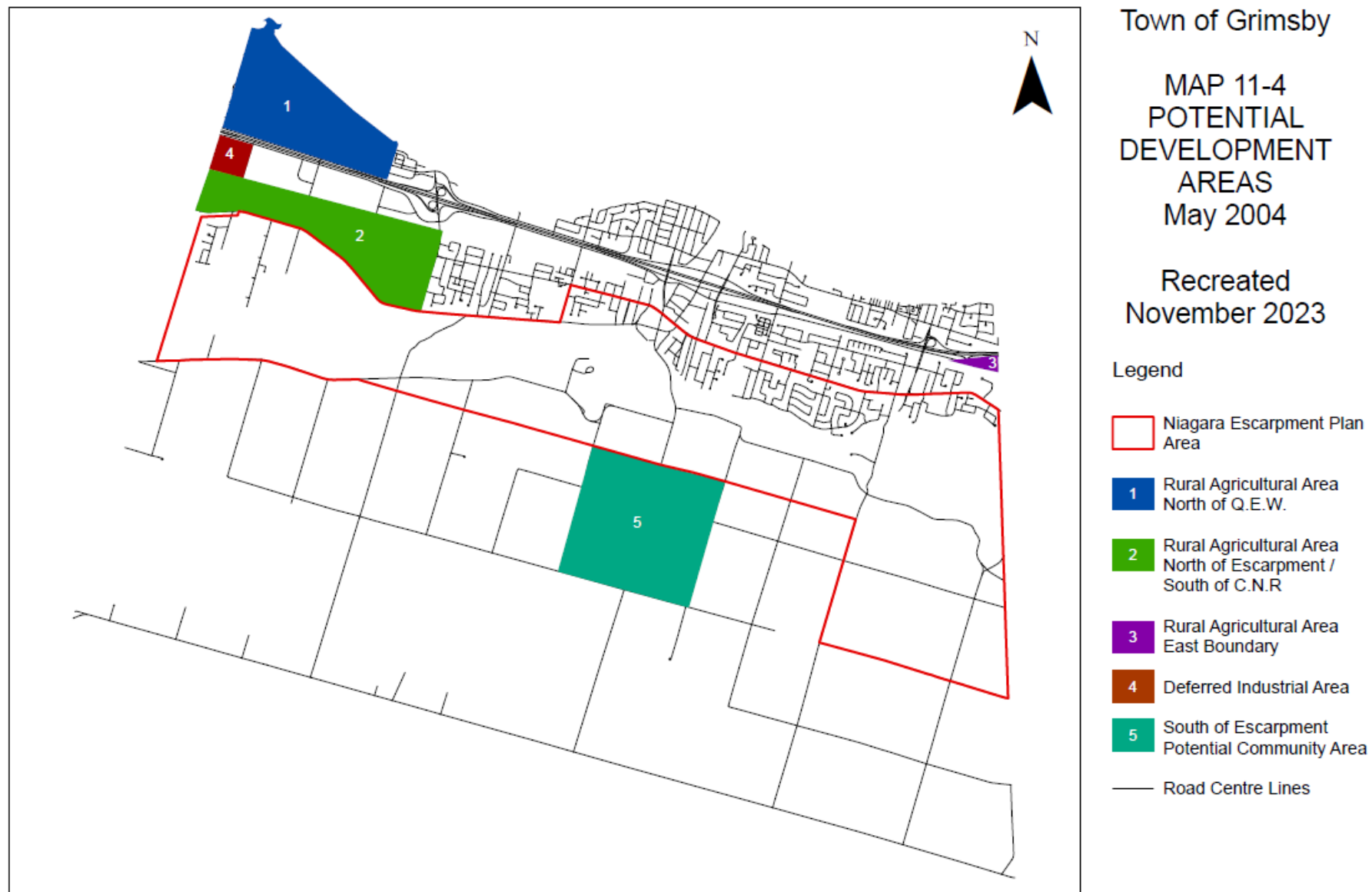


Appendix A – Excerpt from the Town of Grimsby Growth Management Study, dated Feb. 16, 2005



11.4 Development Options

Development options are discussed below (See Map 11-4 for areas):

i) Employment Potential - Lands West of Urban Boundary between QEW and CNR (Deferred Industrial Area)

The Town Official Plan has recognized these lands as potential employment lands since 1985. Further, they are not identified as Unique or Good Agricultural Area in the Town's Official Plan, although the Regional Plan identifies them as Good Grape Areas. Council recently adopted an official plan amendment to redesignate these lands from "Deferred Industrial Area" to "Industrial Area". The amendment has been appealed by the Ministry of Municipal Affairs.

Largely vacant, the lands are flat with no significant physical constraints to development. This area is approximately 16 hectares in size which is slightly below the area required for additional employment development (17-27 hectares).

ii) Employment Commercial/Residential Potential - Lands North of the QEW

The Official Plan has recognized these lands as "Major Open Space/Utility Area" since 1985. Further, they are not identified as Unique or Good Agricultural Area in the Town's Official Plan, and the Regional Plan identifies them as Rural Area.

The area includes a number of uses which make the potential for development in the next five to ten years uncertain. This uncertainty reflects factors such as the use of the largest potential development parcel by a radio tower field.

Nevertheless, even if only a portion of the area were to become available for development, these lands which are flat and directly accessible to, and visible from the QEW, have the potential to more than meet the Town's needs for employment land use.

The area can also accommodate larger commercial, recreation and institutional uses. However, any substantial commercial development would have to be subject to detailed review and analysis to ensure that it will not have a deleterious impact on the planned function of the central core.

Finally, this area also has potential for residential development, subject to noise mitigation.

iii) Employment - Lands between the QEW and CNR, East Town Boundary

These lands are recognized by the Official Plan as “Agricultural Area”. They are also identified as “Unique Agricultural Area” in the Town’s Plan, and “Good General Agricultural Area” in the Region’s Plan. Further, they form an extension of a “Good Grape Area” in the Town of Lincoln.

In addition to the recognition of their potential for agriculture, the subject lands constitute a relatively small area insufficient on their own to meet the Town’s needs for employment land. They also have relatively poor access and visibility when compared with the lands to the west. In addition, their location between the QEW and the CNR limits their use for residential purposes. Therefore, while they may have some potential for non-residential uses they are not a priority for such a use.

iv) Residential - North of the Escarpment (N.R. 81)/South of the CNR

The subject lands have good access to the urban area, are already serviced and include significant residential development with related community facilities.

The remaining undeveloped lands do not appear to be farmed, with one exception, and are fragmented into relatively small parcels surrounded by development. It should also be noted that a recent Agricultural Impact Assessment (Source: Agricultural Impact Assessment Part of Lot 23, Concession 1, DBH Soil Services Inc. May 2001), while it only looked at two parcels located immediately adjacent to the west Town boundary indicated that despite the Town’s and Region’s designations, the lands have a poor suitability for specialty crops and that physical constraints (surrounding land use) prevent a suitable land assembly for achieving a viable agricultural operation. This indicates a need to examine the agricultural potential of this area in more detail.

The undeveloped lands would provide sufficient development potential to meet 76% of the land needs identified for the medium growth projection and 53% of the high projection.

v) South of the Escarpment (See Map 11-3)

As noted previously, various potential development options were explored in this area. All are subject to constraints related to access and high servicing costs. As a consequence, the area considered to have the most potential for development is focused on the hamlet area on Mountain Road between Kemp Road and Elm Tree Road. This area is located on the main access route to the urban area which not only provides access directly to the downtown, but also to an interchange with the QEW. There are very limited existing commercial uses in the hamlet, but a community centre and two places of worship immediately to the north on Mountain Road. The land in the immediate vicinity of the hamlet is Good Agricultural Area, although there is some Unique Agricultural Area close to Elm Tree Road and to the west. A Bedrock Resource Protection Area also lies to the east of Mountain Road, while a hazard land area is indicated along the stream to the west of Mountain Road.

This area has large blocks of land which could be utilized for urban development. The area (approximately 190 ha of vacant land) is sufficient to meet the medium growth scenario and the major portion of the high growth scenario for both residential, commercial/institutional and employment uses. However, it would require substantial investment in infrastructure, both physical and social to create a quality of life similar to that found in the existing urban area. Further, it is unlikely that any substantial employment uses would locate in this area given the difficult access to the QEW and the distance from the Mid-Peninsula Highway, should that route ever be built. This raises the issue of the likely demand for such a new community, as compared with development north of the Escarpment, and whether such demand is better met in existing communities such as Smithville.

11.5 Urban Boundary Extension Approach

Based on the above review, the following is the proposed approach to the extension of the urban boundary to incorporate additional land for employment, commercial and residential development, assuming that modifications are made to the draft Provincial Greenbelt Plan to allow such changes:

i) Shorter Term Employment - Deferred Industrial Area

The lands south of the QEW, adjacent to the westerly Town boundary, are appropriate to meet the community's short term needs for employment lands. These lands are currently proposed to be designated "Industrial Area" by the Town and the Town should continue to support their redesignation.

ii) Employment/Commercial/Residential – Lands North of the QEW

In the long term, the Town will require additional lands for employment. In addition, lands will be required for residential development. They will also require sites for additional commercial/institutional uses. The lands north of the QEW have already been developed for a range of uses which, with proper controls, are generally compatible with employment, commercial and institutional uses. This area includes some undeveloped lands, as well as lands which can be redeveloped for these uses. The development potential, if used solely for employment uses, significantly exceeds the Town's long term requirements. In addition, this area has the potential for residential development with appropriate mitigation measures.

The Town should initiate a process to develop a comprehensive plan for these lands which establishes detailed direction with respect to their long term use for both non-residential and residential uses. The Official Plan should be amended to provide for this potential and establish the criteria which must be met before it can be realized.

iii) Residential - Lands between the Escarpment and the CNR

The lands between the Escarpment and the CNR are already significantly developed and fully serviced. The potential that they will ever be used for agriculture appears to be very limited. The Town should consider an additional study to clarify their potential for agricultural use. Depending on the results of that study, the redesignation of these lands for urban development should be considered. This direction should be taken, recognizing that the lands may only meet part of the Town's medium growth needs for residential uses. In order to meet the Town's long term needs, this option will have to be combined with development elsewhere (e.g. north of the QEW), and/or will require a greater density of development in this area, and other parts of the Town then has occurred in the past.

iv) Lands south of the Escarpment

It is recommended that the lands south of the Escarpment remain undeveloped at this time in view of:

- a) the significantly greater costs of development;
- b) the isolation of any development in this area from the rest of the urban area;
- c) the limited potential for employment development in this area and the corresponding risk of creating a development which will function primarily as a “bedroom” community; and,
- d) the impacts of development on a large block of relatively intact good agricultural land.

12. CONCLUSIONS

Based on the analysis provided within the report, the Town of Grimsby has potential to experience significant growth over the 2004-2029 planning period. The following table summarizes the findings of the three growth options presented in the analysis.

Growth Scenarios	Residential/Non-Residential Growth Forecast, 2029			
	Total Population	Total Residential Units	Total Employment	Total Gross Floor Area (GFA in Sq.ft. 000,000's)
Low	27,870	10,400	9,040	3.90
Medium	33,660	12,410	10,960	4.73
High	36,100	13,280	11,750	5.07
Incremental Growth, 2004 -2029				
Growth Scenarios	Population Growth	New Residential Units	Employment Growth	Incremental Gross Floor Area (GFA in Sq.ft. 000,000's)
Low	4,606	2,120	2,110	1.07
Medium	10,400	4,125	4,030	1.50
High	12,840	5,000	4,820	1.85

The low population growth scenario, which assumes that no new residential or non-residential growth is available beyond the Town's current designated urban boundary, provides an increase of 4,606 persons and 2,110 employees from 2004 to 2029. In achieving these projections, this level of growth would result in the construction of an additional 2,120 residential units, and 1.07 million sq.ft of non-residential GFA.

Achieving the medium growth forecast would provide increase of 10,400 persons and 4,030 employees by from 2004 to 2029. This would result in the construction of an additional 4,125 residential units on and 1.50 million sq. ft. of non-residential GFA. Based on the results of this study, it is recommended that the medium forecast be adopted as the preferred growth forecast for the Town.

Lastly, obtaining the high growth forecast would provide an increase of 12,840 population and 4,820 employees by from 2004 to 2029. This would result in the construction of an additional 5,000 residential units and 1.85 million sq.ft. of GFA. Given regional demographic and economic trends identified in Section 3 and 4, as well as the realization that the neighbouring municipality of St. Catharines has a potential low-density residential supply of approximately seven years (including provisions for infill/intensification), the average annual unit assumptions of the high forecast appear to be quite reasonable and attainable from a market demand perspective.

In accordance with the housing forecasts provided throughout Sections 9.3 to 9.5, the Town has a range of housing supply in terms of both designated urban lands and registered/draft approved units as follows:

Forecast Scenario	Registered/Draft Approved Units	Total Housing Supply (Excluding Greenhouse Lands)	Total Housing Supply (Including Greenhouse Lands)
Low Forecast	7	13	19
Medium Forecast	4	8	12
High Forecast	3	6	10

As required by the PPS, municipalities are required to maintain at all times, a minimum 10-year supply of vacant designated residential lands, and a 3-year supply of registered/draft approved units. In accordance with the land supply analysis provided above, the Town has an adequate supply of registered/draft approved housing units for all three growth forecast scenarios, however, this supply base is rapidly diminishing. In terms of total designated urban residential lands, both the medium and the high forecast reveal a 2 to 4 year residential housing supply shortfall respectively, based on a total unit supply of 1,219 units.¹ Given Grimsby's diminishing residential land supply base, the Town should identify location options for residential growth beyond the current designated urban boundary as an immediate priority.

In accordance with the results of the medium and high growth forecast, the following summary illustrates the amount of residential units and land area that are required to be accommodated beyond the Town's current urban boundary. In terms of annual housing growth, the Town has

¹ For purposes of this analysis, the Town's identified greenhouse lands have been removed for the residential land supply base.

the potential to accommodate between 80 to 115 units per year outside of the current urban boundary assuming a 25-year forecast period.

Growth Scenarios	Units	Land Area	
		Hectares	Acres
Medium	2,005	110	272
High	2,880	159	393

In regards to the long-term supply non-residential lands, the Town is also constrained in terms of remaining vacant commercial and industrial land supply, of which industrial land is the most limited. When considering readily available vacant industrial land, the Town has a potential range of 5 to 6 years of supply, according to the medium and high growth forecast. Based on current estimates of readily available commercial land supply, the Town has a supply of approximately 9 to 10 years. In accordance with the medium and high non-residential growth forecast, the Town will be required to accommodate a range of 23 to 32 Ha of commercial land and 13 to 20 industrial Ha, beyond its current urban boundary.

Years of Supply (Readily Available Vacant Land)		
Low	15	18
Medium	10	6
High	9	5

Projected Non-Residential Lands to be Accommodated Outside of Existing Urban Boundary				
Growth Scenario	Comm./Inst. Lands		Industrial Lands	
	Hectares	Acres	Hectares	Acres
Medium	23	57	13	32
High	32	79	20	49

Based on the above analysis regarding residential/non-residential land needs, the following is the proposed approach to the extension of the urban boundary to incorporate additional land for employment, commercial and residential development:

Residential Lands

1) Residential - Lands between the Escarpment and the CNR (Map 11-4)

The lands between the Escarpment and the CNR are already significantly developed and fully serviced. The likelihood that they will ever be used for agriculture appears to

be very limited. The Town should consider an additional study to clarify their potential for agricultural use. Depending on the results of that study, the redesignation of these lands for urban development should be considered. This direction should be taken, recognizing that the lands may only meet part of the Town's medium growth needs for residential uses. In order to meet the Town's long term needs, this option will have to be combined with development elsewhere (e.g. north of the QEW), and/or will require a greater density of development in this area, and other parts of the Town then has occurred in the past.

2) Lands south of the Escarpment (Map 11-4)

It is recommended that the lands south of the Escarpment remain undeveloped at this time in view of:

- a) the significantly greater costs of development;
- b) the isolation of any development in this area from the rest of the urban area;
- c) the limited potential for employment development in this area and the corresponding risk of creating a development which will function primarily as a "bedroom" community; and,
- d) the impacts of development on a large block of relatively intact good agricultural land.

Non-Residential Lands

1) Shorter Term Employment - Deferred Industrial Area (Map 11-4)

The lands south of the QEW, adjacent to the westerly Town boundary, are appropriate to meet the community's short term needs for employment lands. These lands are currently proposed to be designated "Industrial Area" by the Town and the Town should continue to support their redesignation.

2) Employment/Commercial/Residential – Lands North of the QEW (Map 11-4)

In the long term, the Town will require additional lands for employment. In addition, lands will be required for residential development. They will also require sites for additional commercial/institutional uses. The lands north of the QEW have already been developed for a range of uses which, with proper controls, are generally compatible with

employment, commercial and institutional uses. This area includes some undeveloped lands, as well as lands which can be redeveloped for these uses. The development potential, if used solely for employment uses, significantly exceeds the Town's long term requirements. In addition, this area has the potential for residential development with appropriate mitigation measures.

The Town should initiate a process to develop a comprehensive plan for these lands which establishes detailed direction with respect to their long term use for both non-residential and residential uses. The Official Plan should be amended to provide for this potential and establish the criteria which must be met before it can be realized.