



THE CORPORATION OF HALDIMAND COUNTY Agricultural Advisory Committee Agenda

Date: May 21, 2025
Time: 6:00 P.M.
Location: Haldimand County Administration Building - Haldimand Room
53 Thorburn Street South, Cayuga

	Pages
A. Call to Order	
B. Land Acknowledgement	
C. Disclosures of Conflict of Interest	
D. Delegations	
1. North Caledonia Employment Lands Presentation	1
2. Building Code Update	
3. Agricultural Advisory Committee Workplan	
E. Approval of Previous Agricultural Advisory Committee Minutes	
1. Agricultural Advisory Committee Minutes - March 19, 2025	19
F. Items for Consideration	
1. Council Update	
2. Economic Development & Tourism Update	
3. Commodity/Agricultural Organization Update	
G. New Business	
1. Upcoming Meeting	
H. Adjournment	



Haldimand County

North Caledonia Employment Lands Feasibility and Servicing Study – Phase 3 Draft Findings

In association with:



May 2025



Contents

- Summary of Study Phases
- Planning for the New North Caledonia Employment Area
- Ontario Practices on Industrial Land Development, Sales and Marketing
- Marketing Tools and Strategies
- Covenants
- O.P. Policy Directions
- Next Steps



Summary of Phases 1, 2, & 3

Phase 1: Site Evaluation and Servicing Strategy (completed May 2023)

- Assessed development potential through site constraints, infrastructure, market position, and costs.
- Identified target sectors, labour force needs, and servicing requirements.

Phase 2: Financial Analysis and Business Planning (completed August 2024)

- Phase 2 found traditional servicing financially unsustainable, leading to alternative developer-led models that reduce County costs.
- Scenario 1A – interim municipal water with private wastewater – offers the most practical path, supporting industrial uses without full servicing.

Phase 3: Implementation and Land Management (Ongoing)

- The final phase translates the strategy into action, offering recommendations for land administration, marketing, partnerships, and Official Plan (O.P.) policy direction.

Planning for the New North Caledonia Employment Area

Revised Range of Employment Uses Under the PPS, 2024



EMPLOYMENT AREAS



Rural Employment Area

- Support uses not requiring services.
- Opportunity to direct truck parking to appropriate areas.
- Open storage and laydown yards.
- Limit employment supportive uses.
- Prohibit major office uses.



Goods Movement

- Permit a range of Goods Movement uses.
- Maintain large parcels.
- Permit employment supportive Uses that support the cluster.
- Protect goods movement corridor linkages.
- Permit major office uses related to the sector.
- Removed from residential and major retail.



General Employment

- Support a diverse industrial base.
- Reduce the permissions for industrial uses that are goods movement.
- Limit employment supportive uses.
- Prohibit major office uses.
- Removed from residential and major retail.

** Excludes offices and stand-alone retail that are not a part of the primary function of Employment Areas.*

North Caledonia Target Sectors



Agri- Business



Distribution and Logistics



Construction



Light Industrial





S.W.O.C.

Development of Dry Industrial Park in North Caledonia

Strengths

- Proximity to Highway 6, Hwy 6 Extension, Airport
- Large vacant land sites with suitable configuration
- Minimal land use conflicts
- Proximity to the City of Hamilton, Brantford
- Competitive cost of land, and lower operations cost
- Lower environmental impact
- Availability of affordable housing options

Weaknesses

- Certain industries that rely on wastewater / effluent treatment need to be excluded
- Encumbered access to 400-series Highway

S.W.O.C.

Opportunities

- Possibility to market as a hub / cluster for water-only dependent industries
- Possibility to partner with Research institutes, surrounding regions

Challenges

- Competition with larger urban centres and amenities including transit coverage for labour force access
- Development of infrastructure – water, roads, energy, etc.
- Possible limitations on marketing efforts

Ontario Practices on Industrial Land Development & Marketing



Examples of Water-Only Industrial Parks

Case Studies and Key Take-aways

- **Ramara Industrial Park (Simcoe County)** - Initially water only – eventually waste water management through on-site septic systems.
- **Colborne Industrial Park, Northumberland County** - Serviced with a water system and a small part of the industrial park has wastewater services. Communal sanitary servicing on the remaining area – leading to more businesses locating in the area.
- **Elizabeth-Kitley Industrial Park, Leeds and Grenville** - Dry industrial area - Private well and septic systems.



Marketing Strategies

Key Messaging

- Vision for industrial park including mix of uses, key sectors of interest, public amenities available.
- Good accessibility - Proximity to airport, Access to Highway 6 and GTHA / GGH markets.
- Flexibility of zoning, flexibility of lot size.
- Competitive industrial tax rates.
- Available incentives including front end financing, CIP.
- Intent to promote and attract investment that is environmentally sustainable.
- ***Include community profile, messaging and possibly testimonials from existing businesses that promote the community.***

Policy and Strategic Directions



Official Plan Policy Directions

Land Use

- Required to be consistent with the PPS 2024 (e.g., definition of Employment Area)
- Vision, Goals and Objectives
- Designate Industrial
- Apply Holding Symbol through the Zoning By-law
- Site-Specific Policy Area



Official Plan Policy Directions

Phasing and Permitted Uses

- **Phasing Based On:**
 - Servicing
 - Utilities
 - Transportation
 - Technical Studies (e.g., Natural Heritage, Archaeology)
- **Permitted Uses:**
 - Permit Legally Existing Uses Only (for now)
 - Permit broad land use categories that may be further specified through the implementing zoning by-law
 - Permitted Use Categories: Agri-business, Distribution and Logistics, Construction (construction materials, sales, rentals, etc.)



Official Plan Policy Directions

Implementation

- Employment Density Targets
- Consultation
- Required Studies
- Incentives and Municipal Actions



Official Plan Policy Directions

Covenants in Industrial Development

- **Infrastructure Commitments:** Municipalities can require developers to install and maintain essential infrastructure (e.g., septic systems, fire protection, and road improvements).
- **Phased Development and Servicing Upgrades:** Covenants can mandate future utility enhancements once certain development milestones are reached.
- **Environmental and Maintenance Standards:** They can enforce regular maintenance and environmental safeguards for all private systems.
- **Land Use and Zoning Restrictions:** Covenants can restrict development to industries that align with the intended “dry” industrial use.



Official Plan Policy Directions

Council Direction

- **Approve Development through a Phased Servicing Approach if it:**
 - Aligns with permitted dry industrial uses
 - Meets County/Provincial criteria for interim servicing
 - Is subject to a binding legal agreement for future servicing conversion
- **Prioritization of Infrastructure Funding:**
 - Direct staff to prioritize wastewater servicing for North Caledonia in the capital plan once a defined land uptake (e.g. 50%) is reached
- **Include covenants in development agreements or servicing agreements to:**
 - Require timely development (e.g. within 3 years)
 - Ensure that uses comply with servicing limitations
- **Performance Monitoring Requirements:**
 - Land absorption
 - Compliance with servicing agreements
 - Progress on trunk infrastructure planning

Next Steps



Next Steps

- Public Information Centre: **May 28th**
- Business Development and Planning Advisory Committee Presentation: **June 2nd**
- Council in Committee: **June 17th**



THE CORPORATION OF HALDIMAND COUNTY

Agricultural Advisory Committee Minutes

Date: March 19, 2025
Time: 5:00 P.M.
Location: Haldimand County Administration Building - Haldimand Room
 53 Thorburn Street South, Cayuga

Members Present

- N. Hedley, Chair
- R. Blyleven, Member
- D. Court, Member
- S. Heeg, Member
- H. Lise, Member
- C. Snyder, Member
- C. Wilkinson, Member

Regrets K. VanderSpek, Member

Staff Present

- J. Easson, Senior Economic Development Officer
- L. Romanuk, Manager, Economic Development & Tourism
- C. Donaldson, Administrative Assistant

Others Present

- N. Kinkel, Ministry of Rural Affairs
- Councillor Metcalfe

A. Call to Order

The Chair called the meeting to order at 5:05 p.m.

1. Welcome & Introduction

B. Disclosures of Conflict of Interest

None disclosed.

C. Approval of Previous Agricultural Advisory Committee Minutes

1. Agricultural Advisory Committee Minutes - January 15, 2025

Recommendation 1

Moved By: R. Blyleven, Member
 Seconded By: C. Wilkinson, Member

THAT the minutes of the Agricultural Advisory Committee dated January 15, 2025 be approved as presented.

APPROVED

D. Items for Consideration

1. Ministry of Rural Affairs Update

N. Kinkel provided an overview of his position and the services provided by the Ministry of Rural Affairs (MRA); support to rural Ontario communities in building prosperous and vibrant communities with diversified economies through programs and services based on needs.

N. Kinkel shared an overview of a recent Ontario's Rural Economic Development Strategy, lead by Minister L. Thompson. The MRA has multiple staff advisors listed who provide coaching on programs, resources and funding. They also offer training and programming to help rural communities, municipalities, organizations and Indigenous communities identify their economic development priorities and initiatives.

N. Kinkel provided an overview of the following programs led by the Ministry:

- Agricultural Economic Development Resources
- Business Retention and Expansion program
- Community Economic Development 101
- Community Immigrant Retention in Rural Ontario program
- Downtown Revitalization program
- Economic Analysis Data Tool
- First Impressions Community Exchange program
- Performance Measure Resources
- Strategic Planning Training & Resource Guide
- Teeny Tiny Summits

He also noted that there is an upcoming Community of Practice webinar on April 10th highlighting "Buy Canadian" programs and what consumers and municipalities can do to support local businesses.

Cody Snyder joined at 5:17pm.

N. Hedley acknowledged Cody's arrival at 5:20pm.

N. Kinkel further shared some data insights specifically highlighting a total of 1223 agriculture, forestry, fishing and hunting jobs in the Region.

2. Council Update

Councillor Metcalfe provided an update, highlights include:

- The tax operating budget was passed by Council on February 27th
- The tax levy approved is 4.46%
- Zoning was recently approved for the new affordable housing project on Ramsey Drive in Dunnville. Haldimand County and Haldimand-Norfolk Housing Corporation and Health & Social Services were successful in receiving 3 million in funding from the Ministry of Municipal Affairs and Housing's (MMAH) Last Mile Funding Program;
 - o The proposed build includes 42 affordable housing units within the 56-unit building, as well as a daycare centre and office space;
 - o Construction is anticipated to begin in July 2025
- Council recently approved a new 7 ward model as part of the ward boundary review. The ward boundary review is a Council priority. The new ward boundaries are anticipated to be in place in advance of the 2026 election
- The by-election for Ward 1 and 4 will take place Thursday, April 10th
- As part of the Hagersville 150th celebration Ag Day will take place on June 6th

D. Court arrived at 5:34pm.

Discussion ensued.

3. AAC Workplan

L. Romanuk provided an introduction to the AAC workplan and recommended choosing 2 or 3 projects to focus on until the end of this term of Council.

J. Easson took the lead, providing an overview of the workplan ideas and how they were grouped into projects.

Key projects discussed included:

- Leverage new/existing partnerships and resources;
- Agricultural awareness tool kits;
- Workshop for the agriculture community;
- Awareness of planning and development;
- Council communications and engagement;
- BDAPAC Spring Job Fair;
- Promote local youth employment opportunities;
- Promote local agricultural events;
- Emergency outbreak plan;
- Support of migrant workers;
- Mental health supports for farmers;
- Agri-tourism development; and

- Abattoir and processing business development

In light of the recent tariff announcements the committee discussed the importance of “Buy local” and Canadian-made products.

L. Romanuk shared the following tariff strategies EDT has created as a response plan:

- Buy local marketing and promotion of the Haldimand County Marketplace for those business that have an e-commerce platform;
- Encourage local businesses to utilize the Real. Local. Haldimand toolkit;
- Circulation of the Tariff Impact survey to better understand the impact of tariffs on local businesses;
- Direct outreach to businesses to further discuss impacts; and
- Predesigned social media templates to assist businesses in the promotion of their products and services

L. Romanuk shared the advantages of the Agricultural Awareness Toolkit and Council Communications and engagement. The committee added that mental health supports for farmers and access to more abattoir and processing remains important issues.

The committee continued to share their thoughts on the projects.

A prioritization exercise on the above discussed projects was completed by committee members and following actions were determined to be the projects that the AAC will work on for the remainder of the term:

1. Agriculture Awareness Toolkit
2. Council communications and engagements
3. Workshop for the agricultural community

4. Economic Development & Tourism Update

L. Romanuk provided an update from EDT; highlights included:

- Tourism Network Meeting - Monday, March 24
- Business Symposium - Thursday, May 1; encouraging all members to attend
- Hagersville 150th Farm Decorating Contest
- Farm Emergency Planning brochure

5. BDAPAC Spring Job Fair

J. Easson asked that the Job Fair information be shared with the committee members' networks.

J. Easson shared the idea for AAC to have a table on behalf of Farm Operators in the community seeking to hire staff/farm help that each may only be looking to hire one person. EDT noted they will complete outreach to agricultural businesses to seek interest.

Discussion ensued.

6. Agricultural Organizations and Commodities Round Table

C. Snyder shared updates from HFA which included:

- Initiative of Elevating Agriculture
- Elevate Agriculture is a means of giving back/support mechanism in a way of funding; events in need funding can apply
- 85th HFA anniversary celebration will take place at Riverside Exhibition Center in August, focusing on farm safety with demonstration groups

L. Romanuk noted that Haldimand County Economic Development and Tourism could potentially partner on the Elevating Agriculture initiative.

R. Blyleven shared the CFFO annual provincial meeting is on Friday, March 21.

D. Court, shared that Haldimand Soil and Crop is looking to have an event tentatively scheduled for August 21st, with more details to come.

H. Lise, on behalf of Chicken Farmers of Ontario provided the following updates and reminders:

- As migration is currently occurring there is a general concern of Avian Flu becoming more prevalent in Ontario;
- For the public who raise chickens, paperwork is still required to be completed when they are processed for personal consumption;
- A general reminder to the public as it relates to biosecurity to be mindful of farm signs; and
- Expressed the importance on reading produce labels

S. Heeg noted Dairy farmers of Ontario share weekly emails related to bio security, and the importance of taking bio security seriously especially due to Avian Influenza.

E. New Business

1. Career Coach

J. Easson shared an explanation of "Career Coach" which is a mentorship opportunity.

L. Romanuk shared that she signed up and thought it would be a good opportunity to share her career path as well as local job opportunities.

2. Tariff Plan

The committee provided insight into the impacts tariffs have had on the agricultural industry, highlights include:

- Commodity markets have fallen that were barely breaking even before the tariffs.
- Many fertilizers and herbicides come from the United States; come April 1st the businesses will be increasing their prices to account for the extra costs incurred.
- OFA will continue to advocate on behalf of agricultural producers to ensure the Federal Government doesn't impose tariffs on key products to ensure the agricultural sector can still be productive.
- Noted the importance of resiliency and opportunities of export markets.
- Will likely impact the cost of beef, pork and cereals as the majority of these products go to the U.S. for processing and then are shipped back to Canada.
- Stressed the importance of Canadian branding and consumer focus on making the decision to buy Canadian.

L. Romanuk said we need consistent messaging so that it's straightforward for the consumer and noted that the Real. Local. Haldimand Toolkit may be an opportunity to support this messaging.

Discussion ensued.

F. Adjournment

Recommendation 2

Moved By: D. Court, Member

Seconded By: C. Wilkinson, Member

THAT this meeting is now adjourned at 6:41 p.m.

APPROVED