



# Boundary Adjustment Committee – Request to Council

June 27, 2022



# Outline

- Background
  - Committee Mandate & Role
  - Population Growth
  - Reviewed Information
- Land Inventory Mapping
- Key Findings
- Committee Resolution
- Next Steps
- Direction for Committee

# Background

- Committee Mandate
  - To review the growth being experienced by the town and the remaining inventory of development land and identify potential land needs to support the sustainable growth objectives of the Town in accordance with the Community Strategic Plan
- Role of the Committee
  - To identify strategic opportunities to increase the land supply for future development
  - To advise Council on matters related to future land needs.

# Background

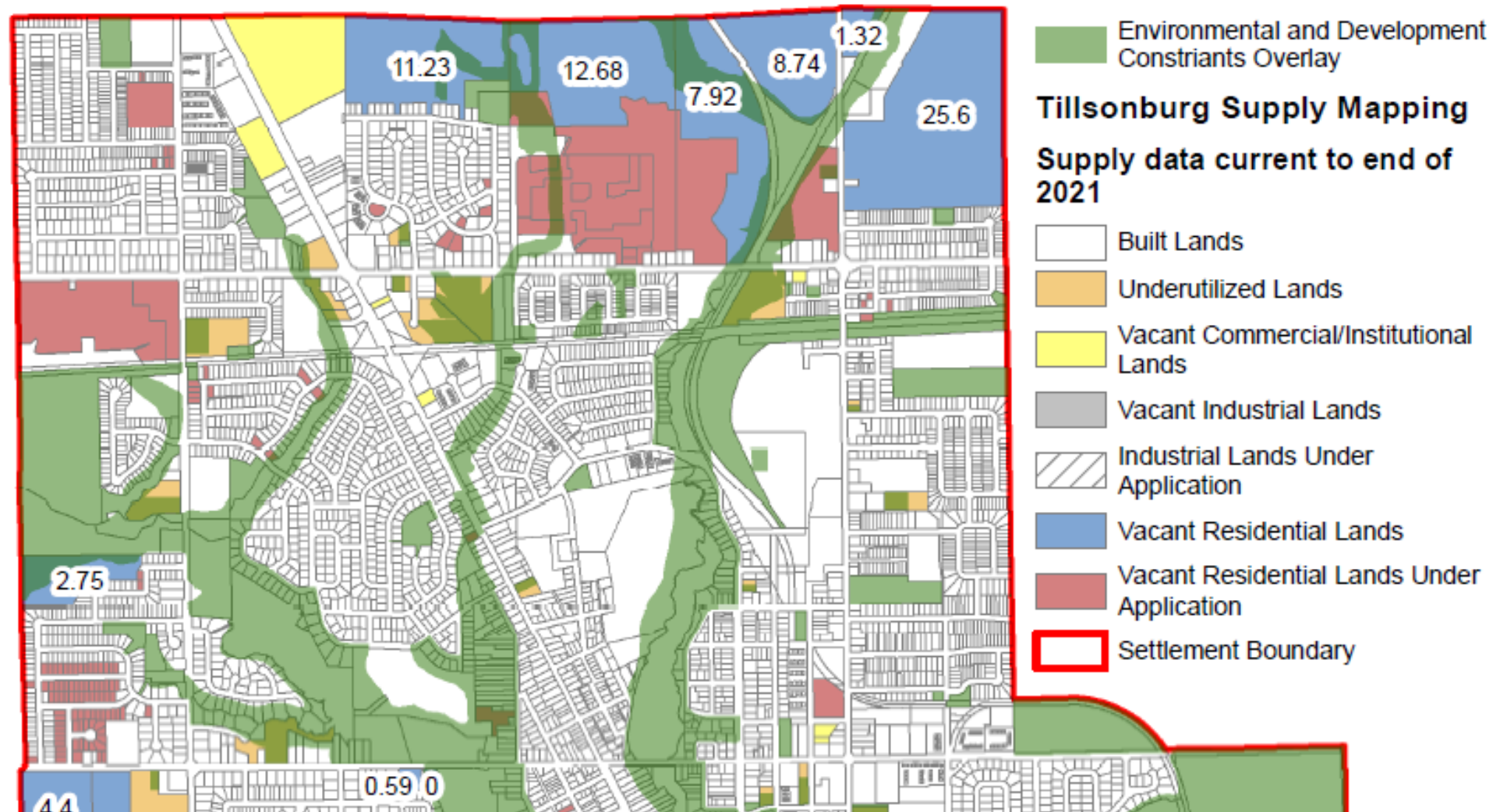
- Most recent population, household, employment forecasts and land need analysis was completed in March 2020 (Hemson)
  - Tillsonburg projected to grow to 19,240 by 2031 and 22,150 by 2046
- Instead, Tillsonburg achieved growth to 18,615 as of May 2021 with an estimated additional 1,000 people since then!

# Background

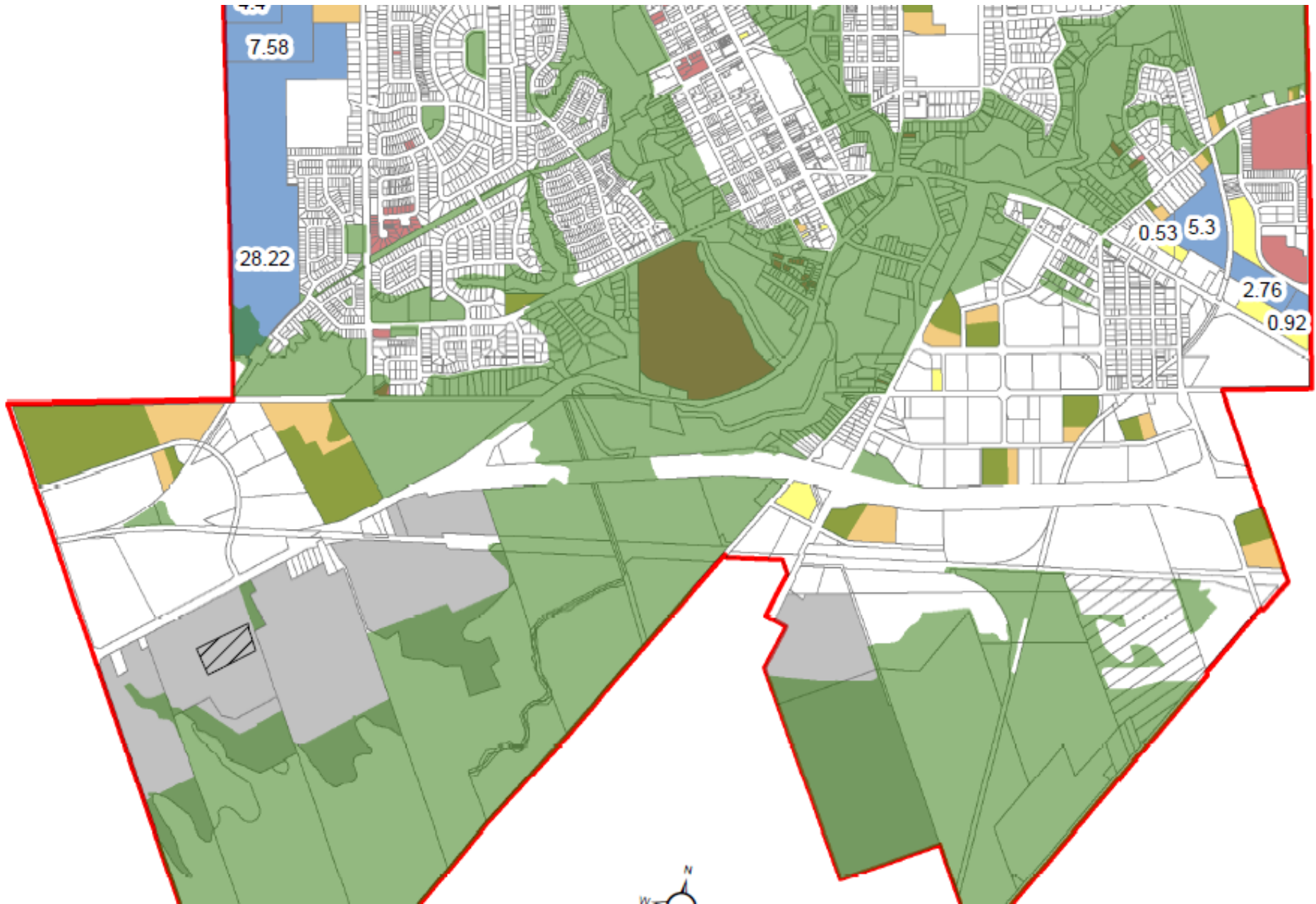
- Committee has reviewed extensive information
  - Subdivision Control Map
  - Municipal Act: Sections 171 – 173 (Municipal Restructuring)
  - Recent Boundary Adjustments by other municipalities
  - Official Plan Information and Future Urban Growth Areas
  - Oxford County Planning Memos:
    - Overview of Process and Land Use Planning Considerations Related to Municipal Boundary Adjustments for Settlement Expansion Purposes
    - Tillsonburg Residential Land Supply Updates (Nov 2021, Feb and May 2022)
    - Updated Land Inventory (see following maps)
    - Constraint Mapping
  - Preliminary Servicing Review (Town Engineering)



# Land Inventory (December 2021)



# Land Inventory (December 2021)



# Key Findings

- County's forecasted growth is for a 25 year planning period
- Projected shortage of Industrial Land in the future
- ...Believe that the Town could be out of residential development land, should current trends continue, in 8 to 12 years



# Committee Summary

- County Planning has indicated that, due to strong growth being experiencing, a new Population, Household, Employment and Land Analysis is scheduled to be prepared in 2023
- This study is foundational for many aspects of Planning and Development
- Committee believes that, due to the critical nature of this report, a professional consultant should be retained to review the 2020 Hemson Report, the recent work undertaken by the Committee and to review the draft of the future report once available

# Committee Resolution

- THAT the Boundary Adjustment Committee request that Council retain a consultant to review the existing 2020 Population, Household and Employment Forecasts and Employment Lands Study versus current growth/ development applications and provide the information to Town Council and County for consideration in the 2023 county population household, employment lands forecast
- AND THAT the consultant also be retained to support the Town of Tillsonburg in their review of the future Population, Household and Employment Forecasts and Employment Lands Study

# Next Steps

- Refer to staff for an implementation report
- Committee would also like affirmation of their mandate and role moving forward and should Council approve the Committee's recommendation

# Thanks and Q&A