



Hamilton International Airport

Designated employment lands inside the urban boundary

- Opportunity for Owner/Users and Investors
- Inside the Urban Boundary of Caledonia
- Inside the North Caledonia Employment Lands Feasibility & Servicing Study Area
- Gateway entrance to Caledonia and Haldimand County
- Located minutes from major transportation corridors (Highway 6/403) and one of Canada's busiest Cargo airports (YHM)



22.70 acres



20.05 feet frontage on Highway 6 South



TRAFFIC COUNT (2019)
26,300



OFFICIAL PLAN
Inside the newly expanded Urban Boundary, Inside the North Caledonia Employment Lands study area

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Platinum member



Property summary

Pin #	381520009
Total area	22.70 acres (1.61 hectares)
Frontage	20.05 feet
Zoning	A (Agriculture) CR (Rural Commercial)
North Caledonia Employment Lands	County has initiated a study for the North Caledonia Employment Lands
Official Plan	Future Development



6.0 km to Highway 6 S & Upper James Street (road widening project from two to four lanes to Highway 403)



11 minutes to Amazon Fulfillment Centre



8.4 km to Hamilton International Airport

Hamilton International Airport

645,789 Passengers in 2022

877,000,000 kg Total cargo weight in 2022

\$422.2M Invested since 1996 & generated

1,400 Total jobs through airport activity

Largest Domestic overnight express cargo airport

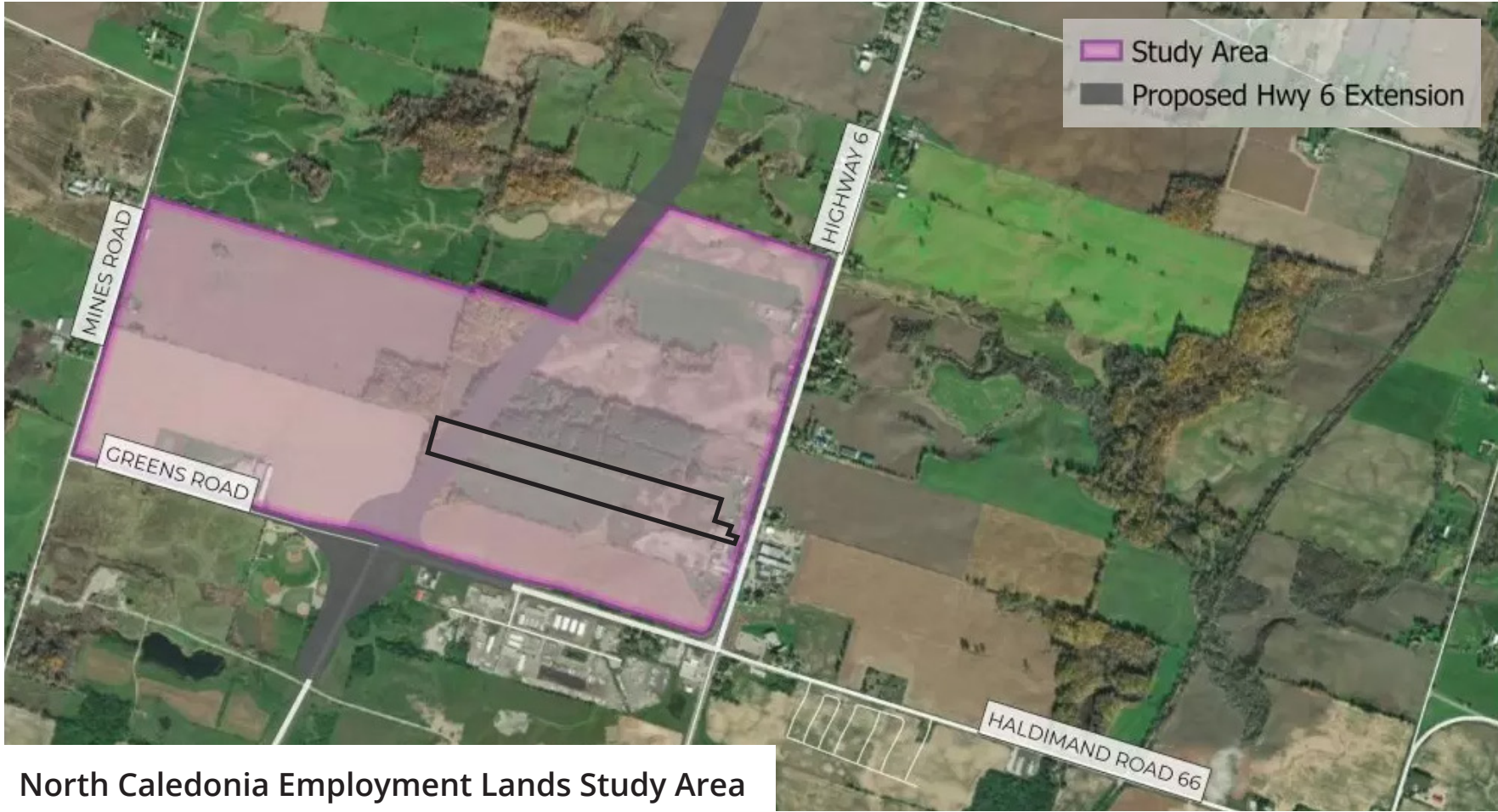
\$536.7M Value added to GDP

North Caledonia Employment Lands

This location recognizes the criticality of being located near the Hamilton airport with easy access to the 403 and Highway 6 which will be further enhanced in the future when the Highway 6 by-pass is extended. This amount of land is aligned with expected employment land needs until 2051. The approval of the Growth Strategy has allowed staff to proceed forward with the North Caledonia Employment Lands Feasibility and Servicing Study.

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

In December 2021, the Province approved Phase 1 of Haldimand County's Official Plan Update. The amendments to the Official Plan identified Caledonia as the area of most significant demand, and where employment land interest is growing as residential development advances. As a result, during the Official Plan Phase 1 process, an additional 140 hectares (345 acres) of employment lands were added to the urban boundary of Caledonia.



North Caledonia Employment Lands Study Area

North Caledonia Employment Lands Feasibility & Servicing Study

2022 - Winter 2023

Phase 1

- Location Analysis
- Market Research & Analysis
- Functional Servicing Design

Fall 2023

Phase 2

- Financial Analysis
- Business Models

2024

Phase 3

- Property Administration & Management Marketing
 - Implementation Plan
 - Business Plan
- Implementing Land Use Planning Framework

Location overview

Caledonia is the largest and fastest growing urban community in Haldimand County. Caledonia is bisected north and south by the Grand River. North Caledonia contains many of the community's heritage buildings and is home to Caledonia's industrial areas adjacent to Highway No. 6. Caledonia's location near the City of Hamilton, the John C. Munro International Airport and Highway 6 provides a locational advantage for significant residential, commercial and industrial growth. The north side of Caledonia will be the focus of much of the future growth anticipated to 2051.

Haldimand County

Following the recent completion and approval of the Official Plan Update – Phase 1 (in December 2021), it was further identified that there is a need for the County to play a role in the development of employment lands. The municipal comprehensive review and the growth analysis process outlined that moving forward Haldimand County shall:

1. Accommodate the Provincial 2051 forecast of 77,000 residents and 29,000 jobs;
2. Accommodate an additional population of 30,000 new residents and 12,700 new households and 11,000 new jobs by 2051;
3. Set intensification targets for existing built areas in urban communities;
4. Set a minimum target of 40 residents and jobs per hectare in new community areas;
5. Plan for and protect employment land; and
6. Conform to the Provincial Policy Statement.

Further identified in Haldimand County's Growth Analysis (to 2051) is that a key driver of Haldimand's future population and economic growth is its geographic location within Ontario. Haldimand is located within the southwest region of the Greater Golden Horseshoe (GGH) Outer Ring. The magnitude and distribution of growth through the GGH is of key significance to Haldimand County. More specifically, as the remaining greenfield areas of the more mature areas to the west of the Greater Toronto and Hamilton Area (GTHA) gradually build out, increasing outward growth pressure will be placed on the outlying municipalities of the GGH Outer Ring. For Haldimand County, this outward growth issue is anticipated to be most heavily felt in the County's larger urban centres, most notably Caledonia, and to a lesser extent Hagersville.

Drive times

Downtown Hamilton	22 minutes	Burlington	30 minutes	GTA / Mississauga	45 minutes
Amazon Fulfillment	11 minutes	Highway 403	11 minutes	Hamilton Airport	7 minutes

Demographics within 5km

13,154

POPULATION

10,023

DAYTIME POPULATION

41.2

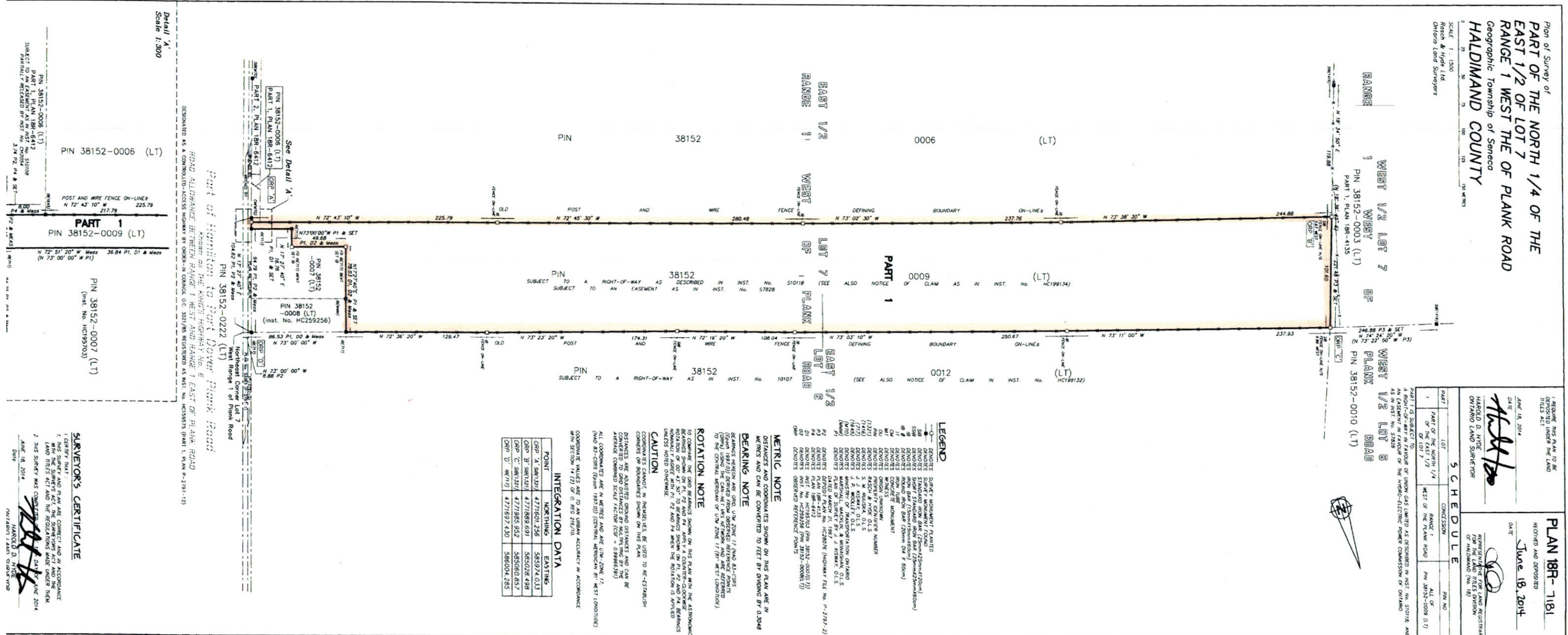
MEDIAN AGE

\$138,915

AVERAGE HOUSEHOLD INCOME



Survey



SCALE 1:1500
 Ronch & Hyde Ltd.
 Ontario Land Surveyors

WEST 1/2 LOT 7
 PIN 38152-0003 (LT)

WEST 1/2 LOT 8
 PIN 38152-0010 (LT)

WEST 1/2 LOT 8
 PIN 38152-0010 (LT)

PLANK ROAD

PART 1
 PIN 38152-0006 (LT)

PART 2
 PIN 38152-0009 (LT)

PART 3
 PIN 38152-0007 (LT)

I HEREBY REQUEST THIS PLAN TO BE
 RECORDED UNDER THE LAND
 TITLES ACT
 DATE: June 18, 2014
 HAROLD D. HYDE
 ONTARIO LAND SURVEYOR

PLAN 18R-1181
 RECEIVED AND DEPOSITED
 DATE: June 18, 2014
 REPRESENTATIVE FOR LAND REGISTRATION
 FROM THE LAND TITLES DIVISION
 OF HALDAMAND (NO. 18)

SCHEDULE		
PART	LOT	CONVEYANCE
1	PART OF THE NORTH 1/4 OF LOT 7	PIN 38152-0006 (LT)
2	PART OF THE NORTH 1/4 OF LOT 7	PIN 38152-0009 (LT)
3	PART OF THE NORTH 1/4 OF LOT 7	PIN 38152-0007 (LT)

LEGEND
 DENOTES SURVEY MONUMENT PLANTED
 DENOTES SURVEY MONUMENT FOUND
 DENOTES STANDARD FORM BAK (2mm x 25mm x 20mm)
 DENOTES NEW BAK (15mm x 15mm x 15mm)
 DENOTES NEW BAK (20mm x 10mm x 10mm)
 DENOTES OLD BAK (20mm x 10mm x 10mm)
 DENOTES CONCRETE MONUMENT
 DENOTES BRICK MONUMENT
 DENOTES METAL MONUMENT
 DENOTES PROPERTY IDENTIFIER NUMBER
 DENOTES PROPERTY IDENTIFIER NUMBER
 DENOTES J. J. KOSKAY, O.L.S.
 DENOTES S. W. HENSON, O.L.S.
 DENOTES MINISTRY OF TRANSPORTATION ONTARIO
 DENOTES MARSHALL MACKIN & MONTGOMERY O.L.S.
 DENOTES W. J. BROWN, O.L.S.
 DENOTES DATED MARCH 21, 1987
 DENOTES PIN 38152-0009 (LT)
 DENOTES PIN 38152-0006 (LT)
 DENOTES PIN 38152-0007 (LT)
 DENOTES OBSERVED REFERENCE POINTS

METRIC NOTE
 DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METERS AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

BEARING NOTE
 BEARINGS HEREON ARE GROUND (TRUE) BEARINGS DERIVED FROM OBSERVED REFERENCE POINTS (Ground 1997-01) DERIVED FROM OBSERVED REFERENCE POINTS TO THE CENTRAL MERIDIAN OF UTM ZONE 17 (81° WEST LONGITUDE)

ROTATION NOTE
 TO COMPARE THE GROUND BEARINGS SHOWN ON THIS PLAN WITH THE ASTRONOMIC BEARINGS SHOWN ON P.L. P2 AND P4 WITH A COASTLINE-CLOCKWISE ROTATION OF ABOUT 20.0 MINUTES AND P4 WITH P1 AND P3 AND P4 WHEN THE ROTATION IS APPLIED UNLESS NOTED OTHERWISE.

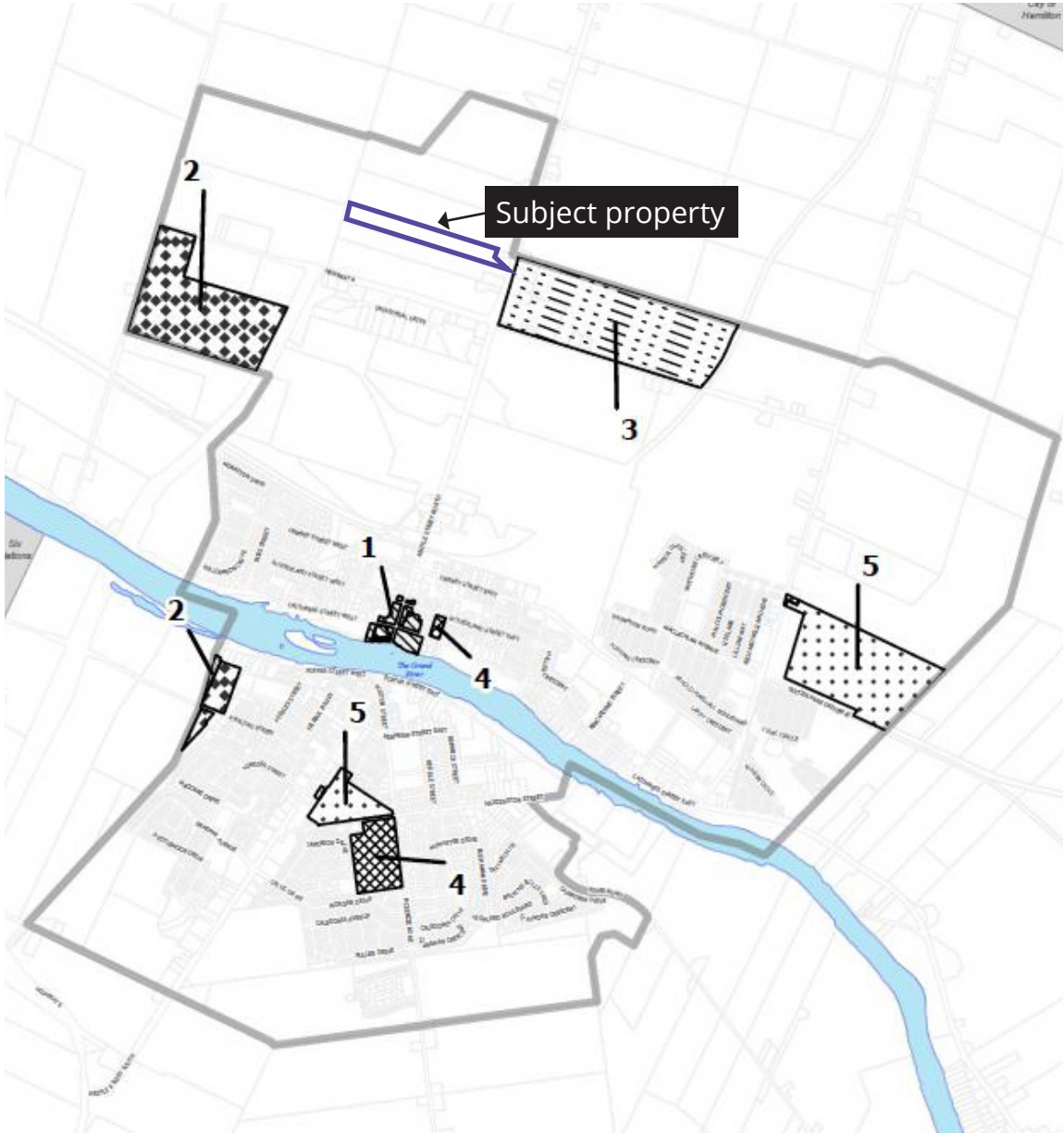
CAUTION
 COORDINATES CANNOT BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.
 DISTANCES ARE ADJUSTED GROUND DISTANCES AND CAN BE CONVERTED TO GROUND DISTANCES BY MULTIPLYING BY THE AVERAGE COMBINED SCALE FACTOR (CSF = 0.99986291).
 ALL COORDINATES ARE IN METERS AND ARE UTM ZONE 17 (NAD 83-CRS (Epoch 1997.0)) (CENTRAL MERIDIAN AT 71° WEST LONGITUDE).
 COORDINATE VALUES ARE TO AN URBAN ACCURACY IN ACCORDANCE WITH SECTION 14 (1) OF O. REG. 216/10.

INTEGRATION DATA		
POINT	NORTHING	EASTING
OPP. A. SM-1241	4271601.256	585974.013
OPP. B. SM-1241	4271889.691	585028.498
OPP. C. SM-1241	4271965.952	585060.657
OPP. D. SM-1241	4271597.430	586004.285

SURVEYOR'S CERTIFICATE
 I CERTIFY THAT:
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE REQUIREMENTS OF THE SURVEY ACT AND THE REGULATIONS MADE UNDER THEREOF.
 2. THIS SURVEY WAS COMPLETED BY ME OR UNDER MY SUPERVISION AND I AM A REGISTERED LAND SURVEYOR IN THE PROVINCE OF ONTARIO.
 DATE: June 18, 2014
 HAROLD D. HYDE
 ONTARIO LAND SURVEYOR

Land use overview

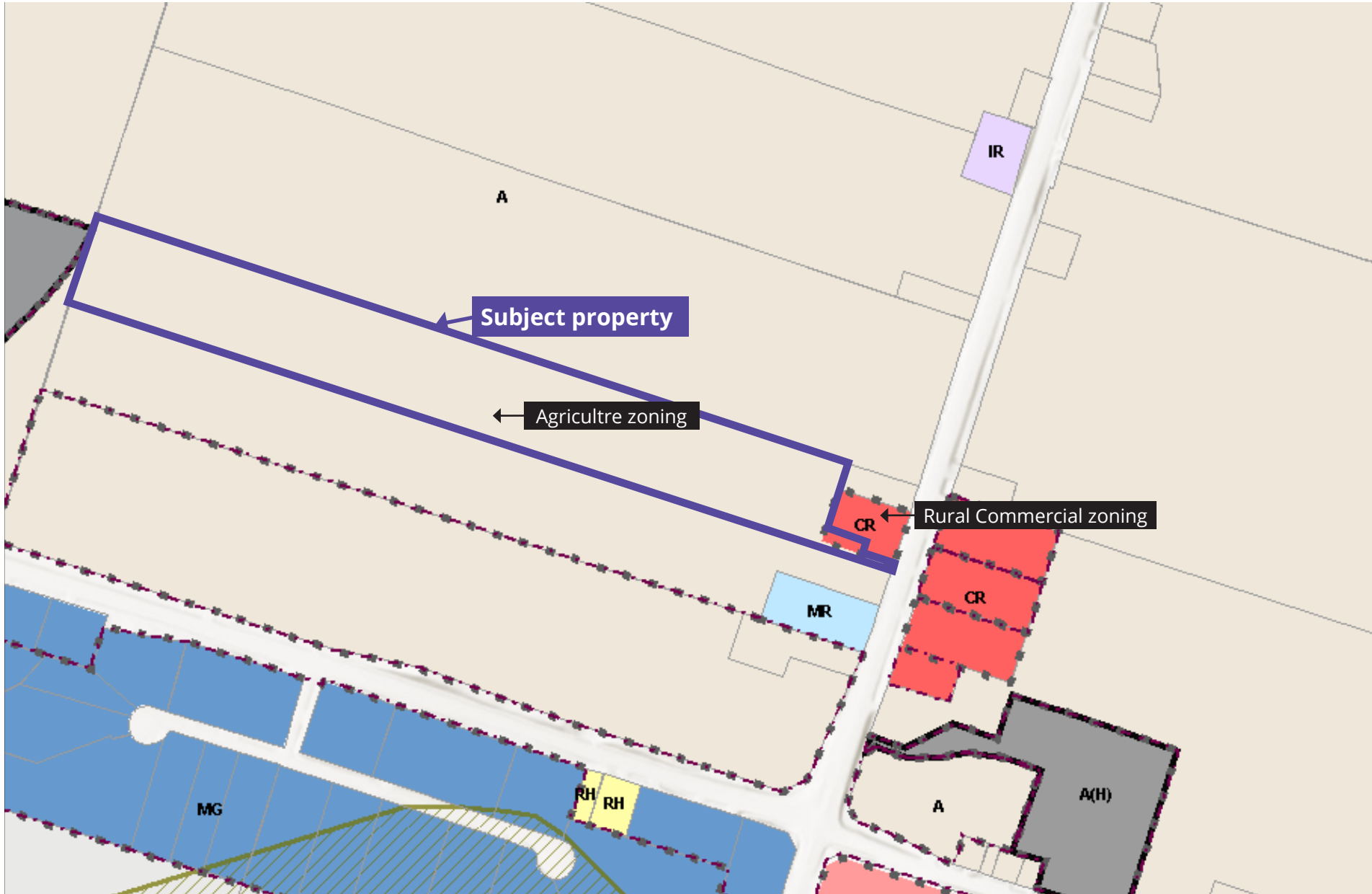
Official Plan



Legend

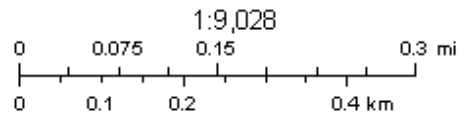
- Downtown Cores
- Major Institutional
- Excess Lands
- Major Open Space
- Future Development

Zoning map



5/5/2023, 10:44:43 PM

- By-law Reference
- Agriculture
- MG General Industrial Zone
- Special Provisions
- Agriculture
- MG General Industrial Zone
- Holding
- DD Development
- MR Rural Industrial
- Parcels
- CG General Commercial
- R Rural Institutional
- Hazard Lands Overlay, Other Hazard Lands
- RH Rural Residential
- CR Rural Commercial



Scale: 1:9,028
Sources: Esri, Aribas, USGS, NGA, NASA, CGIR, N Robinson, NCES, NLS, OS, NMA, Geodetic Reference, R & W, GSA, Geoland, FEMA,

Hamilton County

659 Highway #6 South, Caledonia ON



Opportunity summary

Total land area:	22.70 acres
# of parcels:	One
Zoning:	A (Agriculture) CR (Rural Commercial)
Asking price:	\$4,990,000
Offers reviewed after:	Upon receipt

Get more information

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