

Cainsville Premier Employment Hub

Why this project matters

The County is developing a Comprehensive Land Use Strategy to grow Cainsville into a Premier Employment Hub. Cainsville includes some of the County's largest employment lands. The goal is to attract new businesses by preparing the area for full municipal services, improving transportation, and supporting sustainable development.

Interest in Cainsville is growing and this Strategy will help guide future development in a coordinated, efficient way.

What's been done so far

A team of consultants is working on several studies:

- ➔ **Employment Hub Market Study** by Watson and Associates
- ➔ **Background Report – Emerging Directions** by Nethery Planning
- ➔ **Multimodal Transportation Study** by Arcadis
- ➔ **Stormwater, water and wastewater studies** are underway

Community feedback was gathered through several channels, including a dedicated project page on Engage Brant, letters sent to nearby property owners, and one-on-one meetings.

Cainsville is growing.

This long-term strategy will bring new jobs, better infrastructure, and sustainable development while keeping its unique community character.


What we've learned


Cainsville's strengths:

- ✓ Proximity to Highway 403 makes the area ideal for industrial employment uses.
- ✓ Colborne Street has the potential to become a key corridor for local services, such as restaurants that cater to area workers.
- ✓ The new TF Warren Group Cainsville Community Centre serves as a community hub.
- ✓ Rural setting provides natural buffers from residential uses, supporting a village-like industrial hub.
- ✓ The Cainsville Trail offers scenic active transportation links to the area.

Facts and figures


2,700
jobs in
Cainsville today


41%
Manufacturing
makes up 41% of
local jobs


64%
By 2051, Cainsville
could grow to **7,600**
jobs (64% increase)

**Large parcels
of land** offer rare
opportunities for
manufacturing, research,
and campus-style
business developments



Job density is currently
15 jobs per hectare

- ➔ Multi-tenant buildings = 42 jobs/ha
- ➔ Single-user sites = 11 jobs/ha
- ➔ City of Brantford's average is 30 jobs/ha

What we've heard from the community



Municipal Servicing is key to future development



Business tenants often identified after land is secured



Landowners want faster approvals for industrial uses



High interest in warehousing and logistics



Residents are concerned about traffic safety and speeding

Strategic Directions

Growth Potential

- ➔ Double the current employment density average from 15 to 30 jobs per hectare, increasing the number of jobs in the area from 2,700 to 7,600, resulting in 64% growth.

Target Sectors

- ➔ Target industrial sectors: Advanced manufacturing, research and innovation, campus-style, and multi-tenant industries
- ➔ Logistics: Focus larger operations near Highway 403
- ➔ Supporting commercial uses: Restaurants, childcare, hotels, fitness centres go in designated corridors along Colborne separate from industrial areas

Design and identity

- ➔ Build with high-quality, modern industrial design
- ➔ Include green spaces and climate-friendly planning
- ➔ Honour Indigenous history and identity in design

Opportunities by location

- ➔ Central Cainsville: Ideal for small business and walkable employment
- ➔ Large vacant lands: Best suited for campus or industrial development
- ➔ Old Onondaga Road East to Shaver Street: Great for redevelopment
- ➔ Northeast Gateway: A welcoming entrance with services

Infrastructure opportunities

- ➔ Plan for full municipal services
- ➔ Explore reintroducing rail freight
- ➔ Expand Brantford Transit to reach Cainsville
- ➔ Improve Colborne Street with sidewalks, lighting and landscaping
- ➔ Enhance natural features like the Cainsville Trail

Branding

- ➔ Create a strong and recognisable identity for Cainsville as a premier location for business.

What's next?

The County will continue to coordinate the project with a multi-disciplinary team of consultants to establish and implement the vision for Cainsville. Upcoming steps:

- ✓ Create and consult on three land use concepts
- ✓ Meet with interested community partners like Indigenous Communities, City of Brantford, utility providers, businesses and residents
- ✓ Host a Public Workshop on September 10, 2025 at the TF Warren Group Cainsville Community Centre
- ✓ Finalize land use plan, design guidelines, and development phasing

Learn more!

✓ [EngageBrant.ca/
CainsvilleLandUseStrategy](https://engagebrant.ca/CainsvilleLandUseStrategy)

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