

7 Land, Planning and Development



7.1 Industrial and Commercial Land and Buildings

Within Haldimand County, there are several industrial and commercial business properties that would serve a diverse range of businesses. Lake Erie Industrial Park, located in Nanticoke, is one of the largest industrial parks in Ontario. Zoned for heavy industrial, this greenfield industrial park has lots available ranging from 1 to 2000 acres.

Frank A. Marshall Business Park is home to a variety of industries, as it is zoned for general industry. Located in Dunnville, the Frank Marshall business park boasts an 11.3-acre Investment Ready Site (certified under Ontario's Certified Site Program), as well as several smaller lots.

Businesses interested in learning more about Haldimand County's industrial and business parks are encouraged to contact Economic Development and Tourism by calling (905) 318-5932 or emailing opportunity@haldimandcounty.on.ca. Visit BusinessHaldimand.ca for more information.

7.2 Building and Planning Fees

Table 32: Building and Planning Fees, 2018

Development-Related Application Fees	
Application	Fee Range
Building permits	\$75.00 for the first \$3,000 of construction value. Additional fee \$13.00 (per \$1,000.00 of construction fee over the first \$3,000.00)
Demolition fees	\$75.00 base fee. Additional fee \$10.00 (per 1,000 sq/ft of building area)
Official plan amendment only	\$4,151 - \$6,860
Combined official plan and zoning amendment	\$6,224 - \$9,543
Site plan amendment	\$1,266 - \$2,553
Zoning amendment - regular	\$3,484
Minor variance to zoning by-law	\$1,019 - \$1,913

Source: <http://www.haldimandcounty.on.ca/OurCounty.aspx?id=25097>

Note: Development related applications may also be subject to a relevant Conservation Authority plan review service fee. Also note that fee range depends on the nature or complexity of an application.

7.3 Development Charges and Fees

Table 33: Area Specific Development Charge, Effective May 20, 2018 to passing of new Development Charges By-law

Non-Residential Development Charge by Service and Per Square Metre/Square Foot Of GFA				
Service	Charge (per sq. ft)		Charge (per sq. m)	
Municipal-wide Services	\$1.85		\$19.91	
Stormwater Drainage and Control	\$0.10		\$1.08	
Wastewater Services	\$0.60		\$6.46	
Water Services	\$0.52		\$5.60	
Total Charges Per Sq. Metre/Sq. Foot	\$3.07		\$33.05	

Residential Development Charge by Service And Unit Type				
Service	Singles/Semis - Detached Dwelling	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Other Multiples
Municipal-wide Services	\$8,199.57	\$5,605.15	\$3,865.27	\$7,109.96
Stormwater Drainage and Control Services	\$284.49	\$194.42	\$134.00	\$247.15
Wastewater Services	\$1,947.48	\$1,331.26	\$918.26	\$1,688.24
Water Services	\$1,693.73	\$1,157.72	\$798.53	\$1,468.57
Grand Total Urban Area	\$12,125.27	\$8,288.55	\$5,716.06	\$10,513.92

Source: <http://bit.ly/2tj71Ke>

Figure 17: CGC Inc., Hagersville

