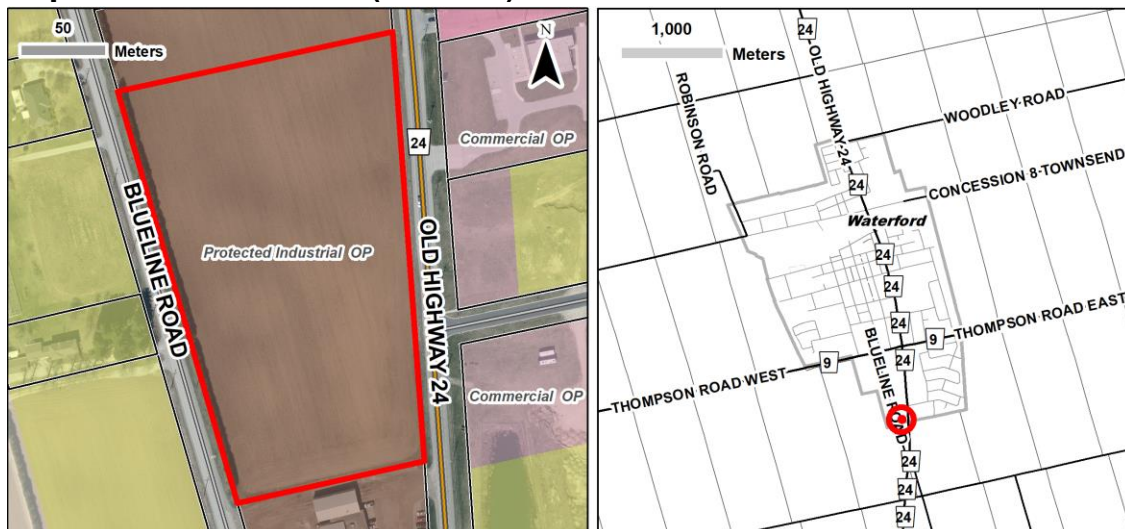


Attachment F – Employment Conversion Request Analysis

Waterford

Waterford area has three requests for employment conversions. Waterford currently has one remaining area with Protected Industrial designated lands. It is located to the south abutting Old Highway 24 and Blueline Road. The land is partially occupied by industries, while the remaining portion is largely vacant and is currently utilized as agricultural land. Watson's land need assessment identified a need in of 22 hectares of employment lands, with only 1 hectare of gross vacant employment lands available.

Request 1 – Waterford (CR1WA)



The subject lands are located in the south end of Waterford between Blueline Road and Old Highway 24. The property is between two properties also designated Protected Industrial to the North and South. Urban Residential designated properties are located to the east and west, with a small portion of commercial uses adjacent to the property on its east side. The parcel itself is approximately 3 hectares (8.24 acres) in area and is currently utilized as a farm field. As a part of this request, no other land was proposed for the transfer of the Protected Industrial designation.

In evaluating the parcel in terms of the PPS and OP, staff identified the following:

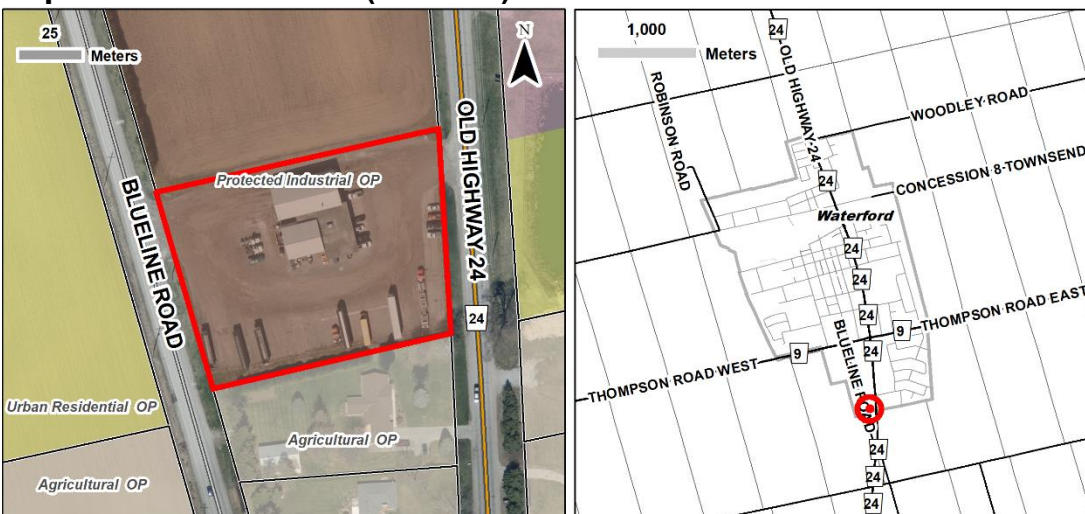
- The parcel is not on the periphery of the Protected Industrial area, as an additional property exists to the south of the subject lands.
- The removal of the subject lands from the Protected Industrial designation into another use, could limit the existing industrial facilities to the north by introducing additional sensitive uses. Additional incompatibilities with the existing industrial

uses are more likely with a conversion, and the conversion would limit the viability of the existing vacant industrial land in the area.

- While there is an identified need for residential land, previous reports by staff and supporting documentation identify the need for functional employment areas to support residential needs in the community. Both are required for a healthy community, and both are needed in equal parts in Waterford.
- Development of residential land adjacent to this site has been impacted by existing industrial uses, which are currently undergoing expansion. Due to proximity of this site to existing industrial, residential development would be minimal and subject to additional study to ensure appropriate distances were achieved from existing and expanding industrial uses.
- The site is located between an Arterial and Local road.

Conversion of this property is not recommended.

Request 2 – Waterford (CR2WA)



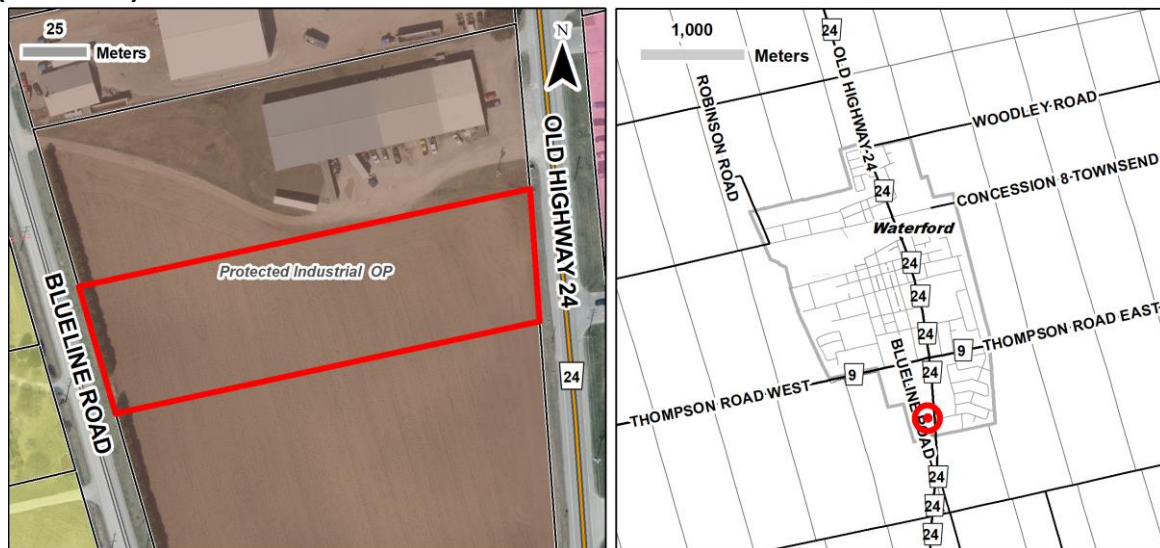
The subject lands are located in the south end of Waterford between Blueline Road and Old Highway 24. The property is the last property designated Protected Industrial in a line of parcels heading south on the south end of Waterford. Urban Residential designated properties are located to the east and west, with a small portion of commercial uses adjacent to the property on its east side. The parcel itself is approximately 0.78 hectares (1.94 acres) in area and is currently utilized for a truck and trailer business. As a part of this request, no other land was proposed for the transfer of the Protected Industrial designation.

In evaluating the parcel in terms of the PPS and OP, staff identified the following:

- The parcel is on the periphery of the Protected Industrial designated area

- The removal of the subject lands from the Protected Industrial designation into another use, could limit the existing industrial facilities on site for future development or redevelopment. It could also limit the industrial uses to the north by introducing additional sensitive uses. Additional incompatibilities with the existing industrial uses are more likely with a conversion, and the conversion would limit the viability of the existing vacant industrial land directly north of this site.
- While there is an identified need for residential land, previous reports by staff and supporting documentation identify the need for functional employment areas to support residential needs in the community. Both are required for a healthy community, and both are needed in equal parts in Waterford.
- The site is located between an Arterial and Local road.

Conversion of this property is not recommended Request 3 – Waterford (CR3WA)



The subject lands are located in the south end of Waterford between Blueline Road and Old Highway 24. The property is between multiple properties also designated Protected Industrial to the North and South. Urban Residential designated properties are located to the east and west, with a small portion of commercial uses adjacent to the property on its east side. The parcel itself is approximately 0.8 hectares (2.0 acres) in area and is currently utilized as a farm field. As a part of this request, no other land was proposed for the transfer of the Protected Industrial designation.

In evaluating the parcel in terms of the PPS and OP, staff identified the following:

- The parcel is not on the periphery of the Protected Industrial area, as an additional property exists to the south of the subject lands.
- The removal of the subject lands from the Protected Industrial designation into another use, could limit the existing industrial facilities to the north by introducing

additional sensitive uses. Additional incompatibilities with the existing industrial uses are more likely with a conversion, and the conversion would limit the viability of the existing vacant industrial land in the area.

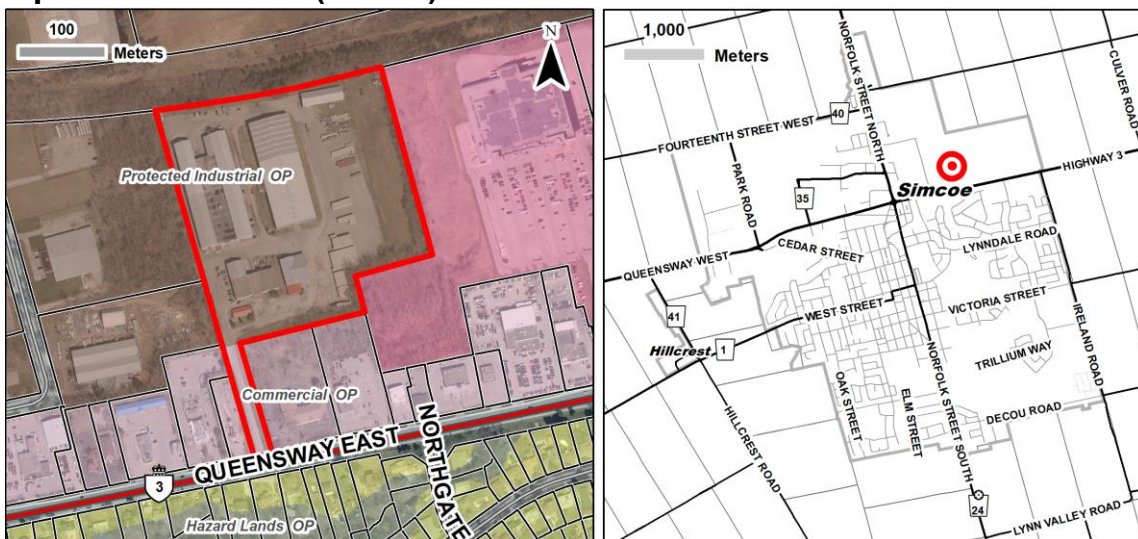
- While there is an identified need for residential land, previous reports by staff and supporting documentation identify the need for functional employment areas to support residential needs in the community. Both are required for a healthy community, and both are needed in equal parts in Waterford.
- The site is located between an Arterial and Local road.

Conversion of this property is not recommended

Simcoe

Simcoe currently contains the majority of the County's vacant industrial lands. Protected Industrial or Employment lands are generally located in four areas, three located in the North of Simcoe and one located to the southwest. These lands include the Judd Industrial Park, lands occupied by large businesses and employers, such as Toyotetsu and Good Humor- Breyers. With the forecasted growth in the community, the land needs assessment further identified an additional need of 22 ha.

Request 4 – Simcoe (CR4SI)



The subject lands are located in Simcoe, east of Norfolk Street North and north of Queensway East, with frontage onto Queensway East. The site is located on the edge of a larger Protected Industrial or Employment area and is approximately 6.8 ha (16.89 acres) in size. It functioned as an agricultural production processing facility up until recently. When this site was established, it was located at the periphery of the Simcoe urban area, since then, the commercial uses have expanded around the site. As a part

of this request, no other land was proposed for the transfer of the Protected Industrial designation.

In evaluating the parcel in terms of the PPS and OP, staff identified the following:

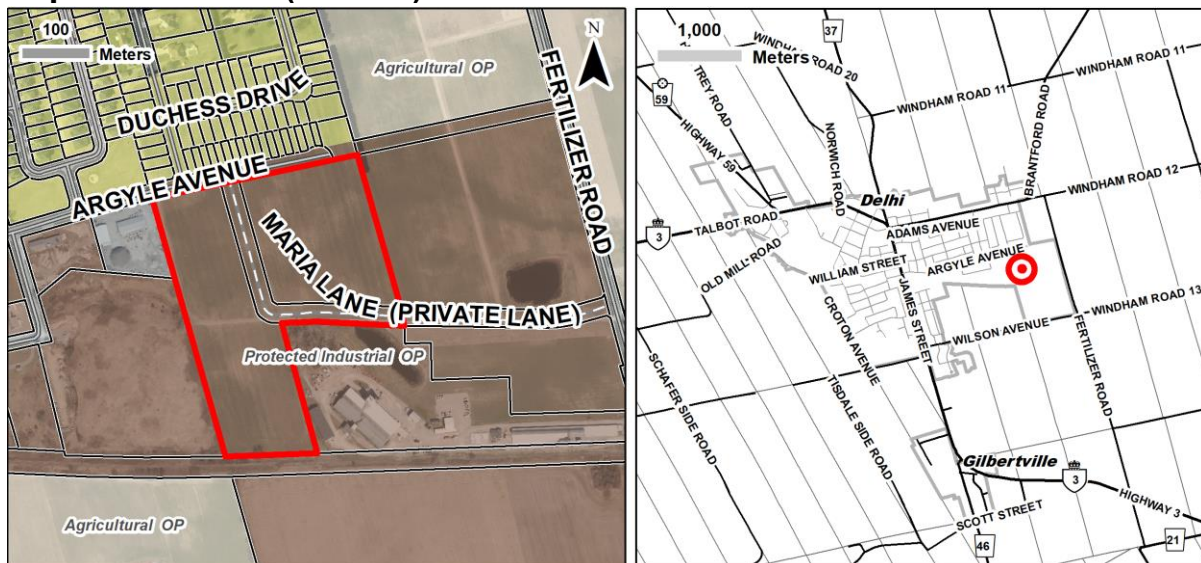
- The parcel is on the periphery of the Protected Industrial area with established commercial uses abutting the property along the Queensway and to the east of the property.
- The potential of the removal of the subject lands from the Protected Industrial designation to another use limiting the nearby existing industrial facilities is limited due to an existing buffer to the north created by the old railway lands owned by Norfolk County.
- The site has frontage along a Provincial Highway, however the access point and corresponding frontage is relatively limited. This can negatively impact the use of the site in the future for other employment uses.

Staff recommend conversion of this property to allow for consideration of uses more appropriate on this site.

Delhi

Currently, Delhi's Protected Industrial lands are focused to the southwestern quadrant, with two blocks of Protected Industrial lands supporting existing industries on the west side. In Delhi, the current gross vacant employment land (designated Protected Industrial) is estimated at 45.06 hectares. Given this and the identified land needs as per the GROW Norfolk project, Delhi is anticipated to have a deficit of 10 hectares during the forecasted growth period.

Request 5 - Delhi (CR5DE)



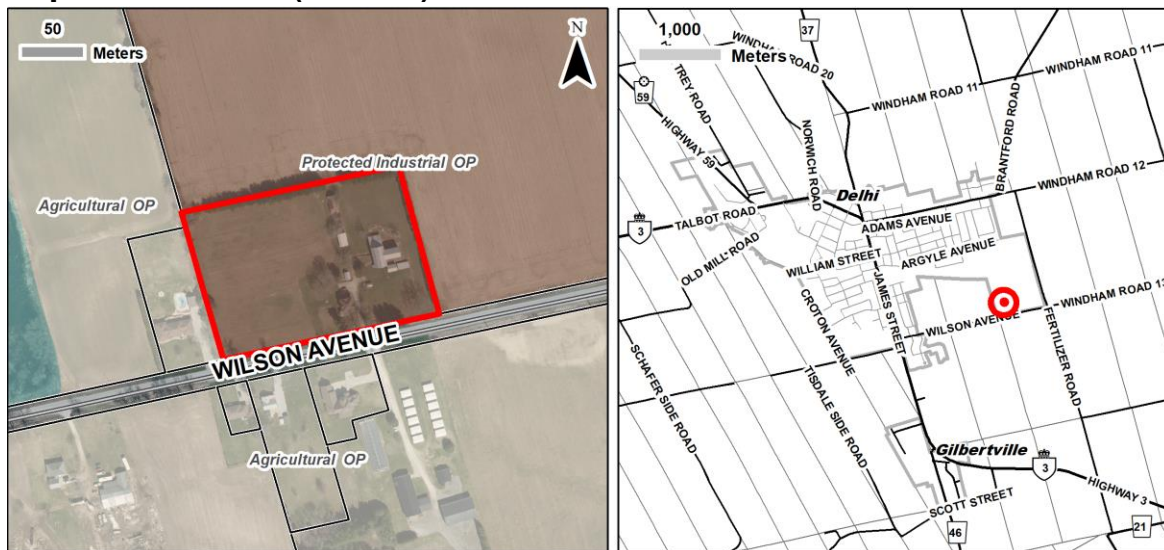
The subject lands are located on the east side of Delhi, with frontage on a collector road (Argyle Avenue) and a proposed private lane transecting the lands. The lands are surrounded by Protected Industrial lands to the west, south and east, with Urban Residential lands to the north. The parcel is identified as approximately 9 hectares (22 acres).

In evaluating the parcel in terms of the PPS and OP, staff identified the following:

- The parcel is not on the periphery of an area of lands designated Protected Industrial.
- The potential of the removal of the subject lands from the Protected Industrial designation to another designation could limit the development of the lands to the east, west and south and present further compatibility issues for the surrounding lands.
- The site has frontage along a collector road.
- The lands abut a parcel of land designated Protected Industrial and zoned Disposal Industrial which is identified as a former landfill.

Staff do not recommend conversion of this property.

Request 6 – Delhi (CR6DE)



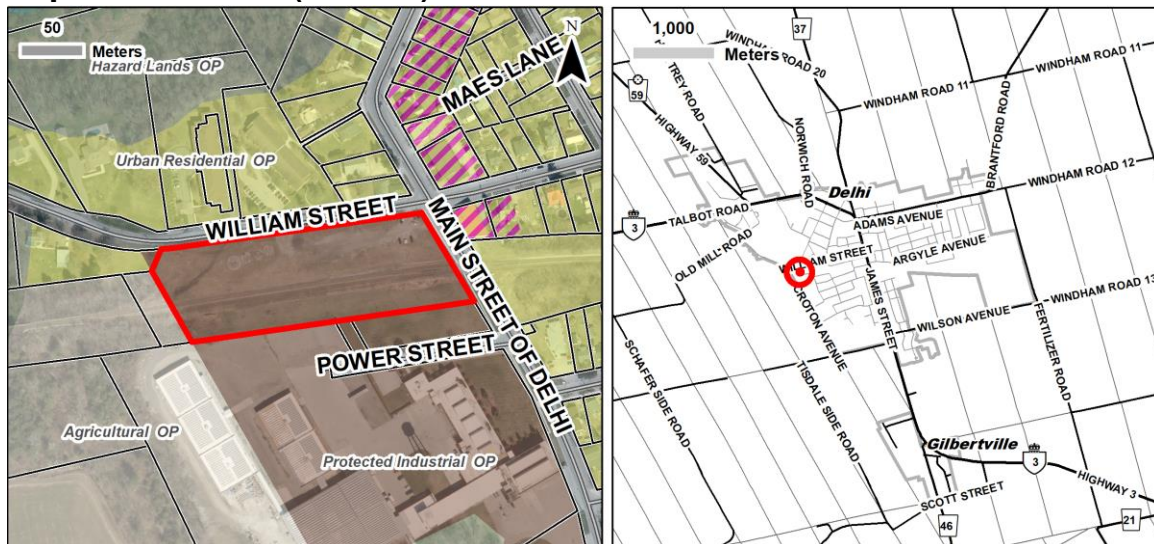
The subject lands are located in the northeast corner of Delhi and are approximately 1.9 hectares (4.9 acres) in size. They currently contain a residential dwelling and some legacy agricultural accessory structures. The site abuts Protected Industrial lands to the east and north, with Agricultural lands to the south and west. Included in the abutting agricultural lands are multiple farm dwelling severance lots, bringing multiple sensitive land uses in close proximity to this parcel.

In evaluating the parcel in terms of the PPS and OP, staff identified the following:

- The parcel is on the periphery of the Protected Industrial area with existing farm severance residential lots in close proximity to the subject lands.
- The potential of the removal of the subject lands from the Protected Industrial designation to another use limiting the potential of the abutting Protected Industrial lands is limited due to the already existing limitations presented by multiple residential uses in close proximity to the parcel.
- The site is sufficient in size as per the Norfolk County Zoning By-law to facilitate the keeping of livestock (subject to MDS)
- The site has frontage along a local road with no direct access to major transportation routes or roads of higher classification.

Staff recommend conversion of this property via removal from the urban boundary to be returned to agricultural use.

Request 7 – Delhi (CR7DE)



The subject lands are located on the southwest side of Delhi. The lands have frontage on William Street and the Main Street of Delhi. The lands abut Protected Industrial designated lands to the south, agricultural designated lands to the west, and predominantly urban residential designated to the north and east. The parcel is 1.65 hectares (4 acres) in size and includes a small section which juts out into the neighboring property to the south.

In evaluating the parcel in terms of the PPS and OP, staff identified the following:

- The parcel is on the periphery of the Protected Industrial area and directly abuts urban residential lands
- The potential of the removal of the subject lands from the Protected Industrial designation could limit the expansion of the industrial lands to the south, however additional lands to the west of the current urban boundary are being proposed to

be added to the Protected Industrial area effectively creating a net change in the designated lands.

- The lands are inclusive of rail lands which may need to be mitigated prior to any sensitive land use development.
- The site has frontage along a local road and a collector road.

Staff recommend conversion of this property.