

Memorandum



To: Innovative Planning Solutions

From: Tate Research

Date: January 30, 2026

Re: Employment Land Market Commentary Update

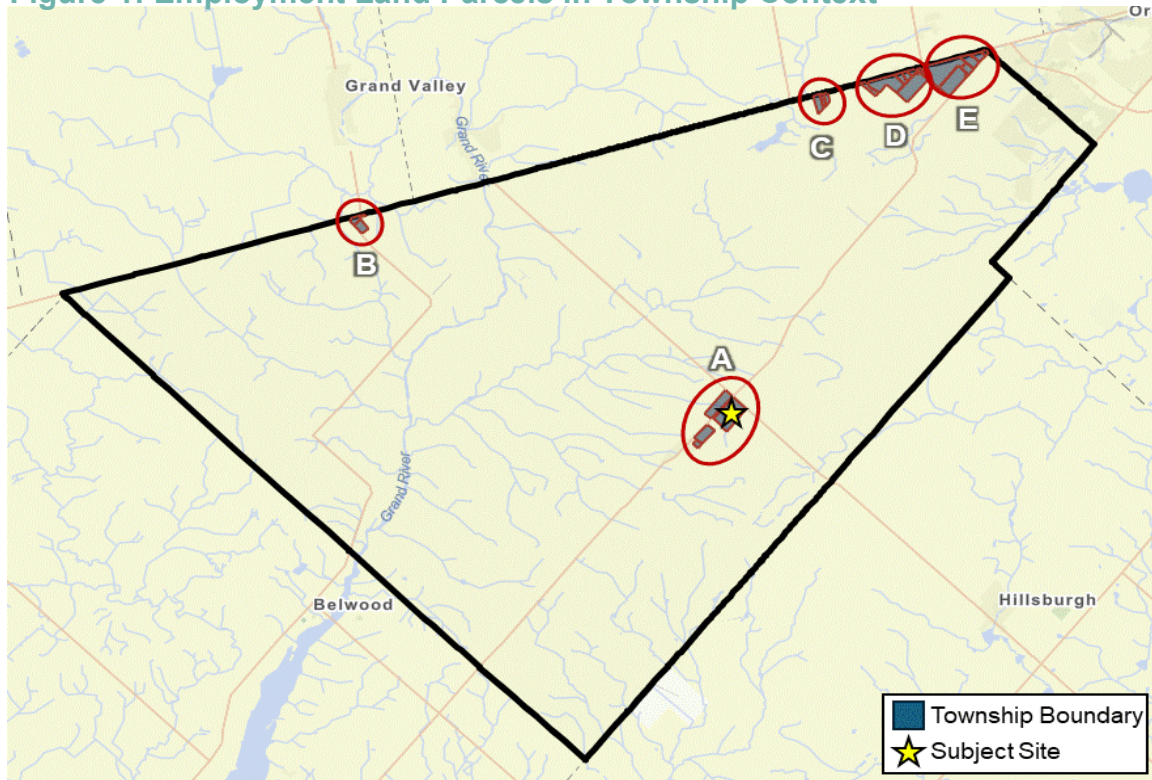
The purpose of this Memorandum is to summarize the analysis undertaken by Tate Research ("TR") as part of Phase 1 of the Employment Land Removal Market Commentary Update for a proposed residential development in the community of Marsville, in the Township of East Garafraxa ("Township").

This analysis was undertaken to determine if there have been changes in the supply of Employment Land that would impact the proposed change in designation of lands in Marsville from Employment to Residential. In order to undertake this review, TR reviewed Google Earth and ArcGIS aerial photos to determine if any of the parcels have changed since the original Employment Land Review was undertaken in 2021.

TR conducted a desk-top review, supplemented with an in-person inspection of the Site and all designated Employment Land in the Township. Using the Township's GIS Portal, TR identified 27 parcels that were designated Employment Land.

The 27 parcels are identified in the maps and graphics that follow. TR clustered the Employment Land parcel into 5 areas identified in Figure 1 as letters A-E. These Employment Land parcel clusters are indicated, within the context of the Township, in Figure 1, on the following page.

Figure 1: Employment Land Parcels in Township Context



Source: Tate Research; Basemap: ArcGIS.

Figures 2 through 6, on the following pages, indicate the Employment Land parcels in the Township in greater detail. These Figures indicate the extent and occupancy of all Employment Land parcels in the Township in 2021 and 2026.

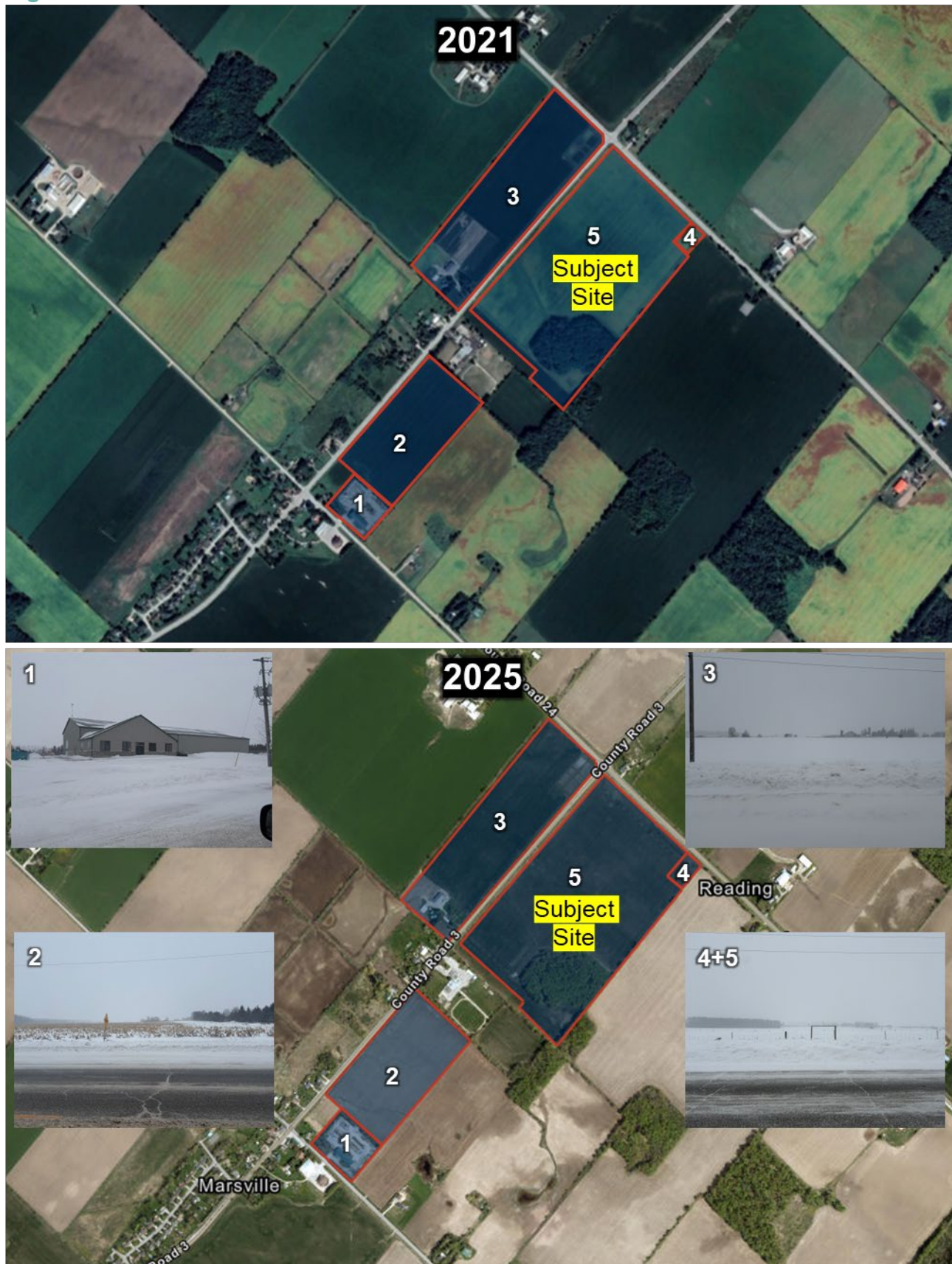
Conclusion

The analysis indicates that there have been no changes to the Employment Land supply in the Township since 2021. Therefore, the previous analysis and conclusions of TR, as summarized in our letter dated May 4, 2022, remain valid. The TR 2022 letter concluded:

- *“There is population and employment growth forecast in East Garafraxa;*
- *There is an insufficient amount of designated residential land in East Garafraxa to meet forecast demand;*
- *There is a surplus of employment land in East Garafraxa;*

Overall, it is our professional opinion that the Subject Site is appropriate for residential development and will contribute to meeting the shortfall of housing that is forecast in the Township.”

Figure 2: Parcel Cluster A



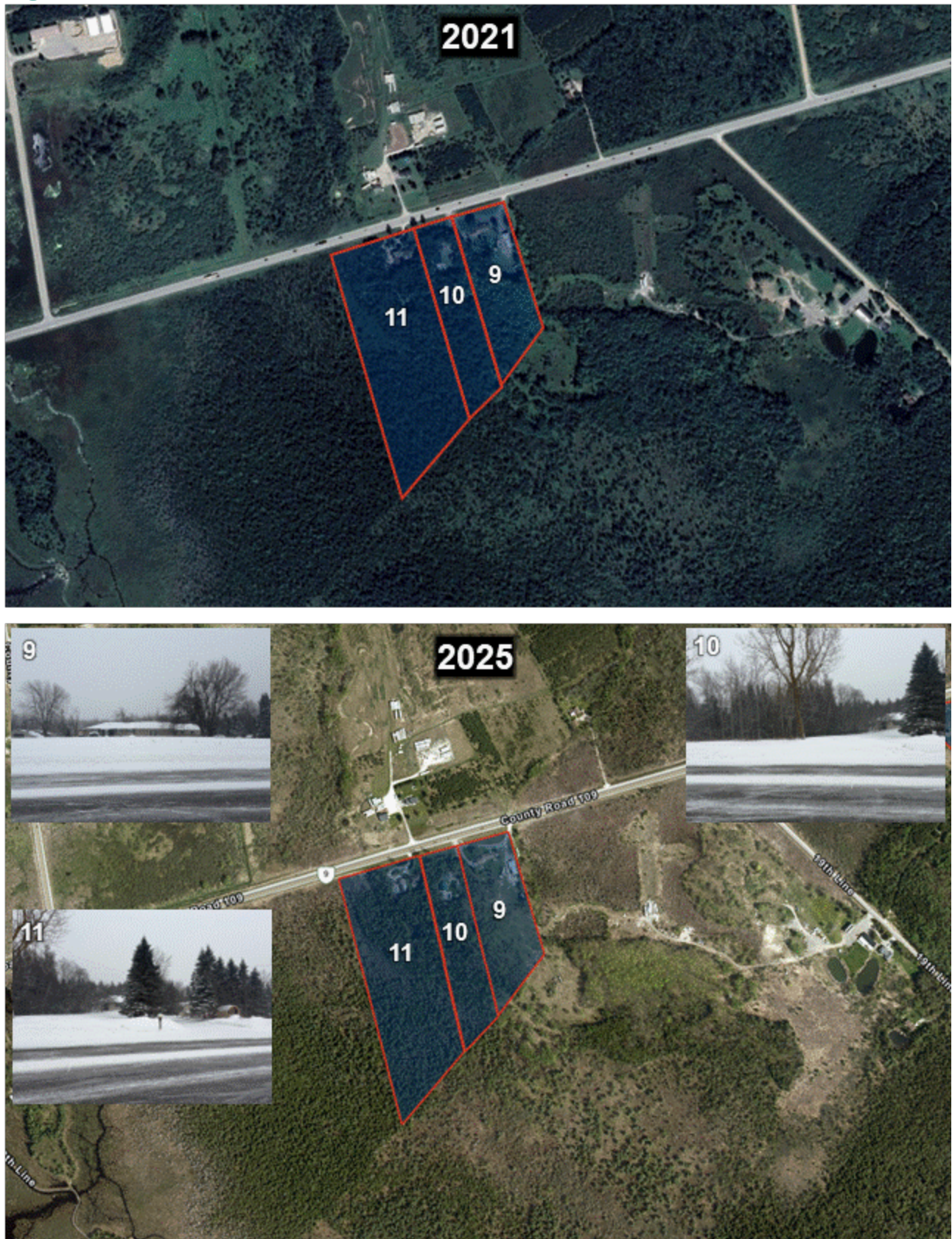
Source: Tate Research; 2021 Basemap: Google Earth; 2025 Basemap: ArcGIS.

Figure 3: Parcel Cluster B



Source: Tate Research; 2021 Basemap: Google Earth; 2025 Basemap: ArcGIS.

Figure 4: Parcel Cluster C



Source: Tate Research; 2021 Basemap: Google Earth; 2025 Basemap: ArcGIS.

Figure 5: Parcel Cluster D



Source: Tate Research; 2021 Basemap: Google Earth; 2025 Basemap: ArcGIS.

Figure 6: Parcel Cluster E



Source: Tate Research; 2021 Basemap: Google Earth; 2025 Basemap: ArcGIS.

*It is noted that photos for parcels 22 and 23 were taken from Google Streetview with a capture date of June 2025. These images are consistent with the uses occupying the lands, as verified by TR's in-person review.