



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

---

In association with:



May 2025

# Contents



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

# Summary of Phases 1, 2, & 3



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

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

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

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

## **Phase 3: Implementation and Land Management** (Ongoing)

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

# Planning for the New North Caledonia Employment Area

# Revised Range of Employment Uses Under the PPS, 2024



## EMPLOYMENT AREAS



### Rural Employment Area

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



### Goods Movement

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



### General Employment

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

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

# North Caledonia Target Sectors



Agri- Business



Distribution and Logistics



Construction



Light Industrial



# S.W.O.C.



## Development of Dry Industrial Park in North Caledonia

### **Strengths**

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

### **Weaknesses**

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

### S.W.O.C.

### **Opportunities**

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

### **Challenges**

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

# Ontario Practices on Industrial Land Development & Marketing

# Examples of Water-Only Industrial Parks



## Case Studies and Key Take-aways

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

# Marketing Strategies

## Key Messaging



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

# Policy and Strategic Directions

# Official Plan Policy Directions

## Land Use



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

# Official Plan Policy Directions

## Phasing and Permitted Uses



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

# Official Plan Policy Directions Implementation



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

# Official Plan Policy Directions

## Covenants in Industrial Development



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

# Official Plan Policy Directions

## Council Direction



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

# Next Steps

## Next Steps



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