



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	Excluded
<p>The following are included in the Employment Area gross land supply:</p> <ul style="list-style-type: none">• Lands designated “Employment” in the County O.P.; and• Internal roads and local infrastructure (e.g. stormwater ponds). <p>Urban Employment Area Land Needs:</p> <ul style="list-style-type: none">• Employment Area lands within Paris and St. George are included in the “Urban Employment Area” land needs.	<p>The following are included in the Employment Area gross land supply:</p> <ul style="list-style-type: none">• Natural Heritage System (environmentally significant);• Major arterials, railways and highways;• Utilities corridors; and• Cemeteries. <p>Adjustments to the vacant supply:</p> <ul style="list-style-type: none">• Constrained vacant land (e.g. land-locked, roads required, extensive environmental features and municipal servicing requirements).



Figure 2
Paris North Employment Area





Figure 3
Paris Southwest Employment Area

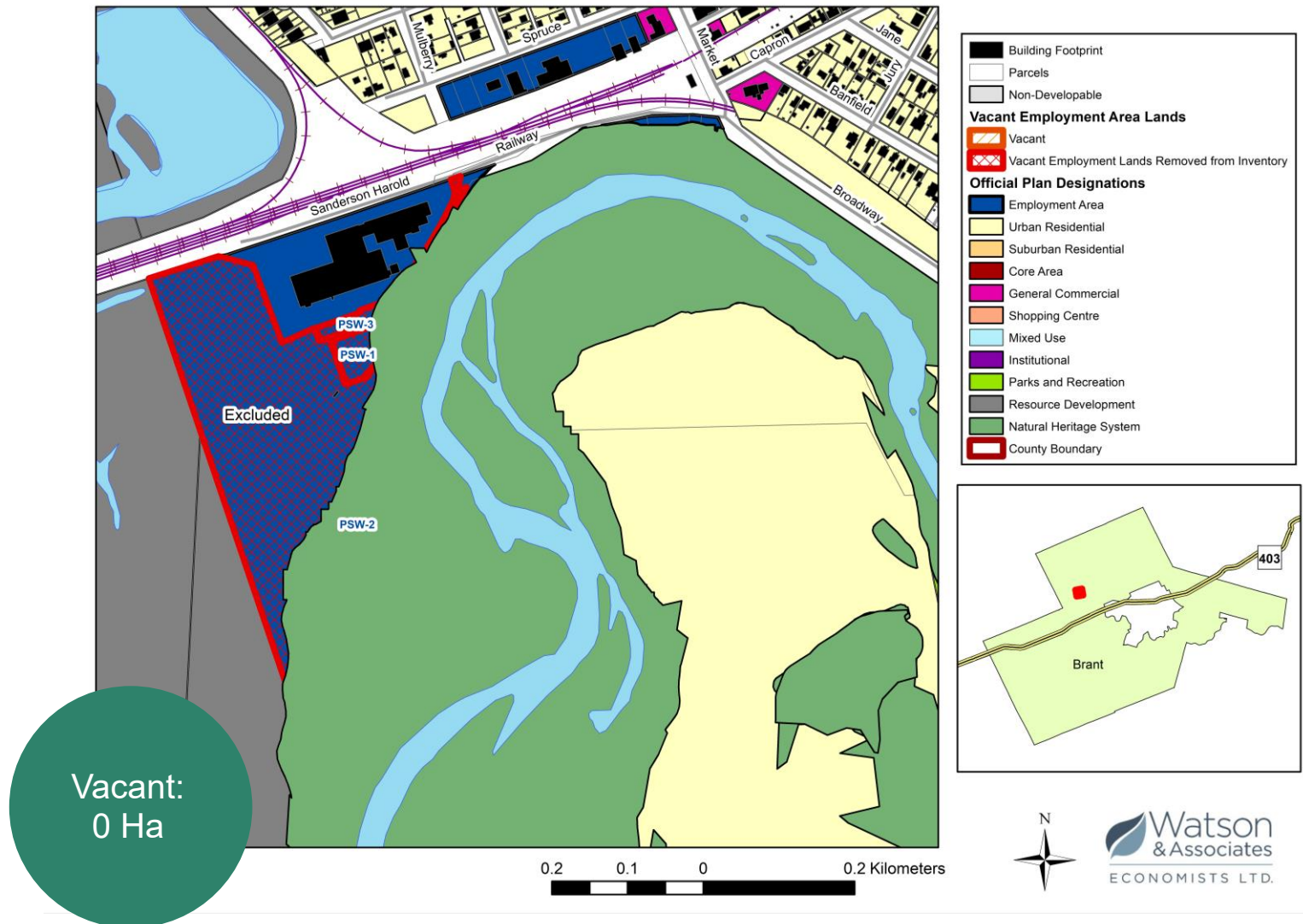




Figure 4
Paris Southeast Employment Area

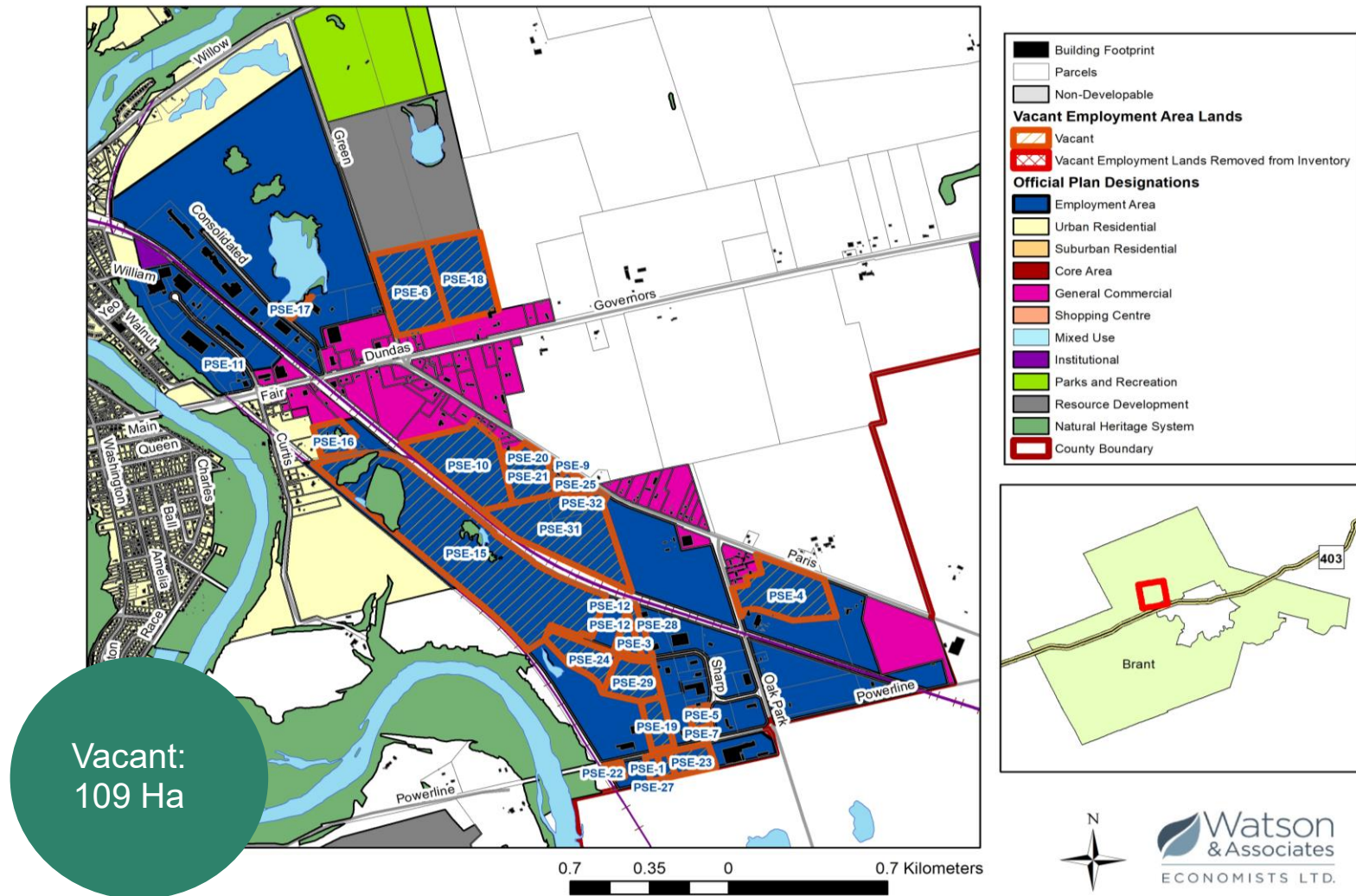




Figure 5
Paris Highway 403 Business Park

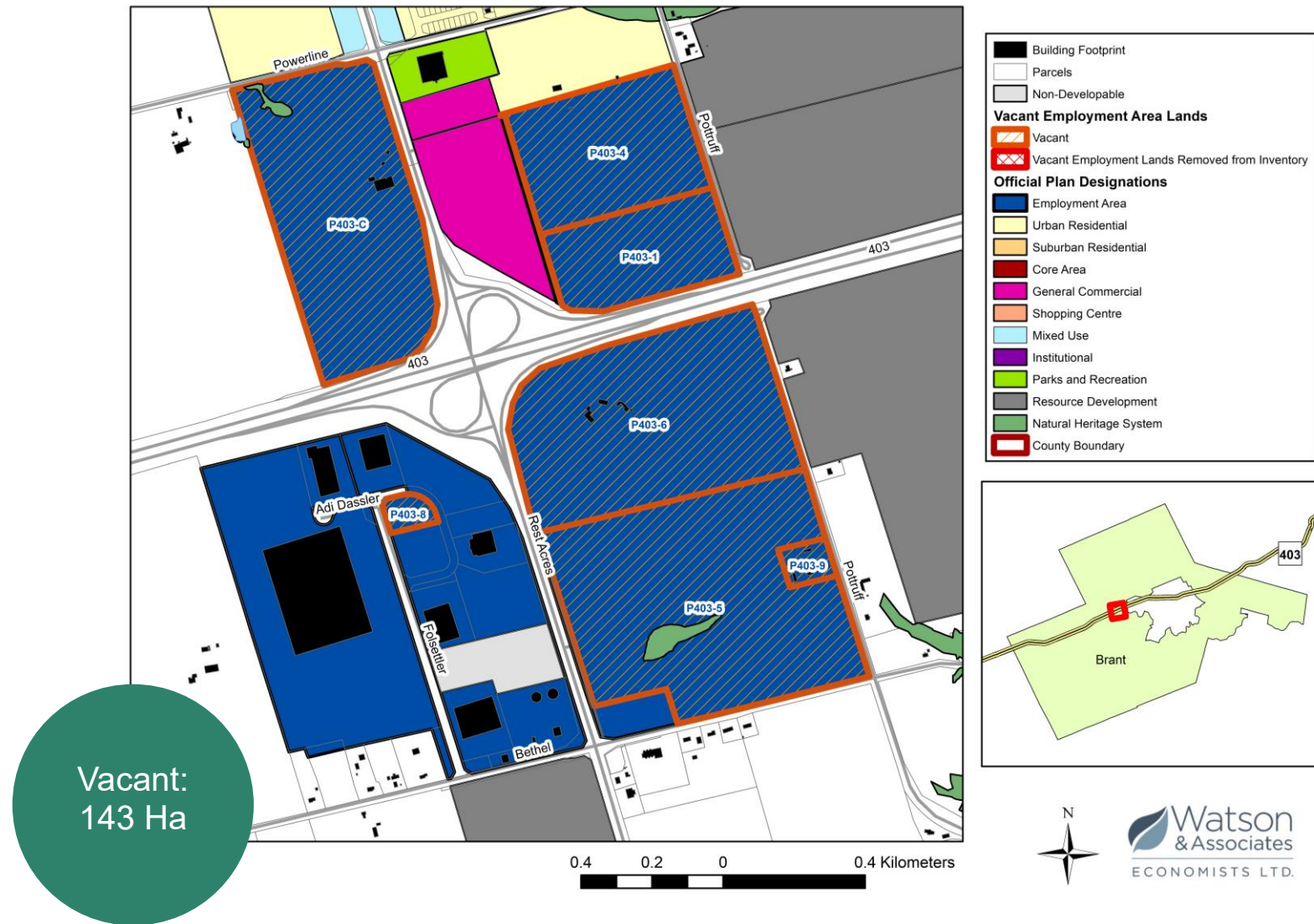




Figure 6
St. George Employment Area

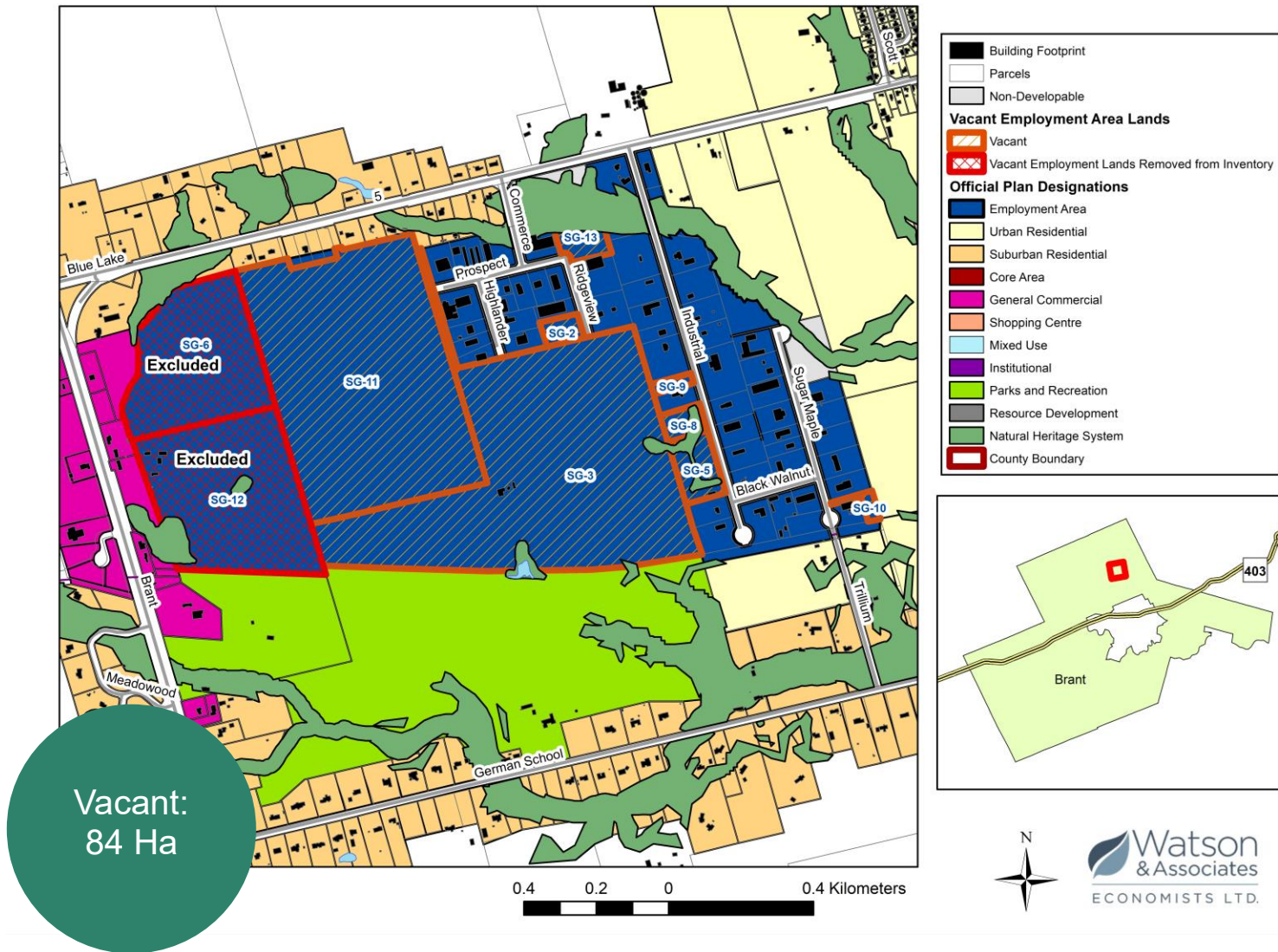




Figure 7
Urban Employment Area Land Needs

Land Needs			Paris	St. George	Paris & St. George
Developed	Employment Area, Employment	A	4,700	560	5,260
	Developed Land Area (Net ha)	B	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	H	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	$K = I \times J$	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

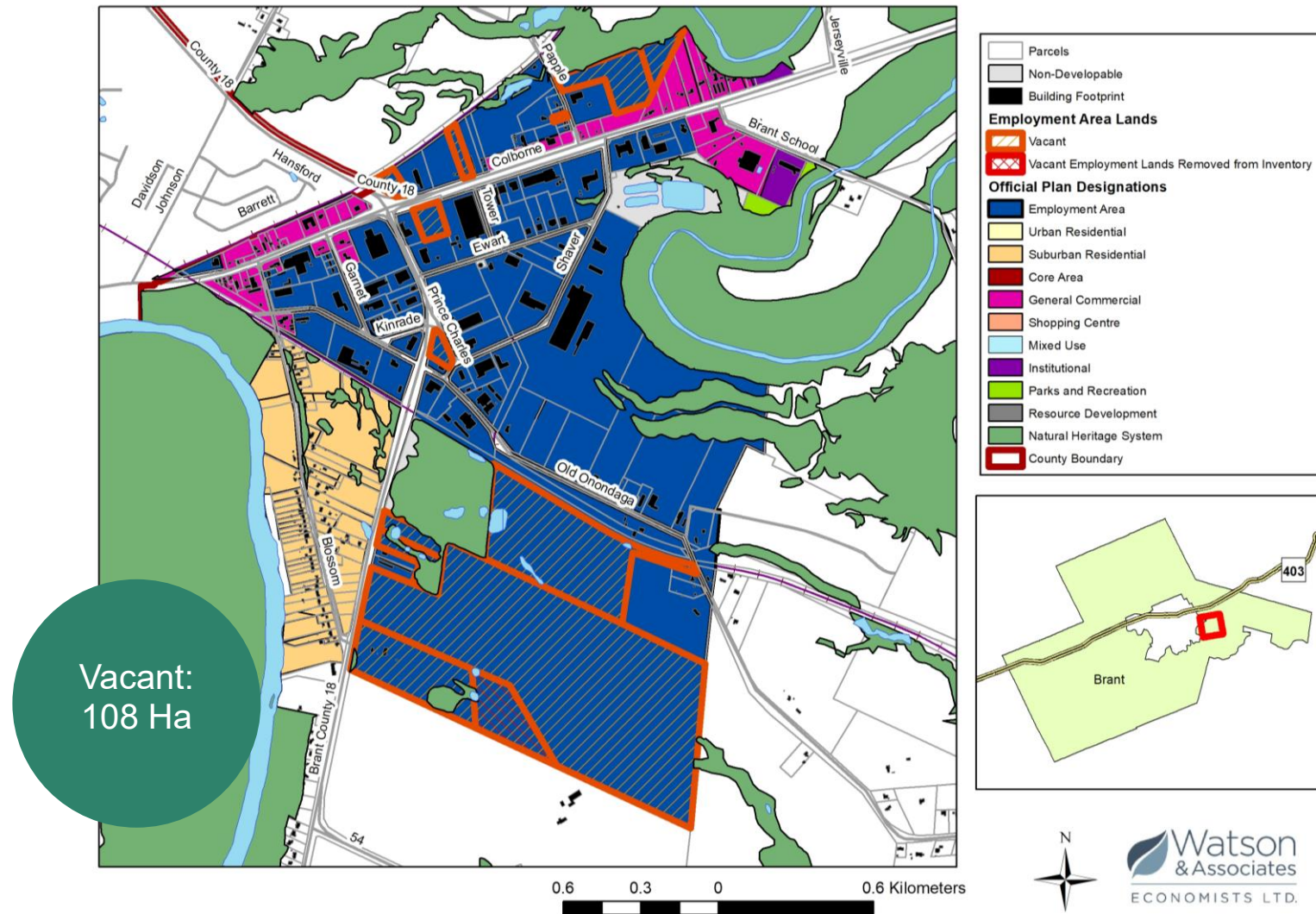




Figure 9
Airport Employment Area

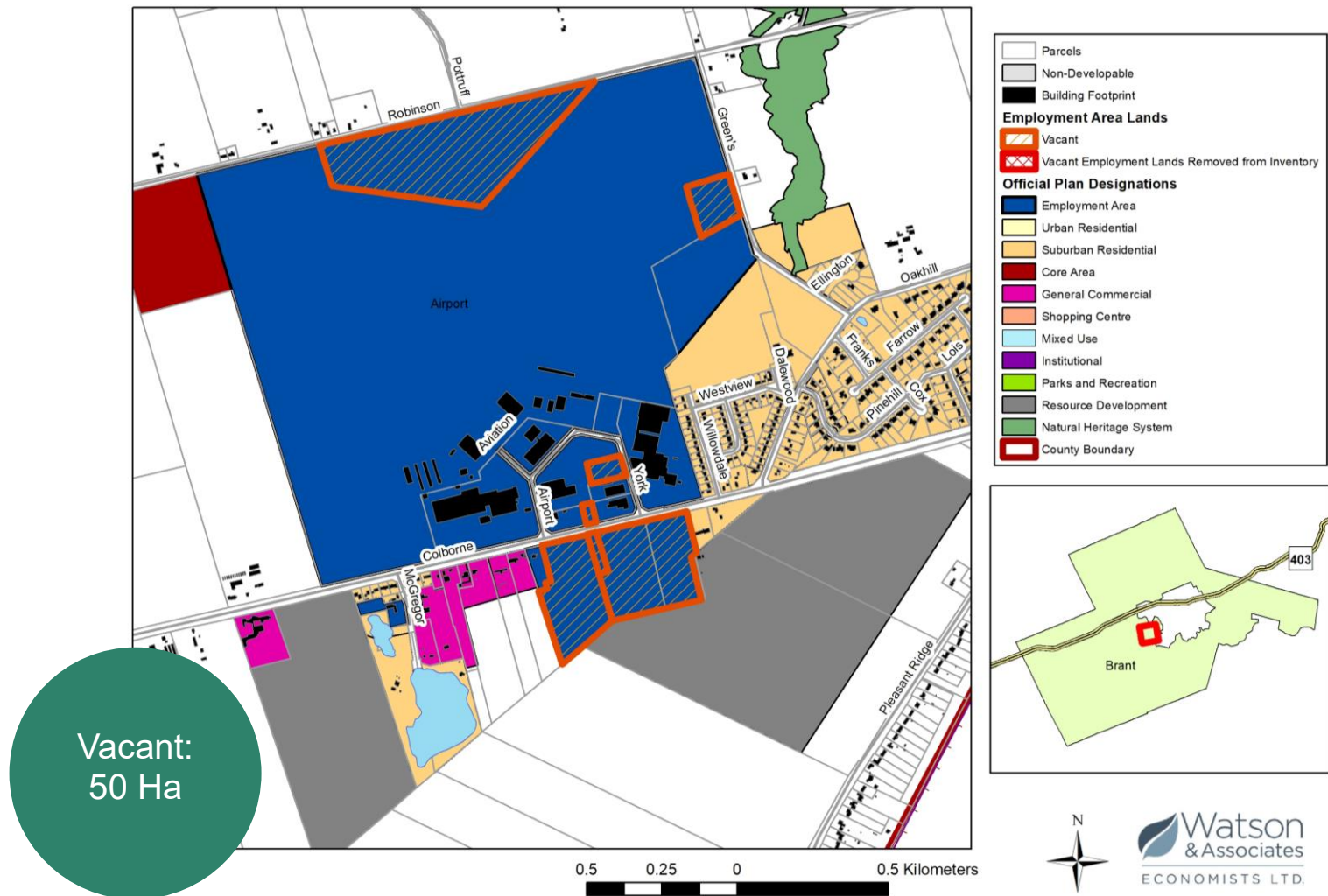




Figure 10
Highway 25 and Highway 403 Employment Area

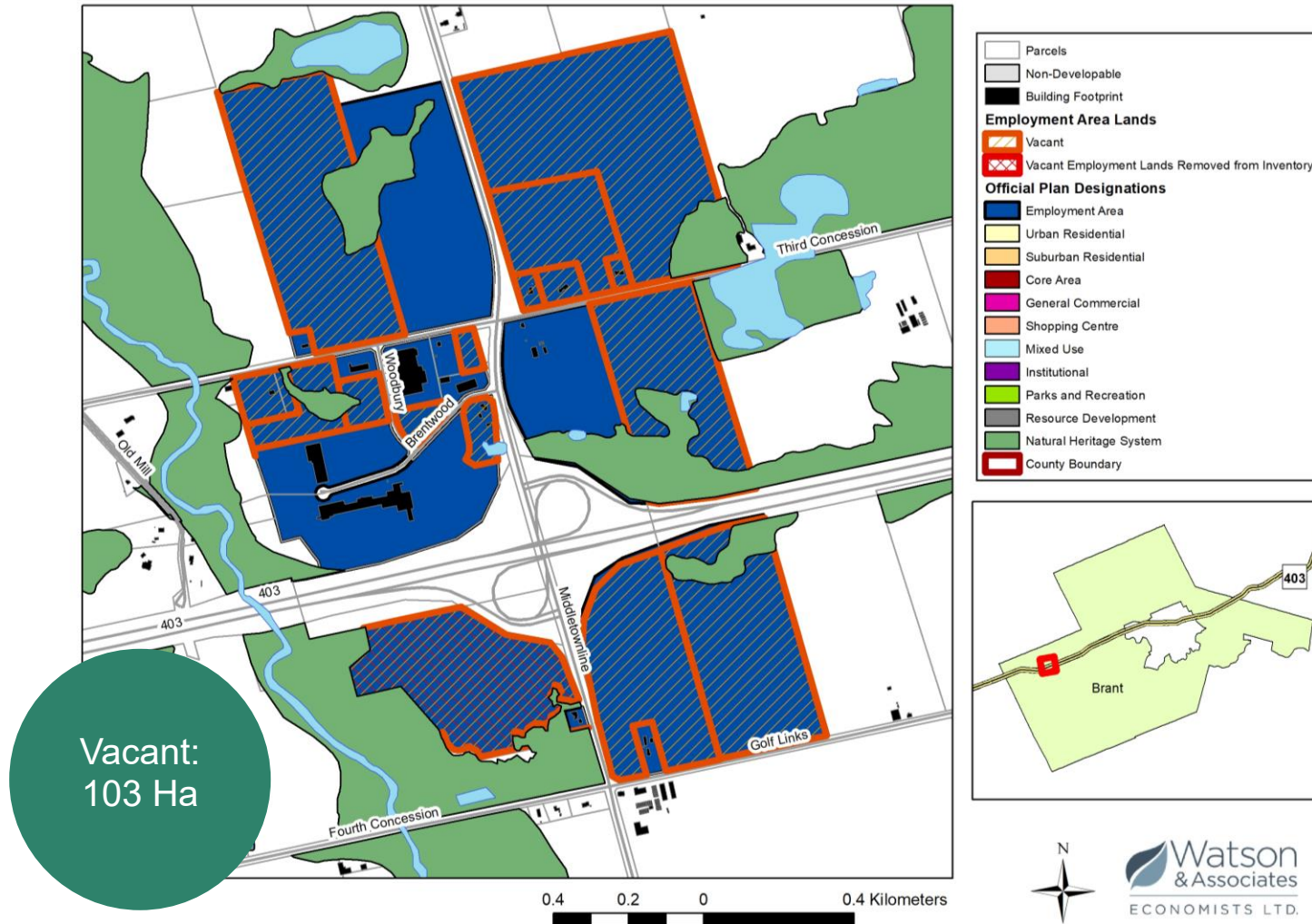




Figure 11
Burford Employment Area

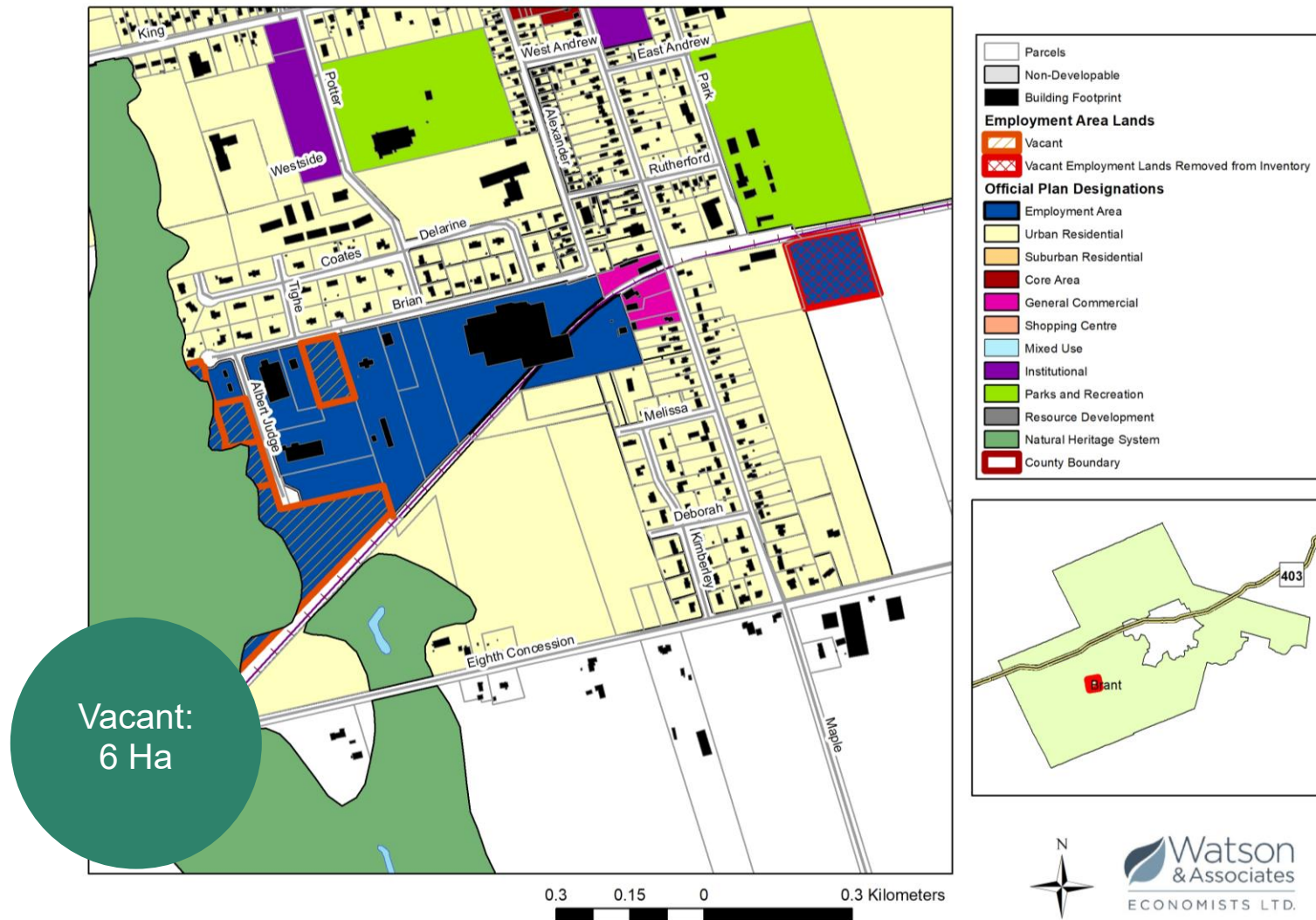




Figure 12
Bishopsgate Employment Area

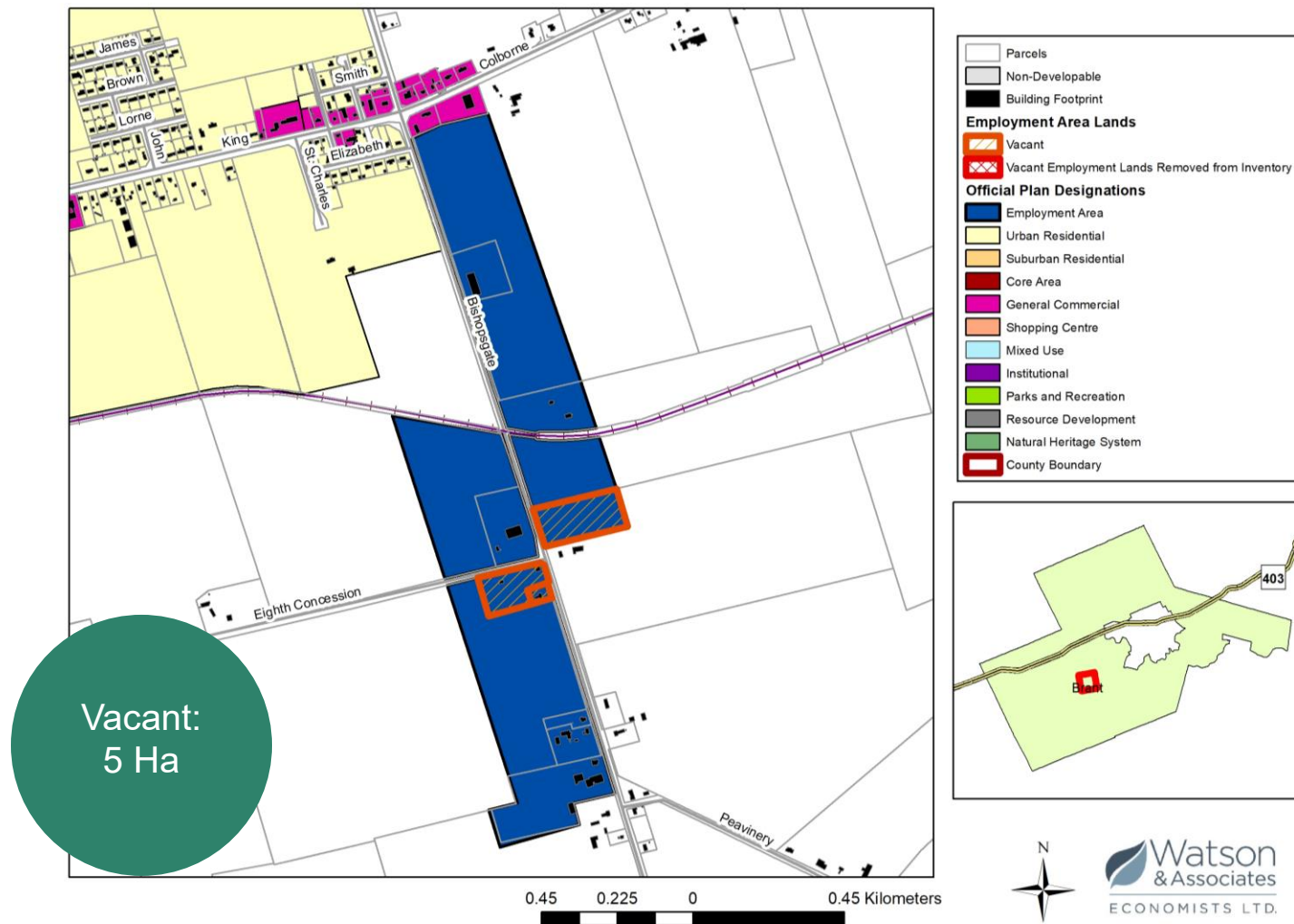




Figure 13
New Durham Employment Area

