
Appendix F

TM 2 Growth Projections
(February 2, 2023)

Casselman Water and Wastewater Infrastructure Master Plan Technical Memorandum 2

Casselman Growth Projections



**Casselman Water and Wastewater Infrastructure Master Plan
Technical Memorandum 2
Casselman Growth Projections**

JLR Review

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Casselman Water and Wastewater Infrastructure Master Plan

Technical Memorandum 2

Casselman Growth Projections

The Municipality of Casselman (the Municipality) is a lower-tier municipality in the United Counties of Prescott and Russell (UCPR). UCPR has recently adopted a new Official Plan for the UCPR (pending Ministerial approval). As per the *Planning Act*, this Upper-Tier plan is required to set the growth projections for its lower-tier municipalities.

Provincial Policy Statement 2020 (PPS), Section 1.4.2 reads:

“Where planning is conducted by an upper-tier municipality: a) the land and unit supply maintained by the lower-tier municipality identified in policy 1.4.1 shall be based on and reflect the allocation of population and units by the upper-tier municipality.”

The UCPR Official Plan provides forecasts for the Municipality to the year 2046 (25-year planning horizon), as summarized in the following table:

Table 1: Casselman Population, Household, and Employment Forecasts for 2046

| | Growth Study (2021) | Growth Study (2046) | Growth (2021 to 2046) |
|-------------------|---------------------|---------------------|-----------------------|
| Population | 4,070 | 5,820 | 1,750 |
| Household | 1,580 | 2,450 | 870 |
| Employment | 1,930 | 2,220 | 290 |

Source: UCPR OP September 2022 based on Growth Management Strategy, March 2022.

Note: Total population includes Census Net Undercoverage; total employment includes Usual Place of Work, Work at Home and No Fixed Workplace

ON December 15, 2022, Statistics Canada released adjusted 2021 Census of Population numbers. The 2021 Census of Population (which took place in May 2021) slightly revised Casselman’s total population to 3,960 with a total number of private dwellings occupied by usual residents of 1,578. Per Census, the average household size in Casselman was 2.51 in 2021.

Per the UCPR Growth Strategy the average household size is expected to decline to 2.37 in 2046.

The Building Department provided the following statistics for the two large subdivisions in the municipality:

| Date of Occupancy | Amount of units | | | Total |
|----------------------------|-------------------------------|-------------------------------|-----------------------|-------|
| | Casselman Development Phase 1 | Casselman Development Phase 2 | West of Sarah Phase 1 | |
| Prior to May 31, 2021 | 132 | 0 | 0 | 132 |
| Prior to December 31, 2022 | 70 | 34 | 13 | 117 |

It is assumed the occupied units as of May 31, 2021 were accounted for in the 2021 Census of Population. Based on municipal data, an additional 117 units were built and occupied to the end of year 2021. Assuming an average household size of 2.51, (117*2.51), we can estimate an additional population of 293 people to **December 2022** resulting in a **population of 4,253 and 1,695 households (maintaining an average household size of 2.51)**.

Casselman Water and Wastewater Infrastructure Master Plan

Technical Memorandum 2

Casselman Growth Projections

The Municipality is 100% Urban Settlement Area and designated for growth (see Figure 1). Per the UCPR Official Plan, 15% of all new residential units created during this planning horizon shall be through intensification (this includes additional residential units). This means that approximately 131 units should be within the established built-up areas of the Municipality via infill, redevelopment, additional residential units, etc. Per PPS, intensification is defined as:

“means the development of a property, site or area at a higher density than currently exists through: a) redevelopment, including the reuse of brownfield sites; b) the development of vacant and/or underutilized lots within previously developed areas; c) infill development; and d) the expansion or conversion of existing buildings.”

Intensification is permitted across the Municipality except where infrastructure is inadequate or there are significant physical constraints (including additional residential units).

UCPR Official Plan has also set a goal that a minimum target of 30% of new housing or units created by conversion, to be affordable (per Bill 23 this represents no greater than 80 per cent of the average market rent or average purchase price).

In order to meet the varied housing requirements of the Counties’ residents and to provide for orderly residential development, it is the policy of the UCPR Official Plan that, subject to the availability of water and wastewater services, zoning regulations be designed to provide for a mix of 70% low-density residential development, 20% medium density development and 10% high density residential development in the Urban Policy Area (which includes the Municipality). For the purpose of this section, low-density is defined as up to 35 units per net hectare. Medium density development on full municipal services should not exceed 55 units per net hectare for townhouses or row houses, and 75 units per net hectare for apartments. High density being above these density targets.

The Municipality’s Planning Department has provided information in regard to committed and proposed development across Casselman, as summarized in the following table and illustrated in Figures 2 and 3. The Municipality has development files at various stages of approval from pre-consultation, draft approval to registered plans of subdivisions which include the following breakdown of residential and employment uses:

Table 2: Committed Developments

| Committed Development | Units | Minus already built / occupied (December 2022) |
|--|--------------|---|
| Casselman Developments Limited (Plan of Subdivision file number 030-S-19-002) | | |
| Phase 1 (M-Plan Approved) | 210 | 8 vacant / unoccupied |
| Phase 2 A (M-Plan Approved) | 40 | 6 vacant / unoccupied |
| Phase 2B (Draft Plan Approved Only - Committed) | 144 | 144 |
| Phase 3 (Draft Plan Approved Only - Committed) | 179 | 179 |
| Total Remaining (January 2023) | | 337 |

Casselman Water and Wastewater Infrastructure Master Plan

Technical Memorandum 2

Casselman Growth Projections

| West of Sarah (Plan of Subdivision file number 030-S-19-003) | | |
|---|----|------------------------|
| Phase 1 (M-Plan Approved) | 45 | 32 vacant / unoccupied |
| Phase 2 (Draft Plan Approved Only - Committed) | 36 | 36 |
| Phase 3 (Draft Plan Approved Only - Committed) | 16 | 16 |
| Phase 4 (Draft Plan Approved Only - Committed) | 37 | 37 |
| Total Remaining (January 2023) | | 121 |

Table 3: Uncommitted Developments

| Uncommitted Development | Units |
|---|--------------|
| Plan of Subdivision Applications | |
| Project Martineau-Hughes | 38 |
| Applications for Site Plan Approval (more than 10 units) | |
| Devcore | 97 |

Not accounting for potential developments or intensification and built – occupied units in registered subdivisions, there are approximately **459 draft approved or registered and vacant / not yet occupied lots/units which are considered as committed (assumed capacity in water/wastewater treatment plant).**

According to the growth forecast, the Municipality's demand for housing is expected to be 870 units by 2046. Assuming 117 were built and occupied since the study date, the expected number of units to meet projected growth is 753 units to the year 2046.

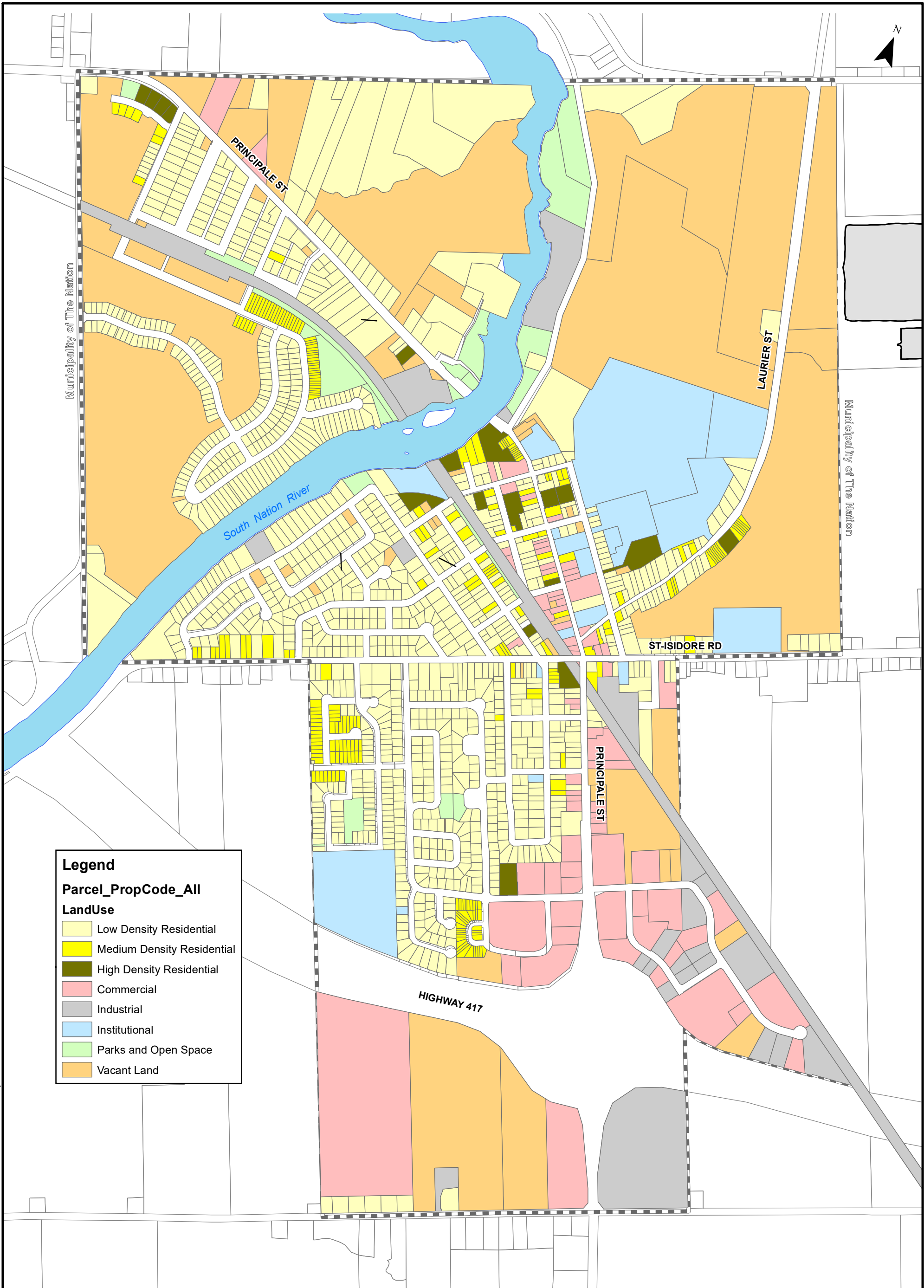
This projection represents approximately 33 new housing starts per year which is significantly lower than recent permit activity which has been closer to the 110 units per year. This trend will need to be monitored on a yearly basis.

With Committed units (draft approved) of 459 lots/units, the Municipality will see a shortfall of approximately 294 lots/units (note registered lots which have yet to be built have not been accounted for in this approximation) to meet this forecasted growth.

Based on the intensification policies it is assumed that approximately 131 units would be developed as intensification within the built-up areas, therefore reducing the shortfall to 163 lots/units.

The Municipality's Planning Department has also been in discussion with developers (not yet approved status) for an additional 135 units. This would still represent a shortfall of approximately 28 lots/units to meet expected growth to a 2046 planning horizon. It is recommended that a density study is conducted for the remaining vacant lands to assess land needs/density to meet expected growth.

In terms of employment uses, 290 jobs are anticipated by the year 2046. Based on available supply of employment lands this target will be achievable. Further analysis may be required to confirm the amount of employment lands and determine if certain parcels may be converted to residential lands.



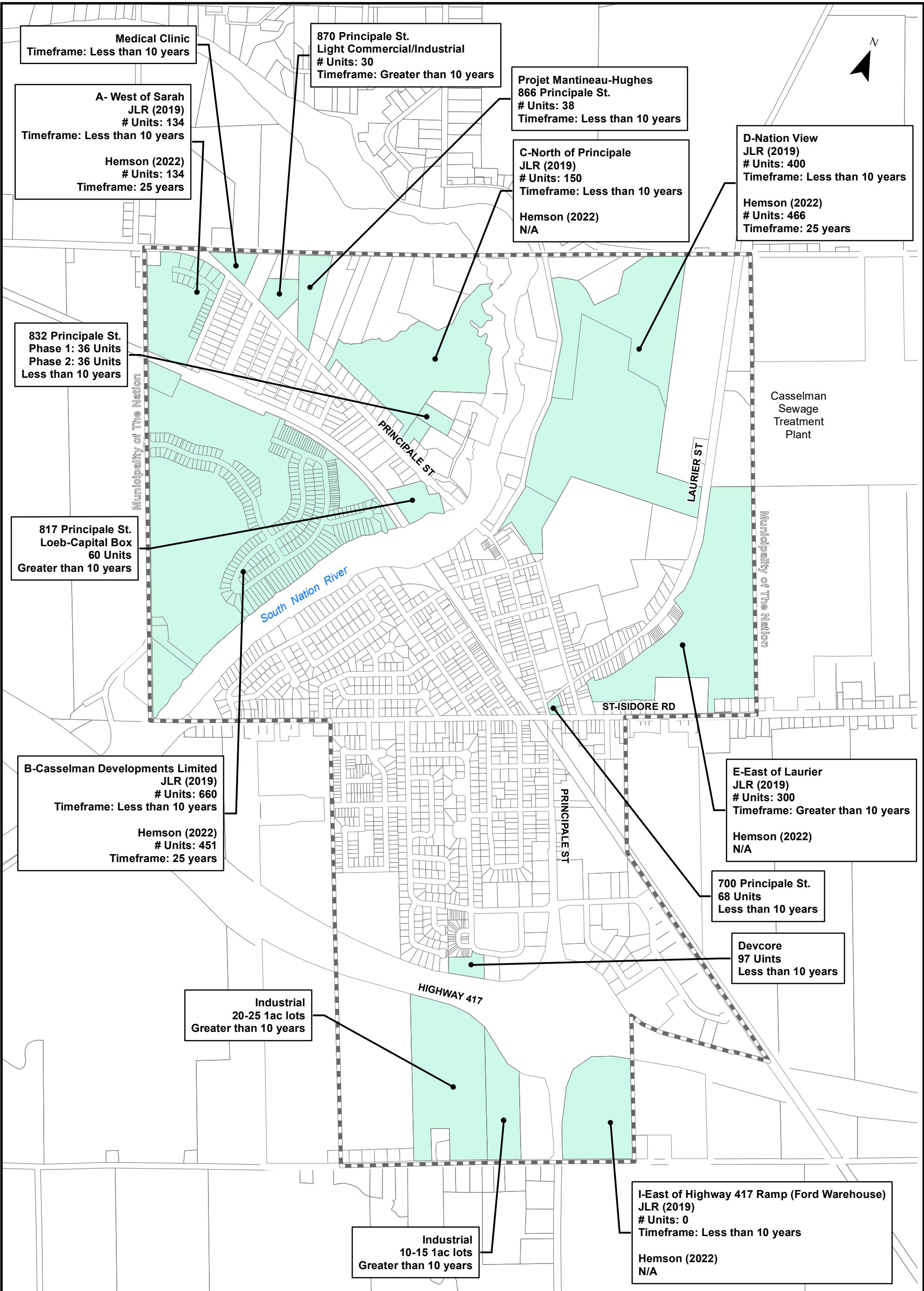
Legend


Parcel_PropCode_All

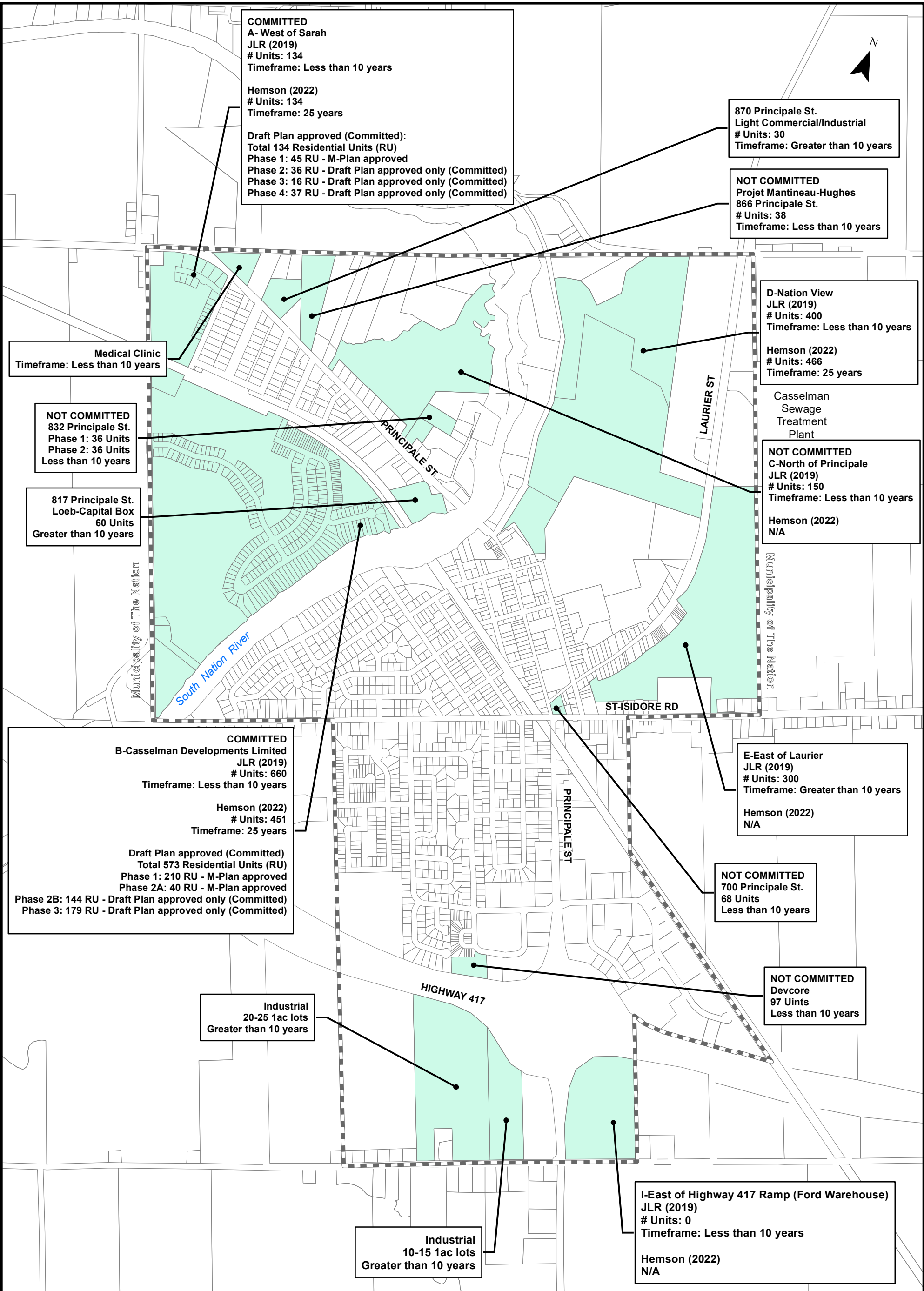
LandUse

- Low Density Residential
- Medium Density Residential
- High Density Residential
- Commercial
- Industrial
- Institutional
- Parks and Open Space
- Vacant Land

| | | | |
|--|--|-------------|-------------------|
| PROJECT: | MUNICIPALITY OF CASSELMAN | | |
| | WATER AND WASTEWATER MASTER PLAN | | |
| | CASSELMAN, ONTARIO | | |
| DRAWING: | LAND USE INVENTORY | | |
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| | | |
|---|---|---|
| PROJECT: MUNICIPALITY OF CASSELMAN WATER AND WASTEWATER MASTER PLAN CASSELMAN, ONTARIO | | |
| DRAWING: DEVELOPMENT FORECAST | | |
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| | | | | | |
|--|--|--|---|-------------------|--|
| PROJECT: | | | MUNICIPALITY OF CASSELMAN | | |
| | | | WATER AND WASTEWATER MASTER PLAN | | |
| | | | CASSELMAN, ONTARIO | | |
| DRAWING: | | | COMMITTED UNITS | | |
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| | | | CHECKED: SS | FIGURE 3 | |



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