



## **Municipal Comprehensive Review**

Summary of Employment Area Supply and Land Needs

County of Brant

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# County of Brant – Employment Area Land Supply and Urban Employment Land Needs

Provided herein is a summary of the Employment Area land supply and Urban Employment Land Needs.

Key components included in this package are as follows:

- Urban Employment Area maps;
- Rural Employment Area maps; and
- Urban Employment Area land needs.



# Urban Employment Area Land Supply and Land Needs



#### Figure 1 What is Included in the Employment Area 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).



. 3 Parcels -Non-Developable Watt's Por Building Footprint **Employment Area Lands** ------٢ Vacant NAPERNE . . LAPANA DESCRIPTION Vacant Employment Lands Removed from Inventory **Official Plan Designations** TAXABLE PARTY OF THE PARTY OF T Employment Area Urban Residential Suburban Residential Core Area PN-9 General Commercial Shopping Centre Mixed Use Institutional Parks and Recreation **PN-17** Resource Development **PN-14** Natural Heritage System County Boundary 403 PN-2 ALL Carden Brant Aspen Aspen Jackson and and Vacant: TAPAPAR 10 Ha **Humber** Watson & Associates 0.2 0.1 0 0.2 Kilometers ECONOMISTS LTD. 

Figure 2 Paris North Employment Area



Figure 3 Paris Southwest Employment Area

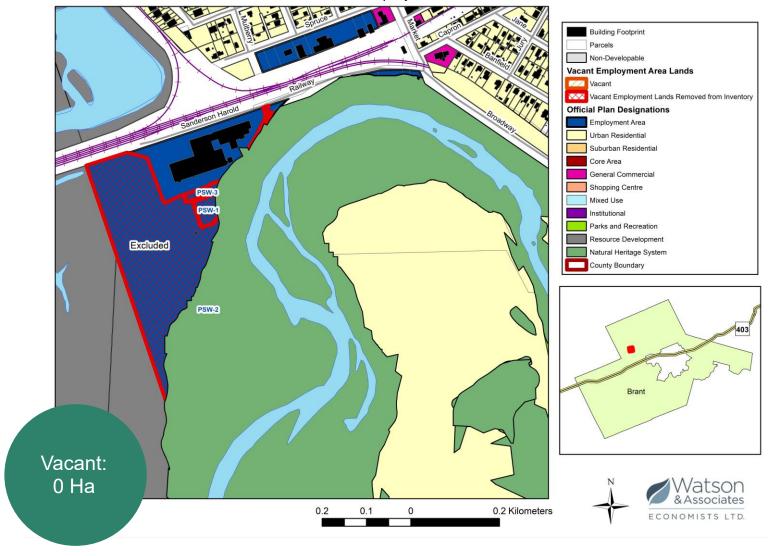
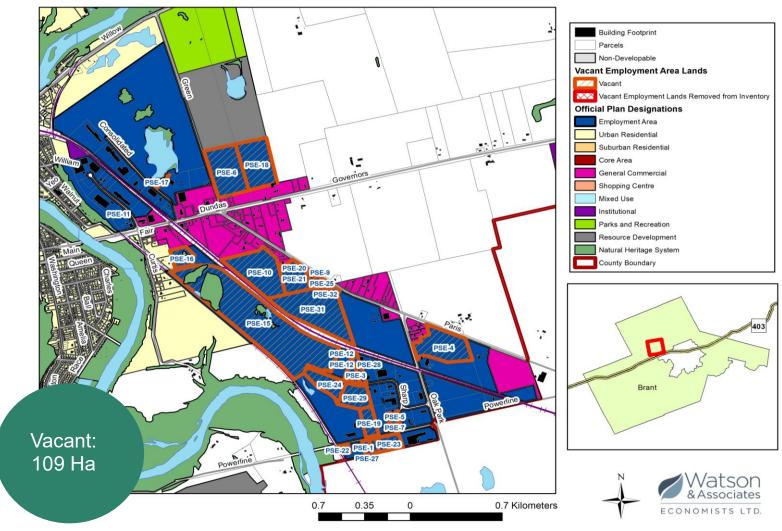




Figure 4 Paris Southeast Employment Area





Paris Highway 403 Business Park Building Footprint 5. Powerline Parcels Non-Developable ۲, Vacant Employment Area Lands -ZZ Vacant P403-4 Vacant Employment Lands Removed from Inventory **Official Plan Designations** Employment Area P403-C Urban Residential 403 Suburban Residential P403-1 Core Area General Commercial Shopping Centre Mixed Use Institutional Parks and Recreation Resource Development P403-6 Natural Heritage System County Boundary . P403-8 403 P403-9 Potteru P403-5 . Brant .-. . . Bethel -Vacant: .. N 143 Ha Watson & Associates ĩ 0.4 0.4 Kilometers 0.2 0 ECONOMISTS LTD.

Figure 5



Figure 6 St. George Employment Area

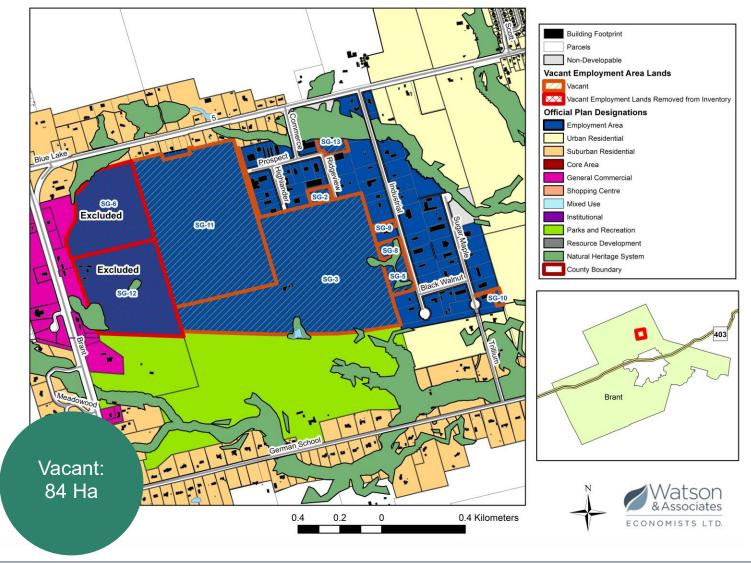




Figure 7 Urban Employment Area Land Needs

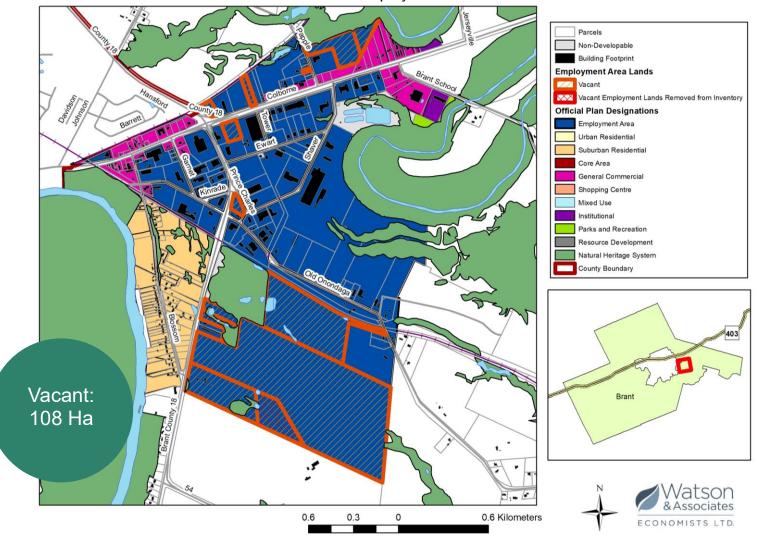
Land Needs			Paris	St. George	Paris & St. George
Developed	Employment Area, Employment	А	4,700	560	5,260
	Developed Land Area (Net ha)	В	313	43	356
	Density (jobs/Net ha)	C = A / B	15	13	15
	Developed Land Area (Gross ha, includes local roads)	D	339	49	389
	Density (jobs/Gross ha)	E = A / D	14	11	14
Demand, 2021 to 2051	Employment, 2021-2051	D	5,100	600	5,700
	Target Density (gross jobs/ha)	E	14	11	14
	Land Demand, gross ha	F = D / E	368	53	421
	Growth Accomodated through Intensification (10% for Paris)	G	37	0	37
	Land Demand, ha adjustment for intensification	н	331	53	384
Land Needs at 2051	Supply, gross ha (Vacant)	I	262	84	346
	Land Vacancy Adjustment	J	15%	30%	19%
	Land Vacant Adjustment, gross ha	K = I x J	39	25	64
	Adjusted Land Supply, gross ha	L = I - K	223	58	281
	Shortfall / Surplus, gross ha	M = L - H	-108	5	-103



# Rural Employment Area Land Supply



Figure 8 Cainsville Employment Area





Airport Employment Area 1 Parcels Non-Developable ottruff Robinson Building Footprint Employment Area Lands ..... ZZ Vacant 2. Vacant Employment Lands Removed from Inventory Official Plan Designations Employment Area Urban Residential Suburban Residential Core Area General Commercial Shopping Centre Mixed Use Institutional Parks and Recreation Resource Development Natural Heritage System County Boundary 403 2 i li Brant Vacant: 50 Ha Watson & Associates 0.5 0.25 0 0.5 Kilometers ECONOMISTS LTD.

Figure 9



- 1 Parcels Non-Developable Building Footprint **Employment Area Lands** Vacant Vacant Employment Lands Removed from Inventory Official Plan Designations Employment Area Third Concession Urban Residential Suburban Residential X/A Core Area 11. General Commercial Shopping Centre Mixed Use Institutional Parks and Recreation Resource Development Natural Heritage System County Boundary \_ 403 403 403-Brant 1. Vacant: Golf Lin 103 Ha <u>-</u> 113 -Fourth Concession Watson & Associates .. 0.4 0.2 0.4 Kilometers 0 ECONOMISTS LTD.

Figure 10 Highway 25 and Highway 403 Employment Area



Figure 11 Burford Employment Area

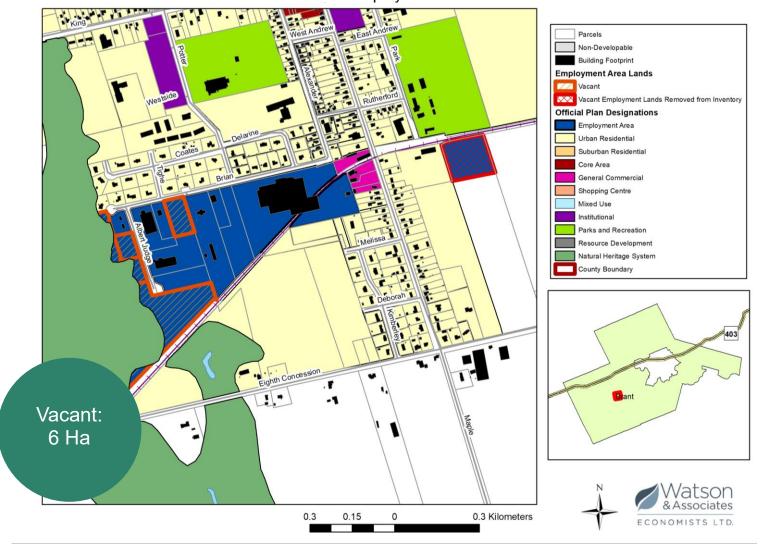




Figure 12 Bishopsgate Employment Area

