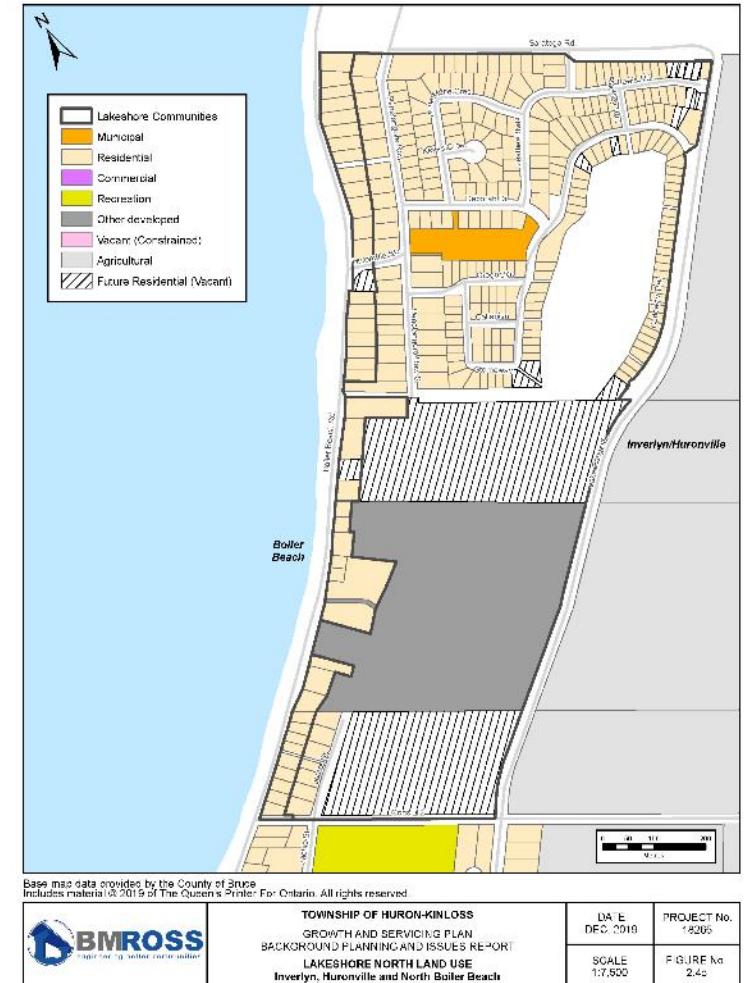
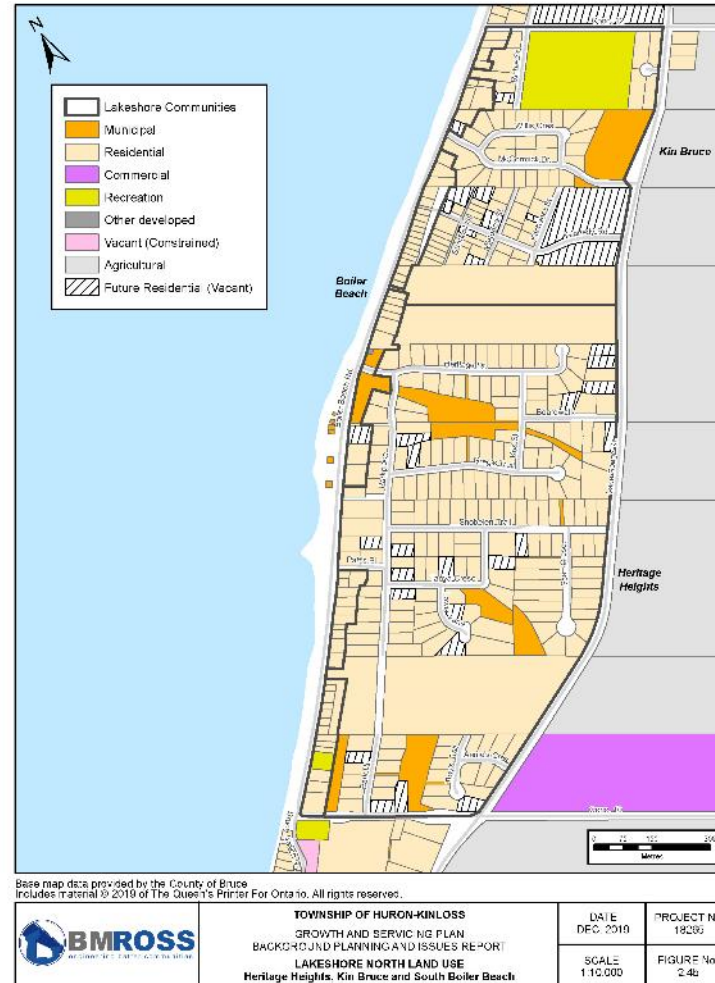
Land Use Inventory - Lakeshore North

Bruce Beach

Land Use Type	No. of Properties	Percentage of Total Lots (%)
Residential	314	88.5
Vacant	19	5.4
Vacant - Constrained	16	4.5
Municipal	5	1.4
Recreation	1	0.3
Total	355	100

Land Use Inventory – Lakeshore North

- ▶ Heritage Heights
- ▶ Kin-Bruce
- ▶ Boiler Beach
- ▶ Inverlyn Lake/Huronville



Permanent and Seasonal Occupancies (Lakeshore Area)

Area	No. of Developed Residential Lots	No. of Lots Occupied - Permanently	No. of Lots Occupied - Seasonally	% of Lots Occupied - Permanently	% of Lots Occupied - Seasonally
Point Clark	1,087	559	528	51.4	48.6
Lurgan Beach	157	50	107	31.8	68.2
Blairs Grove	193	115	78	59.6	40.4
Bruce Beach	314	97	217	30.9	69.1
Heritage Heights	168	165	3	98.2	1.8
Kin-Bruce	63	51	12	81.0	19.0
Boiler Beach	160	114	46	71.3	28.8
Inverlyn/ Huronville	238	238	0	100	0
Total	2,380	1,389	991	55.8	44.2

Changes in Occupancy (1977 to 2019)

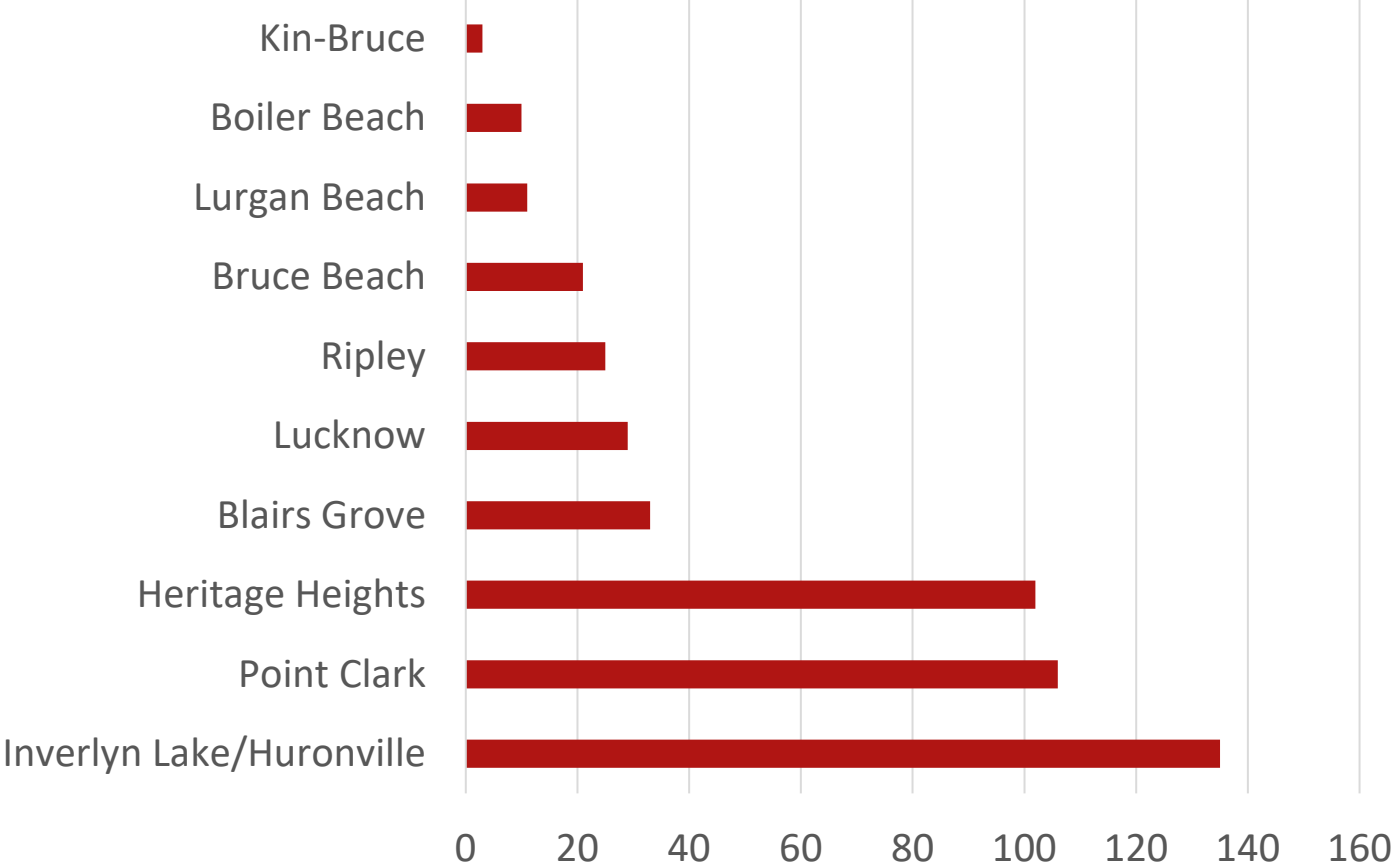
Year	Permanent	Seasonal
1977	20.4	79.6
1985	28.6	71.4
1988	26.8	73.2
1991	32.5	67.5
1997	35.5	64.5
2019	53.7	46.3

**Above numbers exclude Inverlyn Lake/Huronville

Historic Settlement Patterns (2000 -2019)

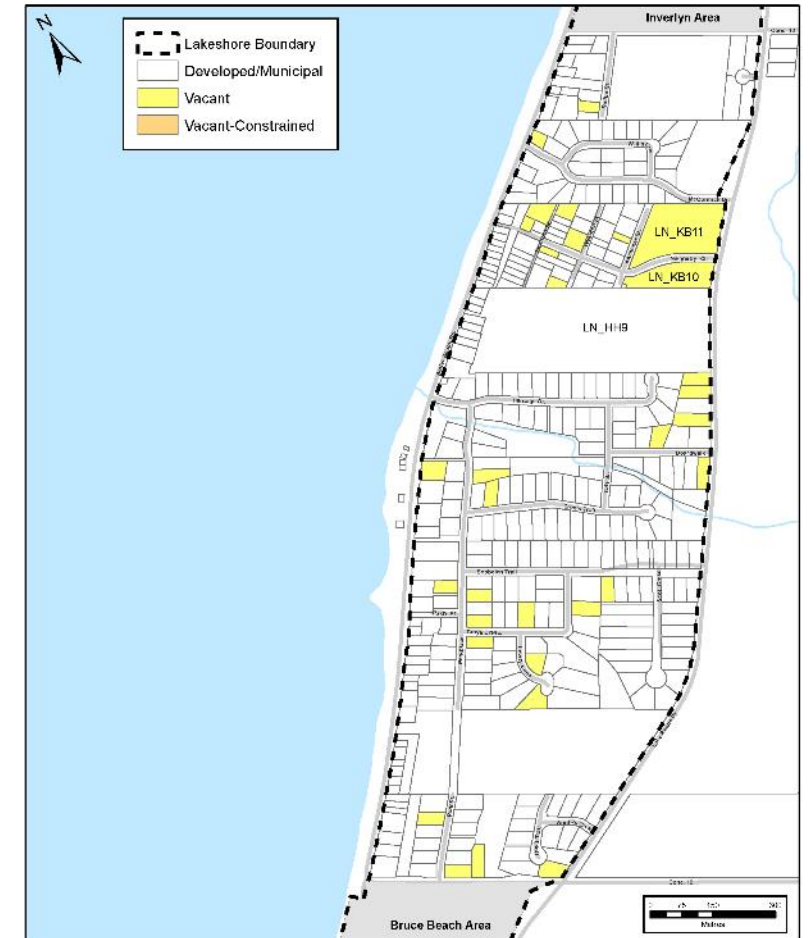
- ▶ 87% of permits for new residential development in HK issued for Lakeshore, Ripley and Lucknow.
- ▶ Remaining 13% issued for the rural area
- ▶ 63.9% (343 permits) issued were for Inverlyn Lake, Point Clark and Heritage Heights
 - ▶ Growth where lots available through Plan of Subdivision
 - ▶ New housing stock
 - ▶ Proximity to Lake and/or Kincardine

No. of Building Permits Issued (2000 - 2019)



Inventory of Vacant Lands

Study Area	No. of Vacant Lots	No. of Vacant – Constrained Lots	Total No. of Undeveloped Lots
Lucknow	63	45	108
Ripley	52	1	53
Point Clark	136	26	162
Lurgan Beach	19	3	22
Blairs Grove	37	5	42
Bruce Beach	19	16	35
Heritage Heights	19	0	19
Kin-Bruce	9	0	9
Boiler Beach	6	0	6
Inverlyn Lake / Huronville	14	0	14
Total	374	96	470



Servicing Infrastructure Review



Water Systems

Lucknow

Ripley

Lakeshore



Wastewater Systems

Lucknow

Ripley

Reserve Capacity Analyses

- ▶ Reserve capacity = Rated Capacity – Current Usage (Current Customers)
- ▶ Uncommitted Capacity = Reserve Capacity – Committed Capacity
- ▶ Uncommitted Capacity is the amount of capacity available for future development that is not yet planned.
- ▶ Committed Capacity is the amount of capacity allocated to planned future development
 - ▶ For this exercise – committed includes ALL future development discussed with Township (from initial discussion to Plans of Subdivision not yet built) + infill lots within the current service area

Reserve Capacity – Existing Customers and Commitments

Existing Customers

System	No. of Customers
Water – Lucknow	670
Water – Ripley	357
Water – Lakeshore North	831
Water – Lakeshore South	1,551
Wastewater – Lucknow	592
Wastewater – Ripley	359

Customer counts include current users in ACW

Commitments

Area	Development Commitments	Infill	Total Commitments
Lucknow	91	41	132
Ripley	193	27	220
Lakeshore North	138	39	177
Lakeshore South	47	162	209

Commitments do not include any development outside of Huron-Kinloss (in ACW)

Reserve Capacity Calculations

System	Location	Rated Capacity (m ³ /d)	Current Usage (m ³ /d)	Total Reserve (m ³ /d)	Committed Reserve (m ³ /d)	Uncommitted Reserve	
						(m ³ /d)	(ERU)
Water Supply	Lucknow	1,500	1,147	353	226	127	74
	Ripley	2,618	696	1,922	429	1,493	766
	Lakeshore N	5,741	3,335	2,406	710	1,696	423
	Lakeshore S	5,893	3,744	2,149	504	1,645	683
Wastewater	Lucknow	750	605	145	135	10	10
	Ripley	600	324	276	198	78	86

ERU = Equivalent Residential Unit

Reserve Capacity Summary

- ▶ Lakeshore effective storage is less than Design Guidelines
 - ▶ Booster pumping station at standpipe would make the full volume usable
- ▶ Lucknow Water and Wastewater
 - ▶ Development commitments represent essentially 'building-out' to the current extent of the service area
- ▶ Calculation methodology assumes minor non-residential growth/non-residential uses that do not consume large quantities of water
 - ▶ Heavy water user coming on-line could significantly impact uncommitted reserve.

Community Form and Function



EXAMINATION EXISTING
COMMUNITY RESOURCES



LINKAGES WITHIN AND
OUTSIDE OF THE COMMUNITY



COMMUNITY FEATURES



COMMUNITY CONCERNS AND
ISSUES

Ripley



- Small rural community
- Includes single detached dwellings, apartments, senior apartments and a retirement home



Downtown core includes restaurant, minimart/LCBO outlet, bank, office space, and a number of empty storefronts

Many older, historic homes

Ripley is a small urban community located in the centre of the former Huron Township at the intersections of Bruce Roads 6 and 7. The village was established in late 1800's as a commercial centre for the surrounding agricultural area. It is a relatively compact community, with the downtown core centred around the intersection of Queen and Huron Streets. There are a number of recreational, commercial and institutional uses in the village that serve Ripley and the surrounding area. There are few distinct neighbourhoods in Ripley, likely due to compact size and little subdivision-driven development. The community is home to many families and seniors. There is a greater variety of housing options available in Ripley compared to the lakeshore communities

Community Features

- Elementary school
- Library
- Post Office
- Township Office
- Arena, ball diamond, skateboard park, tennis courts, pavilion
- Curling club
- Veterinary clinic
- Feed Mill
- Law office
- Variety/Bake shop
- Churches
- YMCA childcare
- Medical Centre
- Legion
- Fire Department
- Bank
- Trails
- Bruce Botanical Food Garden
- Restaurant
- MiniMart/LCBO outlet
- Splashpad
- Cemetery
- Telecom office
- Funeral home

Community Groups:
Legion, Lions,
Horticulture, Ag. Society,
4H



- Kincardine for: employment, shopping, health care, secondary school, daycare, post office, banking, other services
- Goderich for: employment, shopping



- Strong sense of community, proximity to school
- Lower priced homes compared to Kincardine
- Retire into the community



Community Concerns and Issues related to form and function

- Most residents commute out of Ripley for employment
- Depressed downtown core with vacant storefronts, some tired looking buildings
- Maintaining community volunteer groups and efforts as population ages
- Lack of new residential and non residential growth
- Maintaining and supporting community resources (school, bank, post office, library, etc.)

Ripley Form and Function

Lucknow Form and Function

Lucknow



- Largest urban centre
- Offers most variety in types of dwellings (single detached, apartments, multis)



- Long downtown core along Campbell Street
- Local employers include: Pinecrest Manor, Snobelens Elevators, Lucknow Co-op, Helm Welding, Huron Landscaping, Roberts Farm Equipment, Porters, Montgomery Ford

Lucknow is the largest urban centre in Huron-Kinloss. Located at the intersection of Bruce/Huron Road 1 and Bruce Rd 86, It has a downtown core featuring a range of commercial services, but also a number of vacant storefronts. It is home to a number of business and industries that support local employment. There is a strong sense of community and support for community groups. The community has the largest housing stock in the Township. It includes a wider variety of housing options including apartments and some multi-units. Growth in Lucknow has been slow for many years, with relatively few new homes built.

Community Features

- Elementary school
- Library
- Post Office
- Dentist office
- Parks and playgrounds
- Arena
- Veterinary clinic
- Grain Elevator
- Law office
- Funeral Home
- Florist
- Pharmacy
- Bank
- Bakery
- Restaurants
- Gas Stations
- Convenience Stores
- Consignment Stores
- Chiropractor
- Long-term care
- Retirement residences
- Fire Department
- Splash Pad, Pool
- Legion
- Churches
- Dollar Store
- Newspaper
- Auto Sales and Service
- Hardware and Lumber Stores
- Butcher
- LBCO
- Dance Studio
- Agricultural supplies and services
- Professional offices

Community Groups:
Legion, Kinsmen, Ag.
Society, 4H



- Wingham – shopping, employment, health care (hospital), secondary school
- Goderich – shopping, employment, other services



- Small town community feel
- Availability and affordability
- Retire into the community



Community Concerns and Issues related to form and function

- No grocery store – residents leave to do grocery shopping and may, as a result, do all their shopping elsewhere
- Downtown core has some vacant storefronts
- Maintaining community volunteer groups and efforts as population ages
- In areas, housing stock looks tired and worn
- Lack of new residential growth
- Maintaining and supporting community resources (school, bank, post office, library, etc.)

Bruce Beach



- Predominately a cottage area
- Mostly single row of lakefront cottages along private roads
- Permanent homes 'above the hill' along Lake Range



Strong, historic cottage community, distinct and separate from permanent homes on Lake Range



Lakefront cottages are relatively private (one access road, area is heavily treed)

Bruce Beach is a historic cottage area between Concession 6 and Concession 10. The cottage area is located between the Lake and the bottom of the hill, while there are permanent homes overlooking the lake along Lake Range Drive. There is a strong cottage association, with many cottages being owned over the long-term by the same families. The cottage community is very separate from the adjacent, permanent developments.

Community Features

- Golf course (private)
- Ball Park (private)
- Tennis Courts (private)

Community Groups:
Beach Association



- Kincardine for: employment, shopping, health care, secondary school, daycare, post office, banking, other services
- Ripley – municipal services



- Tourism – beach, cottages
- Private cottage area
- Moderate number of potential infill lots



Majority of this area is comprised of lake front cottage, accessed by private roads. Cottages include small original cottage to larger, new cottages. There is a single row of permanent homes along the west side of Lake Range Drive.

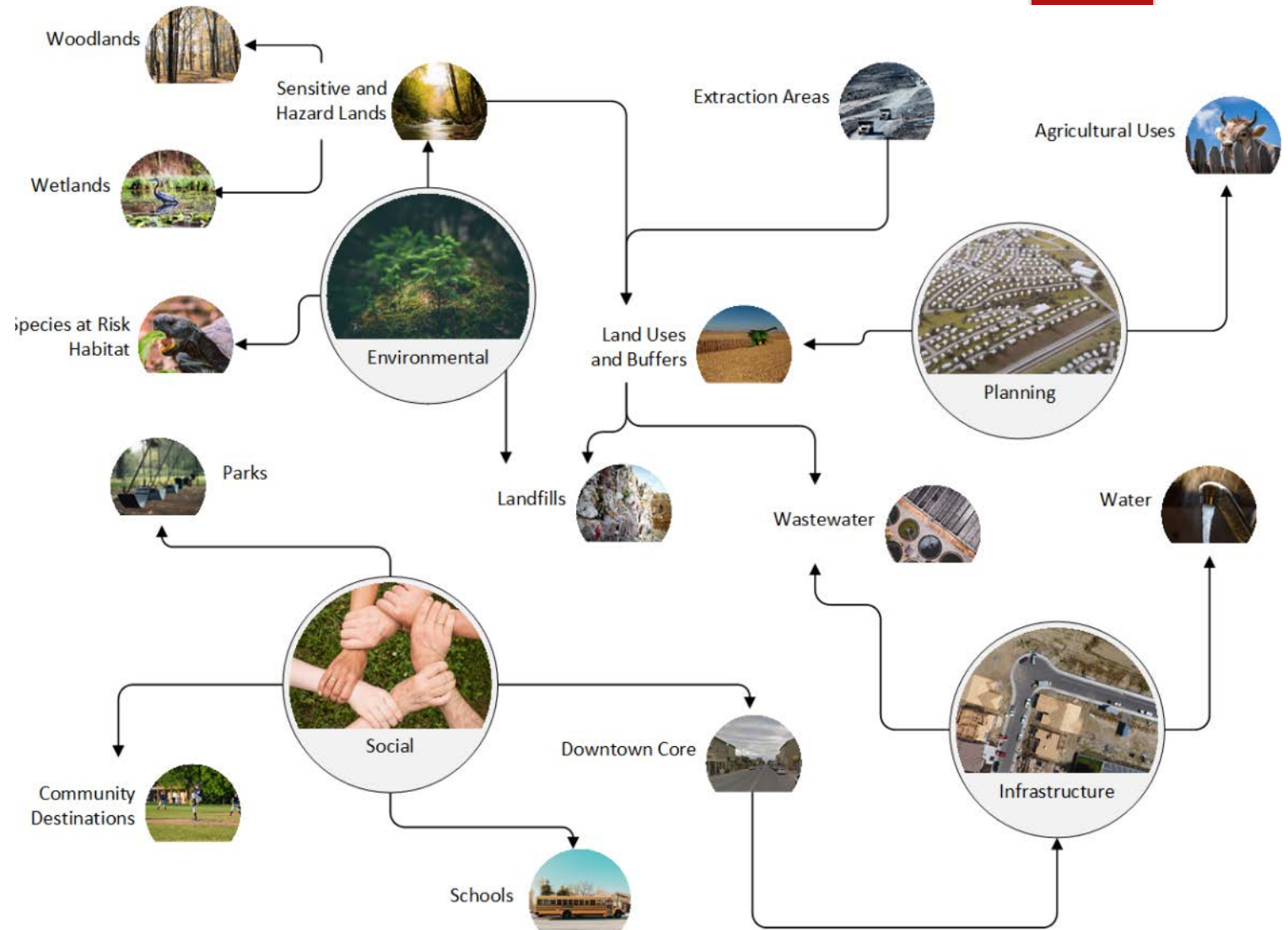


- Community Concerns and Issues related to form and function
- Redevelopment on smaller, lakefront lots
 - Lakefront concerns (water levels and related issues)
 - Conflict with adjacent agricultural land uses
 - Desire to keep area private and maintain cottage-feel.
 - Community concerns related to further developments in area

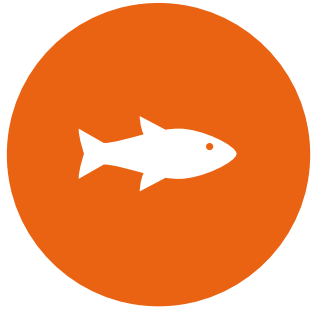
Bruce Beach Form and Function

Planning Analysis

- ▶ Many factors can influence where future development can occur
- ▶ Factors include:
 - ▶ Planning considerations
 - ▶ Environmental considerations
 - ▶ Infrastructure considerations
- ▶ Analysis looked at overlap of these different factors and how they may constrain development
 - ▶ Also have to consider site-specific factors (archaeological and cultural heritage resources)



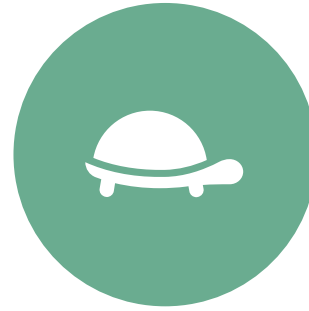
Environmental Considerations



SIGNIFICANT
WETLANDS



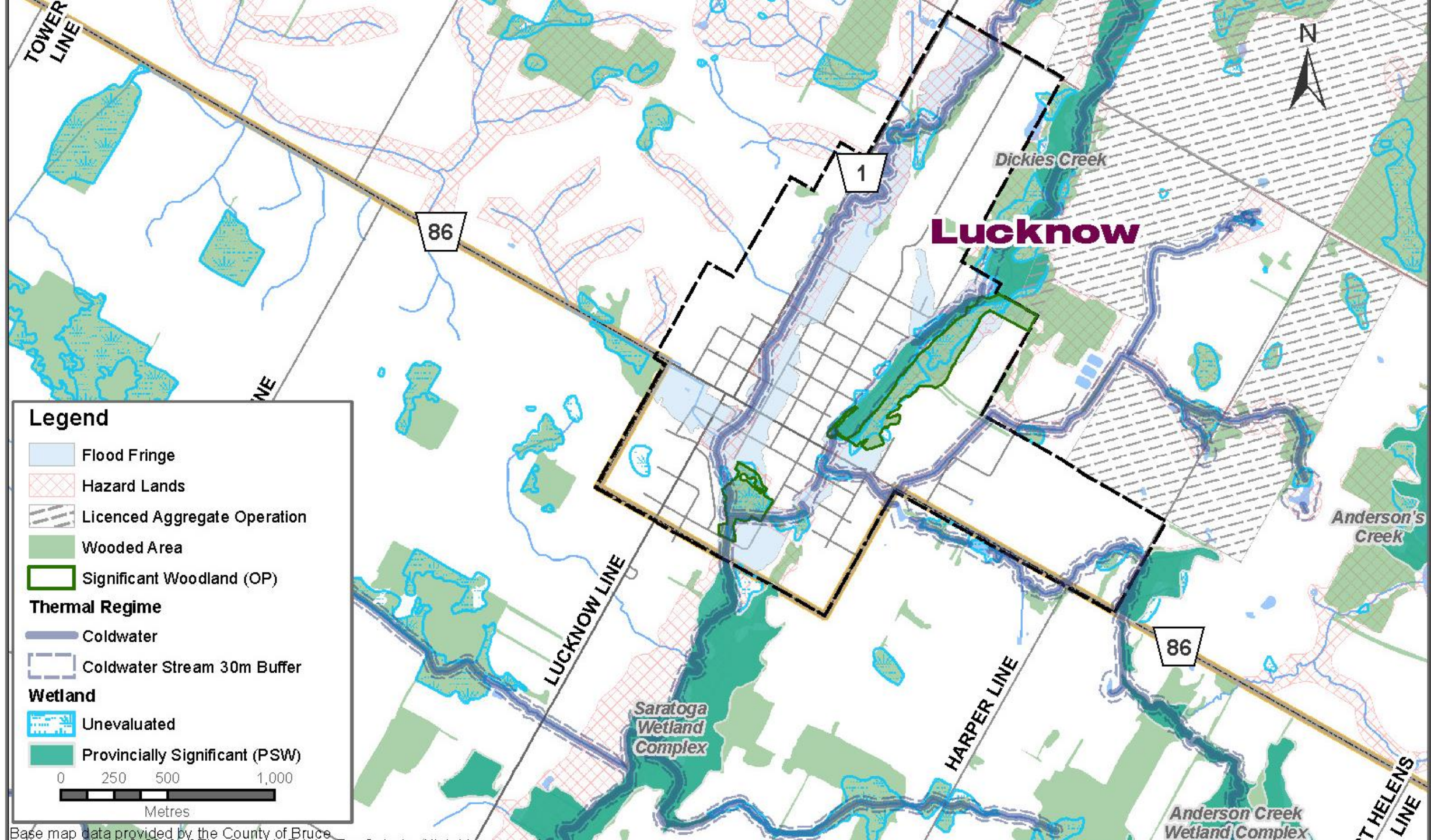
SIGNIFICANT
WOODLANDS

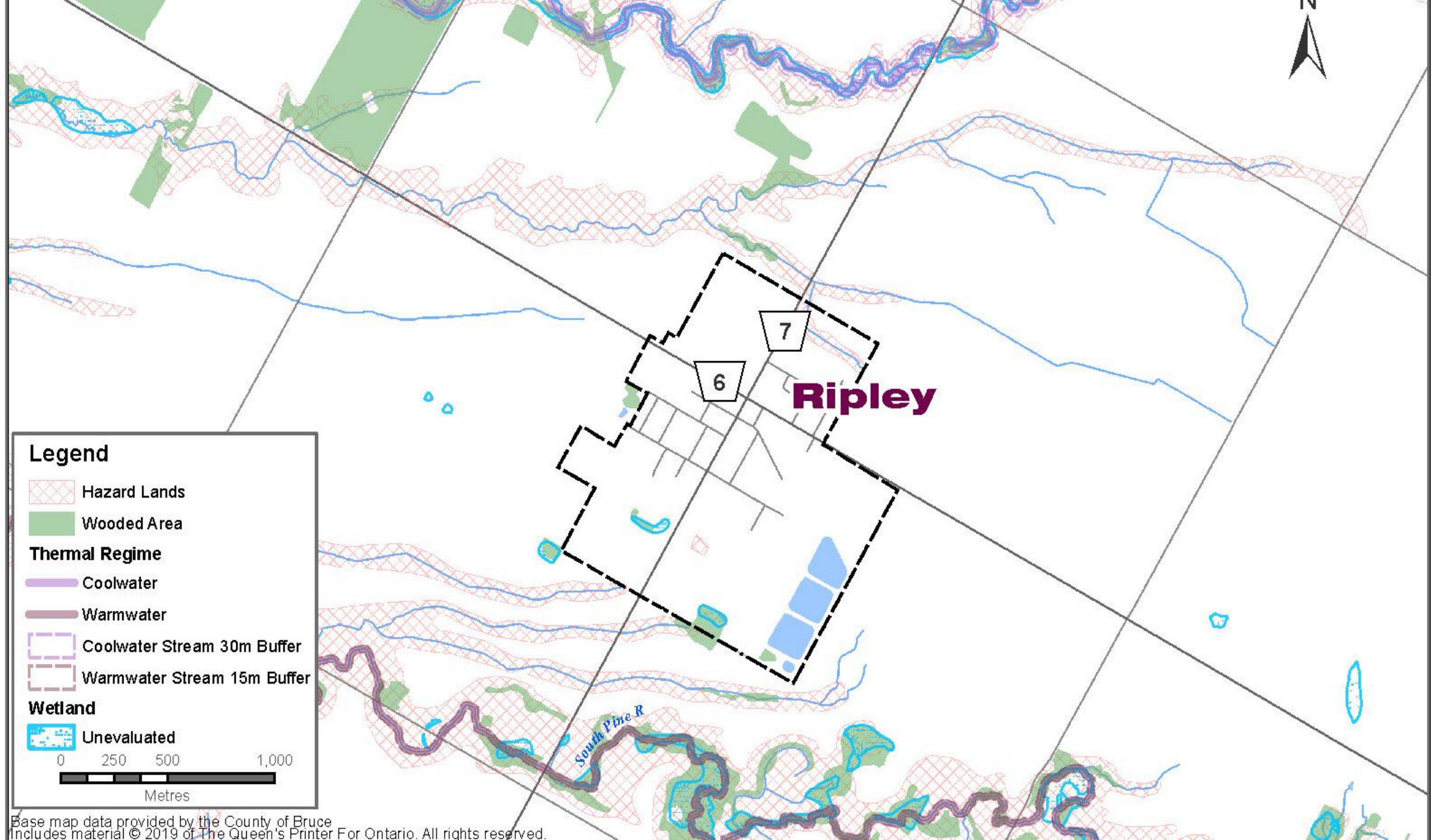


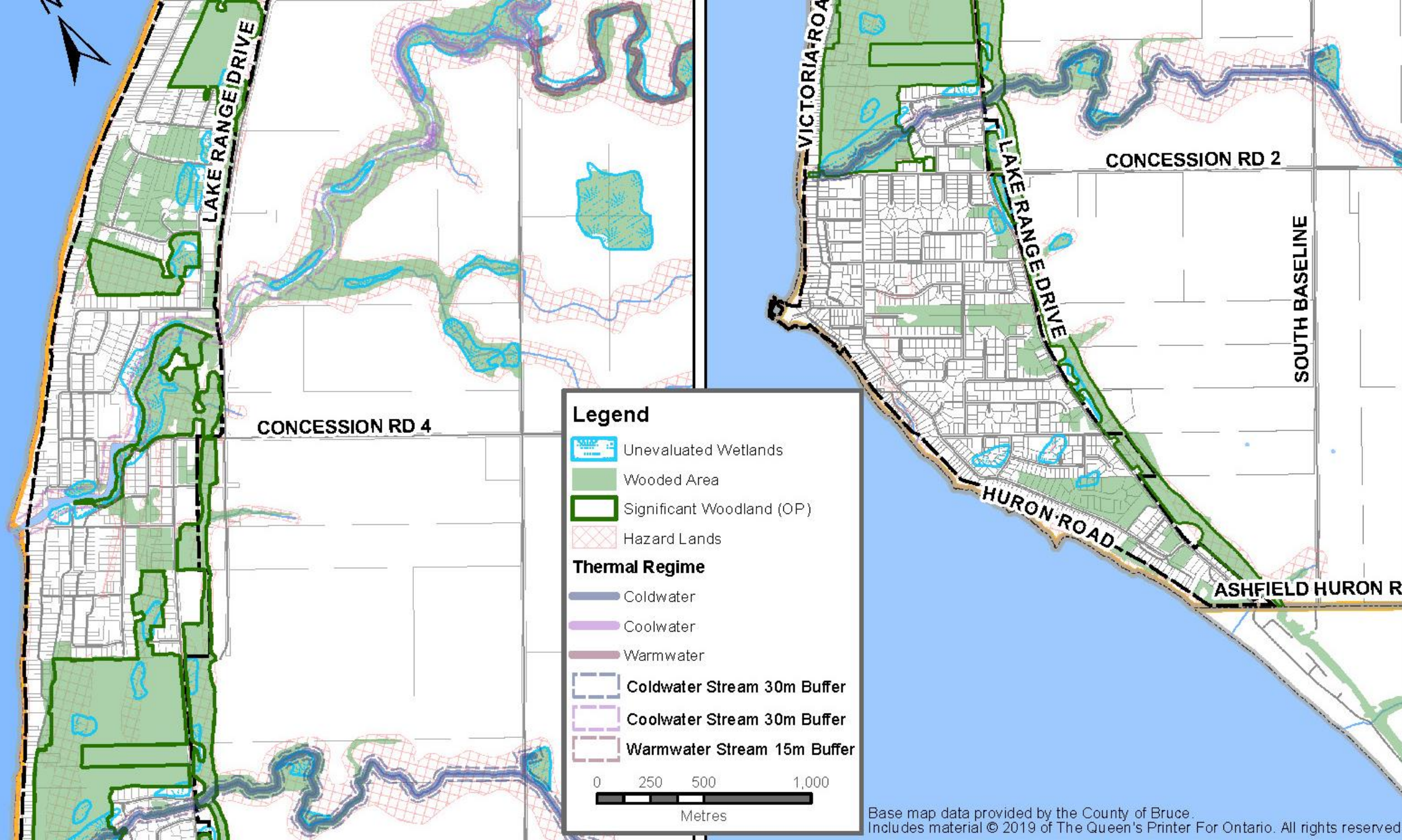
SPECIES AT RISK

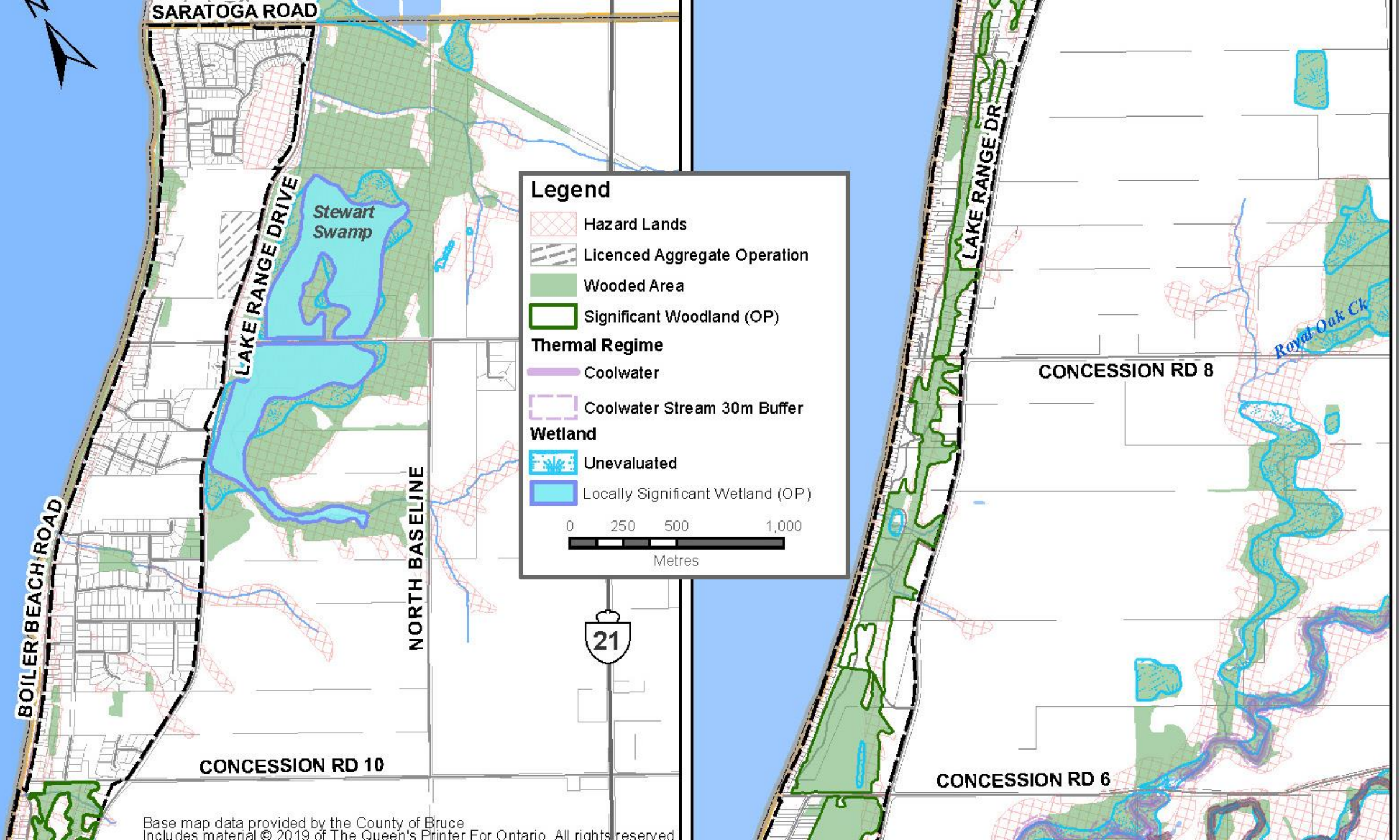


HAZARD LANDS



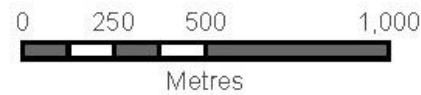






Legend

- Hazard Lands
- Licenced Aggregate Operation
- Wooded Area
- Significant Woodland (OP)
- Thermal Regime**
- Coolwater
- Coolwater Stream 30m Buffer
- Wetland**
- Unevaluated
- Locally Significant Wetland (OP)



Planning Considerations



Provincial Planning Policy



Bruce County Official Plan

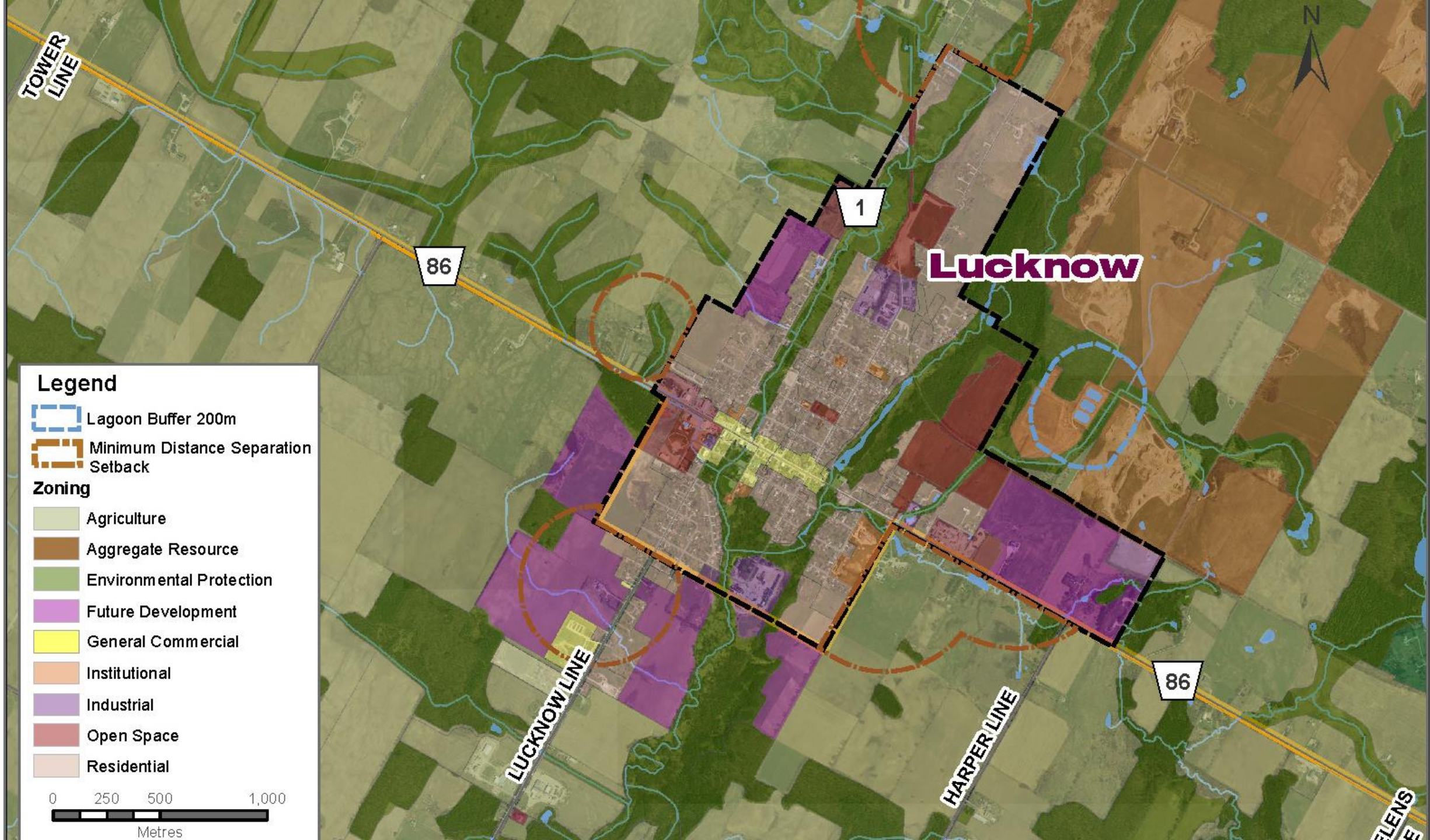


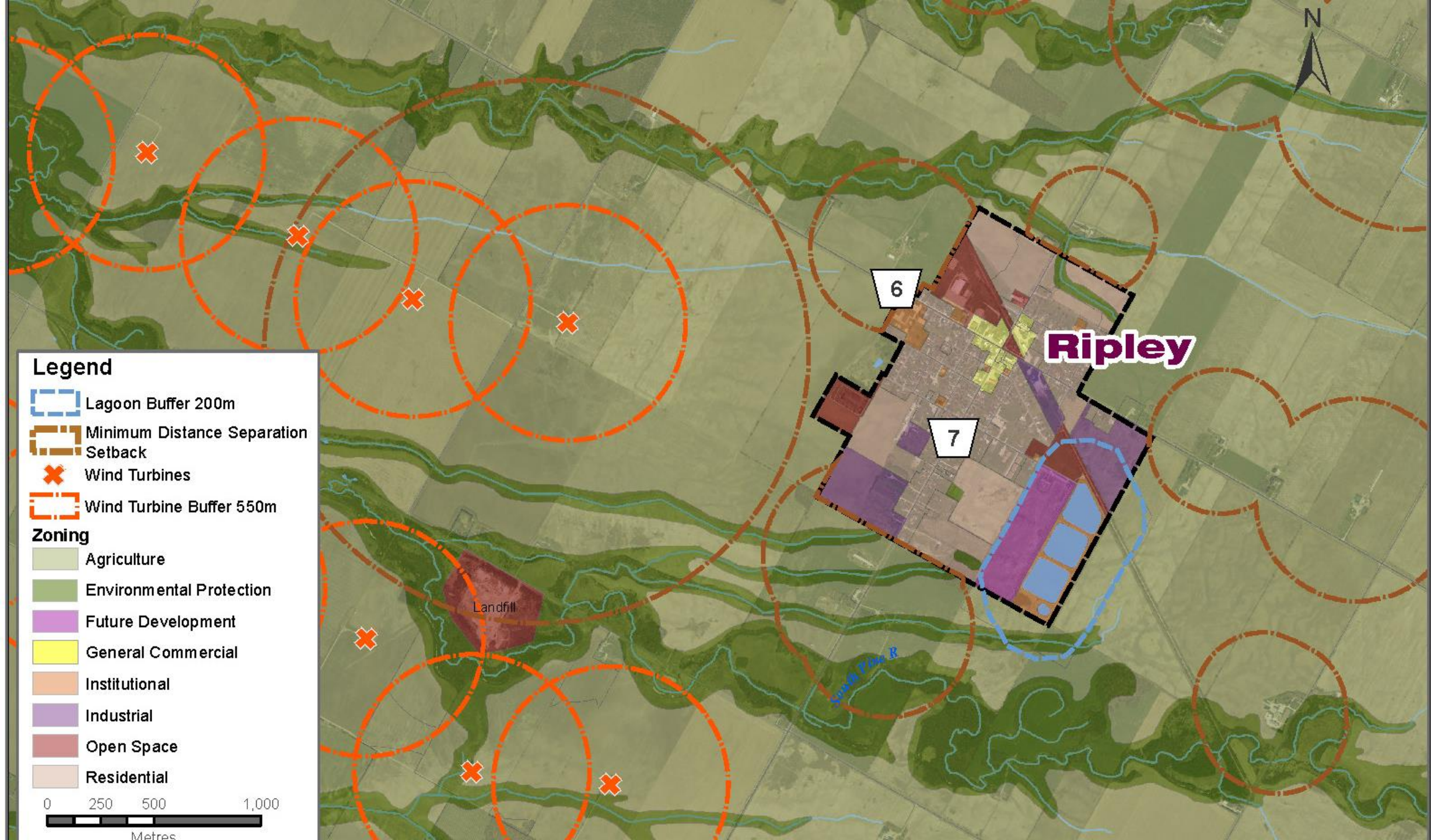
Huron-Kinloss Official
Plan and Zoning By-law

Buffers around certain
features




Minimum Distance Separation











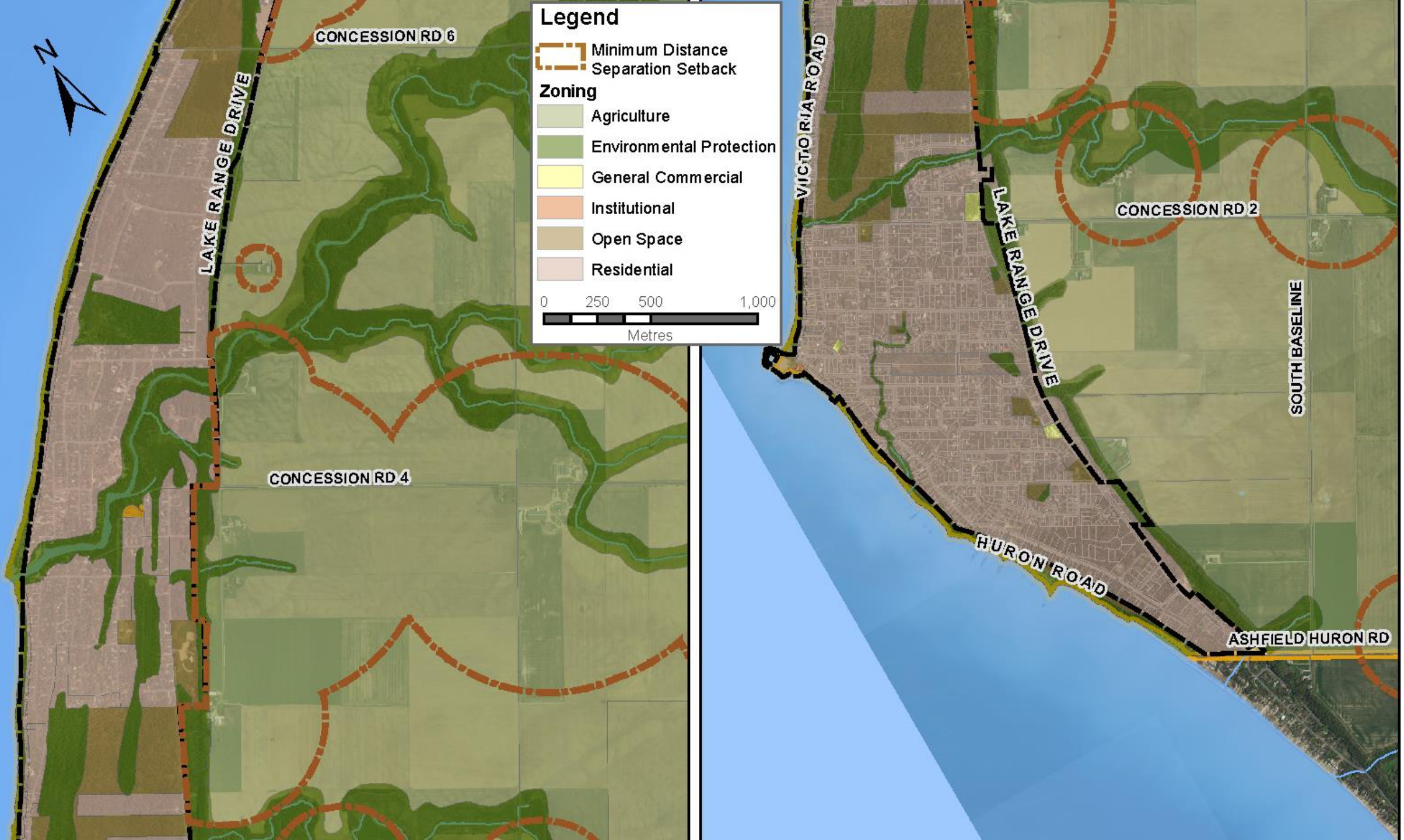
Legend

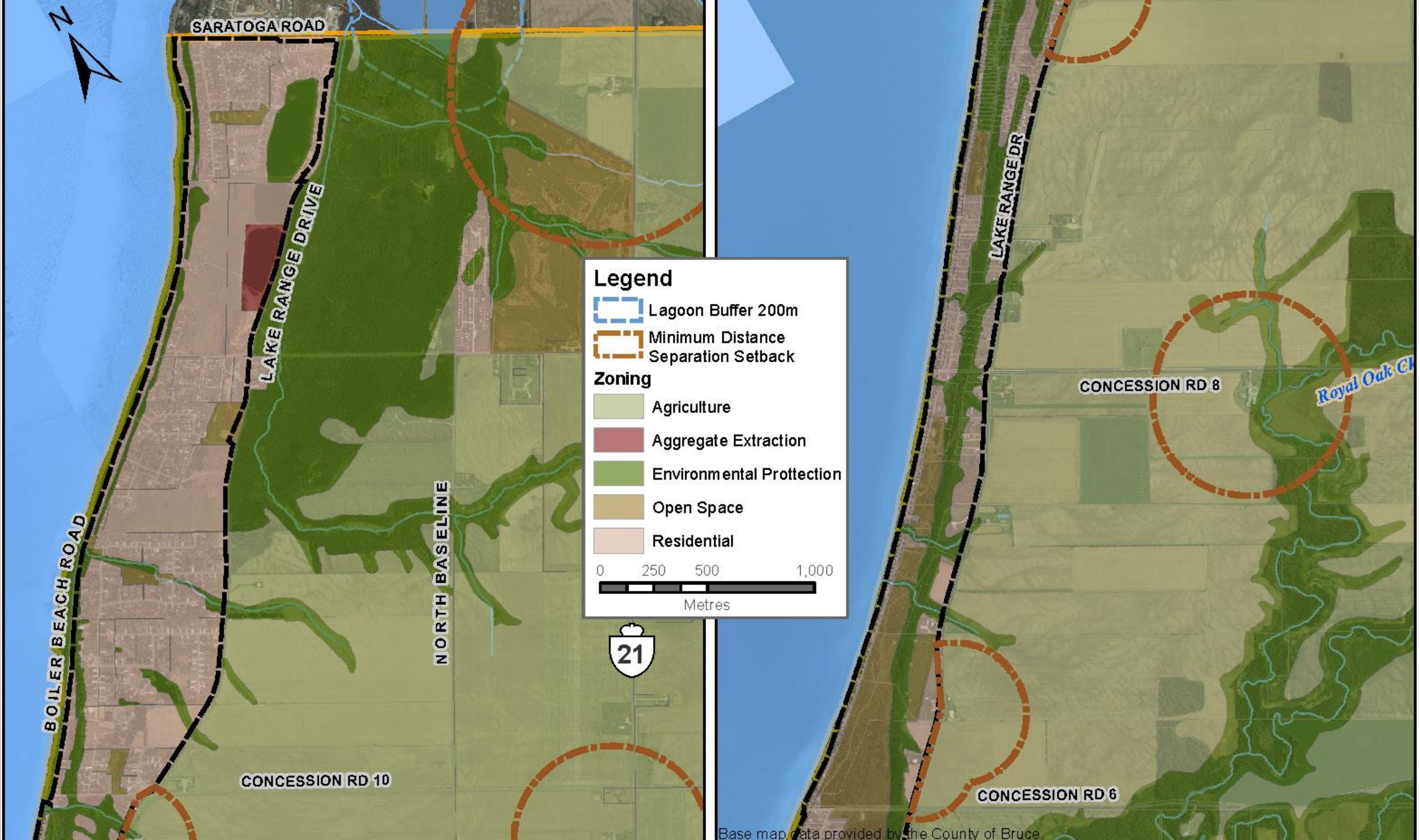
 Minimum Distance Separation Setback

Zoning

-  Agriculture
-  Environmental Protection
-  General Commercial
-  Institutional
-  Open Space
-  Residential

0 250 500 1,000
Metres





Combined Constraint Analysis



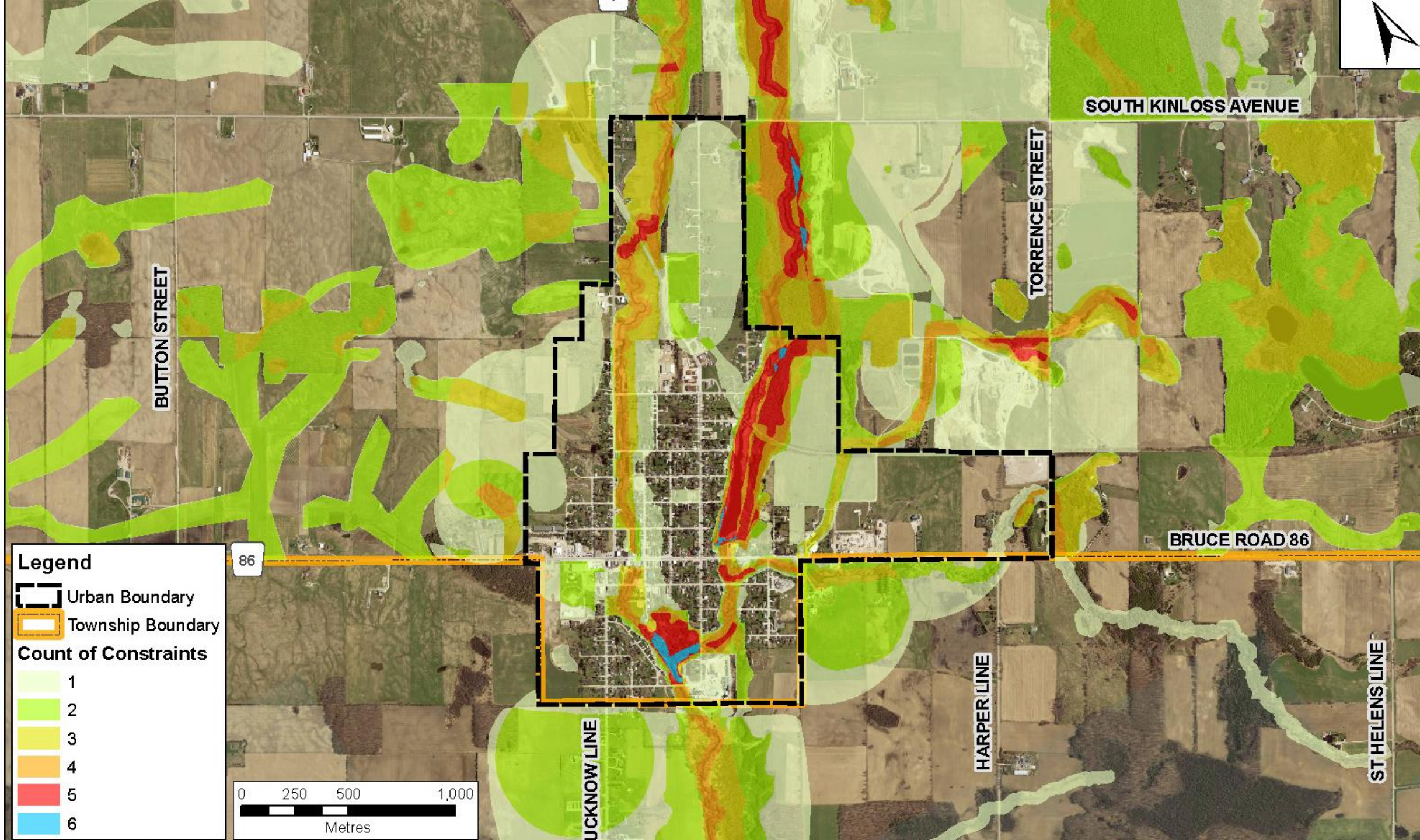
OVERLAY THE ENVIRONMENTAL,
PLANNING AND INFRASTRUCTURE
CONSTRAINTS

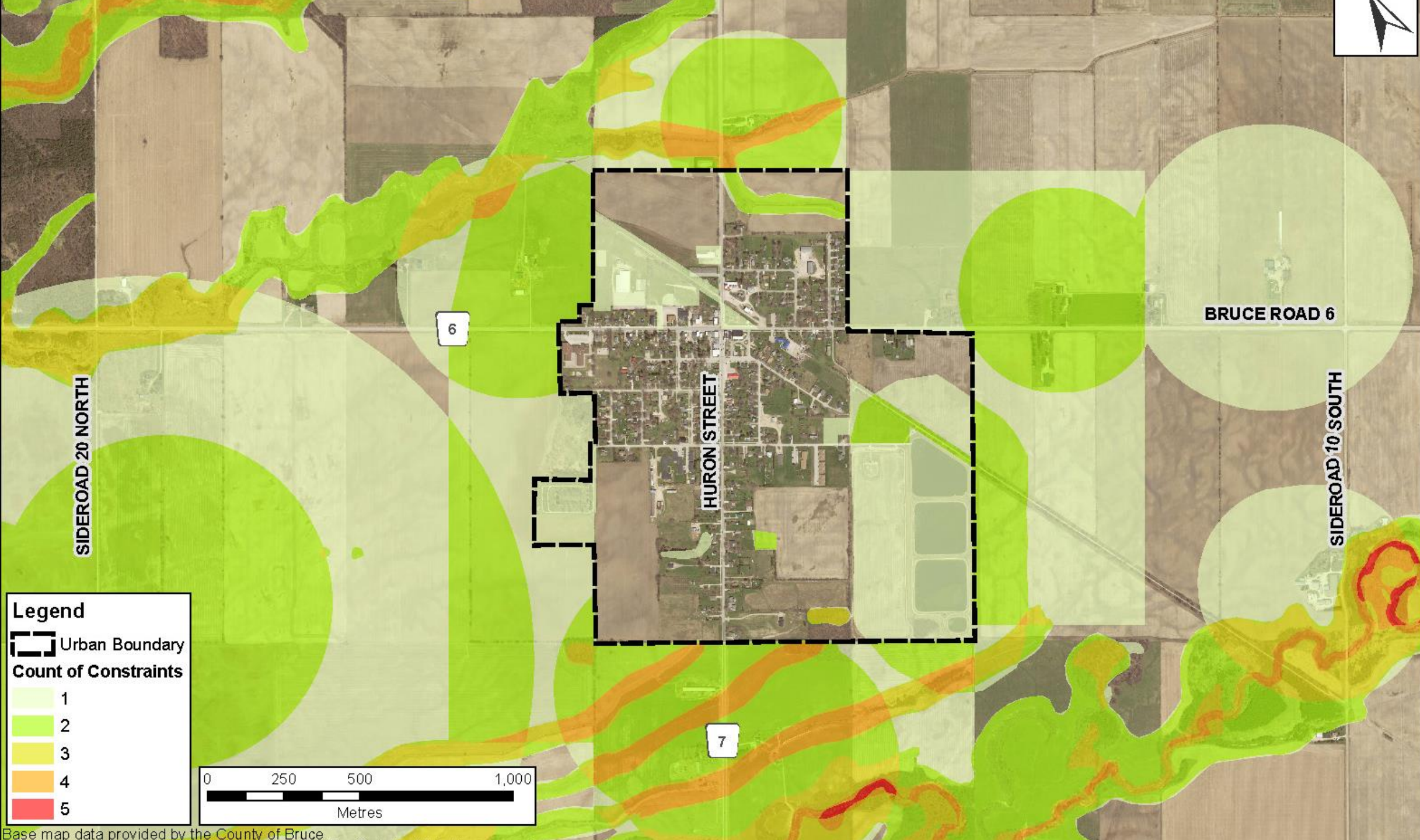


USED A GRADIENT COLOUR SCHEME
TO SHOW WHERE THE
CONSTRAINTS OVERLAP




EACH CONSTRAINT WAS GIVEN AN
EQUAL WEIGHTING








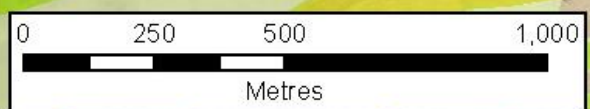


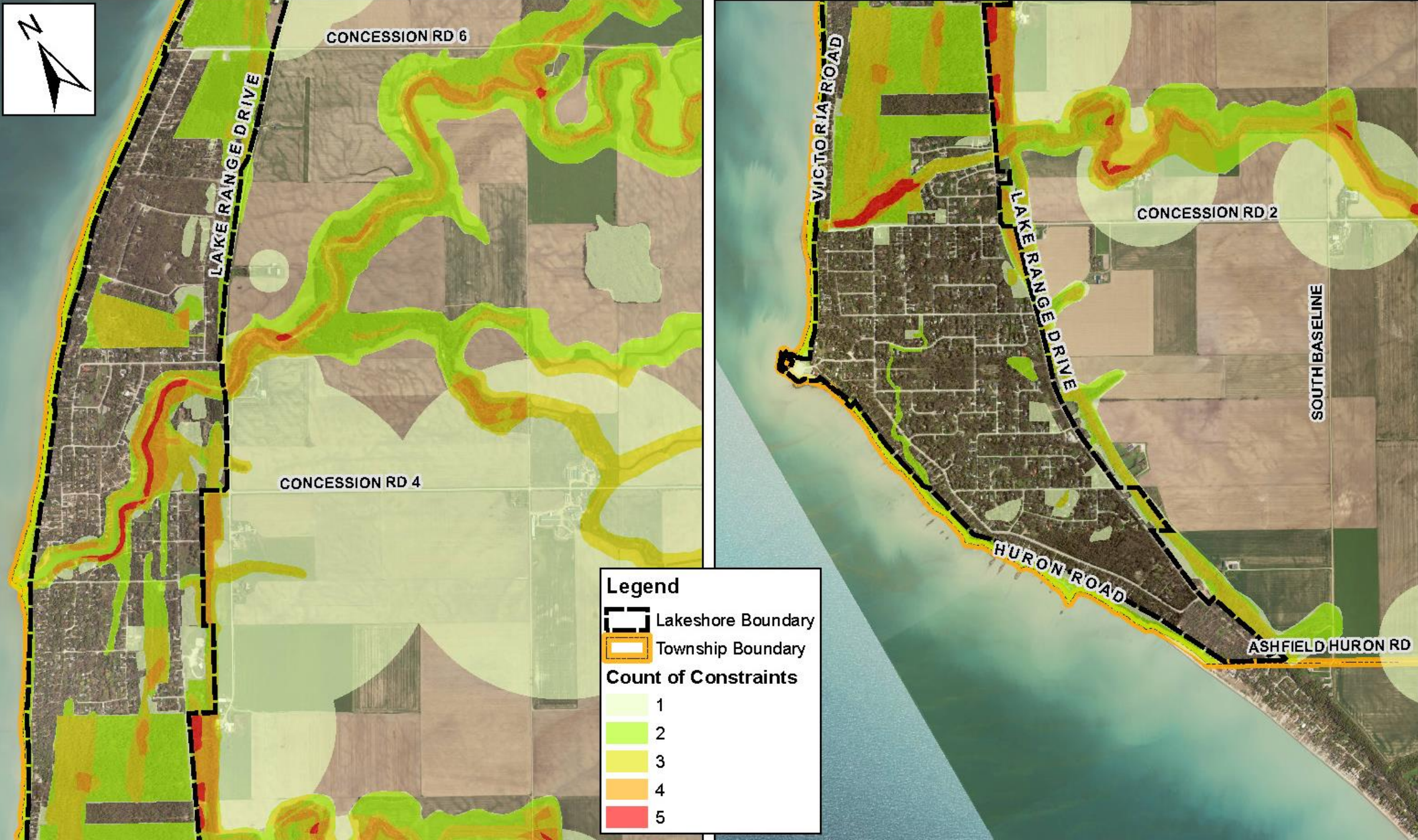
Legend

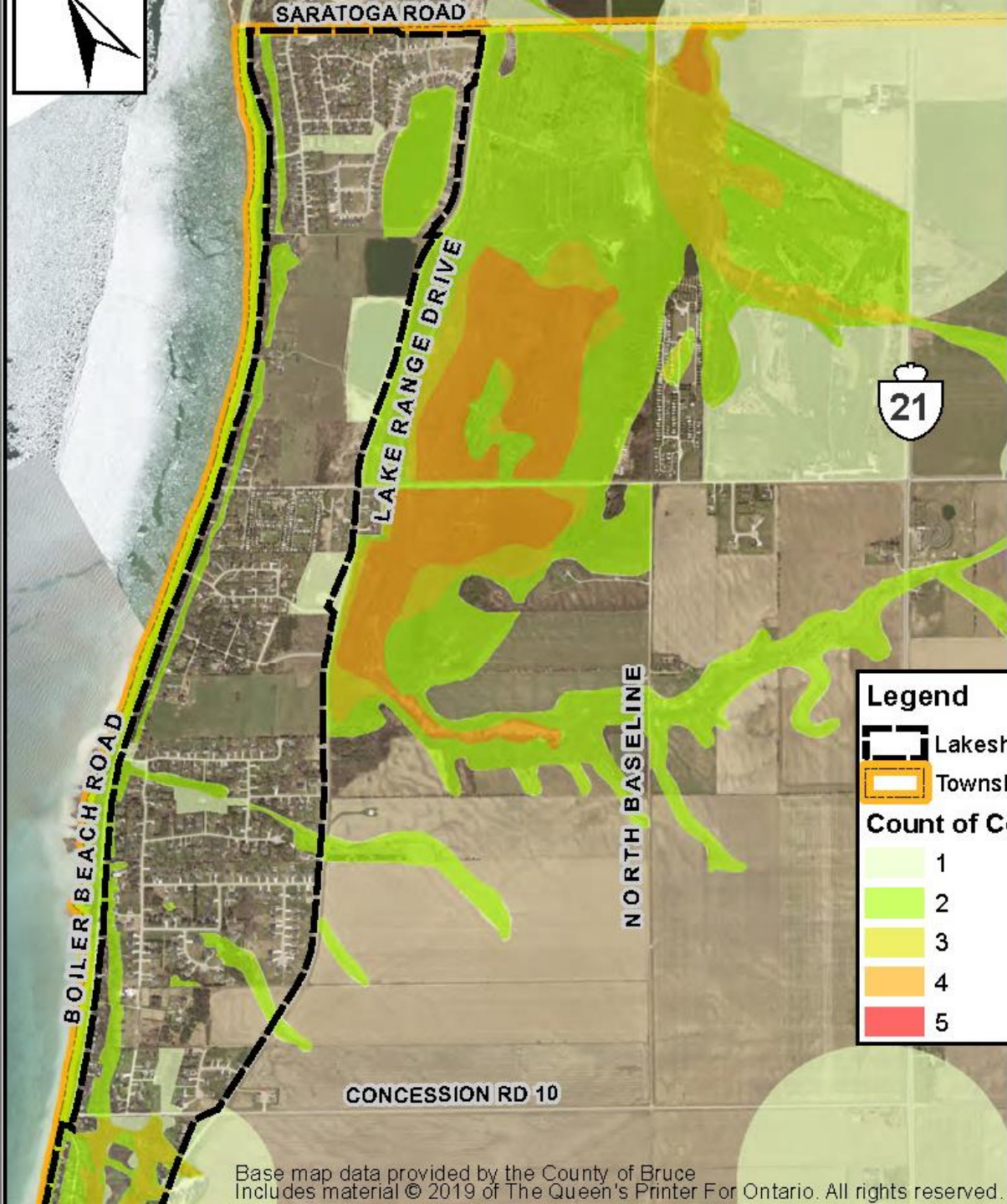
 Urban Boundary

Count of Constraints

	1
	2
	3
	4
	5





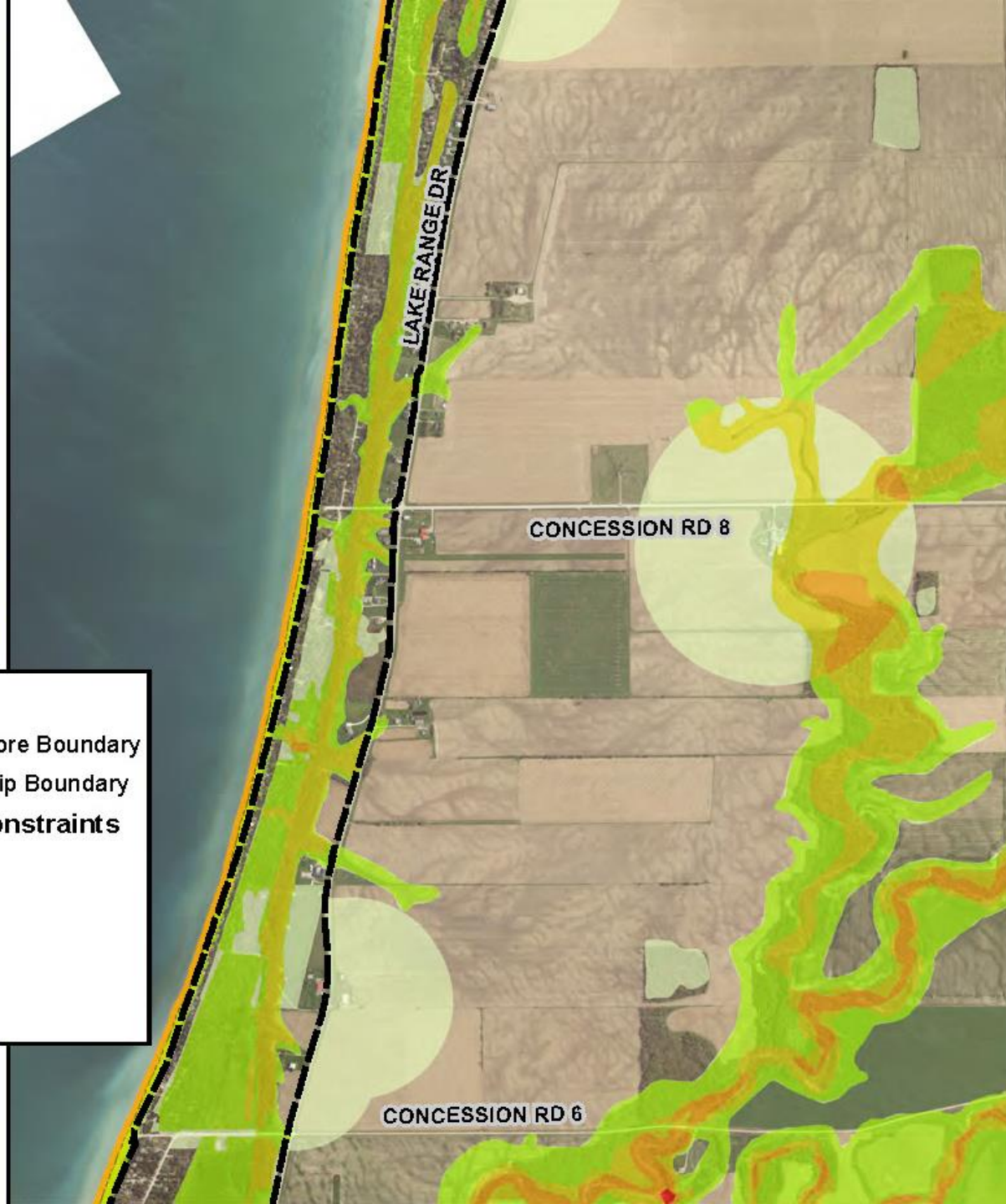


Legend

- Lakeshore Boundary
- Township Boundary

Count of Constraints

- 1
- 2
- 3
- 4
- 5



Future Steps

- ▶ Report serves as a compilation of existing land use planning and servicing conditions.
- ▶ Current planning policies direct growth to primary settlement areas (Ripley, Lucknow) but most growth is occurring in the secondary settlement area (Lakeshore)
- ▶ Need to consider long-term implications of future growth in Lakeshore Area
- ▶ Need to develop and evaluate community planning and servicing scenarios
 - ▶ Growth and Servicing Master Plan is a tool that can be used
 - ▶ Master Plans allow for rational, consistent and planned approach to evaluating growth and servicing needs
 - ▶ Could be tailored to incorporate requirements of any future Comprehensive Reviews (needed before changes to settlement area boundaries)
- ▶ Need to develop a community-based vision for the future