
HALDIMAND COUNTY

Report PDD-16-2020 Official Plan and Zoning By-law Amendment to Permit an Expansion to Battlefield International

For Consideration by Council on May 19, 2020



OBJECTIVE:

To consider an amendment and site specific provisions to the Official Plan and Zoning By-law 1-H 86 to facilitate the expansion of a processing, manufacturing, light assembly and research facility known as Battlefield International Inc.

RECOMMENDATIONS:

1. THAT Report PDD-16-2020 Official Plan and Zoning By-law Amendment to Permit an Expansion to Battlefield International be received;
2. AND THAT application PLOP-HA-2020-002 to amend the Haldimand County Official Plan designation of the subject lands to a site-specific 'Rural Industrial' designation to facilitate expansion of the existing facility, be approved for the reasons outlined in Report PDD-16-2020;
3. AND that the by-law attached to Report PDD-16-2020 to adopt the Official Plan Amendment to the Haldimand County Official Plan be presented for enactment;
4. AND THAT application PLZ-HA-2020-003 to amend the Haldimand County Zoning By-law 1-H 86 from the Rural Commercial (CR) and the Agricultural (A) Zone to Rural Industrial (MR) to facilitate the expansion of the existing facility, be approved for the reasons outlined in Report PDD-16-2020;
5. AND THAT the by-law attached to report PDD-16-2020 to amend the Town of Haldimand Zoning By-law 1-H 86 be presented for enactment;
6. AND THAT the application is considered to be consistent with the Provincial Policy Statement 2020, Provincial Growth Plan 2019 or other matters of provincial interests.

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Approved: Craig Manley, MCIP, RPP, Chief Administrative Officer

EXECUTIVE SUMMARY:

A joint Official Plan and Zoning B-law Amendment application has been received from Sullivan Planning on behalf of Battlefield International Inc., for the subject lands described as North Cayuga Concession 1, STR, Part Lot 36 and North Cayuga Concession 1, STR, Part lot 36, RP 18R 1362, Part 1 and municipally known as 1656 and 1664 Kohler Road. The proponent purchased the subject lands (1664 Kohler Road) 3 years ago and they have been merged with the abutting lands that house the existing Battlefield operation (1656 Kohler Road). The lands now function as a single lot. The applications propose to amend the Haldimand County Official Plan and Town of Haldimand Zoning By-law to

facilitate the expansion of a 5,500 square metre (59,201.5 square feet) addition to the existing industrial facility. Battlefield International is currently comprised of an 812 square metre (8,740.3 square feet) facility and a single detached dwelling. The newly acquired lands are to be re-zoned to reflect the existing zoning of the facility.

The proponents have submitted to Haldimand County a planning justification report which defines the ways in which the policy considerations outlined in the 2020 Provincial Policy Statement are addressed. Staff have assessed the proposal relative to the appropriateness of the uses being located on the subject lands, land use compatibility, impacts to agricultural lands and technical matters (servicing, traffic impacts) and have determined the proposal to be supportable. Should the Official Plan and Zoning By-law amendment be approved, a site plan application would also be required to review all detailed design aspects of the proposal. In staff's opinion, the proposal aligns with Provincial Policy and the County Official Plan, and as such, is recommended for approval.

BACKGROUND:

The proponents are requesting an amendment to the Haldimand County Official Plan and the Town of Haldimand Zoning By-law 1-H 86 to permit the construction and expansion of the existing industrial facility. The subject lands are located on the east side of Kohler Road, south of Highway 3 and are located southwest of urban Cayuga. The lands are designated 'Agriculture' and zoned 'Agricultural (A)', 'Rural Commercial' and 'Rural Industrial'. The newly merged properties contain the existing industrial facility and a single detached dwelling. The lands have direct access to Kohler Road, and serviced by private on-site water and sanitary services. There are rural residential uses situated to the north and south of the subject lands with the nearest residence being situated 35.9 metres (118 feet) from the proposed building, and the balance of the adjacent surrounding properties are vacant and used for agricultural purposes.

Battlefield International is a company that operates worldwide with the main facility located on Kohler Road (north part of the subject lands). The company manufactures and distributes specific parts within the Unmanned Air Vehicle customer base. Battlefield has been utilizing the subject lands since approximately 1997 and as a result of the increasing market demands, a larger industrial facility is required. Battlefield, in 2017, purchased the neighbouring property municipally known as 1664 Kohler Road and propose to increase the facility to meet the increasingly higher market demands. The need to expand requires an amendment to the Official Plan and Town of Haldimand Zoning By-law.

The expanded operation will maintain the type of manufacturing activity that is currently occurring on the property but at a larger scale. Since there is an anticipated increase of production, the work force total is expected to increase from 30 to 65 employees. The anticipated truck movement to the fully built out site would include small delivery trucks two to three times per day, with medium sized large box trucks and large truck deliveries estimated at 2 times per week. The facility currently operates with 2 shifts, seven days a week but is not run 24 hour shifts. The proponent has indicated that 24 hour shift work is desired but unsure at this time when this will begin.

The proposed development for the site will result in the construction of a 5,500 square metre (59,201 square feet) addition to the existing 812 square metre facility (8,740 square feet). The existing dwelling located on the property will be utilized as office space.

ANALYSIS:

The Provincial Policy Statement 2020 (PPS) encourages developing strong communities that promote general wellbeing, while ensuring that development occurs in such a way that health, livability and safety are accounted for, and there is a wide range of land uses that are available to be realized. This

includes residential, commercial, industrial and institutional uses. The subject application proposes the expansion of a non-agricultural use to be established on lands that are designated and zoned in part for agricultural purposes. The proposed development will have access to Kohler Road and will be able to be serviced by private on-site water and wastewater services, thus the development will not require the expansion of the public road network or the water servicing, which satisfies the PPS requirement to intensify development where infrastructure already exists. The use will require wastewater servicing from an on-site septic system to address any washroom facilities associated with the use. Staff are satisfied that there is sufficient area on the property to accommodate both water and wastewater services based on the preliminary design work that has been completed by the applicant's project team and engineer. Evaluation of the preliminary design was reviewed and took into consideration the size of the proposed expansion. The detailed design will be finalized through Site Plan Control.

As stated above the lands are identified as Agricultural in the Haldimand County Official Plan (HCOP). The PPS outlines specific requirements that need to be met in order to remove lands from the agricultural land base. Given that this proposal is for a use that is not residential in nature, the noted policies apply and there is opportunity to consider the application under PPS subject to a series of criterion being satisfied. The requirements are as follows:

Limited non-residential uses may be supported provided that all of the following are demonstrated:

1. The land does not comprise a specialty crop area;

Planning Comment: The subject lands are classified as Class 3 soils in the Canada Land Inventory (CLI) Land Classification index. While the site does contain soils that are identified as prime agricultural lands, they are not used for the growing of tender fruits, grapes, or other fruit crops or vegetable crops, the lands are not subject to special climactic conditions or any other factors that establish them as being appropriate for specialty crop growth. Based on the foregoing, the property is in keeping with the intent of the provision.

2. The proposed use complies with minimum distance separation formulae;

Planning Comment: There are no livestock farming operations located in the vicinity of the subject lands, thus staff is confident that minimum distance separation (MDS) will not be a factor that leads to any land use compatibility issues for this proposal. Furthermore, no livestock operations have been proposed. This policy test is not offended by permitting the expansion of the use onto agricultural lands.

3. There is an identified need within the planning horizon provided for in policy 1.1.2 for additional land to be designated to accommodate the proposed use; and

Planning Comment: Policy 1.1.2 sets out that sufficient land shall be made available through intensification and redevelopment to accommodate an appropriate range and mix of employment opportunities, housing, and other land uses to meet projected needs for a time horizon of up to 20 years. Haldimand County has a sufficient designated employment land supply available to meet the projected needs over the next 20 years. However, this policy is more accurately applied to new development and new employment opportunities on vacant lands; whereas the proposal is to consider the expansion of an existing operation. The proposed amendments relate to an established and fully operational facility, which is looking to expand in order to continue to grow and service the existing economic base. The facility is well established, with investments made to the existing infrastructure, in terms of buildings and land. To relocate the operation at this time would require a new site to be established, significant equipment disassemble/relocate, and a complete new build of the facility (as opposed to expansion of existing).

The proponents have investigated other locations within the County through the Economic Development & Tourism Division, but have determined that available sites would not be suitable

relative to their market. Further, most of the available lands were located in Dunnville which is not beneficial for the already branded company from Cayuga. The subject property was the only site that satisfied the fundamental requirements to support the desired operations that are proposed to take place. The proponents have been utilizing the subject property for the last 23 years to facilitate their business in a smaller capacity. The attributes of the property lend itself not only for continued use at this scale, but also for the proposed expansion. Based on the aforementioned, the facility is established within the rural area and thus been an accepted use within the community as the facility is insulated creating minimal impact on the adjacent sensitive land uses. As such, this property was identified for its proximity to their market, and the fact that there is sufficient size for the enlarged use to be established. The subject property serves as an ideal location for current employees and a relocation would hinder the convenience and efficiency for the company.

In addition to the above, while locating this type of use within an existing employment lands area would be supported by policy, it does not represent a use that would efficiently utilize investments in services as it is a 'dry industrial' use (i.e. one that does not require water or sanitary for processing, manufacturing, etc.).

The proposed use satisfies this need, insofar as it is a relatively low impact use that will not interfere with future development opportunities for the lands to the east and west, and is not anticipated to negatively impact the lands to the north and south. This policy test is not offended by permitting the use on Agricultural lands.

4. Alternative locations have been evaluated, and:
 - a. There are no reasonable alternative locations which avoid prime agricultural areas.
 - b. There are no reasonable alternative locations in prime agricultural areas with lower priority agricultural lands.

Planning Comment: Haldimand County considers all agricultural lands, those lands that do not form part of a settlement area, as prime agricultural lands. The proposal is to expand an existing industrial operation, and as a result there is no reasonable alternative location to avoid the prime agricultural area. Additionally, as the operation is fully established and the lands subject to this amendment are already removed from the agricultural land base, the expansion is considered to have a minimal impact.

The proponents conducted a review of the surrounding area for lands that are not within the Agricultural area of the County, and were unable to find lands suitable to accommodate the use that they wish to expand. The relocation to a different site would not be beneficial or suitable for the existing employees. Furthermore, the proposed use will benefit from being able to capitalize on the infrastructure that exists, as well as receive a direct benefit from maintaining the local suppliers. Finally, the proponents are requesting that the proposed development be designated Rural Industrial subject to a special policy that permits the current specific uses in addition to the uses permitted in the Agricultural designation. This approach would avoid removing the Agricultural aspect from the property in addition to the Rural Industrial Designation that will be scoped to the existing facility.

In comparison to agricultural operations within the County, the site is small in nature and would have no utility for farming as the lands are presently occupied with buildings (dwelling, detached accessory buildings) and infrastructure (septic, driveway, etc.) which would make future agricultural uses difficult.

For these reasons, Planning staff are satisfied that this policy test is not offended by permitting the establishment of the use onto Agricultural lands.

Based on the foregoing, the proposal is considered consistent with the Provincial Policy Statement, and satisfies the Criteria for Removal of Prime Agricultural Lands. The application constitutes removal of minimal agricultural lands for the proposed use.

Growth Plan for the Greater Golden Horseshoe

The Growth Plan for the Greater Golden Horseshoe is intended to inform growth in such a way to continue economic prosperity and diversity is possible. Uses such as what is proposed herein, are generally supported for its merits in terms economic growth, by policies within the Growth Plan provided that the use does not negatively impact the surrounding community. Where agricultural uses and non-agricultural uses interface outside of settlement areas, land use compatibility will be achieved by avoiding or where avoidance is not possible, minimizing and mitigating adverse impact on the agricultural system. Where mitigation is required, measures should be incorporated as part of the non-agricultural uses, within the area being developed. This use has been in existence for approximately 23 years, and are not currently serviced by municipal water or wastewater supplies. The subject proposal does not impact the interim use of agriculture in any fashion since the existing lands and lands recently merged have not been nor will be farmable lands. The size of the each lot when separated were not large enough to be viable farmlands nor is the new configuration of the site.

Haldimand County Official Plan

The subject lands are designated 'Agriculture' within the Haldimand County Official Plan (OP). The applicant is proposing to re-designate the site to Rural Industrial with a special policy area within the Official Plan. Under the 'Agriculture' designation, the land base is to be protected and the use of the lands must be predominately agriculturally oriented, with permitted uses including all forms of farming, as well as land uses compatible with or related to agriculture. The existing industrial facility is compatible with the surrounding land uses and the proposed expansion does not anticipate an increase in nuisances with surround rural residential and agricultures uses.

Additionally, adding policy support for additional permitted uses on the subject lands would not negatively impact the agricultural land base of Haldimand County. The lands are not cultivated lands nor do they consist of enough land area to be considered a viable farm.

As the intent of the application is for expansion to the existing industrial facility, as the amendment is requested and is to be applied to the lands which are identified in Attachment 3. The lands would be re-designated to Rural Industrial with scoped permissions for the subject use as well as agricultural uses.

In terms of the proposed amendment, the removal of lands from the farm and agricultural production is not considered to have a negative impact on a farming operation. No additional lands from a neighbouring property or farm are proposed to be transferred or affected.

The Official Plan identifies industrial uses that were existing within the Agriculture designations at the time of the implementation of the Official plan where deemed to be permitted uses on those properties. The existing industrial facility is considered a permitted use and the applicant is seeking to extend that use onto the newly merged lands and recognize the use not generally permitted within the Agricultural designation. That will be accomplished by re-designating the lands with the existing facility and the expansion lands to Rural Industrial.

Land Use Compatibility

Where a new use is proposed on lands which abut a sensitive land use, a compatibility review must be undertaken to ensure the appropriateness of the development and potential for mitigation measures. The land uses that surround the subject property are varied in nature. There are rural residential and agricultural uses within the vicinity of the subject property. A more detailed description is provided below, and the description is illustrated by Attachment 1, which depicts the larger neighbourhood to

provide a broader context. Section F.1) 1 of the Haldimand County OP contains policies which outline mitigation measures that can be utilized in situations where a new land use is going to be located close to a sensitive land use. The considerations are outlined below:

- Separation of uses increased setbacks;

Planning Comments: The proponents have identified that the use will be considered as Class I in the scale of the D-Series guidelines established by the Ministry of Environment Conservation and Parks. As a Class I facility the operation is required to maintain a minimum 20 metres (65.6 feet) setback from any sensitive receptors, which will be required as part of the design of the site. The provisions of the Rural Industrial zone enforce a minimum required setback of 5 metres (16 feet) to the interior side yard lot line, however, the enlarged structure will not be built to that setback and is intended to have a 16 metres (52 feet) property line setback which will ensure that an adequate setback is provided for compatibility and to minimize impacts on adjacent properties. To ensure that noise, and the visual component of the expansion does not have a negative impact on adjacent landowners, the proponents have also included landscaping, orientation of the site to lessen any affect on adjacent neighbour and noise deflectors for roof top machinery. The details of the buffers, landscaping, and site details will be formally reviewed through the site plan control process.

There is a dwelling that is located south of site, within 20 metres (65.6 feet) of the lot line of the subject lands. The proposed industrial structure will be set back approximately 16 metres (52 feet) from the property line and approximately 35.9 metres (118 feet) from the adjacent residential structure. Therefore, based on the setback of the structure the minimum separation distance required through the D6 guidelines for incompatible land uses would be maintained in excess of the required setback (i.e. 20 metres or 65.6 feet). The suitability of this setback has been validated through detailed noise study produced by a firm qualified in industrial noise analyses. More details on the study and mitigation recommendations are included in the Noise Study section further on in this report.

- Screening and buffering such as landscape strips, architectural screenings, fences or berms;

Planning Comments: In order to reduce the potential for incompatibility, the proponents have indicated that they will use landscaped screening to provide visual and noise buffering from the nearby receptor. The proponents have indicated that the odour, vibrations and other air emissions have been considered with respect to the adjacent residences and will pose no interference. Furthermore, the proponents have supplied the County with a Noise Impact Study that has been reviewed by staff. Staff are in agreement with the findings of the report that the mitigating measures which include landscaping such as vegetation and fencing between the adjacent residential use and the proposed expansion, as well as deflectors around roof top mechanical equipment bring the expansion into compliance with provincial guidelines.

The proposal is subject to site plan control, which means that the new development on the site, and the final details of design, will be reviewed and any additional mitigation measures can be included as part of the site plan approval process. The review would include the location and orientation of buildings, orientation of use, grading and drainage, landscaping, vehicular movements and parking.

- Location of lighting so that it is deflected away or shielded from adjacent sensitive uses;

Planning Comments: The applicant, through the site plan control application process, will be required to provide a photometric plan that will ensure that there is no light spill over from the property line. Ensuring that there is no light interfering with the existing residence to the north will mitigate the impact to the sensitive land use. Additionally, the applicant has indicated through the application that no standalone parking light standards will be installed on-site.

- Proper location of parking, loading and unloading areas, and outside storage; and

Planning Comments: The proponents have provided a concept plan as shown as Attachment 2, demonstrating that parking is primarily located towards the front of the property away from the nearest residences. The drive aisles providing access to the loading areas located to the rear of the property will be screened with fencing and landscaping to mitigate any nuisances. Through the site plan control process the details of the mitigating measures will be reviewed in more detail. The anticipated truck movement includes; small delivery trucks two to three times per day, medium sized large box trucks and large truck, two times per week. Staff are of the opinion that the truck traffic will remain minimal and will not create a negative affect on the property to the south due to previously discussed buffering proposed. The proposal does not include outdoor storage as all aspects of the operation are wholly within the building. To protect surrounding sensitive land uses and to ensure there will be no outdoor storage in the future, staff are recommending removal of outdoor storage as a permitted use from the Rural Industrial Zone. Based on the foregoing, staff are of the opinion that the proposed parking will not impact the adjacent properties.

- Provision of safe convenient pedestrian access with minimal inference from vehicular movement.

Planning Comments: Pedestrian traffic is not anticipated to conflict with the usage of the site. The subject lands are not located in an area where people are likely to travel on foot, and users of the site will likely be parking in the spaces provided or near their storage space for loading/unloading of materials.

Water and Wastewater Servicing

The subject property exists outside of urban boundaries as identified in the schedules of the Official Plan. The Official Plan sets out that such lands are to be serviced privately. If necessary, a new private individual wastewater treatment system (septic) will be constructed as part of the proposed development.

Noise Study

A Noise Impact Study was completed by Rubidium Environmental on November 15, 2019. The report, accounted for two areas of noise sources; one being the rooftop HVAC and exhaust equipment as well truck movement within the site. Although, the report noted that currently there are no sources of noise that have been recorded and the report bases the findings on worst case scenarios for the proposed expansion. A complete acoustic report will be completed once all HVAC and exhaust equipment have been designed and installed. With that being said, the report conducted a preliminary review and concluded that all noise sources will be consistent with provincial regulations for noise levels. The Provincial Standard levels would permit some noise, but this level would be difficult to detect with the human ear. The predicted worst case scenario model results in numbers that, with wood fencing, would be suffice to meet those standards. These results are based on other noise factors such as everyday traffic travelled on Kohler Road which would be detected as a louder noise source. The results of the preliminary studies also resulted in the requirement of a wood fence to reduce the noise levels to provincial standards from truck movement on site. Albeit, the expansion is large in nature, the increase in truck deliveries will be minimal in nature. Staff have reviewed the report and are satisfied with the conclusion. Staff are of the opinion that although the proposed expansion is a significant intensification of the property, the current facility generates little noise, due to the building materials and current setbacks from the existing sensitive land uses to the north and south. The expansion will include similar materials and will maintain required setbacks that will continue the mitigation of noise to the sensitive land uses. Additionally, Staff will review the mitigation measures in detail such as enhanced landscaping such as vegetation, fencing and any other deflectors or barriers required on the rooftop

equipment through the site plan control process. The applicant is required to submit a revised acoustic study once the expansion is complete to ensure predicted values are met and there is no negative affect on adjacent residential uses. This will be worked into the site plan agreement and included as part of the site plan approval as conditions that must be met at operation. This provides the regulatory mechanism to ensure compliance is achieved and maintained.

Zoning By-law

The lands are zoned 'Agricultural' (A), 'Rural Commercial' (CR) and 'Rural Industrial' (MR) in the Town of Haldimand Zoning By-law 1-H 86, and the proponent is seeking to rezone the portion of lands currently zoned Agricultural and Rural Commercial to a site specific Rural Industrial zone. The existing special provision that applies to the originating lands permits the use of a processing, manufacturing, light assembly, and research facility. In March of 1997, the Committee of Adjustment, approved a variance to allow a use that is similar to the uses permitted as of right within the Rural Industrial Zone, such as manufacturing for agricultural equipment. Furthermore, a Zoning By-law Amendment was also approved in early 2016 which reflected the uses as well as a reduced side yard setback. The proponent is seeking a zone change that would result in one unified zone for the property in its entirety. The proponents are not seeking relief for any other zoning provisions relating to lot area, frontage, or yard setbacks and thus are requesting the amendment specific to the existing manufacturing use. Staff note that the Zoning By-law is the safeguard for compatibility that requires the proponent to legally maintain adequate setbacks set out in the provisions of the Rural Industrial zone.

Site Plan Control

Site Plan Control is applied to a variety of zones throughout Haldimand County to regulate development. As the proposed zoning for the site in its entirety is Rural Industrial, site plan control is applicable.

This review will allow staff to have input into issues such as: stormwater management, ingress/egress, parking layout, site lighting and buffering between land uses. This review is tailored to suit each project, the proponent has recently submitted a complete site plan application package and the review has commenced.

Additionally, as part of the development review process all developments are required to be reviewed as part of the pre-consultation process. Prior to the submission of the applications subject to this report, a pre-consultation meeting was held with staff and the proponent.

Planning staff acknowledge that there is an important need to ensure that there is land use compatibility between the expanded use and nearby sensitive uses. To ensure that the potential for issues are mitigated, staff will require that there be buffering installed on the site between the proposed use and the nearby residence. Lastly, as part of the site plan process, a site plan agreement will be required. This agreement is the legal mechanism that ensures a development is built as approved.

Draft Amendments

Copies of the proposed draft Official Plan amendment (Attachment 3), and a Zoning By-law amendment (Attachment 4) have been prepared and attached to this report. With the approval of the requested Official Plan and Zoning amendment, the proposed development on the subject lands will have a site specific policy added to the site and the Zoning By-law will have a site specific zoning provision added as well. These planning instruments will permit the use, and require that the proponents receive site plan approval prior to beginning construction.

This proposal has been reviewed through the applicable policies from the Province (Provincial Policy Statement and Growth Plan), and the County (Official Plan), and staff are of the opinion that the requested relief is appropriate.

The proponents have taken measures in order to reduce the impact on the neighbouring sensitive land use. As such, in order to reduce the potential for incompatibility, the proponents have indicated that they will use landscaped screening to provide buffering from the nearby receptor as well as noise deflectors for roof top noise sources.

The use proposed is located as far away as possible from the neighbouring lot, in an effort to provide the greatest setback distance available. Through the D6 guidelines the proposed industrial structure will be set back approximately 16 metres (52 feet) from the adjacent property line and approximately 40 metres (131 feet) from the adjacent residential structure, whereas the D6 guidelines require all Class I industrial uses be setback a minimum of 20 metres from the nearest sensitive receptor. The proponents maintain double the required setback.

Public Input:

The proponents have conducted an open house that was held on February 26, 2020 that allowed neighbouring property owners the opportunity to discuss the proposed expansion. Through feedback and comments received from adjacent neighbours, the proponents generated a letter addressing those questions and concerns. The major questions and concerns were regarding drainage, tree height, potential construction start and end dates, design and façade of building and lighting all of which will be addressed through the site plan control process. Staff did not receive concerns from residents regarding the proposal.

Planning Opinion:

Planning Staff has reviewed the proposal in relation to Provincial and County policy frameworks and are of the opinion that the proposed amendments are consistent with and generally maintain the intent and purpose of the Provincial Policy Statement (2020), the Places to Grow Plan (2019) and the Haldimand County Official Plan. Additionally, the proposed amendment to the Zoning By-law maintains the intent and purpose of the Town of Haldimand Zoning By-law 1-H 86. Therefore, Planning staff is supportive of the subject applications.

FINANCIAL/LEGAL IMPLICATIONS:

Not applicable.

STAKEHOLDER IMPACTS:

Ministry of Municipal Affairs/Ministry of Housing Ontario – No objections. Municipality must be satisfied that relevant policies requirements within the Provincial Policy Statement are satisfied.

Emergency Services – No objections.

Planning and Development (Development & Design Technologist) – No comments.

Building & Municipal Enforcement Services – No objections.

Hydro One – No comments.

Six Nations Council – No comments received.

Mississaugas of the Credit First Nation – No comments received.

Road Operations – No objections.

Haldimand-Norfolk Health Unit – No objections.

Municipal Property Assessment Corporation (MPAC) – No objections.

REPORT IMPACTS:

Agreement: Yes

By-law: Yes

Budget Amendment: No

Policy: No

ATTACHMENTS:

1. Location Map.
2. Applicants Plan.
3. Official Plan Amendment By-law.
4. Zoning By-law Amendment.
5. Site Plan Authorization By-law.