



## Brant County Council Report

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**To:** To the Mayor and Members of Brant County Council  
**From:** Jennifer Boyer, BES, M.Sc., MCIP RPP, Manager of Policy Planning  
**Date:** April 22, 2021  
**Report:** RPT-21-111  
**Subject:** New Official Plan Municipal Comprehensive Review – Preliminary Employment Land Needs Assessment & Overview of Conversion and Expansion requests  
**Purpose:** For Information & Direction

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### Recommendation

Whereas the County of Brant is undertaking a new Official Plan, to be in conformity with the Growth Plan, 2019 by July 1, 2022;

And whereas a component of this New Official Plan is the completion of a Municipal Comprehensive Review in accordance with Section 26 of the Planning Act;

And whereas a part of this Municipal Comprehensive Review includes an Employment Land Needs Assessment to determine the land needs necessary to provide County residents with access to employment opportunities and to foster economic growth in the community;

Therefore, that Report RPT-21-111, including the accompanying preliminary Employment Land Needs Assessment, be received for information;

And that staff be directed to incorporate the conclusions of the preliminary Employment Land Needs Assessment into the draft Municipal Comprehensive Review for Council's future consideration;

And that staff further be directed to undertake analysis and make recommendations regarding requests for employment land conversions and employment land settlement area boundary expansions as outlined in Report RPT-21-111, as part of the draft Municipal Comprehensive Review for Council's future consideration;

And that the preliminary Employment Land Needs Assessment be presented to the public for input and discussion as part of the ongoing public consultation process for the new Official Plan;

AND THAT staff forward a copy of the preliminary Employment Land Needs Assessment report to the Ministry of Municipal Affairs and Housing for their review.

### Key Strategic Priorities

1. Sustainable and Managed Growth
2. Healthy, Safe and Engaged Citizens
3. Effective Communications.

## **Financial Considerations**

Completion of the new official plan will be undertaken primarily by County staff, with some portions completed by external consultants such as the Municipal Comprehensive Review and facilitation of public engagement events.

## **Background**

The Reference Forecast Scenario for the County of Brant forecasts population to 59,000 people and employment to 26,000 people as the long-range population, housing and employment growth scenario for the County. Population Forecasting forms the starting point for projecting housing need and related land needs. Providing an appropriate growth forecasts is Component 1 of the *Land Needs Assessment* and a critical first step in determining long-term residential and employment land needs.

The Growth Plan, 2019 provides a policy framework that protects Employment Lands and aims to protect employment areas and support evolving economic activities to accommodate growth and economic prosperity in the Greater Golden Horseshoe (GGH). The analysis takes into account the need to address population growth assumptions and scenarios for employment forecasting, especially with respect to population related employment. This analysis will assess the current supply of employment land and identify whether or not the existing supply is appropriate and meets the needs of the growing population and employment base.

## **Report**

The purpose of this report and accompanying presentation is as follows:

1. Provide a re-cap of the Community Area Designated Greenfield Area (primarily residential) land requirements;
2. Give an overview of the regional context, employment area drivers, and employment area outlook for the long-term in the County;
3. Review the County's Employment Area overall land supply;
4. Review the urban Employment Area Land Needs to 2051 and determine whether there are sufficient designated Employment Lands within Paris and St. George to accommodate growth forecasting employment to 2051;
5. Initial review of the Employment Area Conversion Requests (Employment to Residential) that the County has received to date from landowners through the MCR; and
6. Initial review the Settlement Area Boundary Expansion requests (Agriculture to Employment) that the County has received to date from landowners through the Municipal Comprehensive Review.

## **Why Employment Lands are Important**

Employment lands (also known as industrial lands) typically include a broad range of designated lands, including light, medium and heavy industrial lands, business parks and rural industrial lands. Employment lands accommodate primarily export-based employment, including a wide range of industrial uses (e.g. manufacturing, distribution/ logistics, transportation services), as well as specific commercial and institutional uses (e.g. office, service, ancillary/accessory retail) which generally support the industrial/ business function of the County's Employment Areas.

Employment lands form a vital component of the County of Brant's land-use and are an integral part of the local economic development potential of the economic region. They are also home to many of the County's largest private-sector employers. Through development of its industrial and commercial land base, the County will be better positioned to build more balanced, complete and competitive communities. A balance between residential and non-residential development is an important policy objective of the Growth Plan and the New Official Plan.

The Reference Forecast Growth Scenario for the County of Brant forecasts population to 59,000 people and employment to 26,000 people. This represents an increase of approximately an additional 11,000 jobs by 2051. Over the long-term, additional employment is expected to provide increased local job opportunities for the residents of the County to improve the employment-to-population balance.

Between 2021 to 2051, the County's employment activity rate (ratio of jobs to population) is forecasted to increase from 40% to 44%. The County's share is relatively lower than other upper and single-tier municipalities within the surrounding area. Through the implementation of the County's Economic Development Strategy and Action Plan, the County is taking action to create an environment where a growing share of people can both live and work in the community.

There are various opportunities and challenges for the County with respect to the management and growth of our existing and future Employment Areas. The MCR analysis provides an examination of the current macro-economic trends influencing the global economy, and identifies the strengths of County's current employment base. In addition to the County's strong competitive position (e.g. average industrial land prices, non-residential development charges and non-residential tax rates relative to municipalities located in the west Greater Toronto Hamilton Area (GTHA), a main factor in the County's attractiveness to new businesses relates to the quality of life that the County offers. This is a key factor influencing both the decisions of individuals and families in terms of residential location, but also businesses and companies in relocation decisions.

Over the next several decades, demand for employment lands within the County of Brant is expected to continue to rise, most especially within the Highway 403/Rest Acres Road Corridor. Given the low availability of designated, vacant employment lands, the County will require the designation of additional employment lands in order to ensure supply can keep pace with anticipated demand.

## Regional Growth Context

It is important to recognize that future population and employment growth within the County of Brant is strongly correlated with the growth outlook and competitiveness of the local and regional economy. Employment opportunities within the County of Brant and surrounding commuter-shed represent the primary driver of net migration and economic development to this area.

A key driver of the County of Brant's future population and economic growth potential is its geographic location within Central Ontario. The County of Brant is located in the southwest of one of the fastest growing Cities/Regions in North America, referred to as the Greater Golden Horseshoe (GGH). This region comprises the municipalities that make up the Greater Toronto Hamilton Area (GTHA), as well as the surrounding Regions/Counties within Central Ontario, known as the GGH "Outer Ring," which extends from Haldimand County in the southwest to Simcoe County in the north, to Peterborough County in the northeast.

The GGH represents the economic powerhouse of Ontario and the centre of a large portion of the economic activity in Canada. The GGH is also economically diverse with most of the top 20 traded industry clusters throughout North America having a strong presence in this region. The GGH industrial and office commercial real estate markets within this region are significant, having the third and sixth largest inventories, respectively, in North America.

As identified in the Growth Plan, 2019, the long-term outlook for the GGH is very positive, characterized by strong population and employment growth, which is concentrated in the region's large urban regions. In accordance with Schedule 3 of the Growth Plan, 2019, the GGH population is forecast to increase from 9.5 million in 2016 to 14.9 million by 2051. This represents a population increase of approximately 5.4 million persons, or 155,000 persons per year. With respect to employment, the GGH is forecast to increase from 4.6 million employees in 2016 to 7 million by 2051, an increase of 2.4 million employees, or 70,000 employees per year. This represents a substantial increase in population and employment relative to other North American metropolitan regions of comparable population.

With a robust economy and diverse mix of export-based employment sectors, the GGH is highly attractive on an international level to new businesses and investors. The GGH also has a strong appeal given the area's regional infrastructure, access to labour force, post-secondary institutions and proximity to the U.S. border. In turn, this continues to support steady population and housing growth within this region, largely driven by international and inter/intra-provincial net migration to this region.

The magnitude and distribution of growth throughout the GGH is of key significance to the County of Brant. More specifically, as remaining greenfield areas of the more mature areas of the GTHA continue to build out and housing prices steadily rise, increasing outward growth pressure will be placed on the outlying municipalities of the GGH "Outer Ring," and beyond. In turn, population growth across a broad range of demographic groups will continue to drive growth in population-related employment sectors including retail, personal services, business services and health and social services.

Over the next 30 years, the County of Brant local employment base is also forecast to increase, generating new live/work opportunities. Strong regional and local economic growth potential represents the primary driver of forecast net migration to the County of Brant, which, in turn, continues to drive local housing demand.

Over the long-term planning horizon, housing demand across the County is anticipated across a broad range of housing typologies, required to accommodate existing and new residents of varying ages and income levels.

As a result of this continued GTHA outward growth pressure, the population and employment base in the County of Brant is anticipated to grow much faster over the next several decades relative to growth levels experienced over the past two decades. Figure 1 summarizes the population and employment forecast from 2016 to 2051 for the GGH Outer Ring and the County of Brant, relative to historical trends. Key observations include:

- Annual population and employment growth across the GGH Outer Ring is anticipated to be significantly stronger over the next 35 years in comparison to the past 15 years;
- For the County of Brant, the amount of annual population growth achieved between 2001 and 2016 is anticipated to double over the long-term forecast period. This represents an annual population growth rate of 1.3% from 2016 to 2051, compared to 0.9% from 2001 to 2016;
- Forecast annual employment growth for the County of Brant over the long-term planning horizon is forecast to triple relative to the 2001 to 2016 period. This represents an annual employment growth rate of 1.6% from 2016 to 2051, compared to 1.0% from 2001 to 2016.
- The County of Brant employment base is forecast to grow at a faster rate relative to the GGH Outer Ring as a whole. As such, the share of total GGH Outer Ring jobs located within the County of Brant is forecast to increase over the long-term planning horizon.

### **Employment Trends and Long-Term Forecasts by Sector and Employment Type, 2016 to 2051**

- The existing employment base with the County of Brant can be largely categorized into the following major sectors: manufacturing, construction, retail trade, health care/social assistance and transportation and warehousing, wholesale trade and agriculture.
- Looking forward, employment growth is anticipated to be particularly strong for small to medium-scale businesses that are focused on innovation, entrepreneurship, and technology.
- Knowledge-based and creative-class sectors such as: professional, scientific, and technical services, financial services, information and cultural industries, education services, health care and social services, tourism and advanced manufacturing are anticipated to represent key economic growth sectors of the regional and local economy.
- For long-term planning purposes, employment with the County of Brant can be broken down into three primary categories, including:
  - **Employment Lands Employment (ELE):** Represents jobs accommodated in industrial-type buildings within the Region's urban and settlement areas with the

majority of employment located within Employment Areas. This encompasses largely industrial-sector employment including manufacturing, wholesale trade, transportation and warehousing, construction and utilities. ELE includes population-related employment (PRE) associated with office commercial and employment-supportive uses accommodated within industrial-type buildings.

- **Population-Related Employment (PRE):** Includes employment in institutional and commercial sectors not accommodated within industrial buildings (ELE). This employment category is largely driven by population growth, tourism and local trade. Work at home employment is also captured as PRE. PRE is located within the County's urban and settlement areas and largely accommodated in downtown areas, commercial corridors and nodes, neighbourhood plazas, institutional campuses and schools, and standalone institutional and retail buildings. A limited share of PRE is accommodated in Employment Areas within standalone institutional and retail commercial buildings.
- **Rural Employment:** Rural-based employment reflects jobs accommodated in locations outside the County's urban and settlement areas. Rural Employment consists primarily of primary sectors (e.g. agriculture, mineral aggregate extraction) as well as dry industrial uses located in rural Employment Areas.
- The forecast mix of employment by land use type for the County of Brant over the 2016 to 2051 forecast period is as follows:
  - ELE: 50%
  - PRE: 44%
  - Rural: 6%
- As previously discussed, the MCR will consider the need for additional urban land to accommodate forecast growth associated ELE and PRE.

### **Planning for Employment Areas**

- Employment Areas include clusters of industrial or "export-based" uses associated with the ELE category. Employment Areas are to be protected from "sensitive" uses, such as residential and major retail.

### **Maintaining Supply of Serviced Prestige Employment Lands**

Given its strategic geographic location along the Hwy. 403 corridor, the County of Brant is in a strong position to attract extensive industrial investment both now and in the coming years. These investments will generate a significant positive impact in terms of job creation, tax assessment and broader economic development. As most industrial land holdings are in the hands of private landowners, this alleviates a portion of the burden related to additional capital investment by the County and allows municipal resources and capital to be directed towards infrastructure, investment attraction and industry support.

In accordance with the 2019 Strategic Plan, facilitating growth of a diversified local economy is a strategic objective of the County of Brant. This requires actions and policy directions which aim to drive new investments, particularly in the County's downtown cores and Employment Areas. A key action identified in the County's 2019 Strategic Plan is to ensure that a minimum of 20 ha (50 acres) of urban employment land is on the market and available for immediate development within the County at any given time.

The County of Brant has approximately 620 gross hectares (1,530 gross acres) of vacant Employment Area lands. Approximately 56% (346 gross ha/855 gross acres) of the County's vacant Employment Area land supply is within urban settlement areas (Paris and St. George).

Within the urban settlement areas, the majority of the vacant urban Employment Area land supply is within Paris (75% of the vacant Urban Employment Area land supply). Rural Employment Areas represent approximately 44% (272 gross ha/670 gross acres) of the County's vacant Employment Area land supply. There are a number of Rural Employment Areas across the County, including Employment Areas within Cainsville, Burford, Burford/Bishopsgate, Highway 25/Highway 403 Employment Area, Airport Employment Area and New Durham.

### **Land Needs Assessment Methodology & Municipal Comprehensive Review**

The Employment Area land supply has been prepared in accordance with the Growth Plan, 2019 and the Provincial Land Needs Methodology. The Employment Area land supply includes sites designated "Employment" in the County of Brant OP and includes local roads and internal infrastructure (e.g., stormwater ponds) in the land area calculation. The Employment Area land supply excludes the following: Natural Heritage Systems (identified in the County's OP), highways, arterial roads and cemeteries. Further adjustments were made to the Employment Area land supply in accordance with the Provincial Land Needs Methodology. These adjustments included a reduction to the vacant Employment Area land supply of approximately 60 ha/150 acres to account for sites that are deemed to have constraints (e.g., such as no road access or significant environmental features that limit the developable land area of the site) in developing over the planning horizon.

Details on the Employment Area land supply, including identifying vacant sites and sites removed from the inventory is provided in the supplemental package.

The Employment Land Needs Assessment is undertaken in accordance with Provincial policy, notably the Growth Plan, 2019 and Provincial Policy Statement (PPS), which sets out the growth forecasts to be used for long-range planning and direction on how growth may be accommodated. With respect to residential land needs, the Growth Plan sets out specific policies and numeric targets to implement its planning objectives.

In conjunction with the Growth Plan, 2019, the province released an updated methodology for land needs assessment (LNA). Upper- and single-tier municipalities in the GGH are required to use this methodology to assess the quantity of land required to accommodate forecast growth in conformity with the policies in the Growth Plan, 2019.

The LNA represents a core aspect of the MCR. It involves a land budget exercise informed by the long-term population and employment forecast to the County to the year 2051. The Province's LNA Methodology (2020) is an attachment to this report.

The results of this technical exercise can only be implemented through the new County of Brant OP and must conform to the policies of the Growth Plan, 2019. The LNA for the GGH provides key components to be completed as municipalities plan to ensure that sufficient land is available to: accommodate all housing market segments; avoid housing shortages; consider market demand; and accommodate all employment.

- As identified in the LNA for the GGH, land needs within urban areas are to be considered by two types of geographies:
  - **Community Areas** – Areas where most of the housing required to accommodate population, as well as population-related jobs and most office jobs will be located.
  - **Employment Areas** – Areas where most of the employment land employment jobs (employment in industrial-type buildings), as well as some office and population-related jobs are located.

It is important to note that only the vacant Urban Employment Area land supply is utilized for the Urban Employment Area land needs in accordance with the Growth Plan, 2019.

## **Employment Land Conversion Requests**

**The County of Brant has received five (5) formal submissions for Employment Land Conversion sites, which total 107 hectares of employment lands.**

As part of the MCR, all of the designated employment lands in the County are being reviewed on a site-by-site basis. In addition, the County is to determine if potential conversions to non-employment uses are appropriate and justified from a planning and economic development perspective.

Part of this comprehensive process is to review and evaluate requests to convert specific properties (or areas) that are currently designated for employment and consider permitting non-employment uses. This is referred to as an 'employment land conversion'. Non-employment uses could include residential, mixed use, commercial, and institutional uses, rather than typical industrial or commercial uses seen in business areas. One aspect of this assessment is to identify employment lands may be better suited for non-employment uses.

The Growth Plan, 2019 provides a framework for conversions including opportunities for conversion of employment lands outside an M.C.R. The following is a brief summary of Growth Plan, 2019 policies in regard to conversions (policies 2.2.5.9 and 2.2.5.10):

Conversions of Employment Areas to non-employment uses may be permitted only through a M.C.R., based on the following criterion:

- A need for the conversion;
- The lands are not required over the horizon of this Plan for the employment purposes for which they are designated;
- Proposed uses do not adversely affect the viability of the Employment Area, intensification/density targets, or other Growth Plan policies; and
- Proposed uses can be accommodated through existing or planned infrastructure.

The County of Brant invited land owners to submit requests for properties that are currently designated for employment to be converted to permit non-employment uses. Submissions were due to the County by December 31, 2020 as advertised.

All requests are being reviewed and evaluated against the County's developed criteria for conversion considerations, which is based on Provincial policies and County of Brant objectives. As indicated to landowners, there is no guarantee that requests will result in a staff recommendation and/or Council's decision to convert employment lands to non-employment uses.

These lands are being evaluated through the MCR and the evaluation criteria. The list is as follows:

**Figure 1**  
**Employment Area Land Conversion Site Requests Received**

<b>Employment Area</b>	<b>Site Location</b>	<b>Land Area, Ha</b>	<b>Conversion Request</b>
Paris North Employment Area	Site 1 67 Woodslee Ave. Status: Vacant	4.2 Ha	Mixed Use Development
	Site 2 326 Grand River St. Status: Developed	3 Ha	Mixed Use Commercial Development
Paris Southeast Employment Area	Site 3a & 3b Sharp Road Status: Vacant	16 Ha (approx.)	Urban Residential
<b>Sub-Total Paris</b>		<b>23 Ha</b>	
Cainsville Employment Area	Site 4a 95 Old Onondaga Rd. Status: Vacant	19.4 Ha	Urban Residential
	Site 4b N. Of 366 Cty. Rd. 18 Status Vacant	64.5 Ha	Urban Residential
<b>Sub-Total Cainsville</b>		<b>84 Ha</b>	
<b>Total Urban Community Area Requests</b>		<b>107 Ha (approx.)</b>	

Note: Land areas are approximate land areas and exclude the estimated land area of Natural Heritage Systems.

## Settlement Area Boundary Adjustments and Expansions

The County of Brant has received eleven (11) formal submissions for Settlement Area Boundary land re-designation requests, which total 345 gross ha.

In addition to Employment Land Conversion requests (employment to residential), the County has received 11 formal submissions from landowners requesting their land be redesignated from Agriculture to Employment, along with a Settlement Area Boundary Expansion to either Paris, Cainsville or New Durham.

**Figure 2**

### Settlement Area Boundary Expansion Site Requests Received

Area	Site Location	Land Area, ha	Request
Paris South Employment Area: 403/Rest Acres Road	Site 1 403/Highway 403 Potruff Road, NE	47 ha	Resource Development to Employment
	Site 2 211 Potruff Road	59 ha	Resource Development to Employment
	Site 3 822 Rest Acres Road	48 ha	Resource Development to Employment
	Site 4 & 5 107 & 115 Bethel Rd.	3 ha	Agriculture to Employment
	Site 6 143 Bethel Road	41 ha	Agriculture to Employment
	Site 7 Bethel Road/ E. Cleaver Road	40 ha	Agriculture to Employment
	Site 8 1034 Powerline Road	36 ha	Agriculture to Employment
	Site 9 986 Powerline Road	72 ha	Agriculture to Employment
<b>Total Urban Lands</b>		<b>346 ha (approx.)</b>	
Cainsville Area	Site 10 S. of Highway 403, N. of Colborne St. E	93 ha	Agriculture to Employment
New Durham Area	Site 11 E. of Muir Road S, South of 9 <sup>th</sup> Concession	32 ha	Agriculture to Employment
<b>Total Rural Lands</b>		<b>125 ha</b>	

The County must through the New Official Plan review, determine if a settlement area boundary expansion is appropriate, through a planning justification for any additional employment lands based on the results of our MCR. This review must identify the need for an expansions for employment growth to 2051 and beyond. The submission will be reviewed by the Province as part of the MCR and new Official Plan.

This review must be consistent with the Provincial Policy Statement, 2020 and Growth Plan, 2019 which states:

Where the need for a settlement area boundary expansion has been justified, the feasibility of the proposed expansion will be determined and the most appropriate location for the proposed expansion will be identified based on the comprehensive application of the policies of the Growth Plan and the P.P.S., including the following:

- Provides sufficient opportunities to accommodate growth (i.e.land configuration supports an optimal net developable area and ratio);
- Compatibility with adjacent land-uses;
- Infrastructure in the area is available, planned or can be provided;
- Expansion near key hydrologic areas and environmental features is avoided where possible;
- Agriculture assessment if on prime agriculture lands is conducted; and
- In compliance with minimum distance separation formulae if in proximity to agriculture operations.

Expansions to existing Rural Employment Areas may be permitted only if necessary to support the immediate needs of existing businesses and if compatible with the surrounding uses (Growth Plan, policy 2.2.9.5). Expansion of an existing Rural Employment Area requires an agriculture assessment if on prime agriculture lands and compliance with minimum distance separation formulae to agriculture operations.

While expansion of Rural Employment Areas are generally only permitted for existing Rural Employment Areas and for existing businesses, development in the Rural Area is permitted for:

- Management or use of resources;
- Resource-based recreational uses; and
- Other land uses that are compatible with the rural landscape and are not appropriate for the urban settlement area.

## **Protecting Future Employment Lands**

The County's remaining inventory of designated, vacant, employment lands available over the forecast horizon of 2051 is estimated at 620 gross hectares (net of Natural Heritage Systems and other applicable take-outs in accordance with the Growth Plan). Approximately 56% (346 gross hectares) of the designated vacant Employment Area land supply is within the urban settlement areas (Paris and St. George).

The Paris Highway 403/Rest Acres Road Employment Area represents approximately 40% of the current vacant Urban Employment Area land supply. The remaining 60% of the vacant Urban Employment Area land supply is within the North Paris Employment Area, Southeast

Paris Employment Area (Paris Road/Powerline & Paris Road/Governor's Road) and St. George Employment Area.

It is recommended that in an effort to accommodate forecast Urban Employment Area growth to 2051, an additional 103 gross hectares (255 gross acres) of lands may be brought into the County's urban boundary and designated as Employment Area through the New Official Plan.

The County may consider additional employment lands in terms of corridor protection and designation of lands within settlement area boundaries, and located adjacent or near to major goods movement facilities and corridors, including major highway interchanges as areas for manufacturing, warehousing and logistics.

The Growth Plan, 2019 emphasizes through Section 2.2.5 – Employment, the significance of promoting economic development and competitiveness of the GGH by:

- making more efficient use of existing employment areas and vacant and underutilized employment lands and increasing employment densities;
- ensuring the availability of sufficient land, in appropriate locations, for a variety of employment to accommodate forecasted employment growth to the horizon of this Plan;
- planning to better connect areas with high employment densities to transit; and
- integrating and aligning land use planning and economic development goals and strategies to retain and attract investment and employment.

Within the context of the above Provincial direction, the County may wish to protect and reserve strategically important land for future employment purposes to the 2051 planning horizon and beyond.

### **Provincially Significant Employment Zones (PSEZ)**

PSEZ were created in strategic locations in the Greater Golden Horseshoe to protect key employment areas for the long-term economic growth and jobs that are critical to the Province's economy. These areas must be located near major transportation/ good movement infrastructure, such as a 400-series highway; in addition have significant development for potential employment uses; and may be vulnerable to pressure to be converted to other uses, such as residential.

The Minister may identify provincially significant employment zones and may provide specific direction for planning in those areas to be implemented through appropriate official plan policies and designations and economic development strategies.

The Province has been updating Provincially Significant Employment Zones in the GGH since 2019. The County of Brant currently does not have any PSEZ. However, based on previous meeting with the Ontario Growth Secretariat, the County of Brant has formally requested that the 403/ Rest Acres Road Employment Area be designated a Provincially Significant Employment Zone.

Staff have followed up with the Ministry of Municipal Affairs on this matter. The County of Brant is awaiting the response from the Ontario Growth Secretariat on this request since October 2019.

## Conclusions

By way of brief summary, the following key conclusions can be highlighted from the preliminary Employment Land Needs Assessment:

- The County of Brant is forecasted to grow to a total population of 59,000 people and employment of 26,000 people, which is the Reference Forecast shown in Schedule 3 of the Growth Plan, 2019 (Amendment 1, Aug. 2020).
- There is sufficient Community Area DGA lands (surplus of 395 gross ha) within the current urban settlement areas to accommodate population, housing and population-related employment.
- There is shortfall of urban Employment Area lands (**shortfall of 103 gross ha**) to accommodate employment growth to 2051.
- The County has received five (5) formal submissions for Employment Land Conversion sites (to residential), which total 107 hectares of employment lands that would be removed.
- The County has received eleven (11) Settlement Area Boundary Requests and land redesignation requests (Agriculture to Employment) totaling 345 gross ha.
- The County may need to consider settlement area boundary expansion for urban Employment Area lands.
- Given the shortfall of urban Employment Area lands, the County will need to carefully review Employment Land conversion requests.
- The County may consider additional employment lands and may wish to protect and reserve strategically important land for future purposes to the 2051 planning horizon and beyond.

## New Official Plan Schedule and Next Steps

County staff are moving ahead with completing the draft MCR based on the above-referenced growth forecasting assumptions and key findings. The date by which municipalities must conform to the policies in A Place to Grow still remains July 1, 2022, and the Province has confirmed there will be no extension to this date.

The next step of our MCR process is the Draft Land Needs Assessment Report in June 2021, including primarily policy recommendations, and draft recommendations on employment land conversions and settlement area boundary expansions.

Please see the updated Workplan and Schedule attached to this report (v.11, April 2021).

## Updates to Master Plans

The New Official Plan, coordination of public engagement and technical background studies of the MCR are being fully coordinated with other County departments for their input and analysis. The proposed amendment to the Provincial Growth Plan Forecasting affects other departments and their objectives in Corporate Services, Operations and Finance.

The Transportation Master Plan (TMP), currently underway and scheduled for completion in early 2022, will include a review and analysis of the County's future transportation needs based on the adopted growth scenario in the new Official Plan. Based on that analysis, plans for the future road, walking, and cycling networks will be refined as needed and presented to Council for approval along with any required amendment to the new Official Plan.

The New Official Plan is being coordinated with infrastructure master plans such as the Class EA Master Servicing Plans for Paris, Burford, St. George, and Cainsville.

**Report by:** Jennifer Boyer, BES, M.Sc., MCIP RPP, Manager of Policy Planning

**Reviewed and**

**Submitted by:** Pam Duesling, MAES, MCIP, RPP, Ec.D., CMM3, General Manager of Development Services

Alison Newton, MBA, EcD CEcD, General Manager of Strategic Initiatives

**Attachments**

1. Employment Area Supply Maps and Urban Employment Land Needs
2. County of Brant Employment Land Conversion Criteria
3. Official Plan Work Plan & Schedule v.11 April 2021
4. Brant Draft Population, Housing, Employment Growth Forecast Allocations, Feb. 2021

**Copy to**

1. Heather Boyd, Manager of Council Services, Clerk
2. Michael Bradley, CAO
3. Senior Management Team (SMT)
4. Russel Press, Director of Economic Development & Tourism
5. Mark Eby, Director of Infrastructure
6. Heather Mifflin, Director of Finance
7. Mat Vaughan, Director of Development Planning
8. Alyssa Seitz, Planning Administrative Assistant

**In adopting this report, is a bylaw or agreement required?**

By-law required (No)

Agreement(s) or other documents to be signed by Mayor and /or Clerk (No)

Is the necessary by-law or agreement being sent concurrently to Council? (No)