



Presenters:

County of Brant –
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Watson & Associates Economists Ltd.

County of Brant Employment Area Land Needs

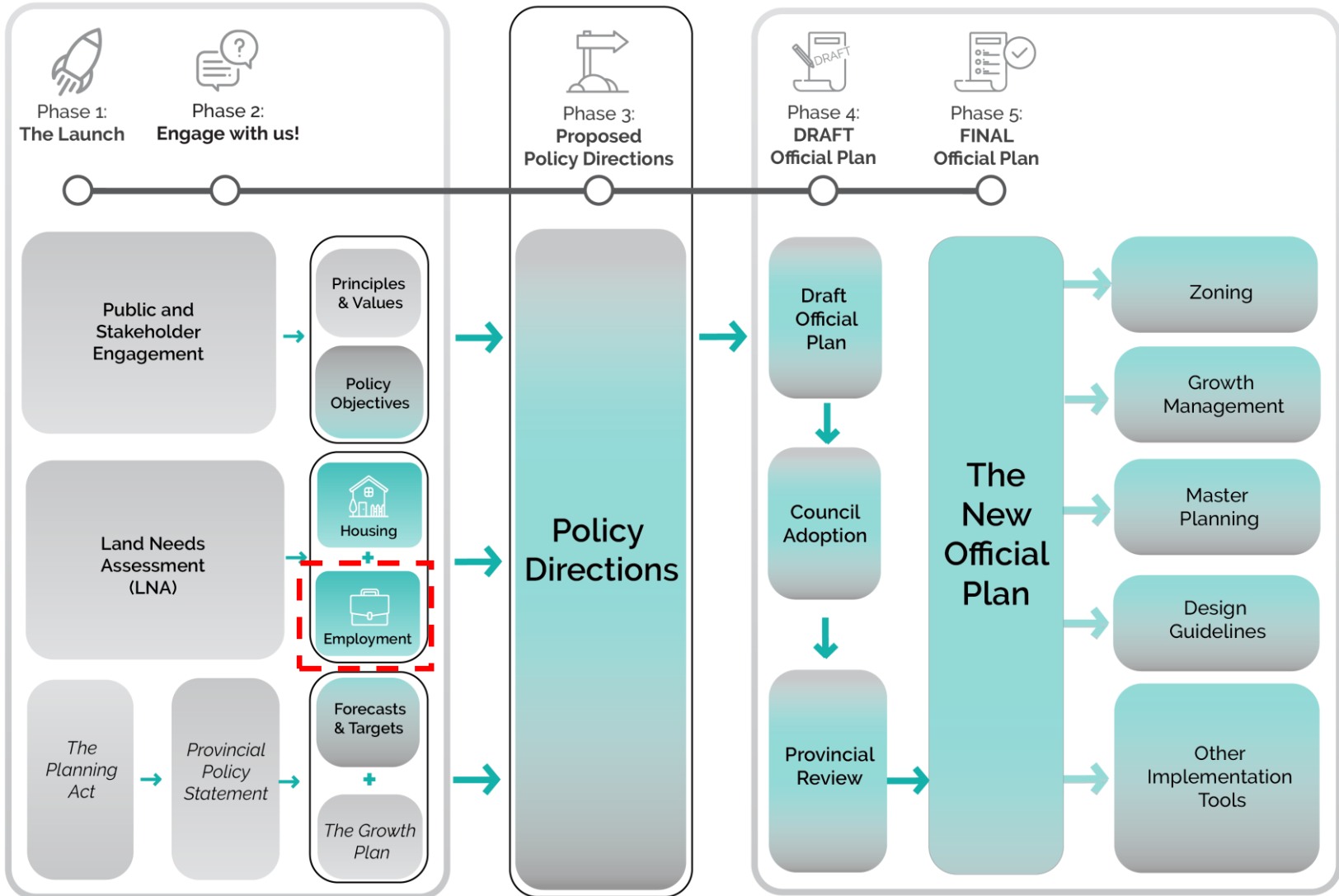
Special Meeting of Council
April 22, 2021

Purpose of Presentation



- The purpose of this presentation is as follows:
 - Re-cap of Community Area Designated Greenfield Area (primarily residential) land requirements;
 - Review of Employment Area land supply;
 - Review Urban Employment Area land needs to 2051 and determine whether there are sufficient designated urban Employment Area lands within Paris and St. George to accommodate employment to 2051; and
 - Review of Employment Area site conversion requests and Settlement Area Boundary Expansion (S.A.B.E.) requests. Note that this is for information purposes only.

Project Timeline



Component of the Land Needs Methodology

Overview



February 22, 2021

- Revision of growth allocation of population and housing by area;
- Review of intensification potential and setting target;
- Designated Greenfield Area (D.G.A.) people and jobs density target; and
- Identify D.G.A. capacity (land supply) and land requirements.

This Presentation

- Employment Area demand and land requirements;
- Initial review of Employment Area site conversion requests; and
- Initial review of Settlement Area Boundary Expansion requests for Employment Area expansion.

Municipal Comprehensive Review (MCR)



Overview

- The County of Brant is currently reviewing its Official Plan (O.P.). This process represents a Municipal Comprehensive Review (MCR), in accordance with section 26 of the *Planning Act*.
- A M.C.R. is part of the O.P. review process and used to establish a long-term vision and planning framework for a municipality that fosters a sustainable approach to future residential growth and economic development.



Community Area Land Needs

Overview



Community Area Land Needs

- 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.
- No settlement area boundary expansions or new Designated Greenfield Areas will be required for the Community Area to the year 2051.

DGA Land Supply



DGA Land Demand



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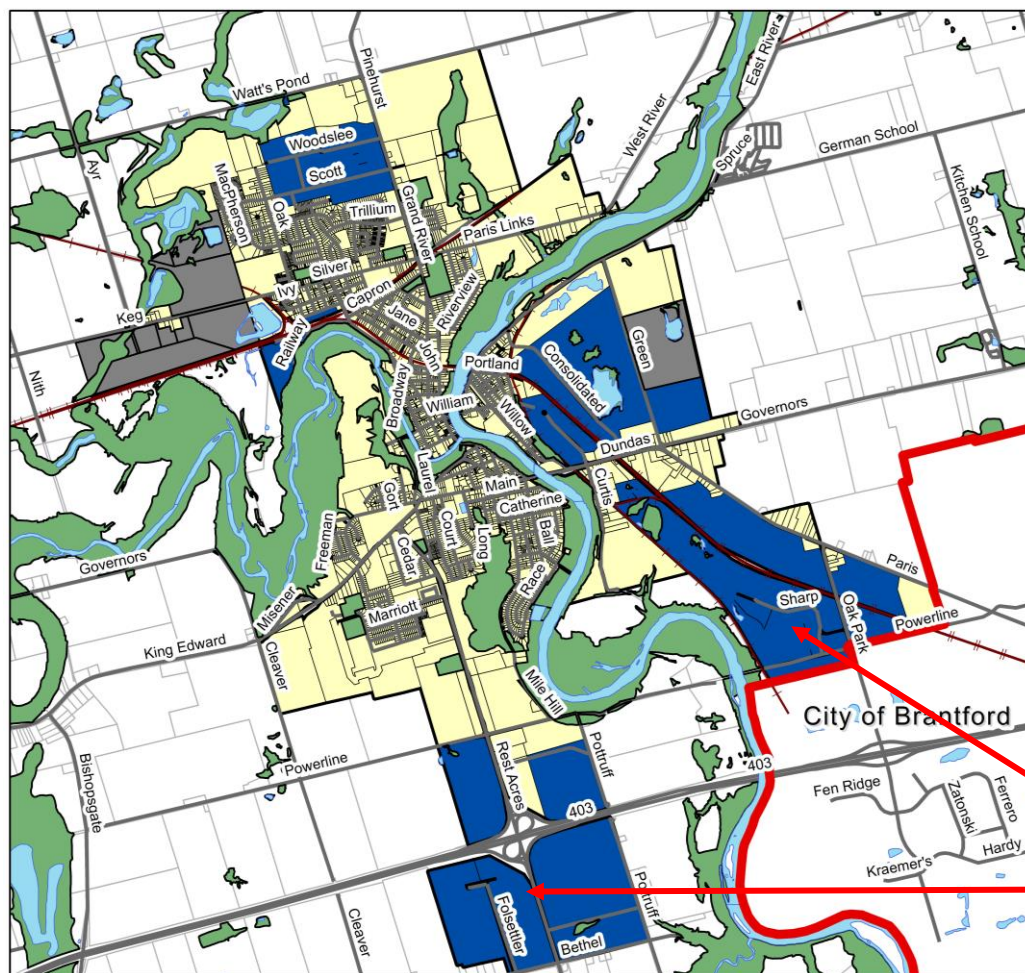
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Urban Settlement Area – Employment Area and Community Area



Paris Urban Settlement Area



Paris Urban Settlement Area

- Urban Settlement Area Boundary
- Urban Community Area
- Urban Employment Area
- Natural Heritage System

Urban Community Area

- Residential
- Parks and community amenities
- Population-Related Employment
 - Institutional
 - Commercial (retail, services and offices)

Employment Area

- Industrial, export-based industries and supporting commercial uses



Employment Types and Employment Area Outlook

Overview

Employment Types and Policy Areas



- Location and type of employment

Community Area



Primarily Population-Related Employment

Urban Employment Area



Primarily Employment Lands Employment

Rural Area



Rural Employment Areas



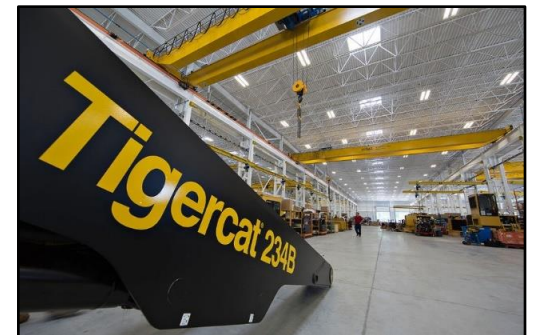
Other Rural



Why are Employment Areas Important?



- Employment Areas form a vital component of Brant County's land-use structure and are an integral part of the local economic development and employment growth potential. They are home to many of the County's larger employers.
- Benefits of employment lands:
 - Achieve balanced growth;
 - High-quality employment opportunities;
 - Jobs contribute positively to the work/live ratio;
 - Strong economic multipliers;
 - Contributions to County and assessment base; and
 - Positive net fiscal benefits.





Employment Area Drivers

- Large concentration of industrial-type uses.
- Good access to Highway 403 and other major highways.
- Diminishing supply of employment lands in the Greater Toronto and Hamilton Area.
- Active industrial development pipeline.



Rest Acres Road Exit, Highway 403



Brant Highway 403 Business Park



Employment Area Outlook

- Growing demand related to knowledge-based and technology-driven industries.
- Growing demand for “flex” industrial space within the Greater Golden Horseshoe Region.



Technology-Driven Industries



Flex-Industrial/Office/Warehouse Space,
Modular Design



Employment Area Land Supply

Overview

Employment Area Land Supply



Overview

- The County's Employment Area Land Supply is classified in two broad categories:
 - **Urban Employment Areas** – Paris and St. George; and
 - **Rural Employment Areas** – Cainsville Employment Area; Burford Employment Area; Highway 25/Highway 403 Employment Area; Airport Employment Area; and New Durham Employment Area.
- Identifying the Employment Area land needs is prepared for the Urban Employment Areas.
- The employment growth allocation and land needs considers the servicing constraints in St. George (water only).

Employment Area Land Supply

Measuring Gross Land Supply



Included

The following are included in the Employment Area gross land supply:

- Lands designated “Employment” in the County O.P.; and
- Internal roads and local infrastructure (e.g., stormwater ponds).

Urban Employment Area Land Needs:

- Employment Area lands within Paris and St. George are included in the “Urban Employment Area” land needs.

Excluded

The following are included in the Employment Area gross land supply:

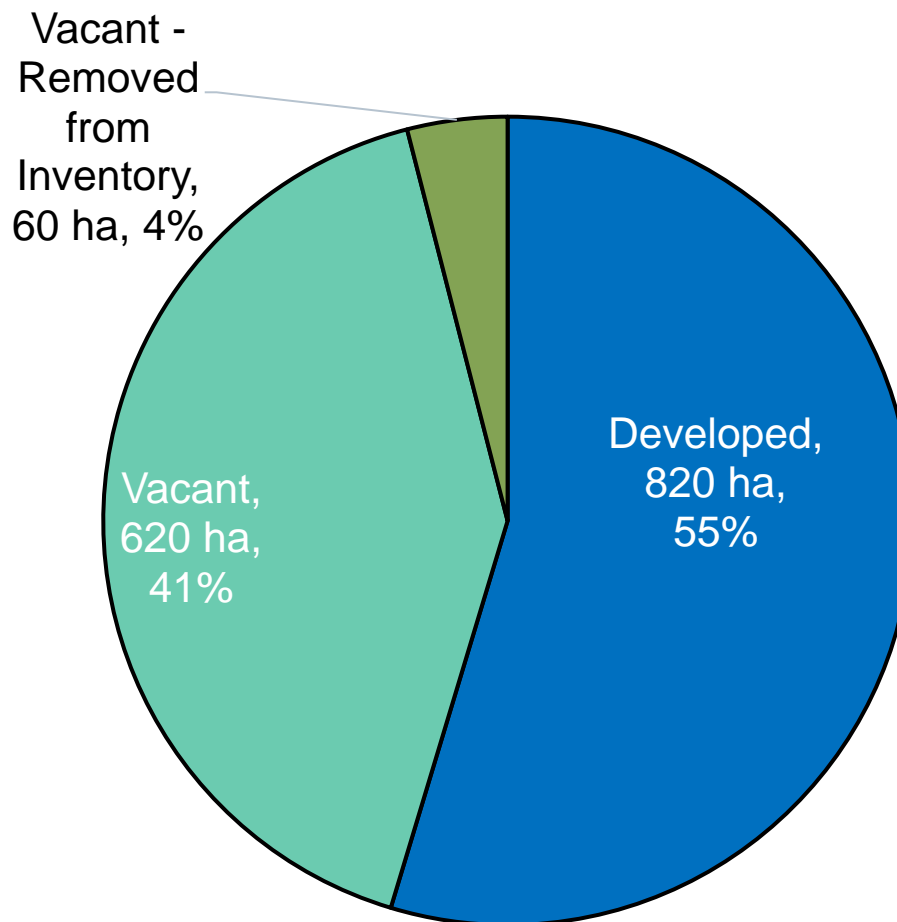
- Natural Heritage System (environmentally significant);
- Major arterials, railways and highways;
- Utilities corridors; and
- Cemeteries.

Adjustments to the vacant supply:

- Constrained vacant land (e.g., land-locked, roads required, extensive environmental features and municipal servicing requirements).

Employment Area Land Supply

Total Designated Employment Area Supply (Urban and Rural)



Total:
1,500
gross ha

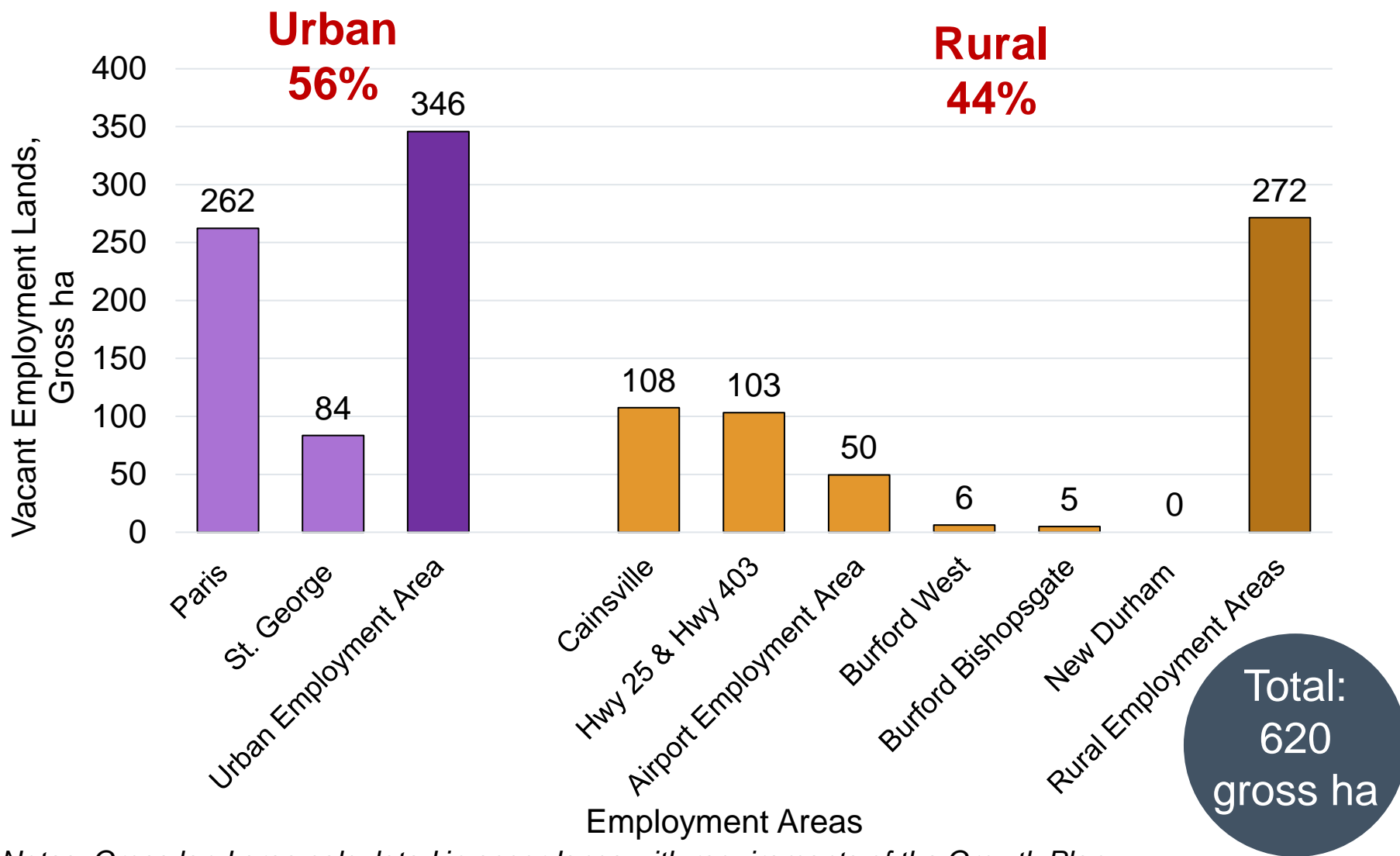
**Includes vacant parcels and local roads.*

***Removed from Inventory includes vacant sites that currently have no road access or likely to remain vacant long-term.*

Vacant Employment Area Land Supply



Overview



Notes: Gross land area calculated in accordance with requirements of the Growth Plan.

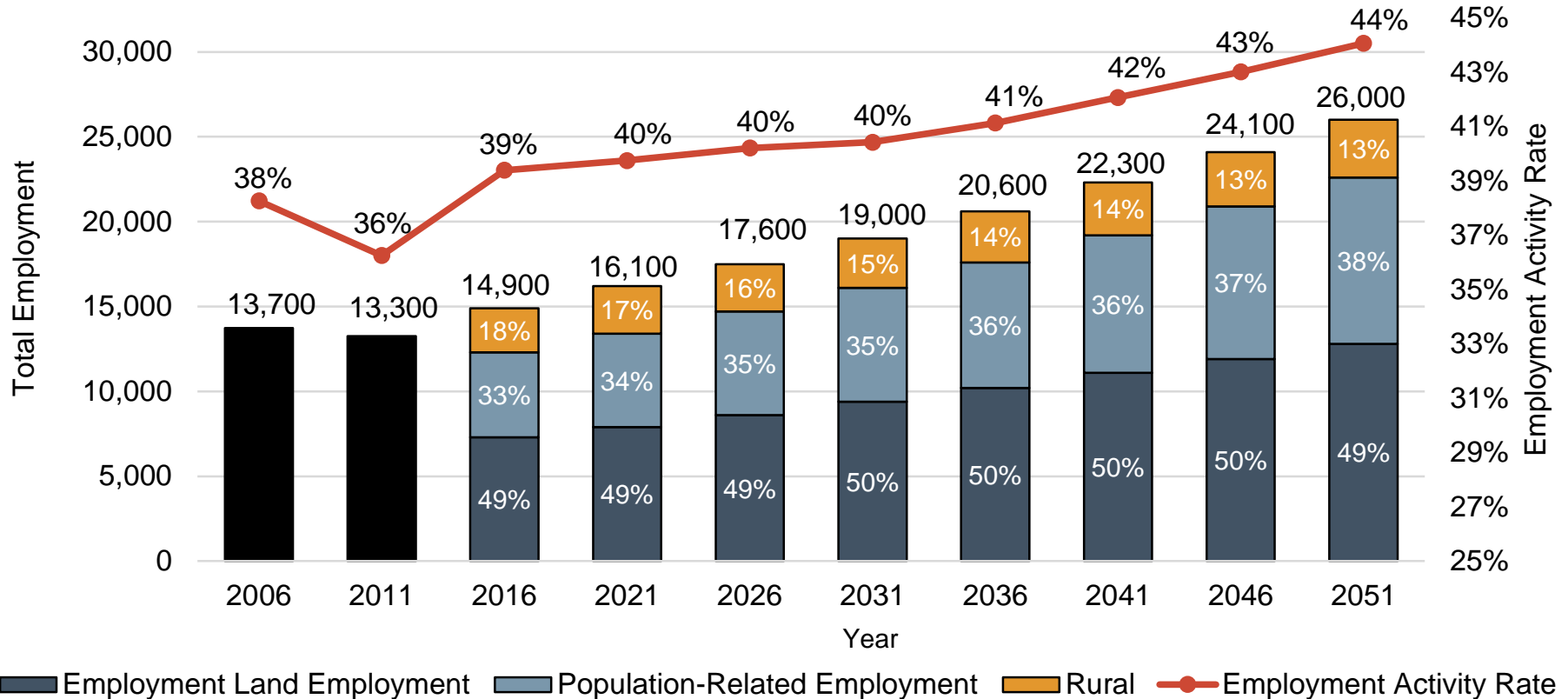


Employment Forecast

Overview

County of Brant Growth Forecasts to 2051

Total Employment by Type and Employment Activity Rate



Note: Figures have been rounded. Population used to calculate activity rate includes net Census undercount. There is no existing or forecast major office employment.

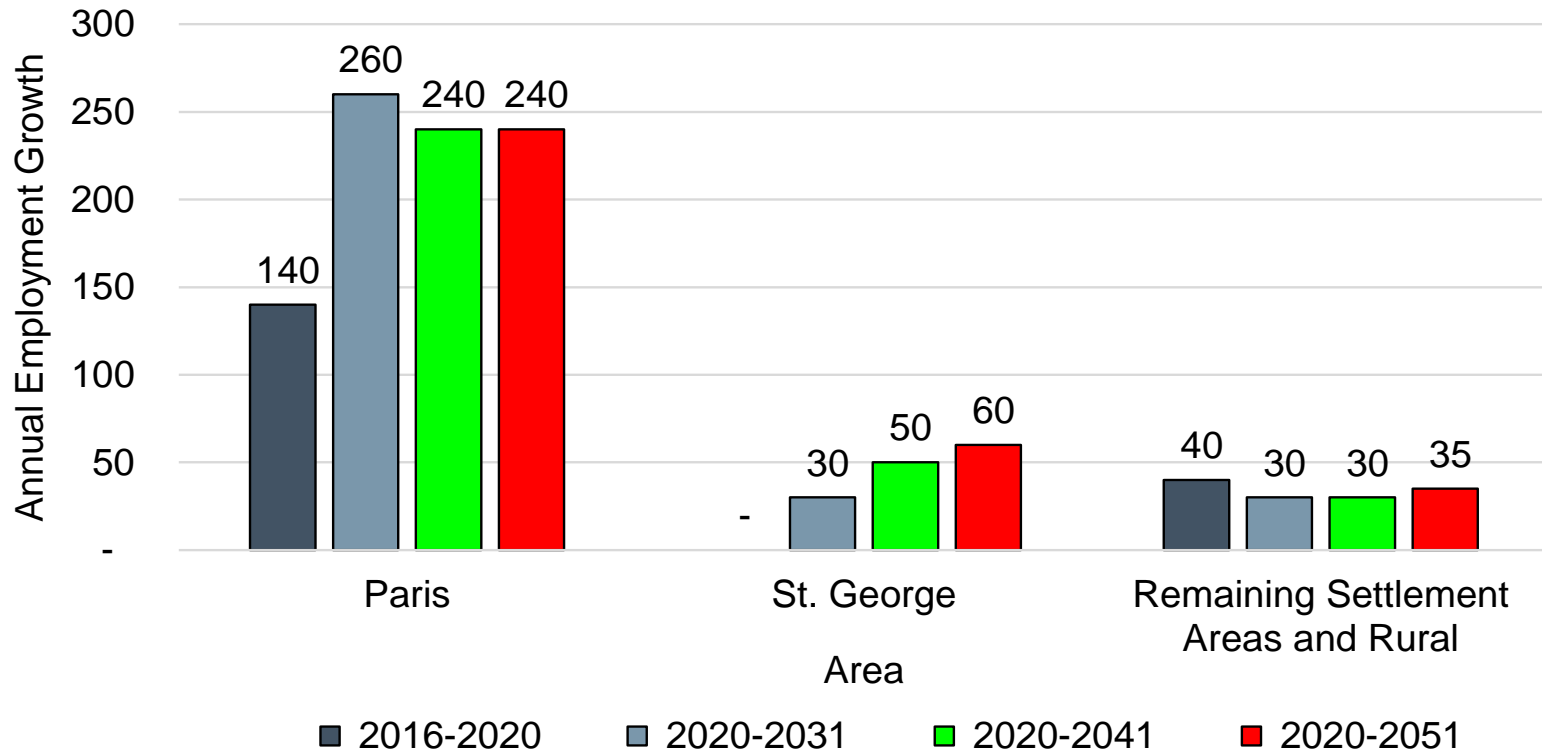
Source: Watson & Associates Economists Ltd., 2020.

Employment Growth:
 2016 to 2051: **+11,000**
 2021 to 2051: **+9,900**

Total Employment Growth Allocations to 2051



County of Brant Annual Employment Growth Allocations by Urban Area and Remaining Rural Area, 2016 to 2051

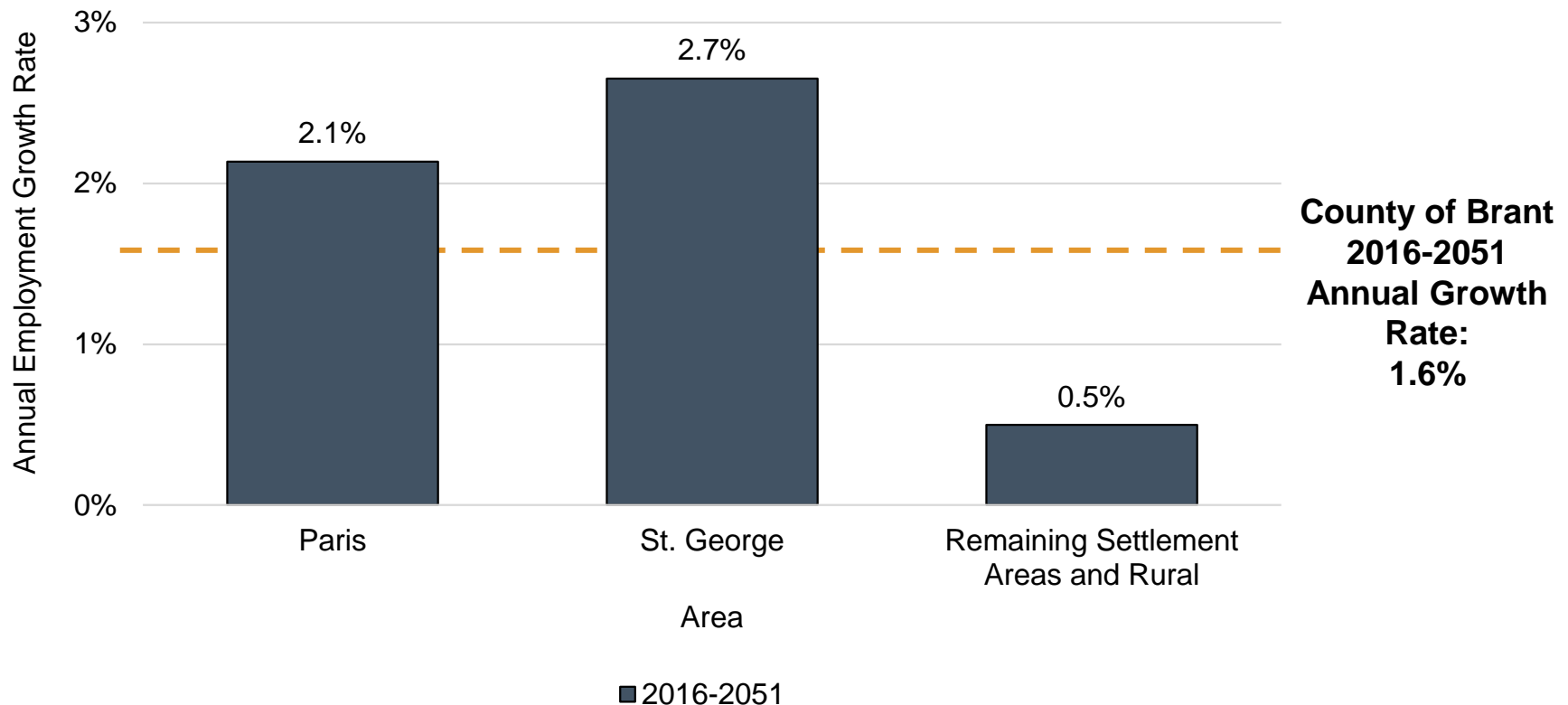


Source: Watson & Associates Economists Ltd., 2021.

Employment Growth Allocations to 2051



County of Brant Annual Employment Growth Rate by Urban Area and Remaining Rural Area, 2016 to 2051



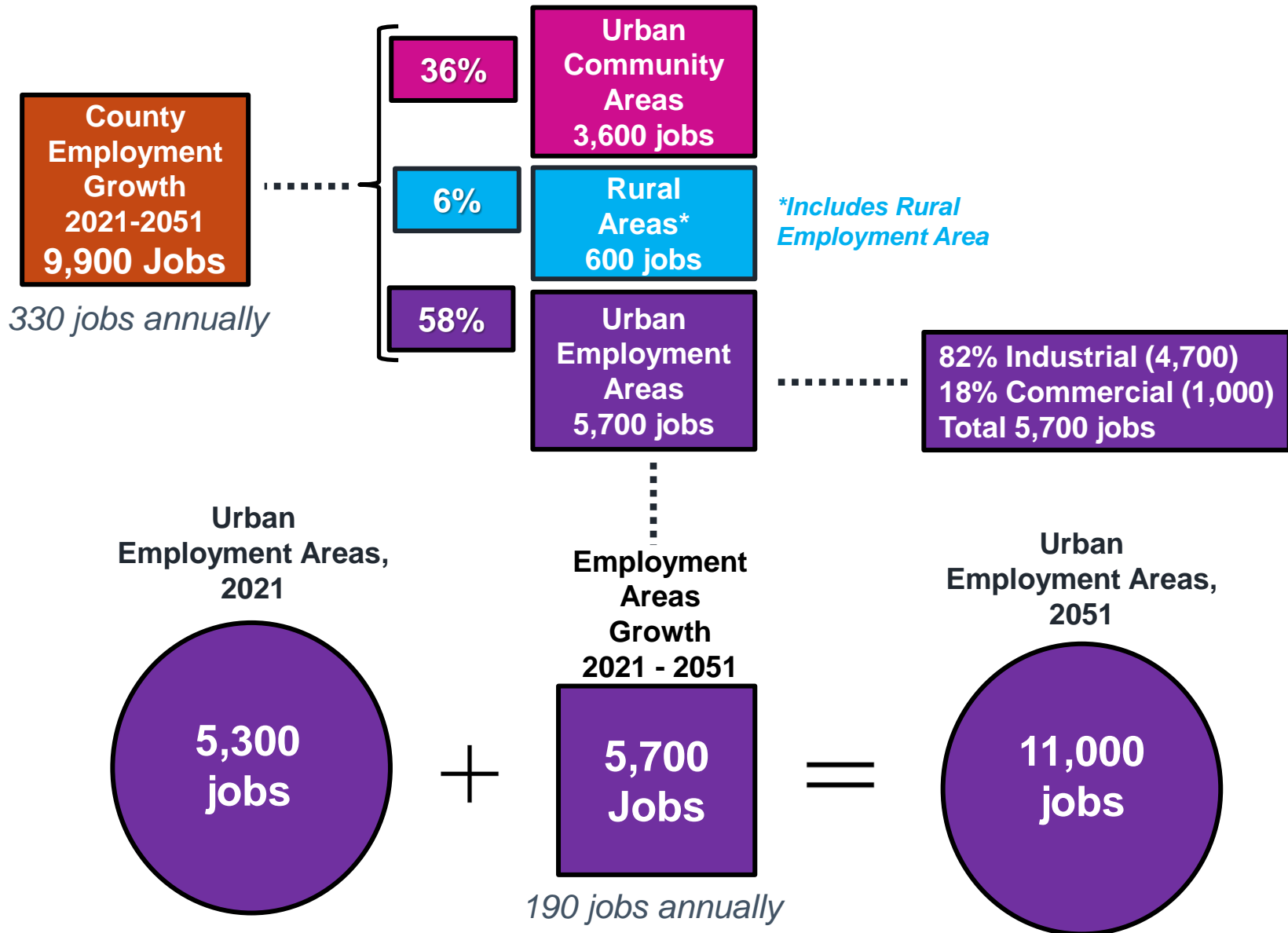
Source: Watson & Associates Economists Ltd., 2020.



Employment Land Needs

Overview

Employment Growth Allocation to 2051

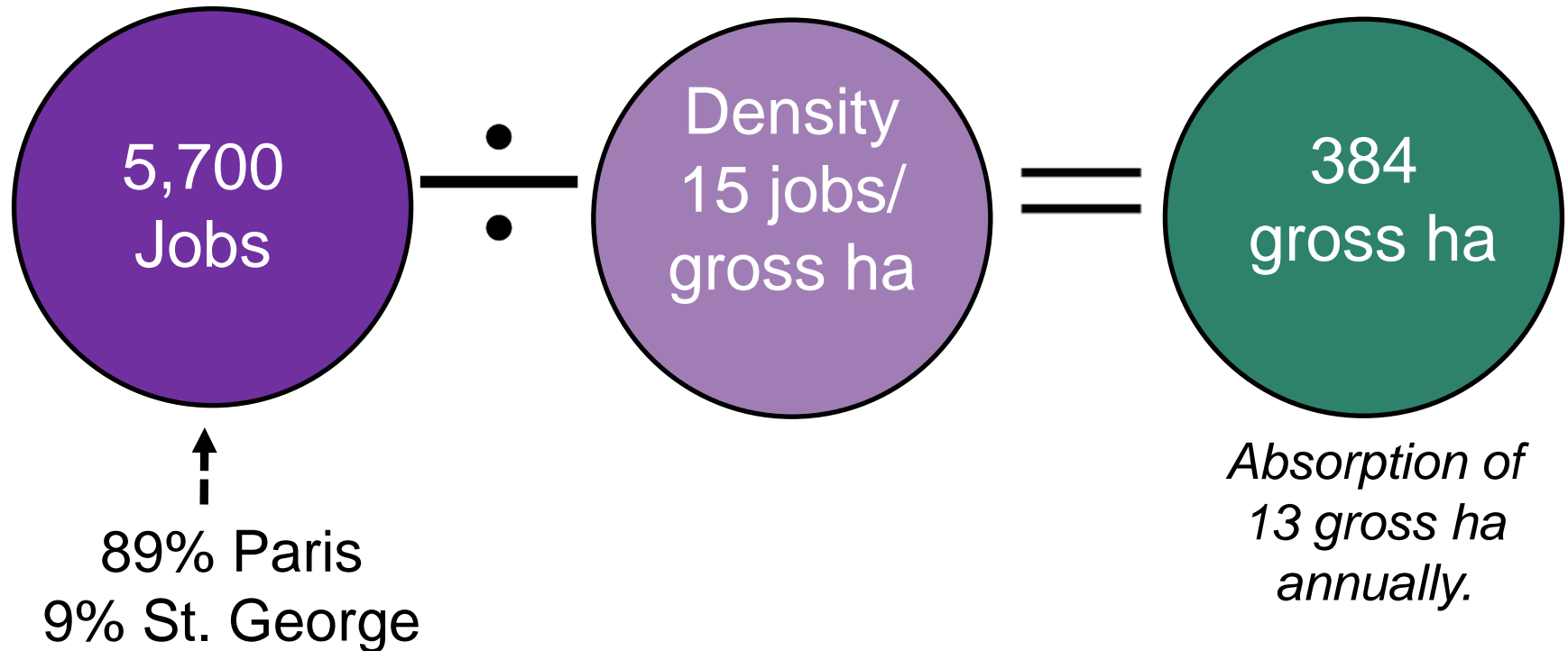


Urban Employment Area Land Demand to 2051

Urban Employment
Area Growth
2021 – 2051

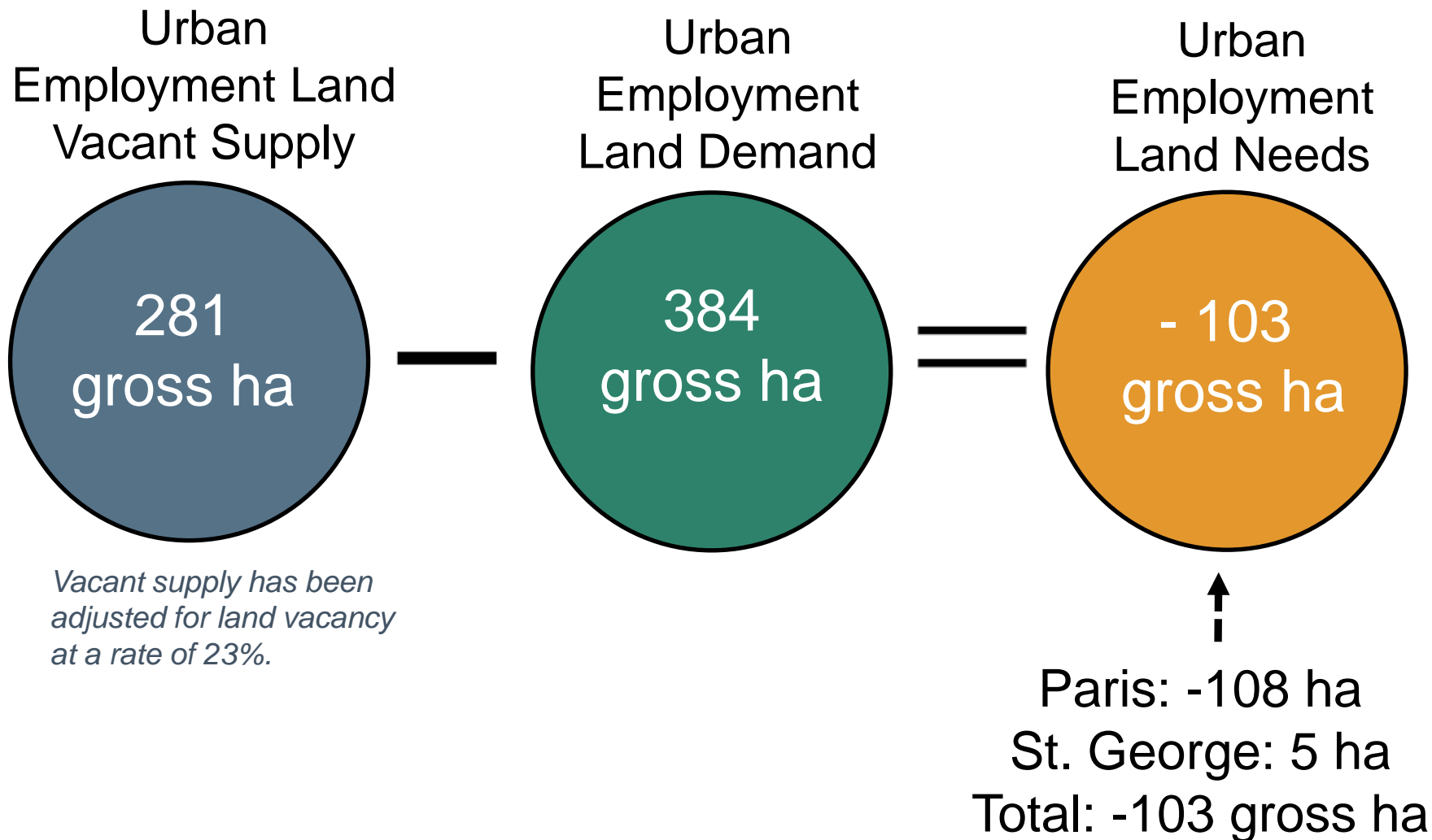
Employment
Density

Urban Employment
Land Demand



*Note: Approximately 500 jobs anticipated to be accommodated through intensification in Paris.
Employment growth on vacant lands (excluding intensification): $5,200 \div 14 \text{ jobs/ha} = 384 \text{ gross ha}$.*

Urban Employment Area Land Needs to 2051





Employment Land Conversion Review

Overview

What is an Employment Area Land Conversion?



- Changes to the designation of a site designated in the County's O.P. as "Employment" to allow for uses not permitted in the designation, including residential, mixed-use and specific commercial uses.
- Conversion of Employment Area lands generally occur during the Municipal Comprehensive Review (some exceptions).
- County posted information regarding the Employment Area land conversion review process on the County's website with a deadline for conversion requests (December 31, 2020). County received 5 official submissions.
- Conversion requests are reviewed by Council, assessed in the Municipal Comprehensive Review document and ultimately reviewed by the Province.

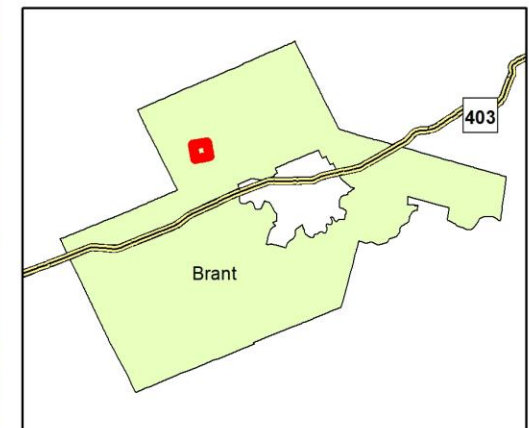
Conversion Criteria



Overview

- Employment Area site conversions to be reviewed under the framework of the Provincial Policy Statement (2020) and Place to Grow (2019).
- Localized criteria added to recognize County of Brant context and based on approaches and best practices of protecting, preserving, and planning Employment Areas.
- Land conversions generally require the justification of the “need” for the proposed land-use.
- Conversions may occur if there is a good planning rationale for the conversion and are consistent with provincial framework and local planning and economic development objectives.

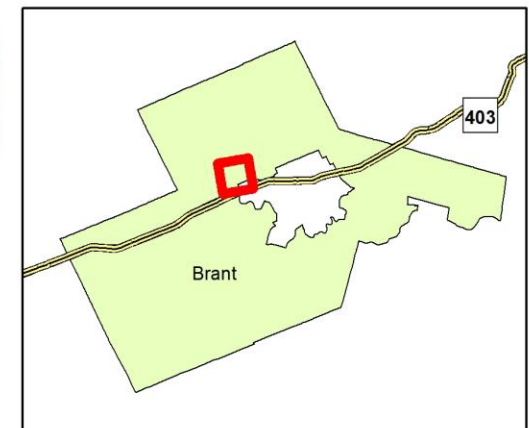
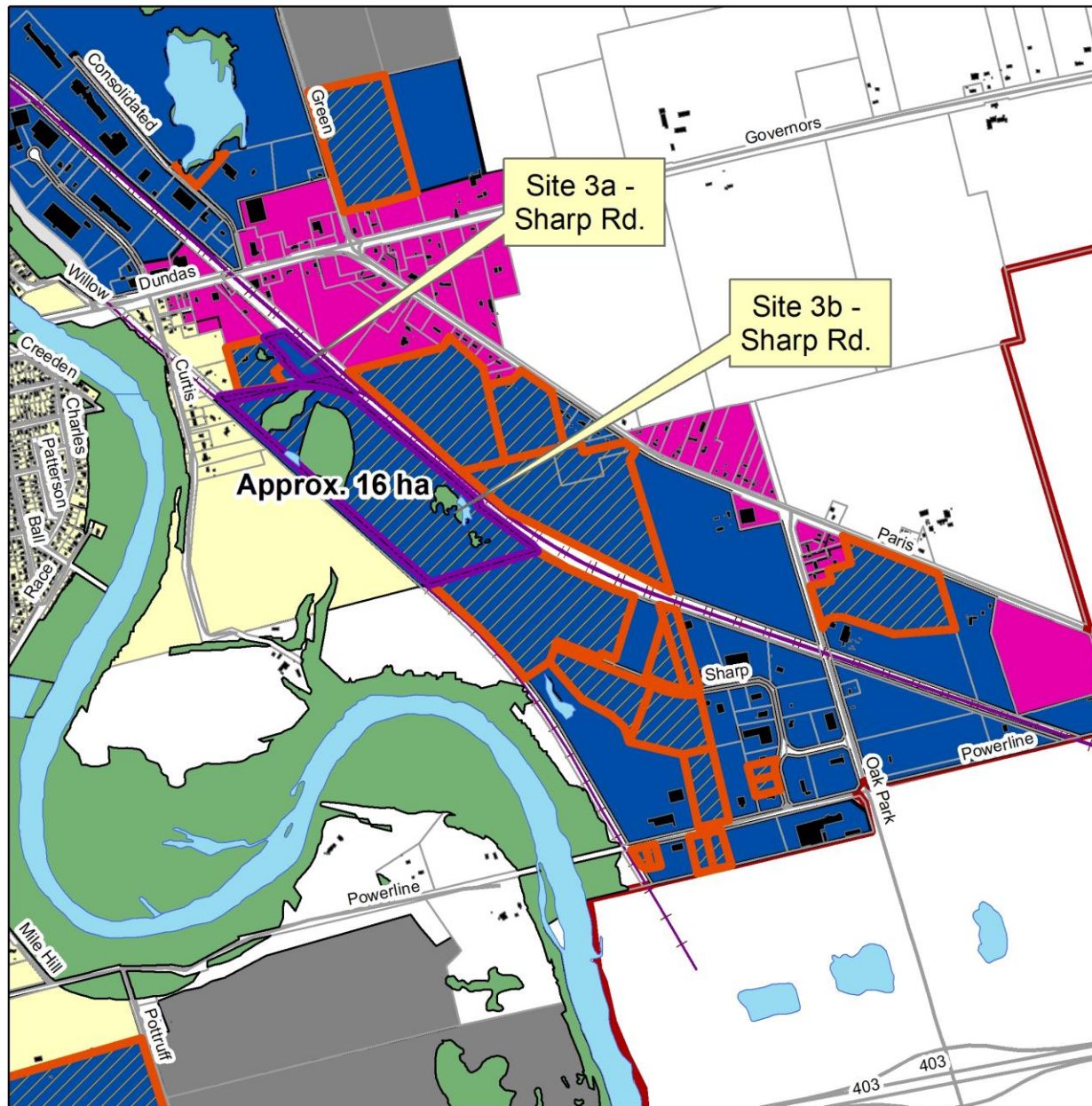
Paris - North Paris Employment Area



0.3 0.15 0 0.3 Kilometers



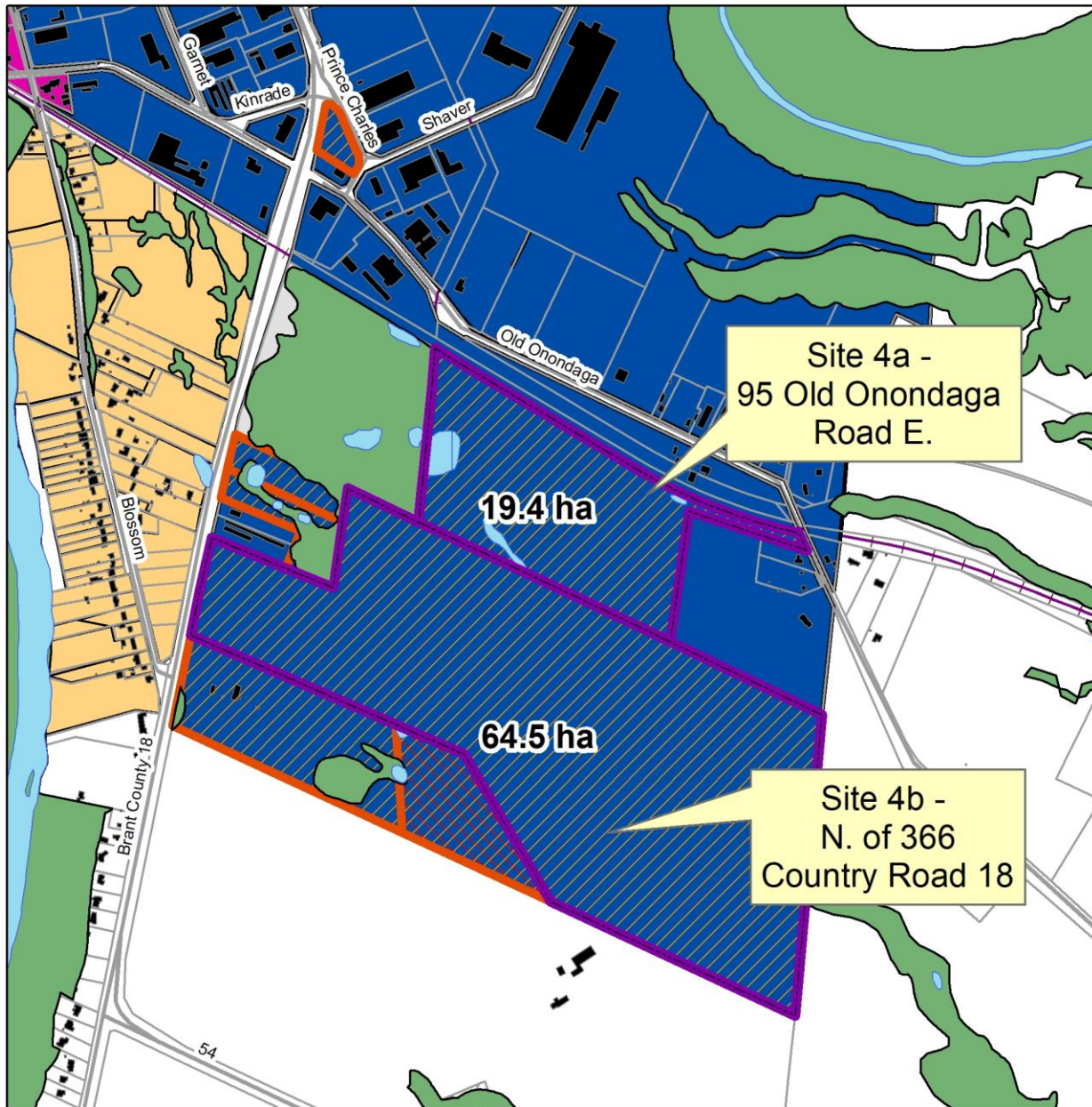
Paris - Southeast Employment Area



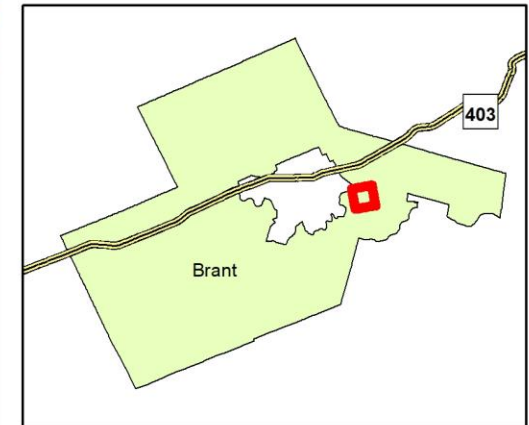
*Portion of parcel requested for conversion, approximate area illustrated.



Cainsville Employment Area - South



0.4 0.2 0 0.4 Kilometers





Summary of Urban Settlement Area Land Needs to 2051

Urban Community
Area
(*primarily residential*)
Land Needs:



Urban
Employment Area
Land Needs:



Potential Employment Land Conversion Sites



Employment Area	Site Location	Land Area, Ha	Conversion Request
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
Sub-Total Paris		23 Ha	
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
Sub-Total Cainsville		84 ha	

Urban
Community Area
(Residential)
Requests:
107 ha



Settlement Boundary Expansion – Employment Area

Overview

What is a Settlement Area Boundary Expansion?



- All settlement areas (urban, villages and hamlets) within the County have a settlement boundary which is defined in the County's O.P. schedules.
- Generally, a settlement area boundary expansion within the context of the County of Brant involves expanding on to agricultural lands or resource development lands to permit residential and non-residential development at a scale not currently permitted in provincial policies.
- A settlement area boundary expansion requires justification supported by studies in accordance with provincial policies.
- A recommendation for Settlement Area Boundary Expansion, and supporting studies, is reviewed by the Province and its Ministries.

Urban Settlement Boundary Expansion

Provincial Policy Statement, 2020 and Growth Plan, 2019



- 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.



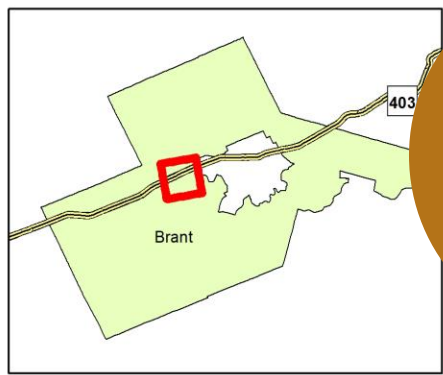
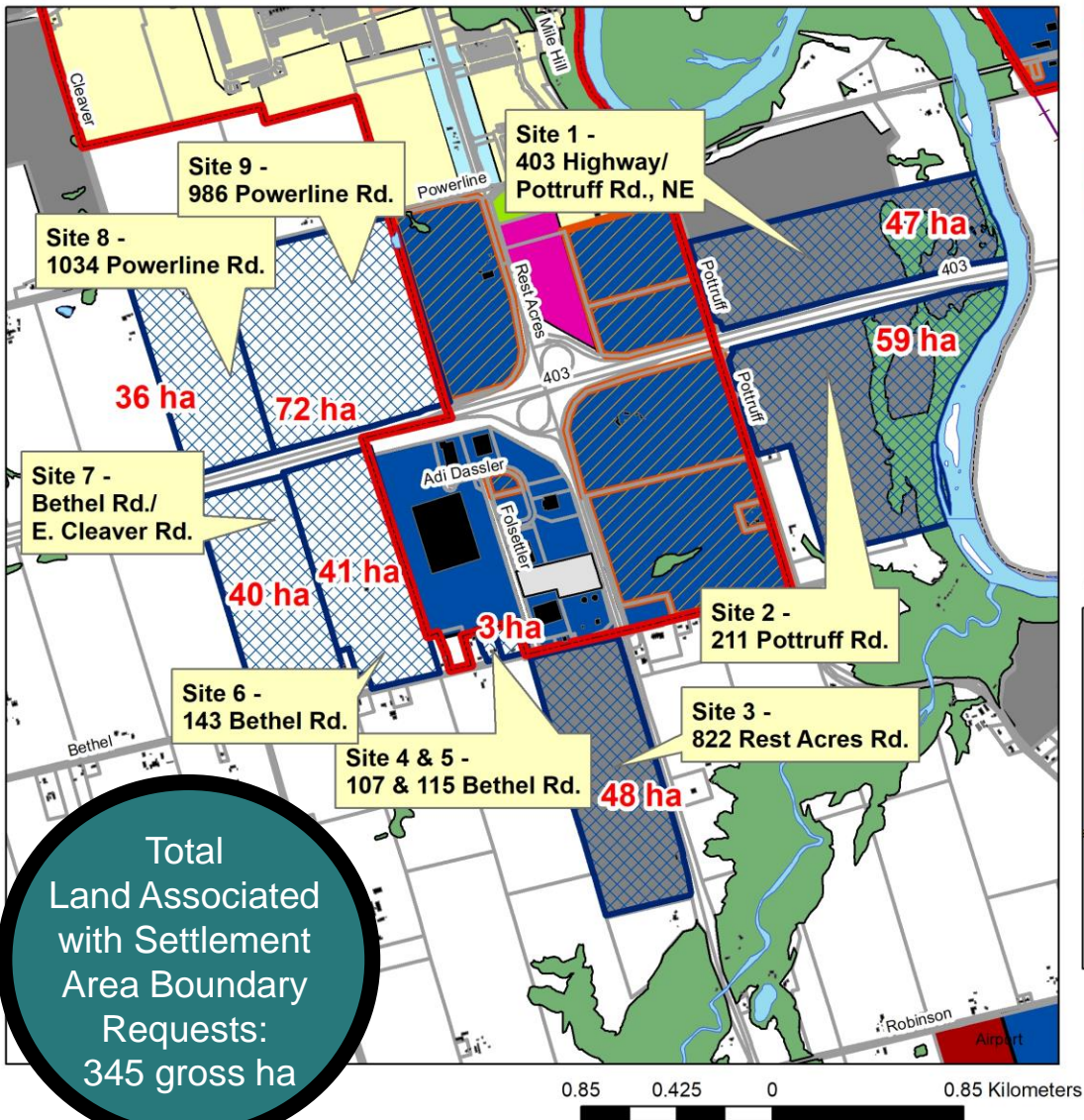
Quick Summary
of Urban Land
Needs:

Urban
Employment
Land Needs:
Shortfall: 103 ha

Urban
Community Area
(Residential)
Land Needs:
Surplus +395 ha

Settlement Area Boundary Expansion Requests

Paris - Settlement Boundary Expansion Requests



Watson
& Associates
ECONOMISTS LTD.

Areas identified – received requests for settlement area boundary expansion for Employment Area lands.
Land area figures exclude Natural Heritage Systems.

Rural Settlement Boundary Expansion



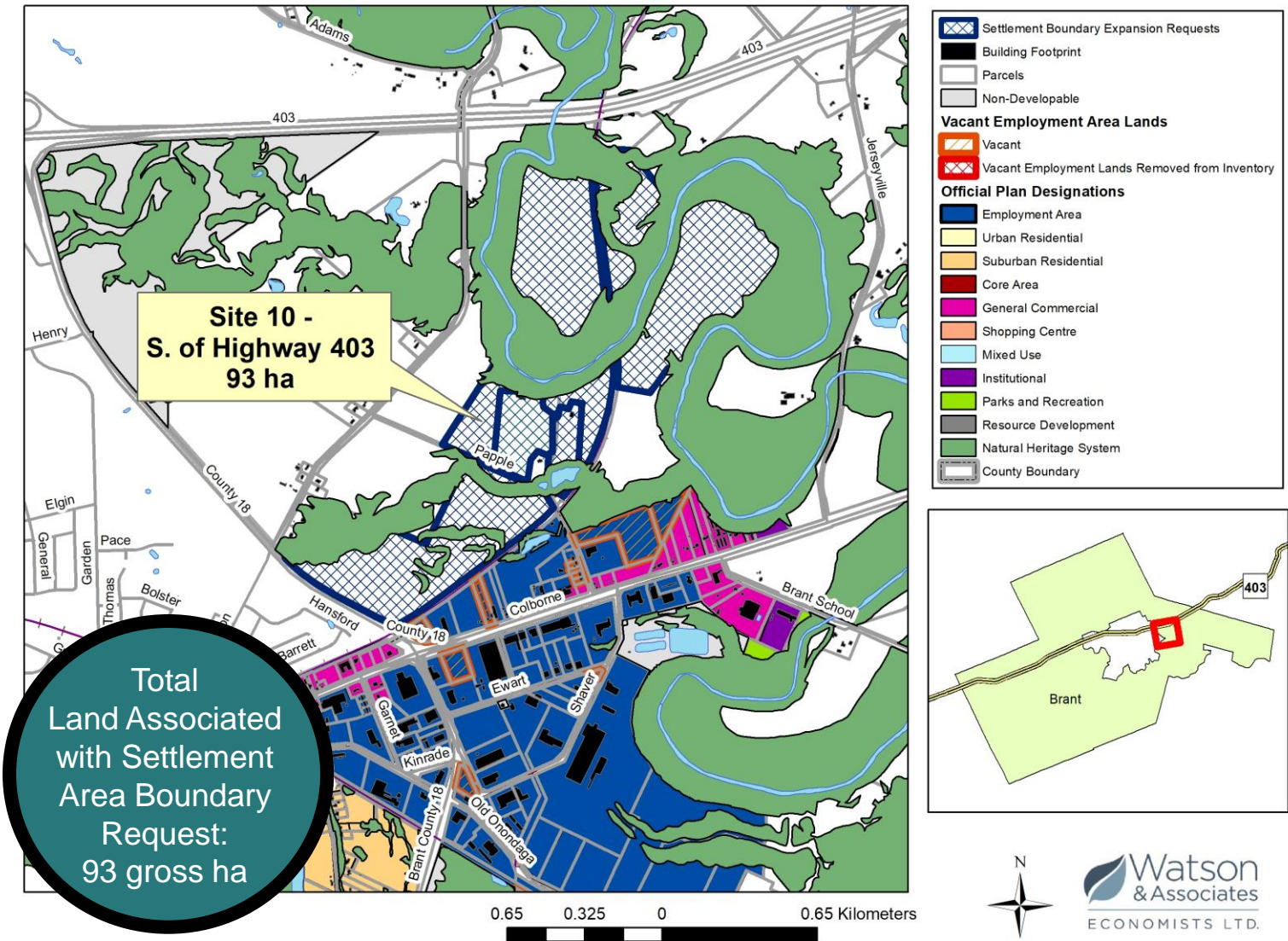
Provincial Policy Statement, 2020 and Growth Plan, 2019

- 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).
- Requires an agriculture assessment if on prime agriculture lands and compliance with minimum distance separation formulae if in proximity 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.



Settlement Area Boundary Expansion Requests

Cainsville - Settlement Boundary Expansion Request

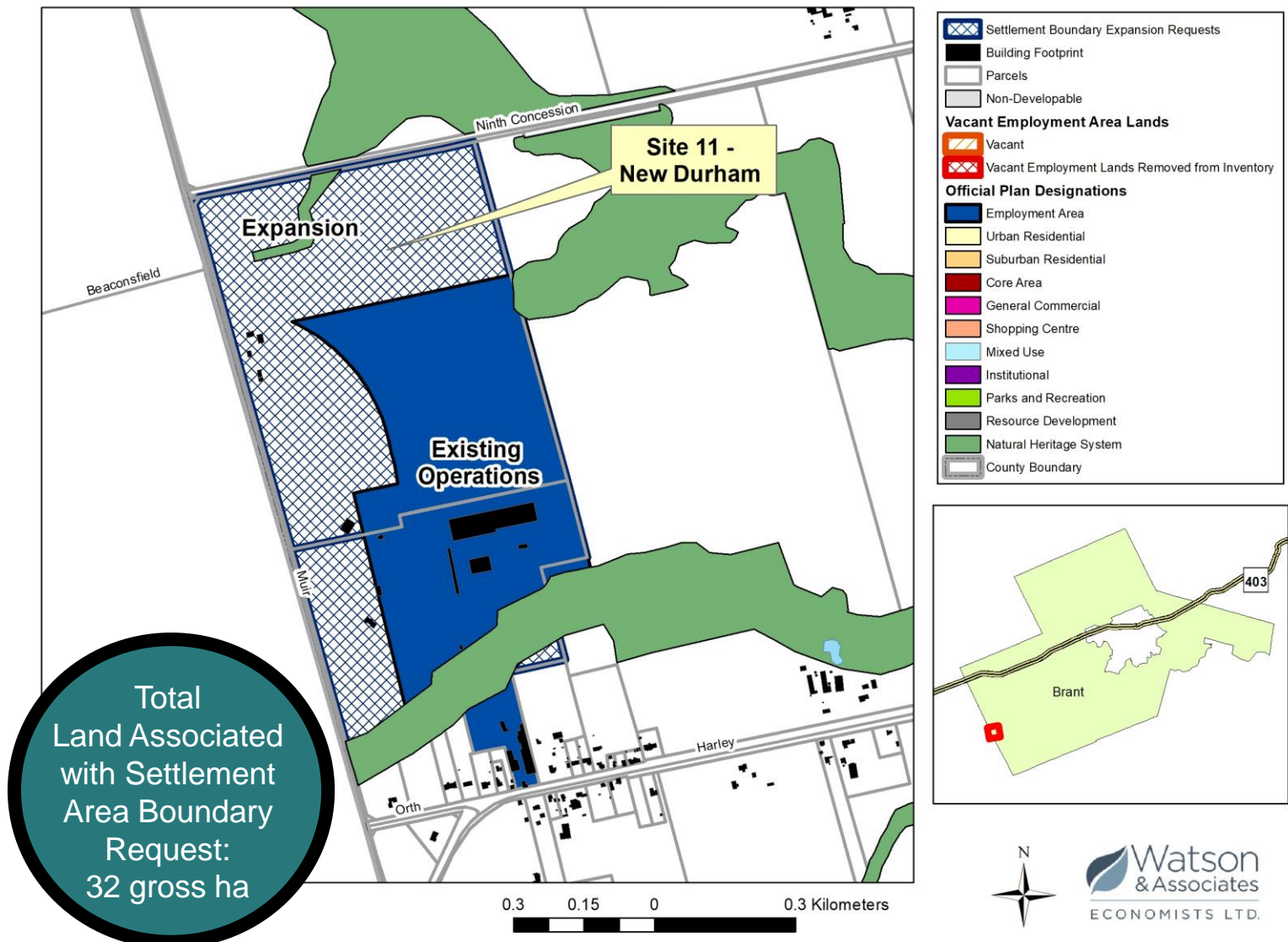


Areas identified – received request for settlement area boundary expansion for Employment Area lands. Land area figures exclude Natural Heritage Systems.



Settlement Area Boundary Expansion Requests

New Durham - Settlement Boundary Expansion Request



Areas identified – received request for settlement area boundary expansion for Employment Area lands. Land area figures exclude Natural Heritage Systems.





Conclusions and Next Steps

Overview

Conclusions



- 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 a **shortfall** of urban Employment Area lands (shortfall of 103 gross ha) to accommodate employment growth to 2051.
- The County will 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 Area conversion requests.

Next Steps



- Special Council Meeting on Sec. 26 Planning Act, Policy Directions - Late May 2021;
- Draft recommendations on employment land conversions and settlement area boundary expansions;
- Draft Land Needs Assessment Report – June 2021;
- Virtual Engagement Town Hall – June 16, 2021;
- Preparation of the Draft Official Plan;
- Draft Official Plan tabled at Council along with draft Municipal Comprehensive Review – July 2021; and
- Formal Consultation on Draft OP – August – October 2021.