

North Caledonia Employment Lands Feasibility Study

Stakeholder Meetings | July 2022



Presentation Overview

1. Project Team Introductions
2. Purpose of the Meeting
3. Purpose of the Study
4. Study Area Location
5. Proposed Work Plan and Consultation Schedule
6. Discussion Questions
7. Project Contact Information

Who is on the Call Today

On the Call Today:

- Lidy Romanuk, Manager, Economic Development & Tourism, Haldimand County
- Rob Rappolt, Senior Planner, WSP Canada Inc.
- Will Turman, Planner, WSP Canada Inc.

Listening in:

- Adam Fischer, Land Economist/Planner, Watson
- Dania Chehab, Lead, GM BluePlan

Purpose of the Meeting

- Engage key stakeholders early in the process
- Identify key considerations and priorities to inform the background analysis
- Establish next steps in the Project, including how and when stakeholders prefer to be engaged

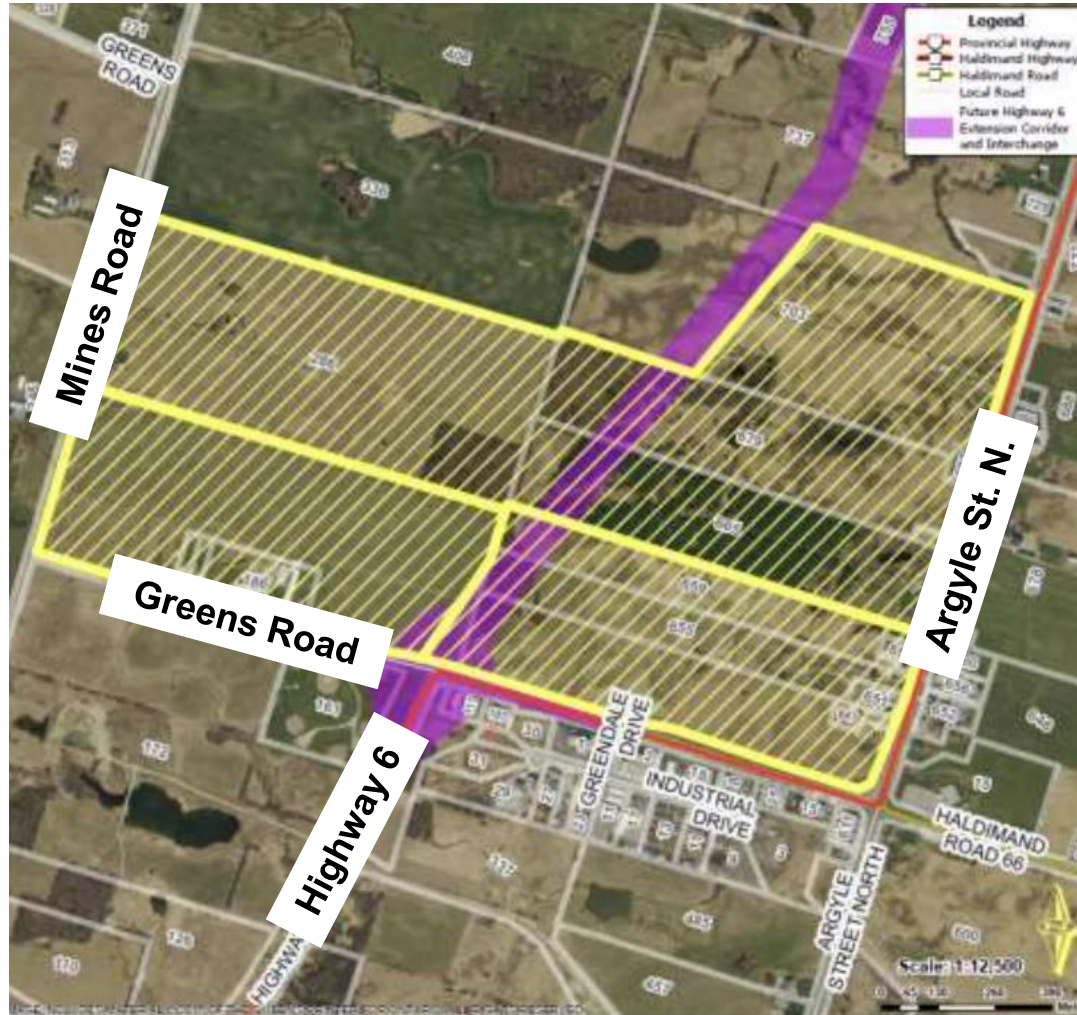
Purpose of the Study

- Haldimand County has a demonstrated need for additional employment lands over the planning horizon as identified through the recent Official Plan Update.
- Promote economic development within the County by ensuring there is an adequate supply of serviced and developable employment land.
- Provide direction on the type of industry and employment which should be attracted.
- Produce a plan for how these lands should be serviced and financed over the planning horizon.

Note on Confidentiality:

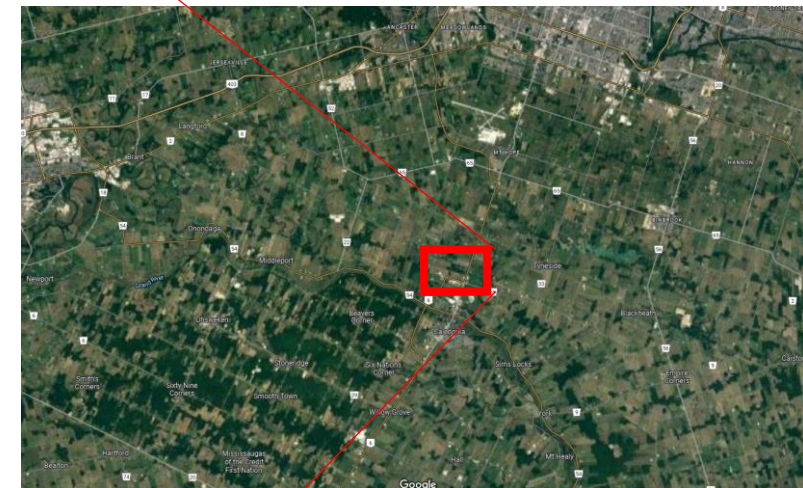
At this time, the Study remains confidential. We appreciate participants respecting the County's request to treat the information and discussions of today's meeting in that regard.

Study Area Location



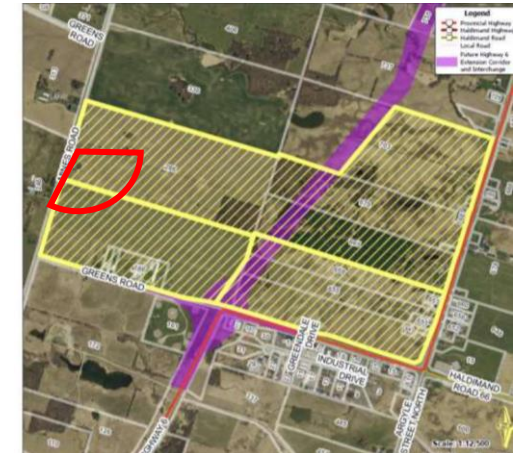
The Study Area is 183.41 hectares (453.23 acres) in size, and located at the north end of Caledonia.

This is an aerial map from Google Maps showing a specific area in Caledonia, Ontario, outlined in red. The area is bounded by a red line that starts near the intersection of Highway 6 and Argyle St N, extends north and east, and then returns south and west. The map includes labels for various businesses and locations, such as GCM Electronics Accessories & Supplies, Southern Ontario Automotive, Caledonia Henning, Caledonia Auto Supply Inc., Caledonia Building Supplies, Lawry Shooting Sports, Hoppe's Pool & Spa Ltd., Ryn's Furniture, Amazing Tree Trimming Services, Parklea Holsters, and McTear Water Haulage. The map also shows roads like Argyle St N and Highway 66.



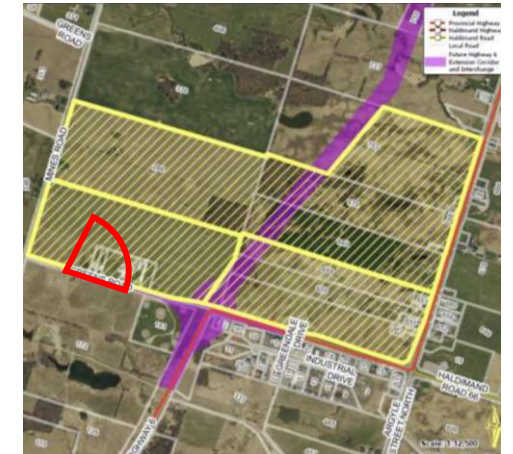
Study Area Location

Mines Road (looking south)



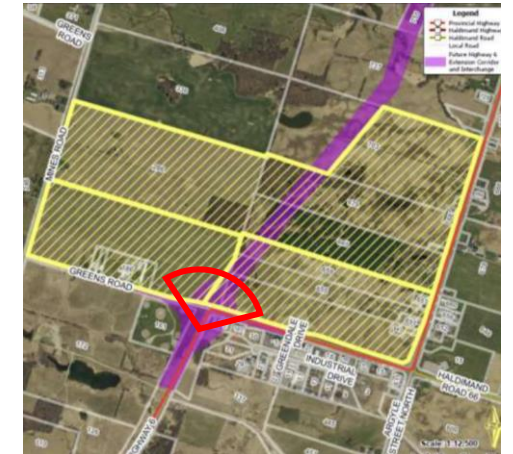
Study Area Location

Greens Road looking East



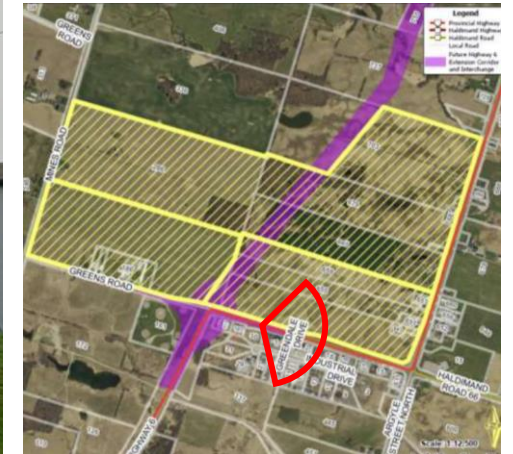
Study Area Location

Hwy. 6 and Greens Road looking north



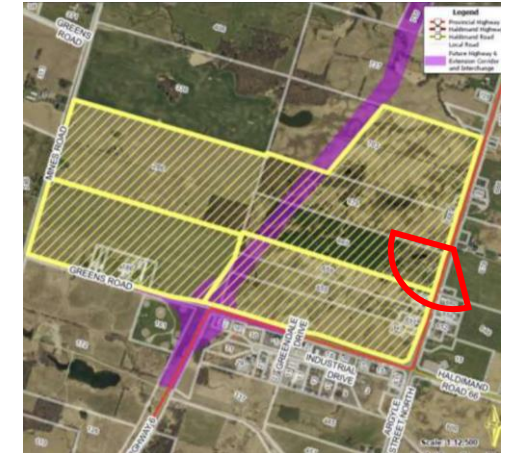
Study Area Location

Hwy. 6 / Greens Road / Haldimand Road 66 looking east

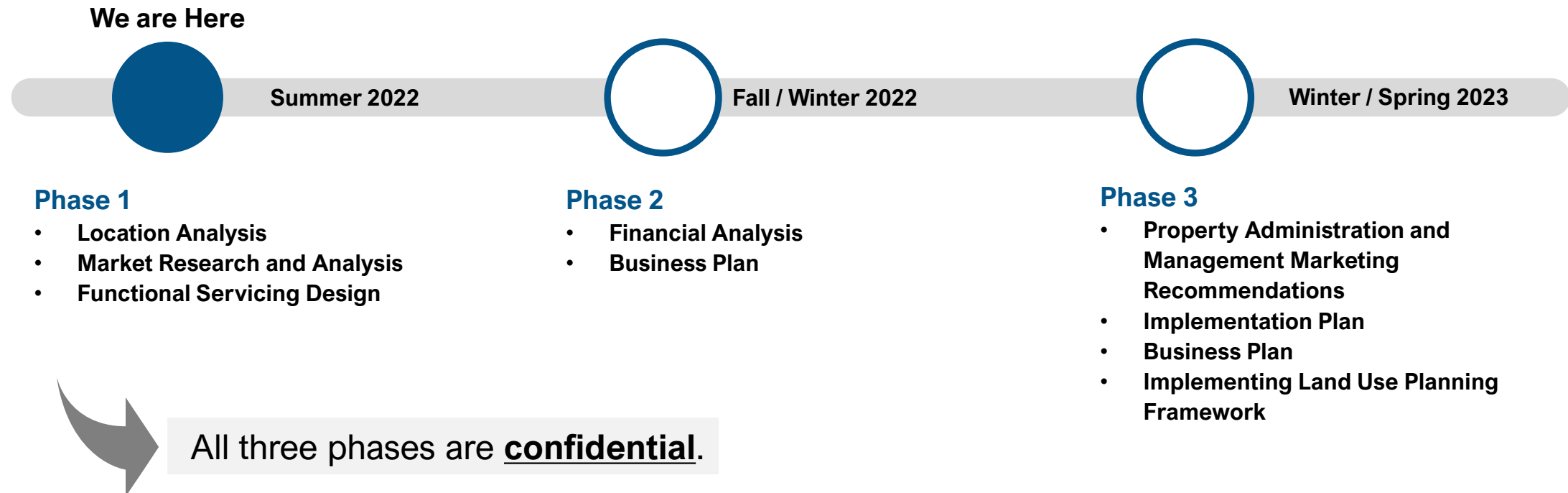


Study Area Location

Hwy. 6 looking southwest



Proposed Work Plan



Proposed Work Plan

We are Here



Phase 1

- **Location Analysis (background review)**
 - Review plans, surveys, servicing, current capacities
 - Review land use including environmental information
 - Review of site specific characteristics
 - Identify area context
- **Market Research and Analysis**
 - Economic Base, Local Labour Force analyses
 - Identify key sectors/target industries
 - Employment land supply/demand analysis
- **Functional Servicing Design**
 - Recommendations for Official Plan (OP) and Zoning By-law (ZBL) Amendments
 - Prepare conceptual design and layout
 - Recommendations on permitted uses and design control

Proposed Work Plan



- **Financial Analysis**

- Servicing cost estimates
- Assessment revenue analysis
- Capital Cost Analysis
- Develop policy recommendations and phasing scenarios
- Financial Analysis Report

- **Business Plan**

- Prepare Business Plan based on the analysis from work from Phases 1 and 2

Proposed Work Plan

We are Here



Phase 3

- **Property Administration and Management Marketing Recommendations**
 - Assessment and recommendations on municipal practices in industrial land development, marketing, sales, covenant enforcement and policies
 - Development of options for how the properties are to be administered, marketed and sold
 - Development of general processes/procedures
- **Implementation Plan**
 - Development of Business Model, including appropriate plan for land acquisition
 - Identification of Required Development Approvals
 - Preparation of draft policies to support Council's decisions making with respect to employment land development
 - Prepare draft proposed County employment land development policies/objectives

Proposed Consultation Schedule



Summer 2022:

Stakeholder Meetings

- today's Meeting

Fall 2022:

Stakeholders

- Ongoing project communication to stakeholders

Business Development and Planning Advisory Committee

- Present to the BDPAC for input

Winter/Spring 2023:

Stakeholders

- Ongoing project communication to stakeholders

Spring 2023:

Business Development and Planning Advisory Committee

- Present draft policies/objectives for input

Summer 2023:

Presentation of Final Draft to Council

Consulting First Nations

- Haldimand County has a duty to Consult the Six Nations of the Grand River and the Mississaugas of the Credit First Nation.
- Haldimand County's approach to Indigenous consultation is government-to-government.
- It is anticipated that this consultation will occur over Summer 2022.



Discussion

1. What are your priorities and/or interests in the Study?
2. What opportunities are there through this Study?
3. What concerns, if any, are there with this Study?
4. What is the best way to stay in touch and how often?
5. Are there any additional key considerations for the Project Team at this time?
6. How can the County support the long-term success of the Employment Lands?
7. What role should Haldimand County play?
8. What would an effective implementation plan consider?

Project Contact Information

**For project updates,
more information or to
provide input on the
Project**

Project Manager

Lidy Romanuk

Manager – Economic Development
& Tourism

Haldimand County

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