
HALDIMAND COUNTY

Report PDD-23-2022 Official Plan and Zoning By-law Amendment for Commercial Plaza – Goodreid Planning Group

For Consideration by Council in Committee on May 31, 2022



OBJECTIVE:

To consider redesignating and rezoning the subject lands to permit a commercial plaza at 192-222 Argyle Street North, Caledonia.

RECOMMENDATIONS:

1. THAT Report PDD-23-2022 Official Plan and Zoning By-law Amendment for Commercial Plaza – Goodreid Planning Group be received;
2. AND THAT application PLOP-HA-2021-117 to amend the Haldimand County Official Plan by redesignating the subject lands from 'Urban Business Park' to 'Community Commercial' and to redefine the boundary of the 'Riverine Hazard Land' designation to facilitate a commercial plaza be approved for the reasons outlined in Report PDD-23-2022;
3. AND THAT application PLZ-HA-2021-118 to amend the Haldimand County Zoning By-law HC 1-2020 by rezoning the subject lands from various commercial and industrial zones to the 'General Commercial – Holding (CG – H)' Zone with a special provision to permit commercial uses with restrictions to facilitate a commercial plaza and 'Development (D)' Zone for future development be approved for the reasons outlined in Report PDD-23-2022;
4. AND THAT the proposal is deemed to be consistent with the Provincial Policy Statement (2020) and A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020);
5. AND THAT the General Manager of Community & Development Services be authorized to remove the Holding (H) provision when all conditions have been satisfied;
6. AND THAT the by-laws attached to Report PDD-23-2022 be presented for enactment;
7. AND THAT 162 cubic metres per day of water and 162 cubic metres per day of sanitary sewage capacity be allocated to the subject development.

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

EXECUTIVE SUMMARY:

Planning staff have reviewed an Official Plan and Zoning By-law Amendment application to permit a new commercial plaza at 192-222 Argyle Street North, Caledonia consisting of nine (9) commercial buildings divided into 68 units and 8,990 square metres (96,769 square feet) of space over two (2)

phases. If approved, the development will have one access onto Argyle Street North and two accesses/egresses onto Gypsum Avenue, three hundred and fifty-one (351) parking spaces, and connect into existing municipal services. Traffic infrastructure improvement consisting of signalization of the Argyle Street North/Gypsum Avenue intersection is required to accommodate the proposed development as is the extension of a pedestrian sidewalk across the frontage of the property.

The subject proposal is consistent and conforms to planning policy frameworks, is considered good land use planning and desirable, and is in the public interest. Planning staff recommend approval of the subject applications subject to special provisions and a Holding (H) provision as described in the subject report. If Council approves the subject applications, the proponent would need to work through the site plan application process and removal of Holding (H) provision process prior to site alteration and development.

BACKGROUND:

Location and Description

The subject lands are located in north Caledonia (Attachment 1) and have approximately 91 metres (300 feet) of frontage on the east side of Argyle Street North and an approximate size of 8.70 hectares (21.50 acres). The subject lands are municipally addressed as 192-222 Argyle Street North, Caledonia and are predominately vacant with just two small industrial buildings that will be demolished to accommodate for the proposed development. The subject lands have direct driveway access onto Argyle Street North and Gypsum Avenue. A watercourse bisects the easterly portion of the subject lands north to south.

A former rail corridor forms the southerly and easterly boundary of the subject lands. Empire Communities is working to convert this rail corridor into an extension of the Chippewa Trail that will connect the existing trail (north of Haldimand Road 66) to downtown Caledonia. The subject lands are located north of the historic downtown. Immediately south of the rail corridor is the Tim Hortons and Slack Plaza (mixed-use commercial and apartment building) property and dwellings fronting onto Orkney Street East. The subject lands are located east of a mixed use area consisting of residences, the former rail station, Purina factory, Food Basics grocery store, an auto body shop, and other industrial operations; to the north is the future County EMS/Fire station, a veterinary clinic, a retail plaza, industrial building, school bus yard, and the Caledonia Gateway and Georgia Pacific subdivision lands (Empire Communities proposals).

Subject Application/Development Proposal

The subject lands are currently designated and zoned for urban business park (industrial) use as well as floodplain for a portion of the property associated with the Seneca Creek. After undertaking the pre-consultation meeting process on December 18, 2019, the proponent's team submitted a combined Official Plan and Zoning By-law Amendment application in June, 2021 to redesignate and rezone the subject lands to permit a commercial plaza (Attachment 2). A second submission was provided on February 09, 2022 to address staff and agency questions/comments.

The proponent is requesting to amend the designation of the subject lands in the Haldimand County Official Plan from 'Urban Business Park' to 'Community Commercial'. The proponent is also proposing to redefine the boundary of the 'Riverine Hazard Land' designation in the Official Plan based upon floodplain management work undertaken by Pearson Engineering Ltd. in consultation with the Grand River Conservation Authority (GRCA).

The application also seeks to rezone the westerly portion of the property, being approximately 4.06 hectares (10 acres) in size, to 'General Commercial – Holding (CG – H)' Zone with a special provision to scope the permitted uses and set minimum thresholds for gross leasable floor area; these efforts are

to enact suitable protections for the commercial uses in the downtown core. The remaining lands (easterly portion) will be rezoned to 'Development (D)' Zone, as a development concept has not been prepared for this portion of lands at this time and the majority of the lands are located in the floodplain. Future planning applications would be required to permit development on the remaining lands.

As stated above, the proponent is proposing to develop 4.05 hectares (10 acres) of the 8.70 hectare (21.5 hectare) site (Attachment 2 and 3) at this time. The development is proposed on the western portion of the subject lands, along Argyle Street North and includes nine (9) commercial buildings consisting of 68 units and 8,990 square metres (96,769 square feet) of space. The development is intended to be completed in two (2) phases, which will align with the recommendations contained in the Retail/Service Market Demand and Impact Study submitted for the project (to be discussed within this report). An access (entrance only) is proposed on Argyle Street North and two accesses (in and out) are proposed onto Gypsum Avenue. As shown on Attachment 2, Buildings A and B are proposed to frame Argyle Street North, Buildings D and E are proposed to frame Gypsum Avenue, and Buildings G – I are proposed to frame the trail. Buildings A – C (closest to Argyle Street North) are proposed to contain restaurants. The rest of the buildings would contain a variety of retail, service, and educational uses (see Attachment 8 for a list of uses). Three hundred and fifty-one (351) parking spaces are proposed internal to the site. Bicycle parking will be provided. The development is proposed to connect into municipal water and wastewater servicing and a private stormwater management pond would service the development.

To support the subject applications, the proponent's team submitted a number of reports and plans to demonstrate suitability of the development. A list of application materials is included as Attachment 4. To highlight a few, the proponent's team submitted a Planning Justification Report, Market Demand and Impact Study, Preliminary Site Plan, Streetscape and Elevation Renderings (Attachment 3), Functional Servicing Report including a Floodline Study, Traffic Impact Study, Archaeological Assessment, and Environmental Site Assessments.

Council is being asked to make a principle of land use decision to permit a commercial plaza on the subject lands. If approved, the applicant would start the site plan process for site layout, urban design components, zoning conformity, and engineering related matters such as site access, servicing, grading and drainage, site lighting, and external works (including signalization of the Argyle Street North/Gypsum Avenue intersection). The applicant would also start working through the conditions of the Holding (H) provision (to be discussed within this report). Full build out of the proposal is anticipated by 2031 and the development is planned to be held in one ownership at this time.

ANALYSIS:

The following planning considerations apply to this proposal:

Provincial Policy

Provincial Policy Statement (PPS), 2020

The Provincial Policy Statement (PPS), 2020 provides overall policy direction on matters of provincial interest related to land use planning and development in Ontario. The PPS sets the policy foundation for regulating the development and use of land. The *Planning Act* requires all decisions affecting planning matters to be consistent with the PPS policies.

Building Strong Healthy Communities and Settlement Areas

The PPS states that Ontario's long-term prosperity, environmental health and social wellbeing depend on wisely managing change and promoting efficient land use and development patterns. Efficient land use and development patterns support sustainability by promoting strong, liveable, healthy and resilient communities, protecting the environment and public health and safety, and facilitating economic growth.

The PPS directs growth and development to settlement areas. Land use patterns within settlement areas are to be based on densities and a mix of land uses which, among other items, efficiently use land and resources; are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion; minimize negative impacts to air quality and climate change, and promote energy efficiency; prepare for the impacts of a changing climate; and support active transportation. Land use patterns within settlement areas are also to be based on a range of uses and opportunities for intensification, redevelopment, and compact form, where this can be accommodated, while avoiding or mitigating risk to public health and safety.

The subject lands are located in the urban settlement area of Caledonia, where the PPS directs growth and development. The subject lands are located along the main street (Argyle Street North) of Caledonia and within walking distance to the historical downtown and central business area. The subject lands are also located within walking distance to existing residential neighbourhoods, as well as proposed and establishing residential communities (Empire's Caledonia Gateway, Georgia Pacific, and Avalon subdivisions). The subject lands are located in a mixed-use area and all lands surrounding the subject lands are developed or approved for development. The proposal represents redevelopment and intensification, which the PPS encourages, and the subject lands are well positioned within the community of Caledonia for commercial development.

It is Planning staff's opinion that it is appropriate to approve the subject applications to supply the growing community of Caledonia with additional commercial lands to ensure a mix and balance of land uses in the community and to keep pace with residential growth. This is supported by the County's long-term Growth Strategy (Phase 1 of the Municipal Comprehensive Review project), which was approved by County Council on June 28, 2021 and the Province on November 26, 2021. To form the basis of the Growth Strategy, the County hired Watson & Associates Economists Ltd. to prepare a Population, Housing and Employment Forecast Update and Land Needs Assessment (June 26, 2019) and an addendum. Watson forecasts that at the year 2041, Caledonia will have a shortfall of commercial lands in the Designated Greenfield Area (planned but unbuilt area of the settlement area). Watson recommends that the County review location options to accommodate additional designated commercial lands within its urban areas. The subject development will bring 4.05 hectares (10 acres) of commercial lands online in a desirable location, with future development potential on the east portion of the site subject to market impact study and floodplain review. This proposal, and approval of it, is a positive response to the recommendations in the Watson report and will assist the County in meeting the needs of the community as it relates to additional commercial development. More commercial lands will still be needed in the future and are to be addressed/incorporated as part of other projects.

Altogether, Planning staff recommend that Council support the subject applications as the subject lands are in a desirable location for conversion and they will supply Caledonia with additional commercial lands which will be needed by the year 2041. In conjunction with the development of Empire's Gateway and Georgia Pacific Subdivision to the north, the proposed development will provide a continuous urban fabric and will serve to fill in older, underutilized industrial land. The development will efficiently use infrastructure and support active transportation. Climate change impacts will be addressed through functional servicing and stormwater management at the site plan application stage.

Employment and Long Term Economic Prosperity

The PPS requires the County to promote economic development and competitiveness by: providing for an appropriate mix and range of employment, institutional, and broader mixed uses to meet long-term needs; providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses; and encouraging compact, mixed-use development that incorporates compatible employment uses to support liveable

and resilient communities, with consideration of housing, among other items. It is Planning staff's opinion that the subject applications satisfy the intent of these policies.

Further, the PPS states that long-term economic prosperity should be supported by: promoting opportunities for economic development and community investment-readiness; maintaining and, where possible, enhancing the vitality and viability of downtowns and main streets; and encouraging a sense of place, by promoting well-designed built form and cultural planning, and by conserving features that help define character, among other items. The subject lands are well positioned for commercial development and will enhance the vitality and viability of the main street of Caledonia (Argyle Street North). The development will incorporate principles of good urban design (buildings framing the street; parking predominately located behind the buildings; large, transparent windows; high quality façade; and visible signage) and will be aesthetically pleasing (Attachment 3). Landscaping will be incorporated throughout the site as part of the site plan application process.

Energy conservation, Air Quality and Climate Change

The PPS requires the County to support energy conservation and efficiency, improved air quality, reduced greenhouse gas emissions, and preparing for the impacts of a changing climate through land use and development patterns which: promote compact form and a structure of nodes and corridors; promote the use of active transportation in and between residential, employment (including commercial and industrial) and institutional uses and other areas; encourage transit-supportive development and intensification to improve the mix of employment and housing uses to shorten commute journeys and decrease transportation congestion; promote design and orientation which maximizes energy efficiency and conservation, and considers the mitigating effects of vegetation and green infrastructure; and maximize vegetation within settlement areas, where feasible.

The subject lands front onto the main street of Caledonia (a corridor) between existing commercial and residential development, and planned commercial and residential developments. The subject lands are well positioned within the Caledonia community and about a future trail connection, which will support active transportation amongst patrons/shoppers. Bicycle parking will be incorporated into the site plan, as this is a requirement of the County's Zoning By-law, which will encourage a mode of active transportation. During the site plan application process, staff will review the proposed design, building orientations, and landscaping.

Cultural Heritage and Archaeology

The PPS prohibits development and site alteration on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved. To support the subject applications, the proponent's team submitted a Stage 1 Archaeological Assessment prepared by AMICK Consultants Limited (dated August 20, 2020). AMICK recommends that a Stage 2 Archaeological Assessment be completed for the undisturbed portions of the subject lands that are proposed for development (east and south portions of the subject lands to be developed outside of the existing building, entrance, and parking areas); that the portions of the subject lands that have been deeply disturbed be cleared; that portions of the subject lands that won't be developed due to their hazardous nature not be assessed. Planning staff recommends that a Holding (H) provision be affixed to the zoning of the subject lands to prohibit site alteration and development until an archaeological assessment is approved by the Ministry of Heritage, Sport, Tourism, and Culture Industries (MHSTCI). This will permit Council to amend the principle of land use today, while ensuring that archaeological matters are addressed prior to site alteration and development.

Natural Hazards

The PPS states that Ontario's long-term prosperity, environmental health and social well-being depend on reducing the potential for public cost or risk to Ontario's residents from natural or human-made hazards. Development is to be directed away from areas of natural or human-made hazards where

there is an unacceptable risk to public health or safety or of property damage, and not create new or aggravate existing hazards.

The center and rear portion of the subject lands are designated 'Riverine Hazard Lands' in the Haldimand County Official Plan as they are impacted by a watercourse and floodplain associated with the Seneca Creek. The proponent is proposing to redefine the boundary of the 'Riverine Hazard Lands' designation to increase the developable area of the subject lands for the commercial plaza (Fill Area in Attachment 5). To support the subject applications, the proponent's team submitted a Functional Servicing Report that contained a Floodline Study prepared by Pearson Engineering Ltd. The Floodline Study identifies that the northeast portion of the lands to be developed is located within the floodplain (Fill Area in Attachment 5). The proponent's team is proposing a cut/fill balance to make the subject lands more viable while ensuring that no net storage volume is lost within the floodplain (Attachment 5). Essentially, some land will be filled in ("Fill Area" in Attachment 5) and some land will be cut or excavated ("Cut Area" in Attachment 5) to create a consolidated chunk of land for development and to match the existing storage volume on the subject lands. The cut-fill balance is proposed completely on the subject lands and the storage volume will remain the same; point being, the proposed floodplain works will not impact adjacent properties.

The Grand River Conservation Authority (GRCA) has reviewed the Floodline Study. The GRCA only supports redefining hazard limits when a GRCA permit is obtained and the work is complete and verified in the field, which is not possible at this time. The GRCA is satisfied and supportive of the subject, principle of use applications moving forward provided they are conditional upon approval of a site plan application and GRCA permit. Additional study and information will be required at the site plan stage and the exact cut/fill area and limit of development may shift slightly. Planning staff recommends that the 'Riverine Hazard Lands' designation be redefined and that a Holding (H) provision be affixed to the zoning of the subject lands to prohibit development on the subject lands until a GRCA permit is obtained, the GRCA verifies the limit of development, and a site plan is approved. This will permit Council to generally redefine the 'Riverine Hazard Lands' designation to create more developable area for the commercial plaza, while ensuring that floodplain matters are addressed prior to development.

Human-Made Hazards

The subject lands abut the former Georgia Pacific site, which included a drywall production plant and was undermined for gypsum. These lands have been presented at a Public Meeting for residential development (Empire's Georgia Pacific Subdivision). The PPS states that development on, abutting or adjacent to lands affected by mine hazards may only be permitted if rehabilitation or other measures to address and mitigate known or suspected hazards are under way or have been completed. The Ministry of Northern Development, Mines, Natural Resources and Forestry (NDMNRF) reviewed the subject applications and recommends that the extent of the mining hazards in the area be not only delineated by historic mine plans but also be confirmed in-situ. If mine workings exist in or may influence the subject lands, the NDMNRF recommends that a geotechnical study be completed to determine the long-term stability of mine workings and the setback distance required if a failure were to occur. If development is proposed to occur over a hazard (including within its failure setback distance) a rehabilitation plan is required and must include a detailed geotechnical investigation. The rehabilitation plan must certify long-term stability of the subject lands for the proposed land use (commercial). Planning staff have consulted with the Province, and the NDMNRF has no objection to the County moving forward with approving the subject applications to set the principle of land use in place provided a Holding (H) provision is affixed to the zoning of the subject lands requiring the applicant to demonstrate long-term stability of any underground mine workings that may underlie the subject lands, to the satisfaction of the Province and County, with the understanding that site plan approval and building permits cannot be issued without an approved geotechnical study and rehabilitation plan, if required. The geotechnical study must take into account the potential impacts of the proposed new land

use. The NDMNRF will review these items to ensure that they address the concerns they have identified; however, the County is the approval authority.

Conclusion

It is Planning staff's opinion that the subject applications are consistent with the PPS provided that a Holding (H) provision is affixed to the zoning of the subject lands to address certain matters as noted above.

A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2020

A Place to Grow establishes a unique land use planning framework for the Greater Golden Horseshoe to 2051 that supports the achievement of complete communities, a thriving economy, a clean and healthy environment, and social equity in the face of the magnitude and pace of forecasted growth and changes expected in the Region. A Place to Grow speaks to issues relating to economic prosperity, which include transportation, infrastructure planning, land use planning, urban form, housing, natural heritage and resource protection. The *Place to Grow Act* requires all planning decisions to conform with A Place to Grow.

Managing Growth

A Place to Grow states that the vast majority of forecasted growth to 2051 will be directed to settlement areas that have a delineated boundary; have existing or planned municipal water and wastewater systems; and can support the achievement of complete communities, and development will generally be directed away from hazardous lands. Caledonia meets these criteria and the proponent will be required to demonstrate that the portion of the subject lands to be developed does not contain hazards (flooding and undermining) as part of the site plan application and holding provision removal processes.

Employment

A Place to Grow requires the County to designate all employment areas in the Official Plan and to protect them for appropriate employment uses over the long-term. The subject lands do not form part of the County's protected employment area. This is the reason that the subject applications can be contemplated outside of the Municipal Comprehensive Review (MCR) process. Also, lands on the east of Argyle Street North in proximity to the subject lands are predominately designated for commercial, residential, and recreational uses. Protected industrial lands are located on the west side of Argyle Street North and planned for the north side of Greens Road. As such, there is no concern with converting the subject lands from industrial to commercial lands. The County's Municipal Comprehensive Review (MCR) confirmed this and set in place policy that supports the conversion of the subject lands to commercial through this application process, including the various supporting studies that have been provided. Further, the proposed development will create 226 jobs between now and 2031 and provide more commercial (retail, restaurant, and service) choice to existing and future residents.

Designated Greenfield Areas

The subject lands are located in the greenfield (planned but unbuilt) area of the County. A Place to Grow states that new development taking place in designated greenfield areas will be planned, designated, zoned and designed in a manner that: supports the achievement of complete communities; supports active transportation; and encourages the integration and sustained viability of transit services. The minimum density target applicable to the County's designated greenfield area is 40 jobs and residents per hectare. The Retail/Service Market Demand & Impact Study prepared by UrbanMetrics Inc. (dated May 26, 2020), which will be discussed later in this report, states that the proposed development will likely generate employment for 226 persons between now and 2031. This will create 56 jobs per hectare on the subject lands, exceeding the requirement of A Place to Grow.

Conclusion

It is Planning staff's opinion that the subject applications conform to A Place to Grow.

County Policy

Haldimand County Official Plan

The Haldimand County Official Plan (OP) creates the framework for guiding land use changes in the County over the long-term. The OP provides the avenue through which Provincial Policy is implemented into the local context, protects and manages the natural environment, directs and influences growth patterns, and facilitates the vision of the County as expressed through its residents. A Zoning By-law Amendment application and Site Plan application cannot be approved and building permits issued if the correct designation is not in effect or the development does not conform to all of the Official Plan policies.

The subject lands are currently designated 'Urban Business Park' and 'Riverine Hazard Lands'. The proponent is requesting to amend the designation of the subject lands to 'Community Commercial' and to redefine the boundary of the 'Riverine Hazard Land' designation. If Council approves these applications, this would allow the commercial plaza on the portion of lands adjacent to Argyle Street North and future development on the remaining lands.

To support the subject applications, the proponent's team submitted a number of reports and plans (Attachment 4), including a:

Market Demand and Impact Study

The subject lands are currently designated 'Urban Business Park'. Urban Business Parks are clusters of industries and businesses located within urban areas. The role of Urban Business Parks includes light industrial activities and some commercial uses which provide services to the industrial area or which increase the attractiveness of the industrial uses. Specific permitted uses include light industrial activities such as: manufacturing; fabrication; assembly and processing of partially processed material, goods and products; warehousing; bulk storage tanks; service and maintenance operations; public utilities; transportation facilities; trade schools; research and development laboratories and facilities and similar uses; commercial uses which provide services for the industrial area and which increase the attractiveness for the industry such as offices and retail outlets requiring substantial outside storage; and additional industrial-related commercial uses such as: automobile sales, rental and service establishments; restaurants; service stations; recreational facilities; and adult entertainment facilities.

The proponent is requesting to amend the designation of the subject lands to 'Community Commercial'. The 'Community Commercial' designation identifies and applies to the central business areas within the County's settlement areas, extending from the historical commercial crossroads or downtowns. The central business area of Caledonia provides the largest and most diverse concentration of commercial functions in Caledonia, as well as a variety of institutional, residential, and community activities. A full range of commercial activity is permitted including: retail and service commercial facilities; business; personal and professional offices; recreation and entertainment facilities; communication and transportation services; hotels; restaurants; private clubs, government offices, community and cultural facilities; and public and private institutions. Apartments buildings are also permitted up to a maximum of 6 stories, provided they are not to be located in the street level storefront of a building.

The OP states that it is the intent of the County to maintain and protect the viability of the Caledonia central business area. The OP recognizes that the physical spatial characteristics of the central business areas in the County (including Caledonia) may be such that not all new commercial development may be accommodated within this area. Issues with respect to the amount of available land in the central business area, current customer needs, changing shopping patterns, the suitability of existing structures for commercial use and parking requirements will continue to be at the forefront

for commercial development in the County's urban areas. The OP further recognizes that additional commercial lands may be required as the population of the County increases and the need arises to address new retailing formats. That need has been confirmed through the work completed by Watson as described earlier in this report. The County, Caledonia in particular, is experiencing a rise in population which necessitates additional commercial lands, above and beyond vacant commercial land already designated in newly developing areas (Avalon and Caledonia Gateway), to balance residential growth.

Stemming from this recognition, the OP permits commercial area expansions provided they are a logical extension of an existing commercial area and justified on the basis of the proposed location, as well as the amount of suitably commercially designated lands and commercial floor space within the urban community. The OP permits County staff to request a market impact analysis when considering an expansion request to address the expansion's impact and the viability and vitality of the planned function of the 'Community Commercial' designation.

To support the change in principle of land use and expansion of the 'Community Commercial' designation onto the subject lands, the proponent submitted a Retail/Service Market Demand & Impact Study prepared by UrbanMetrics Inc. (dated May 26, 2020). The purpose of this study was to identify:

- The amount of retail/service commercial space that is warranted on the subject lands to serve future retail/service commercial needs;
- The scale and type of facilities that will not impact the future commercial structure of the community and in particular the central business area; and
- How this new commercial space will augment the existing supply of commercial facilities in Caledonia.

Key findings from this study include:

- The subject lands are surrounded by a range of commercial and industrial uses.
- The proposal is consistent and conforms with Provincial and County planning policy frameworks as it is within the built boundary of Caledonia, involves an intensification of use, supports economic growth, and complements the surrounding industrial and commercial area.
- The subject lands will be primarily supported by residents of Caledonia. Remaining customer support will be from local employees, traffic along Argyle Street, and residents living in the broader County who rely on Caledonia for shopping.
- It is estimated that between 2016 and 2020, the population of the Study Area (Caledonia Urban Boundary) grew at an average annual rate of 3.8%, amounting to 11,420 residents in 2020. It is estimated that the Study Area will house a population of 16,100 people by 2031. This growth will warrant additional retail/service commercial space throughout Caledonia.
- Only 823 square metres (9,500 square feet) of vacant space exists in the Study Area (i.e. Caledonia), a very low level that indicates a market that is generally under-stored. Occupied space includes some 9,876 square metres (106,300 square feet) of Food Store Retail (FSR) space; some 883 square metres (9,500 square feet) of Beer, Wine, Liquor space; some 17,596 square metres (189,400 square feet) of Non-food Store Retail (NFSR) space; and some 12,245 square metres (131,800 square feet) of Services.
- Empire's Caledonia Gateway site, located at the corner of Argyle Street North and Haldimand Road 66 is approved to contain 12,077 square metres (130,000 square feet) of commercial space and represents the primary competition for the subject lands. However, the Caledonia Gateway site is restricted by the OP to a maximum of 5,806 square metres (62,500 square feet) of non-anchor General Merchandise, Apparel, Furniture & Furnishings, and Other Specialty Retail (GAFO) space and includes permissions for a 4,645 square metre (50,000 square foot) supermarket, a use not contemplated in the commercial development on the subject lands. Point

being, the two projects have different foci and would serve different segments of the commercial market.

- The store categories analyzed in the study include: convenience and specialty food; building and outdoor home supply; health and personal care; furniture, home furnishings, and electronics; other general merchandise; miscellaneous retail; finance, insurance, and real estate; health care; food service and drinking places; personal care; other services (e.g., educational services, postal services personal and household goods repair, etc.). Based on a high-level commercial needs analysis, existing and future residents in the Study Area (i.e. Caledonia Urban Boundary) can support up to 10,981 square metres (118,200 square feet) of additional commercial space in the selected store categories analyzed in 2026, increasing to 17,048 square metres (183,500 square feet) by 2031. Therefore, assuming that the proposed 12,077 square metres (130,000 square feet) of potential commercial competition in Caledonia Gateway will be developed, the subject lands can warrant 5,361 square metres (57,700 square feet) of new commercial space by 2026 in the selected categories analyzed and an additional 3,033 square metres (32,650 square feet (increasing to 8,394 square metres (90,350 square feet)) by 2031. This amount of space will help support the future retail needs of Caledonia residents. This approximates the 8,990 square metres (96,769 square feet) of space that is proposed as part of the subject application.
- Given the amount of additional warranted space in the selected store categories that is still available, the central business area will still be able to expand its retail and service offerings in the future, and the proposed expansion of retail/services uses on the subject lands is not expected to have any impact of the commercial health and viability of the central business area or the entire Caledonia commercial structure.
- The subject lands will likely generate employment for approximately 226 persons between now and 2031. This amount of employment will support economic growth in the community, while enhancing local employment opportunities for Caledonia residents.

The subject applications (including this study) were circulated to the County's Economic Development & Tourism Division (EDT) for review, and they find/recommend:

- The location of the subject lands and the proposed site design are complimentary to surrounding land uses to the north and south of the site. They may also serve as a retail attraction for those commuters/locals/visitors opting to use the Highway 6 By-pass.
- The study states there is only 883 square metres (9,500 square feet) of vacant space in the Study Area (as of 2018). EDT is aware that since the time of the report additional vacant units have been leased, further reducing this inventory. There is currently limited commercial inventory in Caledonia, and the development of an additional 9 buildings would benefit the commercial activity within the community.
- This development may also have positive impacts pertaining to employment generation.
- As the community continues to grow its population, demand for local retail and service based uses will continue to grow. Caledonia has also diversified significantly over the past several years and we anticipate the needs of the community will continue to do so as the population grows, therefore there is benefit in keeping the proposed uses flexible.
- For the subject lands, EDT believes it would be beneficial to not impose restrictions on the types of uses that are permitted. The proposed commercial uses identified that are not preferred at this location include: "storage facilities, gas bar and vehicle sales, and institutional emergency uses". Additionally, EDT would suggest the following light manufacturing uses are not preferred "vehicle sales or rental establishments, self-storage units, and outdoor storage, commercial greenhouses and automobile service stations".
 - **Planning Comment:** The uses proposed are similar to those permitted in the 'Downtown Commercial (CD)' and 'General Commercial (CG)' Zones, which form the central business

area. The proponent removed the suggested industrial, service, and institutional uses from the proposal when they made their second submission.

- EDT does support the phased implementation of this proposal.
- This new development will have little financial implications on current incentive programs as the plaza is outside of the existing Community Improvement Plan area.

It is Planning staff's opinion that additional commercial lands are needed in Caledonia to service the growing community. The Community Commercial policies have been adequately addressed. The subject proposal represents a logical expansion to the central business district as the subject lands front onto the main street of Caledonia (Argyle Street) and are located between Caledonia's central business district and the approved commercial plaza in the Caledonia Gateway lands. The proposal can be accommodated while maintaining the structure, vitality, and viability of the existing central business area in Caledonia. The proposal will positively contribute to the Caledonia community as it will provide additional stores and services for the community; be an attractive development (Attachment 3), thereby positively contributing to the Argyle North Streetscape; and create a significant number of jobs.

To align with the recommendations of UrbanMetrics Inc., Planning staff recommends that the following maximum gross leasable floor area caps and phasing be implemented:

- The maximum gross leasable floor area permitted for Convenience and Speciality Food Store Uses, Non-Food Retail Store Uses and Service Uses for the site from enactment of this By-law to December 31, 2026 shall be 5,360 square metres (57,695 square feet) (phase 1).
- The maximum leasable floor area permitted on the site for Convenience and Specialty Food Store Uses, Non-Food Retail Store Uses and Service Uses from enactment of the By-law to December 31, 2031 and beyond shall be 8,393 square metres (90,342 square feet) (phase 2).

This will ensure that the existing central business area is able to absorb the subject development without significant, negative impact. Planning staff recommends that these restrictions be implemented in the Zoning By-law.

Further, all of the lands designated 'Urban Business Park' on the east side of Argyle Street North have been redesignated to support residential, commercial, and open space development (as a result of Empire's Caledonia Gateway, Georgia Pacific, and Avalon Subdivisions). It is Planning staff's opinion that redesignating the subject lands (outside the hazards) to 'Community Commercial' is a more desirable and appropriate use of the subject lands given the surrounding land uses.

Functional Servicing Report

The OP requires new development in settlement areas to proceed on full municipal services. To demonstrate that the proposed development can be accommodated on existing municipal services, the proponent submitted a Functional Servicing Report (FSR) prepared by Pearson Engineering Ltd. (revised February, 2022).

1. Water Supply and Distribution

The FSR proposes that the subject lands will be serviced by connecting into the existing 150 mm diameter watermain on the north side of Gypsum Avenue and the existing 350 mm diameter watermain on Argyle Street creating a looped circuit (Attachment 6). A proposed 200 mm diameter watermain will extend through the subject lands and connect to the proposed commercial buildings to meet domestic requirements. Internal fire hydrants are proposed to provide adequate firefighting coverage. Servicing allocation of 162 cubic metres per day is required and can be accommodated.

2. Sanitary Distribution System

The FSR proposes that the subject lands will be serviced by a gravity sanitary sewage collection system connecting to the existing gravity sewer on the west side of Argyle Street that drains northerly to the Domtar Pump Station. A proposed 200 mm diameter sanitary sewer is proposed to extend down Gypsum Avenue, through the subject lands, and then connect to the proposed commercial buildings to meet commercial requirements. The existing sanitary sewer on the western side of Argyle Street conveys flow northerly by gravity to the Domtar Pump Station, located approximately 300 metres north of Gypsum Avenue. The pump station then conveys flow southerly through a 200 mm diameter forcemain to the intersection of the CNR railway and Argyle Street, where it continues to drain southerly by gravity.

The Development Technologist has reviewed the FSR with the Project Manager of Water and Wastewater Capital. They have confirmed that the sanitary sewer in this area flows northerly to the existing Domtar Pumping Station. Pearson Engineering Ltd. will need to update their FSR and servicing plans at the site plan application stage because the North Caledonia Pumping Station (located in the Georgia Pacific lands to support development in North Caledonia), which has been constructed and is in the testing process, is replacing the Domtar Pumping Station, and will be decommissioned in 2023. The intent is to connect the Domtar Pumping Station flows into the new North Caledonia Pumping Station when flows warrant this switch. Servicing allocation of 162 cubic metres per day is required for the subject commercial development and the new North Caledonia Pumping Station is expected to be able to accommodate this amount. Additional forcemain works are being completed at the Grand River to support development in North Caledonia. The proponent will need to work with the County on timing of the project to ensure that all infrastructure is online prior to directing flows into the conveyance system. Planning staff recommend that a Holding (H) Provision be affixed to the zoning of the subject lands to prohibit development until servicing conveyance system is confirmed as online and operational by the Manager of Water & Wastewater Engineering. This will permit Council to amend the principle of land use today, while ensuring the servicing conveyance system is in place prior to development occurring.

3. Stormwater Management

The FSR states that the post-development storm drainage for the subject lands will generally follow pre-development conditions. The minor and major system flows of the proposed drainage from the project will be conveyed easterly to a proposed private stormwater management pond (Attachment 7). The minor storm will be conveyed via catch basin and stormwater sewer system designed to convey the 5-year storm event. Major system flows will be conveyed overland to the proposed stormwater management pond. The stormwater management pond will outlet to the existing Seneca Creek tributary with controls. The stormwater management pond will have an emergency overflow weir to convey flows larger than the 100 year storm level to the existing Creek. An Oil/Grit Separator (OGS) treatment unit is the proposed structure to treat the stormwater released from the subject lands. Stormwater will flow into the OGS before flowing into the stormwater pond and outletting into the Creek. The Development Technologist has reviewed the FSR and has no concerns. The GRCA requires revisions to the stormwater management strategy but does not object to the subject applications, as there is sufficient land for a revised strategy.

Overall, the proposal is considered functional from a water, sewer, and stormwater perspective, subject to some requested changes by the GRCA (see Attachment 14 for GRCA comments). Additional information and detailed engineering plans will be required at the site plan application stage. A site plan agreement will be required to address connections and works in the County's right of way, including financial securities to cover 100% of the cost of external works.

4. Traffic Impact Study

The OP requires Traffic Impact Studies (TIS) as part of any proposal for development where it is determined that the development may have an impact on the road network. Only development proposals that can reasonably be accommodated within the existing roads system are permitted. Where improvements to the road network are necessary to accommodate development, the County will require that developers improve the system at their own expense or make financial contributions to the improvements.

JD Northcote Engineering Ltd. prepared a TIS (dated May 21, 2021) and TIS Addendum (dated February 7, 2022) to assess the impact of traffic related to the development on the adjacent roadway and provides recommendations to accommodate the traffic in a safe and efficient manner.

The proposed development includes a single full-movement access onto Argyle Street North, which is located directly across from the north driveway of the existing Food Basics supermarket. The proposed development also includes two full-movement access driveways onto Gypsum Avenue. The accesses and traffic movements were reviewed against other properties and proposals in the area, including the proposed Haldimand County Fire/EMS Station and there are no concerns relating to potential conflict of uses. Through the site plan design and applications for the parcels, access design and signalization of the intersection can be addressed to ensure proper function and co-existence of uses.

The conclusions and recommendations include:

1. The proposed development will generate 522 AM peak hour and 396 PM peak hour trips.
2. Based on a review of the collision data along Argyle Street North, there are no patterns suggesting traffic safety issues related to existing infrastructure in the study area.
3. The following improvements should be completed:
 - Signalization of the Argyle Street North/Gypsum Avenue intersection
 - Construction of a northbound right turn lane at the Argyle Access
 - Restriction of westbound left turning movements and have the Argyle Access operate as a right-in/right-out/left-in driveway.
4. With the recommended infrastructure improvements, the accesses (Argyle Street access and Gypsum Avenue accesses) will operate efficiently and they will provide the necessary capacity to safely and efficiently convey the additional traffic anticipated in the study area.

The TIS was reviewed by the Transportation Engineering Technologist. The Planner also met with the Transportation Engineering Technologist, Manager of Engineering Services, and General Manager of Engineering & Capital Works to review the TIS conclusions and recommendations. County staff are satisfied with signalization of the Argyle Street North/Gypsum Avenue intersection subject to reviewing detailed external works plans through the site plan application process. County staff do not expect that a northbound right turn lane will be required at the Argyle Street Access. County staff will review options for an access from Argyle Street North into the subject lands but will not support or permit an egress from the subject lands to Argyle Street North. These items will be further reviewed and detailed at the site plan application stage.

The proponent will be required to pay for and construct the infrastructure improvements prior to opening day (i.e. prior to obtaining any building occupancy through Building & Municipal Enforcement Services), as they are considered to be a local service. The required infrastructure improvements (including the requirement for the proponent to fund the improvements and timeline for construction) will be detailed in the site plan agreement. Financial securities for 100% of the external traffic infrastructure improvements will also be detailed in the site plan agreement.

Conclusion

The OP states that in considering a site specific application to amend the OP, the County may require the applicant to provide a justification report having regard to the following:

- a) Conformity with the overall intent and purpose of the objectives and policies of the OP;
- b) The suitability of the lands affected by the amendment for the use proposed and compatibility with surrounding land uses;
- c) The impact on municipal services, infrastructure and finances; and
- d) Comments from the public, County Departments and other agencies.

It is Planning staff's opinion that the subject applications conform with the OP provided a special provision is included in the Zoning By-law relating to phasing as set out in Retail/Service Market Demand and Impact Study and Holding (H) provision is affixed to the zoning of the subject lands to ensure certain matters are resolved prior to site alteration and development. A draft Official Plan By-law is included as Attachment 9.

Haldimand County Zoning By-law 1-2020

The purpose of the Haldimand County Zoning By-law HC 1-2020 is to control the use of land within the County by stating exactly how land use may be used, where buildings and other structures can be located, the types of buildings that are permitted and how they may be used, and the lot sizes and dimensions, parking requirements, building heights and setback from the street. The Zoning By-law implements the Official Plan and is legally enforceable. A site plan cannot be approved and building permits issued if the correct zoning is not in effect or the development does not conform to all zoning provisions.

The subject lands are currently zoned 'General Industrial (MG)', 'Service Commercial (CS)', and 'Service Commercial – Holding (CS)' Zone together with a special provision that permits a videotape and videodisc sales and rental establishment in the Zoning By-law. More specifically, the front quarter of the subject lands fronting onto Argyle Street North is zoned 'Service Commercial (CS)' Zone and 'Service Commercial – Holding (CS)' Zone. The remaining three quarters of the subject lands is zoned 'General Industrial (MG)' Zone. The proponent is proposing to rezone 4.06 hectares (10 acres) of the 8.70 hectare (21.5) acre site directly abutting Argyle Street North to 'General Commercial – Holding (CG – H)' Zone with a special provision to scope the permitted gross leasable floor area and uses associated therewith based upon a Retail/Service Market Demand and Impact Study prepared by UrbanMetrics Inc. The proponent is also proposing to rezone the remaining lands to the 'Development (D)' Zone, as a development concept has not been prepared for this portion of lands at this time. The 'Development (D)' Zone is essentially a holding zone for future development. A future Zoning By-law Amendment application would be required to permit development on these lands. The centre and rear portion of the subject lands will continue to be subject to the 'Natural Hazard Lands' Overlay.

A zoning comparison table for the portion of lands to be rezoned to a site specific 'CG-H' Zone is included as Attachment 8 to compare existing and proposed uses, together with planning comments. The proposed commercial uses are supported by the Retail/Service Market Demand and Impact Study (subject to phasing) and/or generally permitted in the 'GC' Zone and are appropriate for Caledonia, and are considered appropriate for a commercial plaza in the proposed configuration (Attachment 2). The uses include: animal hospital; auction centre; bake shop; bar or night club; boutique; building supply establishment; bus terminal; business support services; convenience store; custom workshop; day care nursery; dry cleaning distribution station; dry cleaning establishment; fruit and vegetable market; financial institution; fish and seafood market; fruit and vegetable outlet; funeral home; hotel; laundromat; meat market; merchandise service shop; microbrewery; office, business; office, medical; parking lot or structure; personal service shop; pharmacy; place of entertainment; place of sports and recreation; printing and publishing establishment; private club; restaurant; restaurant, drive-thru; restaurant, fast

food; restaurant, take-out; retail store; retail uses, accessory; school, trade; taxi establishment; wholesale outlet; research and development facility; training and rehabilitation centre and stormwater management facility. The special provision to be applied to the zoning relating to phasing as set out in the Retail/Service Market Demand and Impact Study includes:

- The maximum gross leasable floor area permitted for Convenience and Speciality Food Store Uses, Non-Food Retail Store Uses and Service Uses for the site from enactment of this By-law to December 31, 2026 shall be 5,360 square metres (57,695 square feet) (phase 1).
- The maximum leasable floor area permitted on the site for Convenience and Specialty Food Store Uses, Non-Food Retail Store Uses and Service Uses from enactment of the By-law to December 31, 2031 and beyond shall be 8,393 square metres (90,342 square feet) (phase 2).

Further, the 'CG' Zone does not provide a minimum lot area and frontage provision to develop. The preliminary site plan (Attachment 2) illustrates that the development will conform to the minimum required setbacks and maximum building height. The proponent requires relief from the maximum gross leasable floor area for a retail store (200 square metres (2,153 square feet)) in line with the Retail/Service Market Demand and Impact Study. For commercial plazas where the uses are unknown, 1 parking space is required for every 28 square metres (300 square feet) of gross leasable floor area. Based on the preliminary site plan, 322 parking spaces are required. The proponent is proposing 351 parking spaces, which represents an *over-supply* of parking in the amount of 29 spaces. The proponent is requesting relief from the required loading space provision, which requires 2 loading spaces onsite for shipping/receiving; the proponent is requesting not to provide onsite loading spaces due to the nature of the commercial development (plaza with many units), the size of the units, and the fact that deliveries can be handled in parking spots. Planning staff are supportive of this request.

Additionally, the center and rear portion of the subject lands are subject to the 'Natural Hazard Lands' overlay and these lands, a portion of which are to be developed ("Fill Area" in Attachment 5), are regulated by the GRCA. Site alteration and development of permitted uses in the underlying zone (in this case CG – H, special provision) is permitted subject to the applicable Conservation Authority's review and permit pursuant to the Conservation Authority's regulation. The GRCA is generally supportive of the subject applications provided additional work is completed at the site plan stage.

It is Planning staff's opinion that the subject applications are appropriate subject to:

1. including a special provision with the 'General Commercial (CG)' zoning of the western portion of the subject lands relating to phasing of the development as set out in the Retail/Service Market Demand and Impact Study;
2. including a special provision with the 'Development (D)' zoning of the eastern portion of the subject lands requiring that future commercial development be supported by a market impact study and Zoning By-law Amendment application; and
3. affixing a Holding (H) provision to the zoning of the subject lands requiring satisfaction of conditions relating to archaeology, floodplain refinement, ground stability, servicing capacity in the conveyance system, and site plan approval with a site plan agreement for external works (servicing connections and traffic infrastructure upgrades) and phasing.

A Zoning By-law is included as Attachment 10.

Planning staff recommend that Council delegate its authority to remove the Holding (H) provision to the General Manager of Community & Development Services (GM) so that the GM can remove the H provision when the conditions are satisfied. This streamlines the development process, recognizes that a principle of land use decision has been made by Council, and that the H removal process is technical in nature. The delegation of H removal authority by-law is included as Attachment 11.

Conclusion and Next Steps

To support the subject applications, the proponent's team submitted a Planning Justification Report prepared by a Registered Professional Planner (RPP). It is the RPP's opinion that the subject applications are consistent with Provincial and County policy frameworks.

Overall, it is Planning staff's opinion that the subject applications are consistent with the Provincial Policy Statement (2020), conform to A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020), conform to the Haldimand County Official Plan, and are appropriate and compatible development for the subject lands. Planning staff recommend approval of the subject applications.

If Council approves the subject applications, next steps will include:

1. A meeting with County staff and partner agencies to review site plan application requirements.
2. Submission of a site plan application to the satisfaction of the General Manager of Community & Development Services. The site plan application process will include preparation and registration of a site plan agreement, and submission of securities for external works and onsite landscaping.
3. Fulfillment of the conditions of the Holding (H) provision.
4. Construction.

FINANCIAL/LEGAL IMPLICATIONS:

If Council approves the subject applications, the proponent will proceed through the site plan control process. As part of the site plan control process, the proponent will be required to sign and register a site plan agreement on the title of the subject lands, agreeing to pay for and construct the necessary external works to support the subject development. External works will include items such as municipal water and sewage connections and traffic infrastructure improvements as recommended in the Traffic Impact Study and agreed to by Engineering staff. As part of the site plan agreement process, the proponent will be required to provide the County with financial securities for 100% of the cost of all external works until the warranty period (2 years) expires. The proponent will also be required to provide the County with financial securities for 100% of the cost of softscaping (grass, trees, shrubs, flowers) until the warranty period (2 years) expires and the softscaping has 'taken' within the environment. The proponent will be required to obtain all permits from the various County departments and the GRCA prior to completing such works.

The proponent will also be required to clear the conditions of the Holding (H) provision prior to site alteration and development.

STAKEHOLDER IMPACTS:

Public Comments:

A public consultation video for the proposed development was posted on the Goodreid Planning Group web-site in early March 2021 to invite public comments on the project by phone call or email. The proponent's team notes in their submission that they received the comments and they were taken into account prior to submission of the subject applications. While staff has not received a formal summary of the public feedback from the applicant, it is understood that there were no significant issues raised (majority of surrounding lands are commercial/industrial operators). No public comments have been received by staff as a result of the standard public meeting notices/sign postings on the property.

Staff / Agency Comments:

Ministry of Municipal Affairs and Housing (MMAH) – MMAH has no comment.

Ministry of Northern Development, Mines, Natural Resources and Forestry (NDMNRF) – NDMNRF comments are included as Attachment 12. Through follow-up discussion, NDMNRF is satisfied with the subject applications being approved subject to affixing a Holding (H) provision to the zoning of the subject lands to prevent site alteration and development prior to approval a geotechnical study and rehabilitation plan (if required). NDMNRF will review the reports and plans.

Ministry of Transportation (MTO) – This development falls outside of MTO's permit control area (PCA). MTO and Haldimand County will need to meet in the near future to discuss the upcoming highway improvements at the Highway 6/Argyle Street – Haldimand Road 66/Greens Road. MTO will be reaching out shortly to schedule this meeting. No MTO permits are required for the development of the subject site.

Bell Canada – No comments received.

Canada Post Corporation – Canada Post will work with the developer on the site location for the Community mailbox for mail delivery.

Grand River Conservation Authority (GRCA) – GRCA comments are included as Attachments 13 & 14.

Union Gas – Enbridge Gas Inc., operating as Union Gas, does have service lines running within the area which may or may not be affected by the proposed site plan. Should the proposed site plan impact these services, it may be necessary to terminate the gas service and relocate the line according to the new property boundaries. Any service relocation required would be at the cost of the property owner. If there is any work (i.e. underground infrastructure rebuild or grading changes...) at our easement and on/near any of our existing facilities, please contact us as early as possible (1 month in advance at least) so we can exercise engineering assessment of your work. The purpose is to ensure the integrity of our main in maintained and protected. Confirmation of location of our natural gas pipeline should be made through Ontario One Call 1-800-400-2255 for locates prior to any activity.

Hydro One (Local) – No comments received.

Municipal Property Assessment Corporation (MPAC) – No comments received.

Haldimand-Norfolk Health Unit – No comments received.

Mississaugas of the Credit First Nation – No comments received.

Six Nations Council – No comments received.

Planning and Development, Development & Design Technologist – Comments on the second submission are included as Attachment 14. No concerns were raised.

Senior Building Inspector – Property currently zoned MG, CS, CS(H) with special provisions 36.301 and by-laws 200-HC-04 and 477-HC-07. Compliance with ZBL HC 1-2020 required, including Section 5 (Parking & Loading Requirements). Fire access route will need to comply with 3.2.5. of the OBC. Otherwise, too early to comment.

Economic Development & Tourism (EDT) – EDT's comments for this development based on the Retail/Service Market Demand and Impact Study were highlighted in the body of the subject report. Generally, EDT supports the phased implementation of the proposal.

Emergency Services/Fire Department – No comments.

Transportation Engineering Technologist – Comments incorporated into the report.

Project Manager of Forestry Operations – Forestry doesn't have any concerns with the Official Plan and Zoning By-law Amendment application. Please note that Forestry did provide the below comments during the pre-consultation meeting:

It doesn't appear that the proposed development will have any impact on the County owned trees. There does appear to be woodlands on the subject property that are regulated pursuant to the Forest Conservation By-law.

A General Vegetation Inventory is required identifying the existing vegetation onsite, especially the vegetation within the proposed hazard land area.

A Tree Protection Plan is required showing the trees and woodlands to be retained, tree protection fencing locations and tree protection barrier detail. Include protection of the vegetation along the rail corridor behind buildings "J", "I", "H" and parking lot.

A Landscape Plan is required to include street trees planted on County property along Argyle Street North and Gypsum Avenue on a minimum 10m spacing where there is available space. Facilities, Parks, Cemeteries & Forestry Operations is open to giving the County the proposed Hazard Lands on the subject property. If the Hazard Lands are given to the County we will want to include the following conditions:

1. Fencing installed by the developer separating the Hazard Lands and rail corridor from the Urban Business Park.
2. All tree hazards to be pruned or removed prior to Haldimand County assuming ownership of the Hazard Lands. To be reviewed and signed off by a Certified Arborist.
3. Illegal dump sites, garbage, party pits, tree ports and other structure removed from the Hazard Lands prior to assumption by Haldimand County.
4. That the owner shall take measures to control invasive species on the Hazard Lands, to the satisfaction of Haldimand County, prior to acceptance by Haldimand County.

Planning Comment: The inventory and plans will be required as part of the complete site plan application package. The proponent is proposing to retain the hazardous area (i.e. they are not proposing to convey it to the County at this time).

Finance – No additional comments received.

REPORT IMPACTS:

Agreement: Yes

By-law: Yes

Budget Amendment: No

Policy: No

ATTACHMENTS:

1. Location Map.
2. Preliminary Site Plan.
3. Streetscape and Elevation Renderings.
4. Application Materials.
5. Cut Fill Plan.
6. Servicing Plan.
7. Stormwater Management Plan.
8. Zoning Comparison Table.

9. Draft Official Plan By-law.
10. Draft Zoning By-law.
11. Draft Authorizing H Provision Removal By-law.
12. NDMNRF Comments.
13. GRCA Comments 1.
14. GRCA Comment 2.
15. Development Technologist Comments.