



West Lincoln

Rural Employment Lands

Settlement Area Expansion Options

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Purpose of Presentation

Overview

1. Update on the project and preliminary findings
2. Purpose of the Project
3. Brief overview of the method
4. Preliminary findings
5. Next Steps

Purpose of Project

What is the purpose of this project?

- To identify potential locations for expansion to one or more hamlet settlements to accommodate rural employment uses

Why?

- Accommodate forecast growth - as per Region's Land Needs Analysis
- In response to increased pressure on agricultural lands resulting from industrial uses occupying agricultural lands.

Phase 1: Determine demand for rural employment lands

Phase 2: Determine settlement boundary options → *we are here*

Method

Two Step Process

Step 1: Determine future demand for rural employment lands

- Region's employment forecast and land needs analysis
- Township's Bylaw enforcement records – industrial uses on agricultural lands

Step 2: Determine settlement boundary options

- Assess all of the hamlets
- Determine feasibility of settlement expansion

Forecast Employment

| Overview - Draft Rural Land Needs Assessment | | | | |
|--|------------------|----------------------------|----------------------|-----------------------------|
| Municipality | Rural Employment | % of Employment to Hamlets | Employment jobs / ha | Hamlet Employment Need (ha) |
| West Lincoln | 570 | 50% | 11 | 25.9 |

The total land area forecasted for rural employment use is **25.9 hectares**:

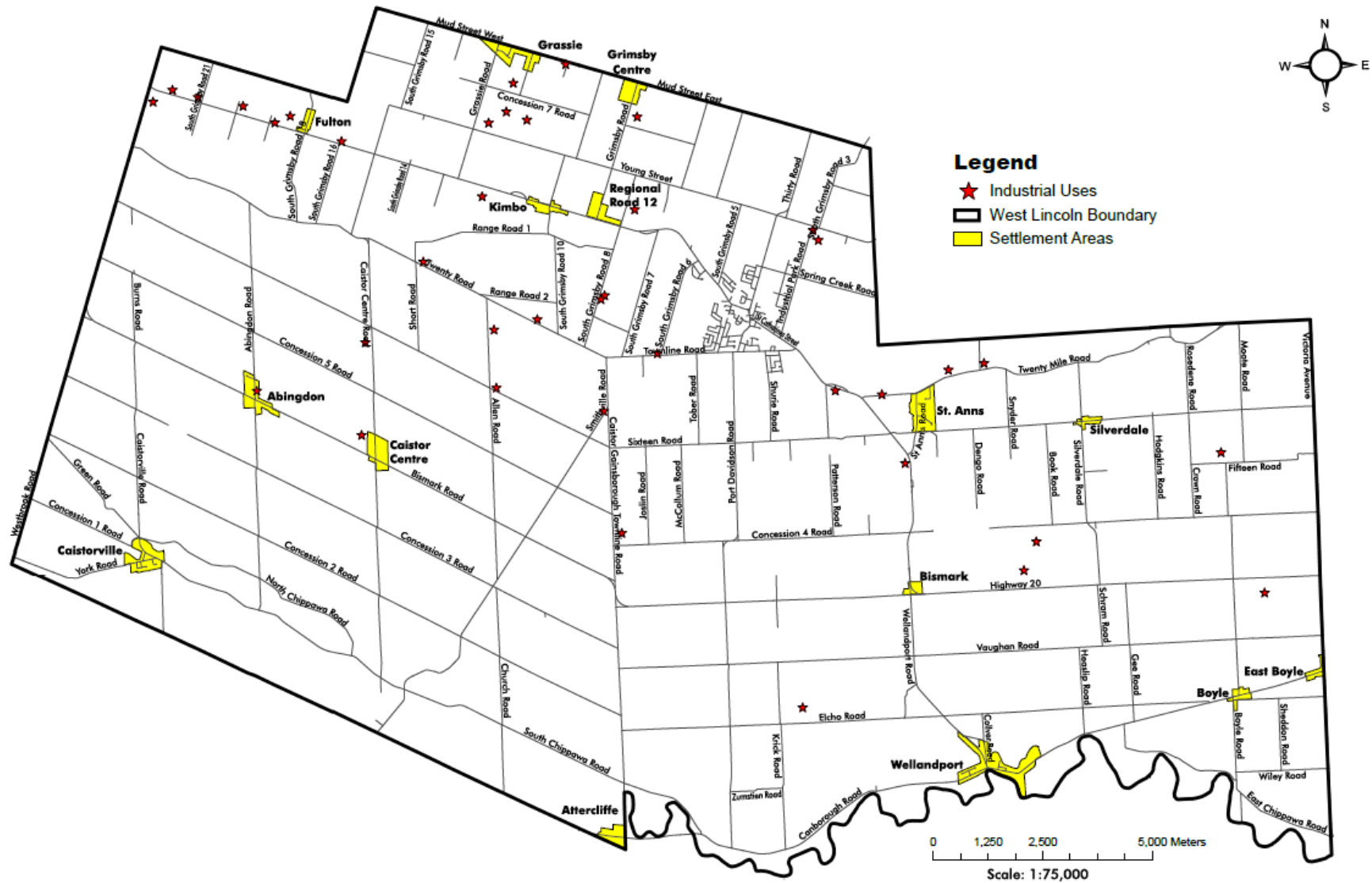
$$\text{rural employment} \times \% \text{ of employment directed to hamlets} \div \text{density} \\ = \text{total need}$$

The Average size of an employment parcel, outside urban areas in West Lincoln is 2 hectares. Only 7 out of 21 vacant parcels within hamlets meet this size.

Bylaw Enforcement

| No. | Use | Land Area (ha) | No. | Use | Land Area (ha) |
|-------------------------|-----------------------|----------------|-----|----------------------------|----------------|
| 1 | Landscaping yard | 0.81 | 21 | Contractor Yard | 1.5 |
| 2 | Contractors yard | 15.52 | 22 | Landscaping Yard | 0.4 |
| 3 | Contractors yard | 3.98 | 23 | Manufacturing | 0.95 |
| 4 | Contractors yard | 1.96 | 24 | Storage | 0.34 |
| 5 | Landscaping yard | 6.11 | 25 | Unknown | 19.75 |
| 6 | Unknown | 0.41 | 26 | Commercial Vehicle Parking | 6.49 |
| 7 | Contractor yard | 31.69 | 27 | Events and Car rental | 4.99 |
| 8 | Manufacturing | 8.42 | 28 | Manufacturing | 60.09 |
| 9 | Salvage Yard | 19.93 | 29 | Contractors Yard | 33.11 |
| 10 | Truck trailer storage | 34.95 | 30 | Contractors Yard | 2.26 |
| 11 | Agricultural service | 31.65 | 31 | Storage | 0.25 |
| 12 | Contractor yard | 4 | 32 | Landscaping Yard | 6.81 |
| 13 | contractor yard | 3.33 | 33 | Gun Range | 20.3 |
| 14 | contractor yard | 20.05 | 34 | Unknown | 0.81 |
| 15 | contractor yard | 19.3 | 35 | Landscape yard | 4.36 |
| 16 | contractor yard | 24.32 | 36 | Contractor Yard | 0.41 |
| 17 | wood chip processing | 5.1 | 37 | Contractor Yard | 34.2 |
| 18 | manufacturing | 17.28 | 38 | Softair/Paintball range | 50.49 |
| 19 | contractor yard | 16.82 | 39 | Contractor Yard | 4.05 |
| 20 | Contractor Yard | 1.53 | | | |
| Total Land Area: | | | | | 518.72 |

Industrial Uses in Ag Zoned Lands

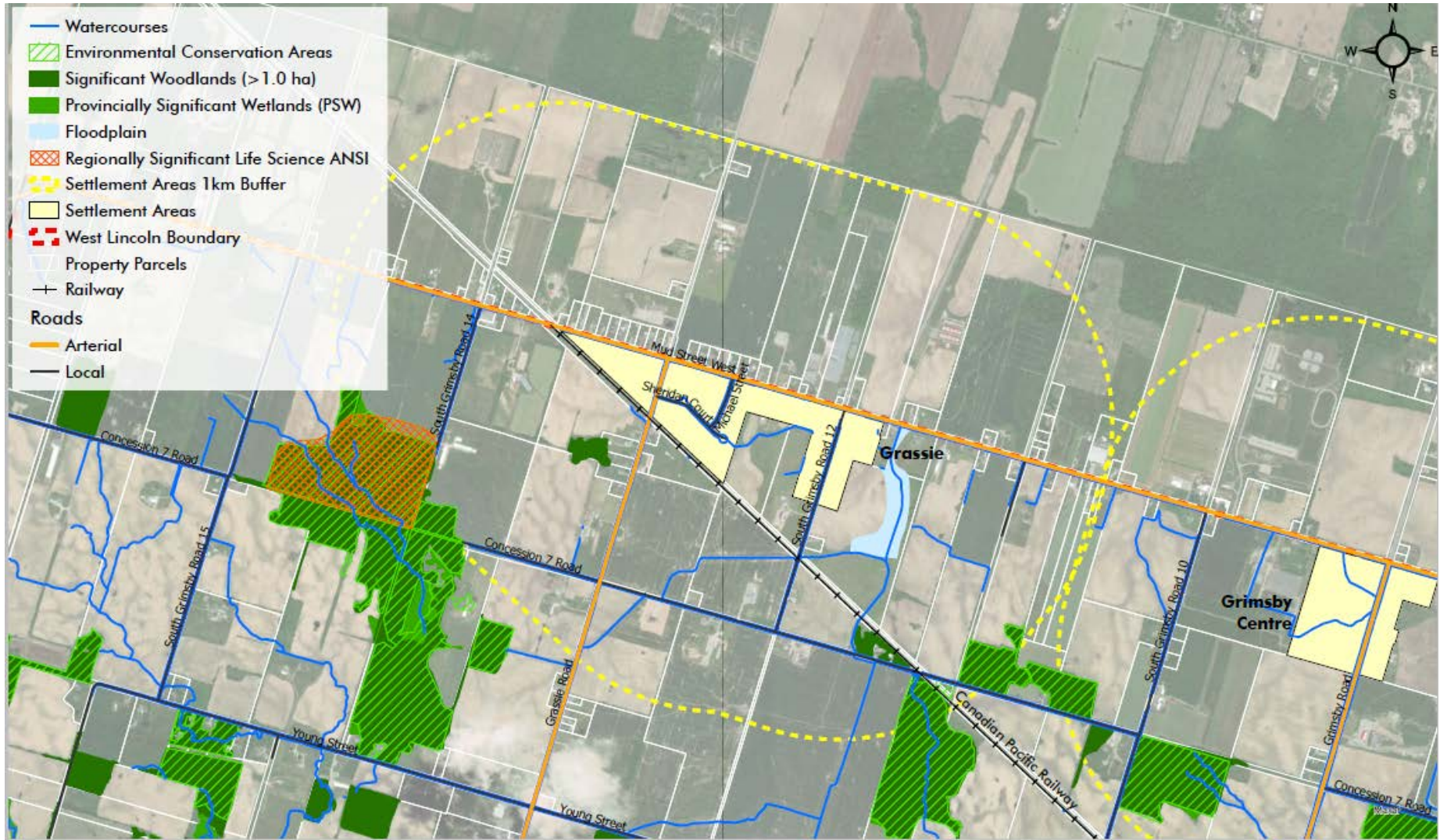


Screening Analysis

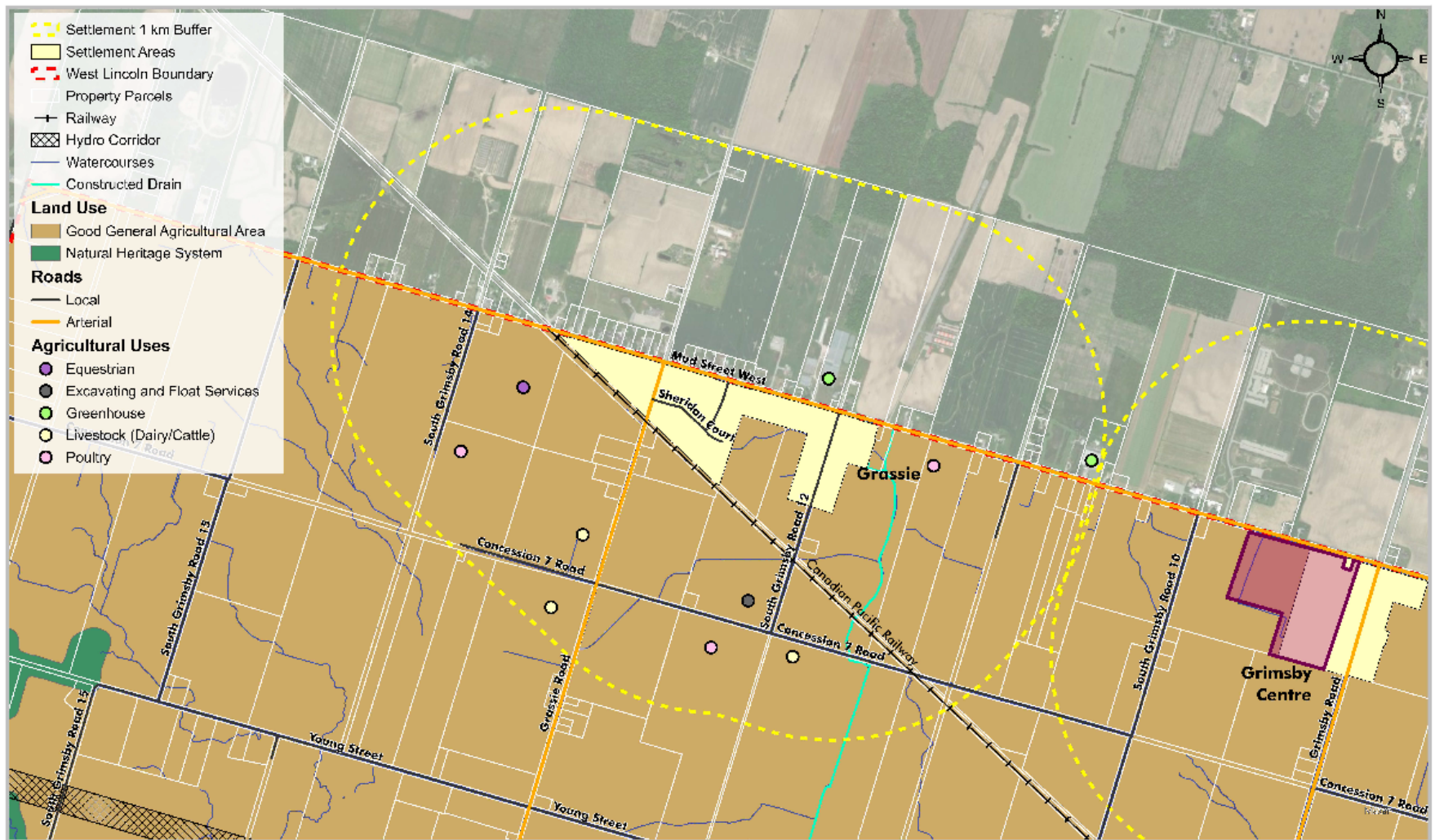
Criteria to determine best locations for Hamlet expansions:

- Constraints to expansion – “policy criteria”
 - Avoidance of Natural Heritage Systems
 - Avoidance of floodplains and hazard lands
 - Avoidance of prime agricultural areas and agricultural infrastructure
 - Avoidance of mineral aggregate and petroleum resource-based uses
- Locational Employment Attractors
 - Transportation infrastructure (highways and railways)
 - Proximity to markets/urban area – northwest portion of Township
- Land use compatibility
 - Provincial setback guidelines
 - Existing buffers

Analysis of Options: Grassie



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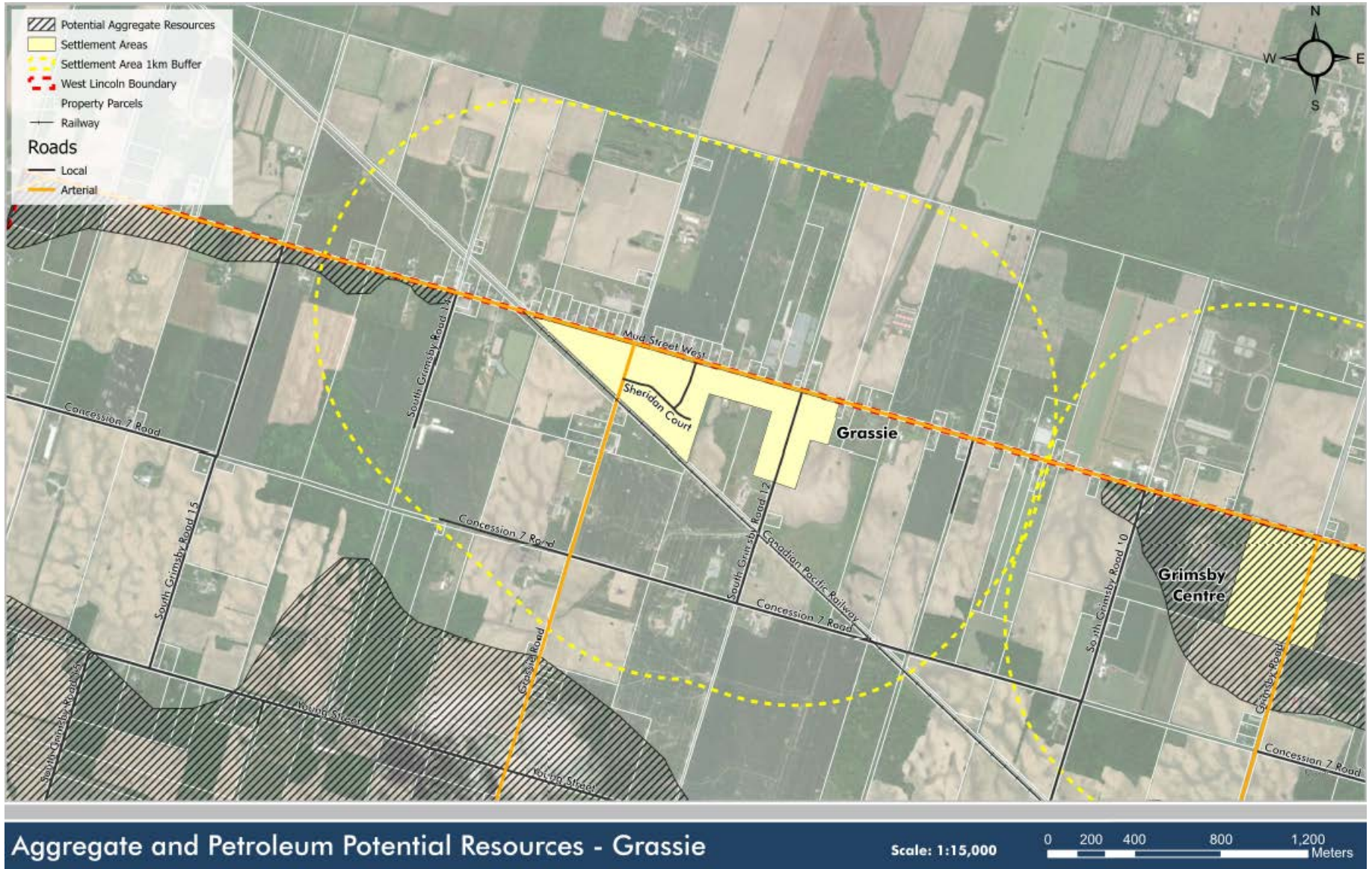


Land Use - Grassie

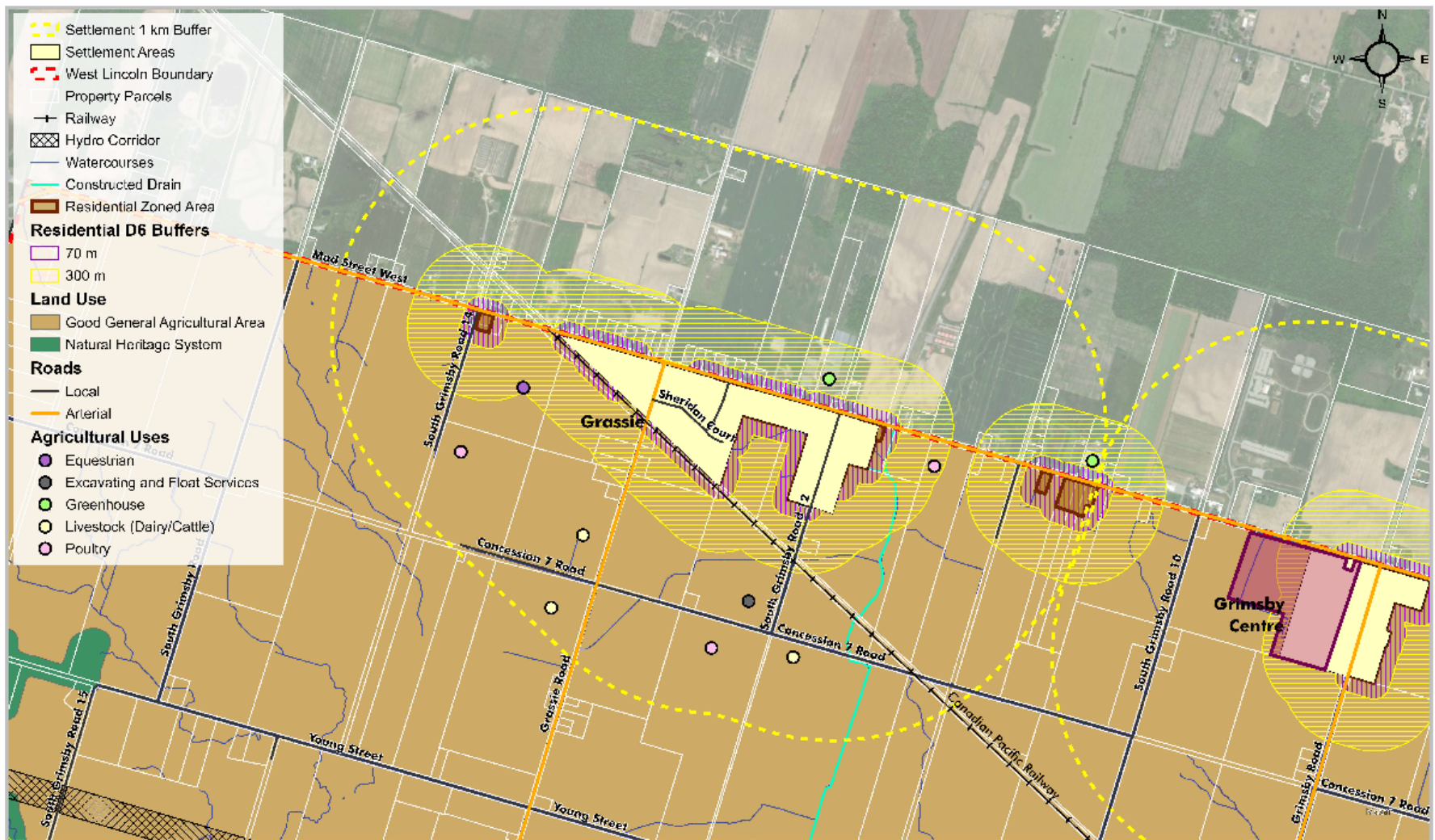
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0 200 400 800 1,200 Meters

Analysis of Options: Grassie



Analysis of Options: Grassie



Preliminary Conclusions

- Many of the Hamlets are not conducive to an expansion and have one or more constraints
- Of the Hamlets evaluated, the following are options for an expansion:
 1. Grassie
 2. Fulton
 3. Grimsby Centre
 4. Regional Road 12
- Alternatively, consideration could be given to including a rural employment lands expansion to Smithville

Next Steps

- More detailed analysis – Hamlets with most potential
- Finalize recommended area(s) for expansion
- Coordination with Master Plan

Questions?