

What is a Land Needs Assessment?

A Land Needs Assessment is a study completed to **determine how much land is needed in the County of Brant to accommodate future population and job growth**. Often split into a Residential Land Needs Assessment and an Employment Lands Need Assessment, this is a vital component of creating our new Official Plan and part of our Municipal Comprehensive Review.

Through our assessments, we know that the County of Brant has a current residential population of approximately 41,000 and approximately 16,100 jobs. We are forecasted to grow to a total population of 59,000 residents and 26,000 jobs by 2051.

What do I need to know about Brant's Residential Land Needs?

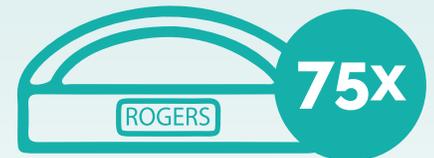
A key component of accommodating population growth is that we are required to direct most of this growth to settlement areas with full municipal water and wastewater servicing. Our two fully serviced settlement areas are Paris and St. George.

We currently have more than enough land designated for residential growth to meet our needs to the year 2051. **We have a surplus of 395 gross hectares, or about 75 times the size of the Rogers Centre in Toronto.**

Appropriate density and intensification targets will help us use our land more efficiently, providing space for nearby amenities and services and helping us provide flexible housing options for residents of all ages.

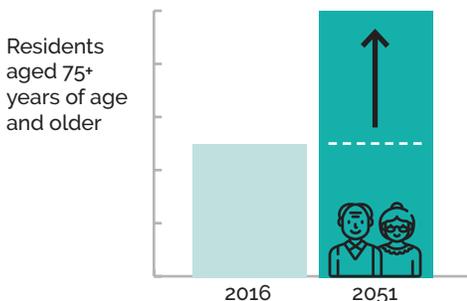
Did you know?

We have a surplus of 395 gross hectares, or about 75 times the size of the Rogers Centre in Toronto!



Did you know?

The County of Brant's population is aging, and between 2016 to 2051 the population of persons 75+ years of age or older is forecast to double.



Intensification:

Intensification increases the population density of an existing property or site and has many benefits. Intensification can help us use less land for development, reducing pressure on agricultural and environmental areas, reduce the cost for extending roads and infrastructure, and support existing and new stores, services, and other amenities in established neighbourhoods, often called built-up areas. The Province requires a 15% intensification target, meaning that 15% of all new houses and jobs needs to be located within our built-up areas.

An intensification rate of 20% is proposed for the County of Brant to help encourage a better use of our land and promote healthy and complete Communities.



Density:

Density is a ratio that highlights the number of people and jobs found within a certain area of land. A density target helps us aim to provide a certain number of housing and jobs to meet the expected growth in the County of Brant.

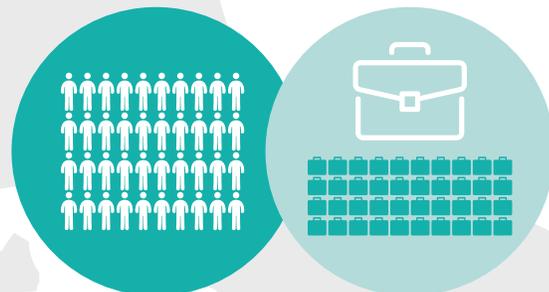
The Growth Plan sets targets for Outer Ring municipalities like the County of Brant. **40 Persons & Jobs per hectare is the target required to be met by the Province. A 50 persons & jobs per hectare has been recommended for the County of Brant based on existing development and development applications.**

Increased density, like intensification efforts, can encourage a better use of infrastructure, creative building, and site design, and provide more flexible housing options to ultimately create healthy and complete communities. Increased density also uses less Designated Greenfield Area lands.

By directing growth to the built-up areas, we can offset our future growth needs with intensification and infill, protecting what we value, utilizing existing infrastructure, preserving our agricultural lands and natural systems, all while meeting the minimum provincial targets!

 **50**

Persons & Jobs
per hectare



How can I get involved?

Have your say!

- Stay tuned to brant.ca/NewOfficialPlan for updates, discussion papers and topic summaries
- Join our digital mailing list(s) at www.brant.ca/PlanningProjects
- Follow us on Facebook [@BrantPlanning](https://www.facebook.com/BrantPlanning)
- Give us a call at [519.44BRANT](tel:519.442.7268) (519.442.7268) or send an email to OfficialPlan@brant.ca
- Participate in our New Official Plan projects on [EngageBrant](#)
- New Official Plan projects on [EngageBrant](#) coming soon:
 - Interactive topic surveys- Residential and Employment LNA & Draft Policy Directions
 - June 16, 2021- Virtual Townhall Session- Focusing on Project Overview, Draft Municipal Comprehensive Review, and Draft Policy Direction discussion



Have a look!

Information regarding the County of Brant's expected growth was presented to Council on December 8, 2020. [View this presentation.](#)

The preliminary findings of the Residential LNA were presented to Council during a special meeting held on March 2nd, 2021 [view the meeting on YouTube](#),

To review County of Brant Council Meeting Minutes, Agendas and reports, please visit brant.ca/CouncilCalendar.