

WHEREAS Haldimand County ('Haldimand') has been presented a development vision from Empire Communities ('Developer') for the Nanticoke area ('Subject Lands') that spans 1,680 hectares (4,153 acres) of land and which would consist of residential, institutional and commercial development across 990 hectares (2,447 acres), equating to approximately 15,000 residential units and up to 8,200 service and support type jobs, and employment development across 690 hectares (1,706 acres), resulting in up to 11,000 jobs;

AND WHEREAS Haldimand strives to be a municipality that is development ready and fully supportive of the creation of quality jobs, attraction of new residents, and promotion of cost effective and environmentally responsible infrastructure development;

AND WHEREAS, the Subject Lands represent a 40 year old vision for a major industrial park that, despite being appropriately designated and zoned for employment uses, has not come to fruition due to servicing, economic, labour and locational challenges;

AND WHEREAS, it is desirable to pursue changes to the planning framework of the Subject Lands to establish a more balanced and contemporary development vision consisting of a mix of employment, commercial, institutional and residential uses;

AND WHEREAS job creation and increasing housing supply and affordability are two of the Provincial government's key objectives which the proposal on the Subject Lands would directly and positively respond to through the creation of up to 19,200 total jobs and 15,000 new residential units;

AND WHEREAS, there currently exist significant infrastructure limitations to support development of the Subject Lands, including lack of natural gas supply and sanitary treatment capacity;

AND WHEREAS Haldimand does not have the financial capacity to bring the necessary infrastructure installations and upgrades to the Subject Lands to create shovel ready development opportunities;

AND WHEREAS a significant private sector investment or partnership with Haldimand is necessary in order to realize the development opportunities that exist with the Subject Lands;

AND WHEREAS the County has an approved Environmental Assessment for a new wastewater treatment plant in the area of the Subject Lands, and included with such, a servicing analysis that demonstrates the feasibility of a regional wastewater servicing approach;

AND WHEREAS a regional wastewater servicing approach is desirable given it will allow for implementation of a program that is more environmentally secure, cost efficient, sustainable and which affords opportunity to support servicing objectives of other communities such as Six Nations;

AND WHEREAS there is an existing, fully permitted water intake and treatment facility in the area of the Subject Lands that has the capability to service the entire proposal;

AND WHEREAS the subject proposal will provide further opportunity to implement a regional water servicing approach that would optimize existing water treatment infrastructure and create opportunity to service other communities in the County, as well as neighbouring communities such as Port Dover (Norfolk County) and Six Nations;

AND WHEREAS any Minister's Zoning Order should be conditional upon the completion and local approval of:

- a master plan, which is fully informed by public consultation, that lays out the series of streets, residential / commercial / institutional blocks, leisure and recreation areas (trails, parks), protected natural environment areas and significant servicing blocks (stormwater ponds, pumping stations);
- detailed technical studies, including land use compatibility (i.e. air emission - noise, dust, odour), archaeology, environmental impact, hydrogeological, stormwater management, servicing, traffic impact and geotechnical;
- plan(s) of subdivision; and,
- refined site specific zoning that is informed by the master plan details;

AND WHEREAS the portions of the Subject Lands within the Regulated Areas of the Long Point Region Conservation Authority and those protected by the Natural Environment policies of the Haldimand County Official Plan will continue to be protected;

AND WHEREAS, meaningful consultation and engagement with First Nations would be conducted on all aspects of the development vision and municipal approvals, and would include both Haldimand and the Developer;

AND WHEREAS, the subject proposal is not in full conformity with existing Provincial policy, including the Provincially Significant Employment Zone policies applicable to the Subject Lands;

NOW THEREFORE BE IT RESOLVED THAT Haldimand County requests that the Minister of Municipal Affairs and Housing issue a Ministerial Zoning Order (MZO) pursuant to s. 47 of the Planning Act, or other power(s) as deemed appropriate, for the development of employment, commercial, institutional and residential uses on the Subject Lands to support the creation of up to 19,200 jobs and 15,000 residential units and which would facilitate the implementation of a regional water and wastewater treatment and distribution servicing strategy;

AND THAT a copy of this motion be provided to MPP Toby Barrett