

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

Summary of Key Policies Pertinent to Haldimand County Continued

Employment Lands

Economic development and competitiveness will be promoted by:

- making more efficient use of existing employment areas and vacant and underutilized employment lands and increasing employment densities;
- ensuring the availability of sufficient land, in appropriate locations, for a variety of employment to accommodate forecasted employment growth to the horizon of this Plan;
- planning to better connect areas with high employment densities to transit; and
- Integrating and aligning land use planning and economic development goals and strategies to retain and attract investment and employment.

Protection of Employment Areas

Municipalities should designate and preserve lands within settlement areas located adjacent to or near major goods movement facilities and corridors, including major highway interchanges, as areas for manufacturing, warehousing and logistics, and appropriate associated uses and ancillary facilities.

Municipalities will designate all employment areas in official plans and protect them for appropriate employment uses over the long-term.

Municipalities will plan for all employment areas within settlement areas by:

- prohibiting residential uses and prohibiting or limiting other sensitive land uses that are not ancillary to the primary employment use;
- prohibiting major retail uses or establishing a size or scale threshold for any major retail uses that are permitted; and
- providing an appropriate interface between employment areas and adjacent non-employment areas to maintain land use compatibility.

The development of sensitive land uses, major retail uses or major office uses will, in accordance with provincial guidelines, avoid, or where avoidance is not possible, minimize and mitigate adverse impacts on industrial, manufacturing or other uses that are particularly vulnerable to encroachment.

Conversion of Employment Areas

The conversion of lands within employment areas to non-employment uses may be permitted only through a municipal comprehensive review where it is demonstrated that:

- there is a need for the conversion;
- the lands are not required over the horizon of this Plan for employment purposes;
- the municipality will maintain sufficient employment lands to accommodate forecasted employment growth to the horizon of this Plan;
- the proposed uses would not adversely affect the overall viability of the employment area or the achievement of the minimum intensification and density targets in this Plan, as well as the other policies of this Plan; and
- there are existing or planned infrastructure and public service facilities to accommodate the proposed uses.

Employment Area Density

Municipalities will establish minimum density targets, measured in jobs per hectare, for all employment areas within settlement areas that:

- reflect the current and anticipated type and scale of employment that characterizes the employment area to which the target applies;
- reflects opportunities for the intensification of employment areas on sites that support active transportation and are served by existing or planned transit; and
- will be implemented through official plan policies and designations and zoning by-laws.