

Background Information – New Employment Lands

Between 2008 and 2012, the City undertook the process to prepare a new Official Plan. As part of this process, the City prepared a number of background reports. One of the reports included a Growth Analysis that identified how many people and jobs were going to be located in the City over the next 20 years.

Upon completion of the Growth Analysis, the City then determined the amount of land that would be needed to accommodate the additional people/jobs. Upon completion of the land needs work, it was determined that the City's current Urban Area was sufficient to accommodate growth for the next 20 years. The land that was not needed to accommodate growth over the next 20 years was identified as an "Urban Reserve". ([Schedule 1 to the Official Plan for the City of Brockville](#))

Council adopted the new Official Plan and approval was received from Ministry of Municipal Affairs and Housing in 2012.

Over the course of the next few years, the City of Brockville was approached by several businesses looking to develop large-lot employment uses. Upon examining potential locations, no lands were shovel-ready and the City lost the opportunities. As such, in April 2015 the City of Brockville commissioned MMM Group Limited to undertake an Employment Lands Review (ELR). The intent of this Review was to update the City's growth forecast and determine if the City needed more land to accommodate employment uses. This Report was received by Council in June 2015. ([Report 2015-0070-06](#))

The Conclusions of the Report included that:

- Development activity and interest is increasing; job densities are declining;
- There is an urgent need for serviced, large-lots as the demand is exceeding historical norms; and
- There is currently no capacity to accommodate large-scale distribution, trans-shipment, and logistic operations on available lands.

The Recommendations of the Report further emphasized that:

- The North West Urban Reserve Area represents a logical area for further investigation
- The City undertake a planning study for a Future Employment Area, which includes a:

- Secondary Plan
- Employment Area Concept
- Phasing Strategy

- The City implement the Plan, Concept, and Strategy through an Official Plan and Zoning By-law Amendment

To implement the Recommendations of the Employment Lands Review, the City commissioned MMM Group Limited to undertake the necessary planning work to create a new employment area, including:

- Assessment of the Northwest Urban Reserve for potential employment area use;
- Preparation of a Secondary Plan, Official Plan Amendment and Zoning By-law Amendment; and
- Public consultation

Further details regarding reports and public consultation opportunities will be posted when they are available.

If you'd like to be informed of the opportunities to participate, or for more information, please contact Jonathan Fauschou, Planner I, at: (613) 342-8772 ext. 4449; or email: jfauschou@brockville.com.