

ATTACHMENT 1 - LAND NEEDS ASSESSMENT – PUBLIC & MUNICIPAL INPUT SUMMARY AND RESPONSE MATRIX

See Attachment 2 for Full Written Submissions.

	Comment From:	Comment Summary:	Staff Response:
1.	Frank Durco Jr Durco Homes December 4, 2025	They would like a settlement boundary expansion for Sarnia Urban Centre at Con 9 Pt. Lot 15 Pt. Lot 16 (Bright's Grove).	This request is noted for future step in OP Review: settlement boundary reconfiguration considerations. We note the LNA indicates a need for more land in Sarnia and also that the lands are within the area identified by The City OP as "Area 3: The Future Urban Community Overlay".
2.	Matthew Heather Arcadis Professional Services (Canada) Inc. Agents for Mark and Matt Huzevka December 9, 2025	(1) They would like a settlement boundary expansion for Sarnia Urban Centre at 6941 Waterworks Rd (Bright's Grove). (2) They suggest increasing Sarnia's portion of allocated growth from the 50% proposed by the LNA to 55%. (3) They question the projected residential unit mix (e.g. single detached v. apartments) for Sarnia and suggest this could be revised to justify additional land. (4) They note the exclusion of commercial and institutional land supply for Sarnia in LNA and suggest this could justify additional lands.	(1) This request is noted for future step in OP Review: settlement boundary reconfiguration considerations, and we note the LNA indicates a need for more land in Sarnia and also that the lands are within the area identified by The City OP as "Area 3: The Future Urban Community Overlay". (2) Sarnia accounted for 45.7% of County-wide residential growth over the period from 2016 to 2023, so the 50% allocation proposed by the LNA is already a substantial increase, proposed by the consultant on the basis the City is the primary Urban Centre with regional amenities where growth should be focused. (3) Projected residential unit mix is based on housing type propensities from the 2021 Census. (4) A detailed commercial land supply for Sarnia was outside of the scope of the current LNA. A separate lands needs assessment for major commercial uses may be appropriate at a future time – e.g. through a private OPA. For smaller-scale commercial uses, the LNA assumed a

			50% net to gross for residential land needs, meaning the other 50% would accommodate land uses like commercial uses, in addition to roads, schools, parks, infrastructure, etc.
3.	Tracey Pillon-Abbs Pillon Abbs Inc Planning Consultant November 6, 2025	They would like a settlement boundary expansion for lands East of Sarnia Urban Centre for commercial development - NE of 402 and Modeland Rd.	A detailed commercial land supply for Sarnia was outside of the scope of the current LNA. A separate lands needs assessment for major commercial uses may be appropriate at a future time – e.g. through a private OPA.
4.	Mike Radcliffe Silver Springs October 20, 2025	They would like a settlement boundary expansion for lands NE of the Wyoming Urban Centre (Plympton-Wyoming).	This request is noted for future step in OP Review: settlement boundary reconfiguration considerations, but we note the LNA does not suggest a need for more residential land in Plympton-Wyoming.
5.	Rob Longo Coldwell Banker Southwest Realty October 21, 2025	They would like a settlement boundary expansion for lands East of the Errol Village Urban Settlement (Plympton-Wyoming).	This request is noted for future step in OP Review: settlement boundary reconfiguration considerations, but we note the LNA does not suggest a need for more residential land in Plympton-Wyoming.
6.	urbanMetrics Agent for Southside Construction Group January 12, 2025	(1) Their client has interest in a settlement boundary extension of the Secondary Settlement at Queen St and Lakeshore (Plympton-Wyoming). (2) They suggest the LNA may be understating the County's greenfield land requirements. (3) They question the selection of lands in Plympton-Wyoming land supply and whether development readiness was considered.	(1) This interest is noted for future step in OP Review: settlement boundary reconfiguration considerations, but we note the LNA does not suggest a need for more residential land in Plympton-Wyoming. Also, the County OP does not focus growth to Secondary Settlements. Vacant lands within Secondary Settlements were not even considered part of the land supply, though available for development. (2) We believe that the LNA methodology falls within guidelines and uses reasonable assumptions. (3) The vacant land supply first includes lands that are already designated for development in the OPs. Development readiness was outside the scope of the LNA.

		(4) They question whether regional market demands were factored into individual municipal land needs. (5) They suggest land demands in Sarnia and the County may be underestimated as a result of residential unit mix assumptions. (6) They would like to see the assumptions in the metroeconomics modeling that predicted residential unit mix and suggest establishing unit mix demand before allocating growth to municipalities. (7) They recommend changing the planning horizon to 2056. (8) They suggest the LNA should assume 10% of residential units are absorbed as seasonal units.	(4) Regional market demands were factored into individual municipal land needs. (5) Projected residential unit mix is based on housing type propensities from the 2021 Census. (6) 2021 preferences by age for each dwelling type were applied to the projected distribution of population by age. Our methodology falls within guideline allowances and is appropriate for a two-tier system. (7) Our 2051 planning horizon falls within the PPS planning horizon of 20-30 years. (8) Census data indicates that there was an increase of nine seasonal units between 2001 and 2016, which does not support the assumption that 10% of growth will be seasonal units.
7.	Ryan Ferrari Agent for JN Ventures February 12, 2026	(1) They agree no new settlement expansion is warranted in Plympton-Wyoming. (2) They request removal of development caps from client's lands (designated Lakeshore Development Areas) in Plympton-Wyoming. (3) They ask about the exclusion of lots <200sq.m. from land supply. (4) They have questions about the relation of Natural Heritage System lands and land supply, especially near Bright's Grove	(1) Agreement is noted. (2) Development cap removal can be considered as part of the future step of reviewing the OP text, however we noted the Lakeshore Development Area policies were developed through the Ontario Land Tribunal. (3) Extremely small lots were not counted as part of the vacant land supply, but this does not preclude them from development if an owner can work within the available building envelope. (4) Natural heritage features and flood hazard areas were generally not considered as part of the vacant land supply. In Sarnia however, vacant land supply was based

		(5) They asked about Sarnia's "Area 2" in relation to the land supply. (6) They encourage increasing intensification targets in local plans.	on an update of the City's 2022 Growth Management Strategy. (5) Area 2 of the Sarnia OP was included in the vacant land supply. (6) A detailed analysis of vacant lands was completed to determine what % intensification was achievable in each municipality and to not allocate more growth for intensification than available land.
8.	Brittany VanBree Paul VanBree November 3, 2025	(1) They are concerned with concentration of designated landownership in Plympton-Wyoming. (2) They support additional land designated in Sarnia and St Clair. (3) They would like a settlement boundary extension for commercial and industrial lands at Camlachie Urban Settlement (Plympton-Wyoming). (4) They question the need for additional lands in Enniskillen.	(1) Land ownership questions are outside of the scope of the LNA but could be considered in future steps in the OP Review: settlement boundary reconfiguration considerations. (2) Support noted. (3) This request is noted for future step in OP Review: settlement boundary reconfiguration considerations, and we note the LNA suggests some need for more commercial land in Plympton-Wyoming. We also note that the County OP designates settlement boundaries, while local OPs designate land uses within those boundaries. (4) Allocations to Enniskillen reflect past development trends.
9.	St Clair Township Staff December 18, 2025	Staff gave suggestions for settlement boundary revisions.	These suggestions are noted for future step in OP Review: settlement boundary reconfiguration considerations. The LNA indicates need for additional lands in St Clair.
10.	Jana Lorbetski November 20, 2025	They are not in favour of new development in the Camlachie area (of Plympton-Wyoming).	The PPS requires sufficient land be made available to meet projected demand. The LNA does not suggest the need for any additional residential lands to be designated in Plympton-Wyoming.

11.	Fallon Burch Chippewas of the Thames First Nations January 5, 2026	(1) They note First Nations interests and wish to be engaged and consulted as part of any settlement expansions. (2) They suggest prioritizing redesignation and intensification within settlements boundaries over settlement expansions.	(1) Staff is happy to engage First Nations as part of future steps in OP Review, such as settlement boundary reconfiguration considerations. (2) The LNA takes into consideration intensification targets for each municipality.
12.	Paulo Cortellazzi March 13, 2026	(1) They have questions about process and timing. (2) They have questions whether any industrial designations will be removed.	(1) Updates will be provided to those on the notification list. (2) Surplus industrial lands could be used to meet deficiencies in other designations. This comment will be noted for future step in OP Review: settlement boundary reconfiguration considerations.
13.	Town of Plympton- Wyoming Council December 9, 2025	(1) Council encourages use of underutilized industrial lands to accommodate growth. (2) They note a lack of commercial lands around Camlachie. (3) They seek clarification on industrial land need projections. (4) They encourage policies promoting: - greater density and residential unit mix - incentives for affordable housing agricultural diversification	(1) This can be considered as part of assessing any reconfiguration of settlement boundaries in future steps in the OP Review. (2) This request is noted for future step in OP Review: settlement boundary reconfiguration considerations, and we note the LNA suggests some need for more commercial land in Plympton-Wyoming. We also note that the County OP designates settlement boundaries; while local OPs designate land uses within those boundaries. (3) Industrial lands needs follow Provincial methodology guidelines and base industrial land needs on where there is population growth without considering commuting. (4) These comments can be considered as part of the step in the OP Review that considers amendments to the OP text.

14.	Warwick Township Staff October 22, 2025	They have suggestions for revising unit counts in land supply for Watford based on concept plans.	The LNA land supply maps and tables have been updated. The conclusions have not changed significantly.
15.	Town of Plympton-Wyoming Staff January 22, 2026	Staff noted specific lands they felt should not be included in the vacant land supply mapping for Plympton-Wyoming.	Two properties (a park and fairgrounds lands) were removed from the LNA land supply maps and tables for accuracy but do not change the LNA conclusion that additional residential lands are not needed in Plympton-Wyoming. A woodlot on a portion of a third property was not assumed by the LNA to accommodate development, so no update is needed in that respect.