

# **Appendix H**

## **Socio-Economic Study**

United Counties of Leeds and Grenville

**Class Environmental Assessment for the Four Lane  
Upgrade of County Road 43, Kemptville Corridor  
Socio-Economic Environment Report**

---

Prepared by:

**AECOM Canada Ltd.**

220 – 2000 Argentia Road, Plaza 2, Mississauga, ON, Canada L5N 1V8  
T 905.858.8798 F 905.858.0016 www.aecom.com

Project Number:

14-150196

Date:

July 13, 2009

## Statement of Qualifications and Limitations

© 2009 AECOM CANADA LTD. OR CLIENT (IF COPYRIGHT ASSIGNED TO CLIENT). ALL RIGHTS RESERVED. THIS DOCUMENT IS PROTECTED BY COPYRIGHT AND TRADE SECRET LAW AND MAY NOT BE REPRODUCED IN ANY MANNER, EXCEPT BY CLIENT FOR ITS OWN USE, OR WITH THE WRITTEN PERMISSION OF AECOM CANADA LTD. OR CLIENT (IF COPYRIGHT ASSIGNED TO CLIENT).

The attached Report (the “Report”) has been prepared by AECOM Canada Ltd. (“Consultant”) for the benefit of the client (“Client”) in accordance with the agreement between Consultant and Client, including the scope of work detailed therein (the “Agreement”).

The information, data, recommendations and conclusions contained in the Report:

- are subject to the budgetary, time, scope, and other constraints and limitations in the Agreement and the qualifications contained in the Report (the “Limitations”);
- represent Consultants’ professional judgement in light of the Limitations and industry standards for the preparation of similar reports;
- may be based on information provided to Consultant which has not been independently verified;
- have not been updated since the date of issuance of the Report and their accuracy is limited to the time period and circumstances in which they were collected, processed, made or issued;
- must be read as a whole and sections thereof should not be read out of such context;
- were prepared for the specific purposes described in the Report and the Agreement;
- in the case of subsurface, environmental or geotechnical conditions, may be based on limited testing and on the assumption that such conditions are uniform and not variable either geographically or over time.

Unless expressly stated to the contrary in the Report or the Agreement, Consultant:

- shall not be responsible for any events or circumstances that may have occurred since the date on which the Report was prepared or for any inaccuracies contained in information that was provided to Consultant;
- makes no representations whatsoever with respect to the Report or any part thereof, other than that the Report represents Consultant’s professional judgement as described above, and is intended only for the specific purpose described in the Report and the Agreement;
- in the case of subsurface, environmental or geotechnical conditions, is not responsible for variability in such conditions geographically or over time.

Except as required by law or otherwise agreed by Consultant and Client, the Report:

- is to be treated as confidential;
- may not be used or relied upon by third parties.

Any use of this Report is subject to this Statement of Qualifications and Limitations. Any damages arising from improper use of the Report or parts thereof shall be borne by the party making such use.

This Statement of Qualifications and Limitations is attached to and forms part of the Report.

## Signature Page

Report Prepared By:

A handwritten signature in black ink, appearing to read 'Corinne Latimer', written in a cursive style.

Corinne Latimer, Environmental Planner

# Table of Contents

	page
<b>1. Introduction .....</b>	<b>1</b>
1.1 Background .....	1
1.2 Purpose of the Report.....	1
<b>2. Socio-Economic Environment .....</b>	<b>2</b>
2.1 Review of Background Studies and Secondary Source Information.....	2
2.2 Regional Setting, Economy and Population .....	2
2.3 Existing Land Uses .....	3
2.4 Planning Policies and Designated Land Uses.....	4
2.4.1 Provincial Planning Policies.....	4
2.4.2 Township of North Grenville .....	4
2.4.2.1 Official Plan.....	4
2.4.2.2 Future Development.....	5
2.5 Noise Sensitive Areas.....	5
2.6 Recreation Trails.....	5
2.7 Emergency Service Providers.....	6
2.8 Schools.....	7
<b>3. Conclusions .....</b>	<b>8</b>
<b>4. References .....</b>	<b>9</b>

## List of Figures

Figure 1. Study Area.....	3
Figure 2. North Grenville Trails in the Study Area.....	6

## List of Tables

Table 1. Employment by Industry (Statistics Canada, 2006).....	2
----------------------------------------------------------------	---

## Appendices

- A. Site Visit
- B. North Grenville Official Plan – Draft Schedule ‘B’



# 1. Introduction

## 1.1 Background

In April 2006, the United Counties of Leeds and Grenville issued a report entitled “United Counties of Leeds and Grenville County Road Master Plan”. The goal of the Master Plan was to create a long-range (20-year) plan to meet projected transportation needs while adhering to principles of good highway design and environmental management. This study concluded that the County Road 43 from Somerville Road to Highway 416 corridor should be upgraded to a four lane road. Widening of an existing road is a trigger for further study under the Municipal Class Environment Assessment.

In 2008, the United Counties of Leeds and Grenville retained the services of AECOM Canada to complete the Class Environmental Assessment and Preliminary Design of the Four Lane Upgrade of County Road 43 Kemptville Corridor Class EA Study, as a result of the recommendations made in the 2006 Roads Master Plan. This study is being carried out as a Schedule “C” project under the Municipal Class Environmental Assessment process, which is approved under the *Ontario Environmental Assessment Act*.

The primary study area is the County Road 43 extending from Somerville Road to the Western MTO boundary at the Highway 416 corridor (near the Colonnade development roundabout) in the Township of North Grenville, United Counties of Leeds and Grenville. The Municipality is located south of the Rideau River approximately 50 kilometres (km) directly south of Ottawa.

## 1.2 Purpose of the Report

This Socio-economic Environment Report, prepared by Corinne Latimer, AECOM Canada Ltd., provides a summary description of the existing socio-economic conditions along the study corridor. In preparing the summary description, background information was assembled and reviewed, and applicable agencies were consulted regarding specific data files and other potential data sources. In addition, field reconnaissance activities were carried out in April 2009, to confirm and augment the secondary information reviewed.

## 2. Socio-Economic Environment

### 2.1 Review of Background Studies and Secondary Source Information

A number of secondary information sources (e.g. maps, reports) were used to characterize the Study Area Corridor. Much of the datasets collected were obtained from the municipalities. Sources consulted included:

- Aerial photography;
- United Counties of Leeds and Grenville Official Plan; and
- Municipality of North Grenville Official Plan.

### 2.2 Regional Setting, Economy and Population

County Road 43 is located within the Municipality of North Grenville in the town of Kemptville. The Municipality has a land area of 350 km<sup>2</sup> and a population of 14,198 (Statistics Canada, 2007) which is projected to grow to 16,891 in 2021, and 18,810 in 2031 (J.L. Richards & Associates Ltd, 2008). It is noted that the United Counties had a total population of 99,206 in 2006 (Statistics Canada, 2007) which is projected to grow to 110,400 in 2021 and 115,400 in 2031 (J.L. Richards & Associates Ltd, 2008). In North Grenville, the median family income in 2006 was \$31,799 (Statistics Canada, 2007). The table below summarizes employment in North Grenville by industry, where business and other services provide 46.3% of the employment in the community.

**Table 1. Employment by Industry (Statistics Canada, 2006)**

<b>Industry</b>	<b>Total Experienced Labour Force 15 years and over</b>	7,820
	<b>Agriculture and other resource-based industries</b>	3.6%
	<b>Construction and Manufacturing</b>	13.7%
	<b>Wholesale and Retail Trade</b>	15.2%
	<b>Finance and Real Estate</b>	4%
	<b>Healthcare, social and educational services</b>	17%
	<b>Business and other services</b>	46.3%

In 2001, 43.7% of the resident labour force worked outside of the Municipality (Statistics Canada, 2007). The majority of those residents working outside of the Municipality commuted to Ottawa, Merrickville-Wolford and Gatineau/Hull.

## 2.3 Existing Land Uses

On April 17, 2009, a site visit was completed to determine the existing land uses along the corridor. Appendix A provides an overview of the corridor and the existing land uses along the corridor.

**Figure 1. Study Area**



During the site reconnaissance the following key features were identified.

- Four (4) hardware/building/farming supply stores and one (1) lumber storage yard.
- Two (2) grocery stores.
- Two (2) automotive dealers, one (1) auto parts business and one (1) automotive service.
- Four (4) gas stations.
- Six (6) restaurants.
- Four (4) shopping centres, including: Kemptville Mall, Corner Stone Mall, Community Square and Creekside Centre.
- One (1) Insurance broker, real estate agent, dentist and a number of small businesses.
- One (1) LCBO.
- One (1) canoe and kayak rental near the Kemptville Creek Bridge.
- Four (4) residential properties were identified and a number of vacant development properties at the east and west end of the corridor.
- The Forest Ferguson Centre is located between St. Michael Catholic High School and Grenville Street. It is a not for profit corporation that provides nursery stock to the community.
- Cemetery on King Street near County Road 43.
- Sidewalk on south side of County Road 43 between east end of Kemptville Mall and County Road 44 and a sidewalk on north side of County Road 43 between east end of Community Square (at lights) and County Road 44. There is also a sidewalk on the south side of the Kemptville Creek bridge
- Hydro lines follow along the south side of County Road 43 from Somerville Road to just west of County Road 44 then crosses diagonally through a Building Supply store. There are also hydro lines along north and south side of County Road 43 from east of County Road 44 to eastern limits of study area.
- Speed limit drops to 40 km (when lights flashing) for the St. Michael Catholic High School zone, between a restaurant and the Community Square shopping centre.

The Municipality of North Grenville also has a Waste Water Treatment Plant on the north side of the County Road 43, west of the Kemptville Creek Bridge.

## 2.4 Planning Policies and Designated Land Uses

### 2.4.1 Provincial Planning Policies

#### The Planning Act

The *Planning Act* (2005) sets out the ground rules for land use planning in Ontario and describes how land uses may be controlled, and who may control them. Pursuant to the *Planning Act*, the Province of Ontario is the primary planning authority in Ontario. The *Planning Act* enables the Province to delegate some of its planning authority to the upper-tier municipalities (e.g., counties and regional/district municipalities, as well as planning boards) while retaining control through the approval process. Municipalities must conform to approved policies of the Provincial government and its agencies.

Provincial ministries, municipal councils, planners and other stakeholders implement the *Act* when such actions include:

- Preparing Official Plans and planning policies that guide future development considering provincial interests, such as protecting and managing natural resources; and
- Regulating and controlling land uses through zoning by-laws and minor variances.

#### Provincial Policy Statement

The *Provincial Policy Statement* (PPS) is the complimentary policy document to the *Planning Act* (2005). Issued under the authority of Section 3 of the *Planning Act*, the PPS provides direction on matters of provincial interest related to land use planning and development and promotes the provincial “policy-led” planning system that recognizes and addresses the complex inter-relationship among environmental, economic and social factors in land use planning (MMAH, 2005).

The *Planning Act* requires that the PPS be reviewed periodically to ensure its policies are still effective. The new PPS (2005) took effect on March 1, 2005 and provides for enhanced protection of the environment by identifying the significance of the natural heritage system and water resources, including natural hazards and water quality, air quality and energy use. The new policies also provide for intensification and brownfields development to ensure the maximum use of sewer, water and energy systems, roads and transit. The PPS also provides for more transit-friendly land use patterns using intensification and more compact, higher density development, as a means of bringing more people closer to the transit routes (MMAH, 2005).

### 2.4.2 Municipality of North Grenville

#### 2.4.2.1 Official Plan

The Municipality of North Grenville completed its Five Year Official Plan Review as mandated by the Province under the provisions of Section 26(1) of the *Planning Act*. The last Official Plan review was conducted in 1998-99, and the previous Official Plan came into effect on June 2, 2000. The current Official Plan was adopted by Council on May 11, 2009.

The underlying community values of the Official Plan state that:

1. North Grenville is comprised of supportive, caring, and friendly people – which is reflected in local organizations;
2. North Grenville believes in economic self-sustainability of community; and
3. Environmental sustainability is a core value of the North Grenville Community.

The Study Area is located in the *Schedule 'B' – Urban Service Area* where the majority of residential, commercial and business growth and development in the Municipality will take place (See Appendix B). This *Urban Service Area* will ensure sustainable growth by providing a commuter community for the Ottawa-Carleton Region, and reduce the pressure for rural non-farm development in rural areas.

Land use in the Study Area is primarily designated *Highway Commercial*, with pockets of residential areas between CR 44 and the south branch of the River Rideau, and agricultural land uses on the north side of CR 43 between James Street and the south branch of the River Rideau. Land use adjacent to the south branch of the River Rideau is designated as *Floodplain Hazards* and is designated a Provincially Significant Wetland (PSW).

#### 2.4.2.2 Future Development

Section 10.9 Special Study Area – County Roads 43 and 44 Corridor, provides urban design guidelines for development proposals along the County Road 43 corridor. These guidelines include:

- Road widening right-of-way dedications;
- Sidewalk dedication;
- Appropriate entrances and exits;
- Landscaping provisions;
- Un-intrusive signage;
- Placement of utilities underground; and
- Appropriate roadway illumination and traffic control lights.

## 2.5 Noise Sensitive Areas

Section 12.14 of the draft Official Plan describes residential areas as noise sensitive areas. It further states that the appropriateness of the development of any proposed major source of noise (non-residential) in close proximity to existing residential development will be considered.

## 2.6 Recreation Trails

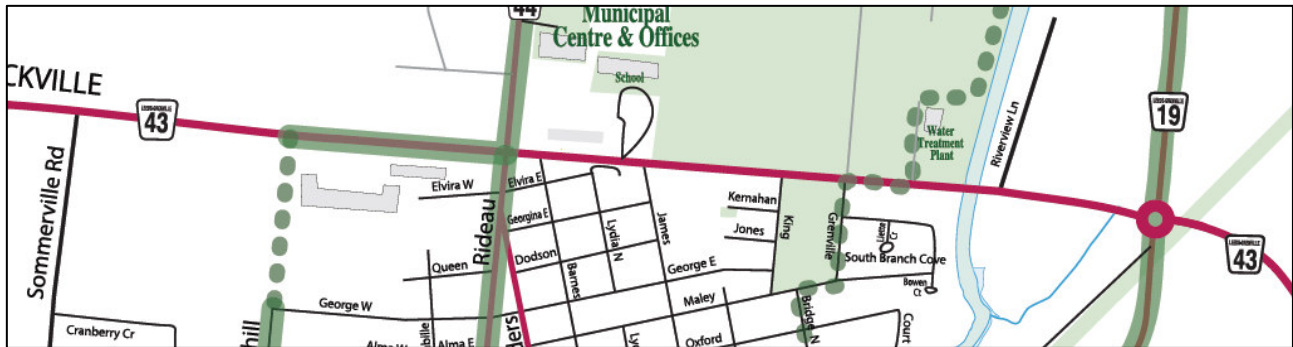
North Grenville has a variety of trails throughout the community. The North Grenville Trail system has 150 kilometres of existing trails, urban streets, rural roads and waterways. The trails consist of walking and hiking trails, and well maintained roads that can be used for horseback, bicycle, and automobile. The North Grenville Trail system is made up of:

- Ferguson Forest Centre Management Trail;

- Limerick Forest Chalet Trail,
- Rideau Canal Lockstation – Burrits Rapids Tip-to-Tip Trail; and
- University of Guelph – Kemptville Campus Agroforestry Trail.

(Municipality of North Grenville, 2009)

**Figure 2. North Grenville Trails in the Study Area**



(Municipality of North Grenville, 2009)

At the east end of the study area, the County Road 19 paved trail intersects with County Road 43 at the roundabout and continues southwards to Vanburen. The Turtle walking trail intersects County Road 43 near the water treatment plant. It provides a connection to the paved trails of County Road 44 (through the Management Trail) and County Road 18. The County Road 44 paved trail intersects County Road 43 and follows the roadway westwards to the Pinehill walking trail and then heads south connecting to County Road 18. Both trails are marked with directional signage.

The Planning Department for the Municipality of North Grenville does not have planning guidelines for the North Grenville Trails system, but is reviewing the implementation of sidewalks along the outer urban streets and within future residential developments.

## 2.7 Emergency Service Providers

Emergency services in the Municipality of North Grenville include police, fire and ambulance coverage. Police services are provided by the Ontario Provincial Police (OPP) and are located on County Road 43.

The Fire Department is located on Reuben Crescent, and is comprised of 38 volunteers and one fire chief. The department services a 415 km<sup>2</sup> area including the Municipality of North Grenville and adjacent communities.

Ambulatory services are provided by the United Counties of Leeds and Grenville. The Kemptville District Hospital is located on Concession Road and the emergency services garage is located at County Road 44 approximately 1 km north of County Road 43.

## 2.8 Schools

St. Michael Catholic High School is located on County Road 43 near James Street and is one of two high schools located in the community. The high school is buffered from County Road 43 by a long entrance way and recreational field.

### 3. Conclusions

This *Socio-economic Environment Report* provides a summary description of the existing social and economic conditions within the County Road 43 corridor. The land use in the Study Area is primarily designated *Highway Commercial* and the proposed improvements are consistent with the Municipality of North Grenville Official Plan.

## 4. References

- Government of Ontario (2005). *Planning Act* [Online]. Available at: [http://www.e-laws.gov.on.ca/html/statutes/english/elaws\\_statutes\\_90p13\\_e.htm](http://www.e-laws.gov.on.ca/html/statutes/english/elaws_statutes_90p13_e.htm), viewed on April 6, 2009.
- J.L. Richards & Associates Ltd. (2008). *Official Plan Review 2007-2008 – Lands Needs Background Study*. Prepared for: Municipality of North Grenville.
- Ministry of Municipal Affairs and Housing. (2005). *Provincial Policy Statement*. Available at: <http://www.mah.gov.on.ca/Page1485.aspx>, viewed on April 6, 2009.
- Municipality of North Grenville (2009). *North Grenville Trails* [Online]. Available at: <http://www.northgrenville.ca/ngtrails.cfm>, viewed on July 10, 2009.
- Municipality of North Grenville. (2009). *North Grenville Website* [Online]. Available at: <http://www.northgrenville.on.ca/index.cfm>, viewed on April 7, 2009.
- Municipality of North Grenville (March 23, 2009). *Draft Municipality of North Grenville Official Plan* [Online]. Available at: <http://www.northgrenville.on.ca/OfficialPlan.cfm>, viewed on April 7, 2009.
- Statistics Canada. (2006). *Community Profiles - North Grenville, Ontario* [Online]. Available at: <http://www12.statcan.ca/census-recensement/2006/dp-pd/prof/92-591/index.cfm?Lang=E>, viewed on April 7, 2009.
- United Counties of Leeds and Grenville. (2003). *United Counties of Leeds and Grenville Website* [Online]. Available at: <http://www.uclg.ca/en/>, viewed on April 7, 2009.