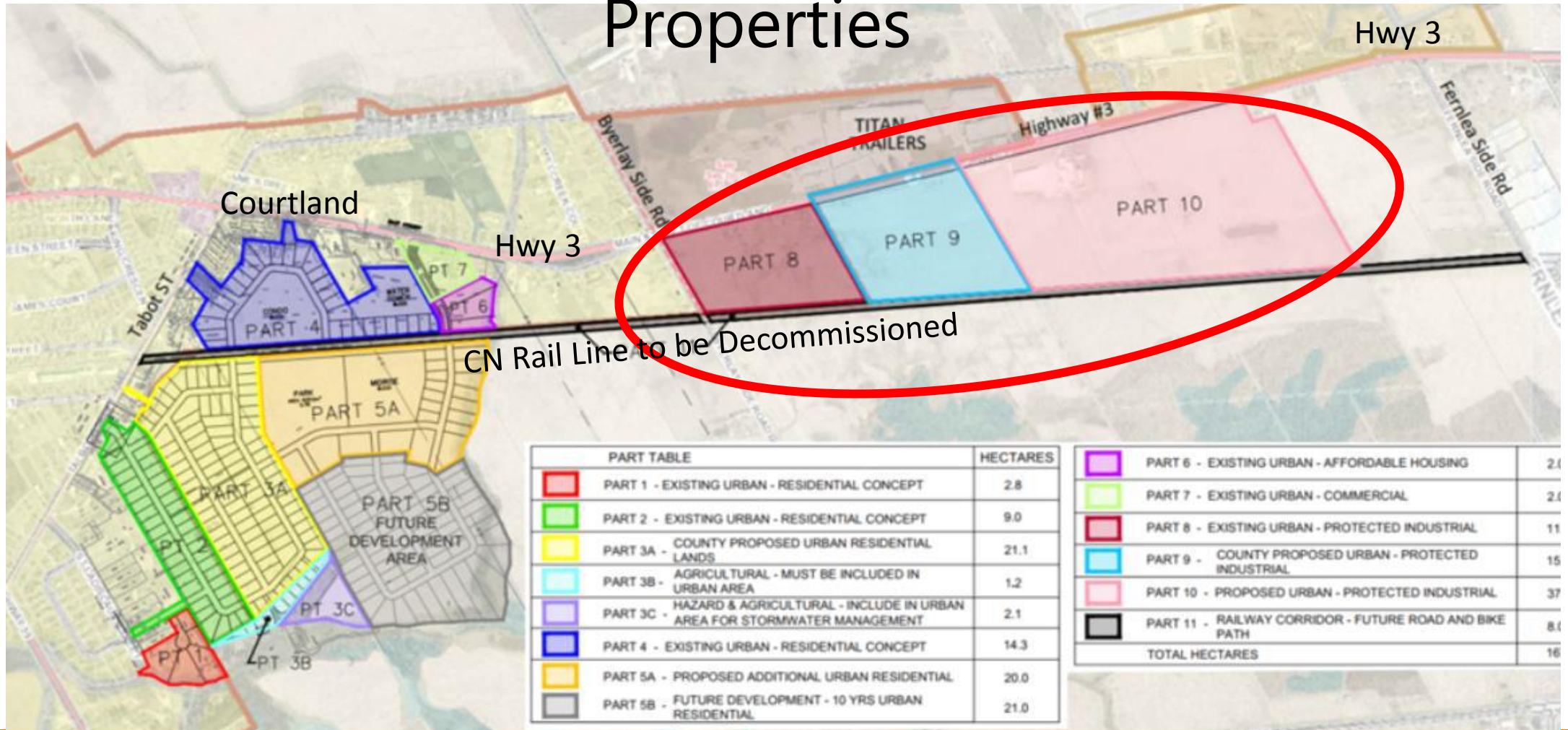
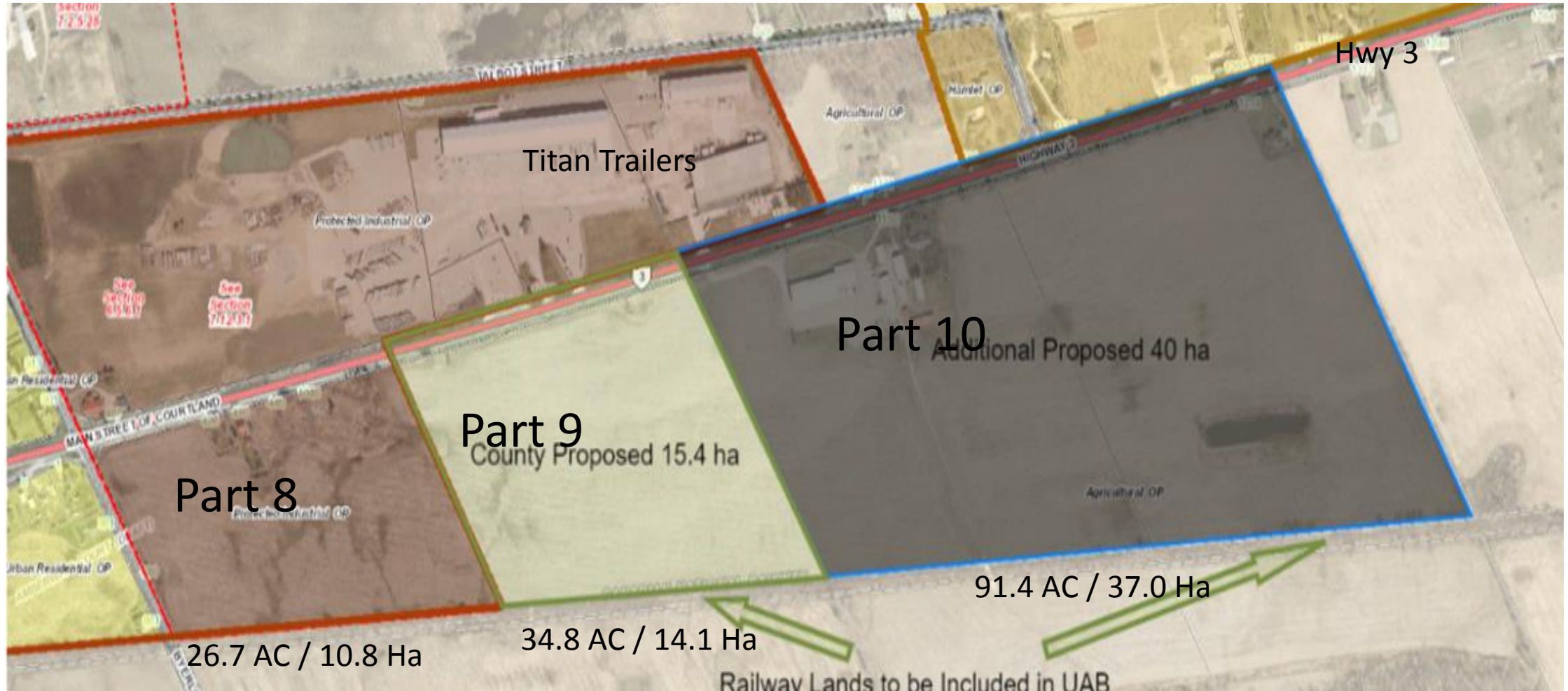


Proposal : Creation of a Norfolk Industrial Park

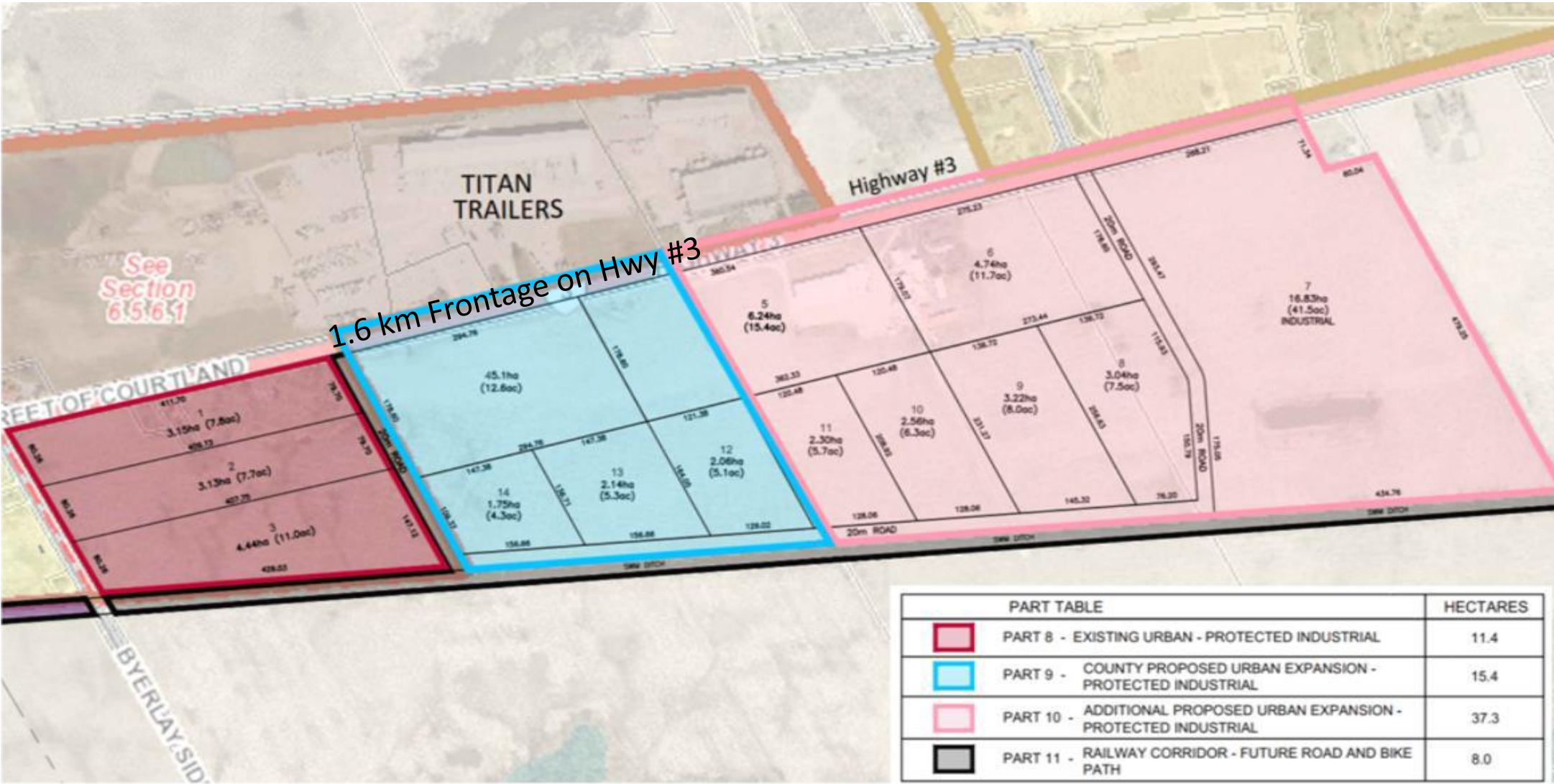
Request : 51.1 Ha Industrial Zoning (MG) on 2 Properties



Part 8 is MG ...Need Rezone Parts 9 & 10 (55.4 Ha) to MG Creates 62 Ha/ 153 Ac Industrial Park



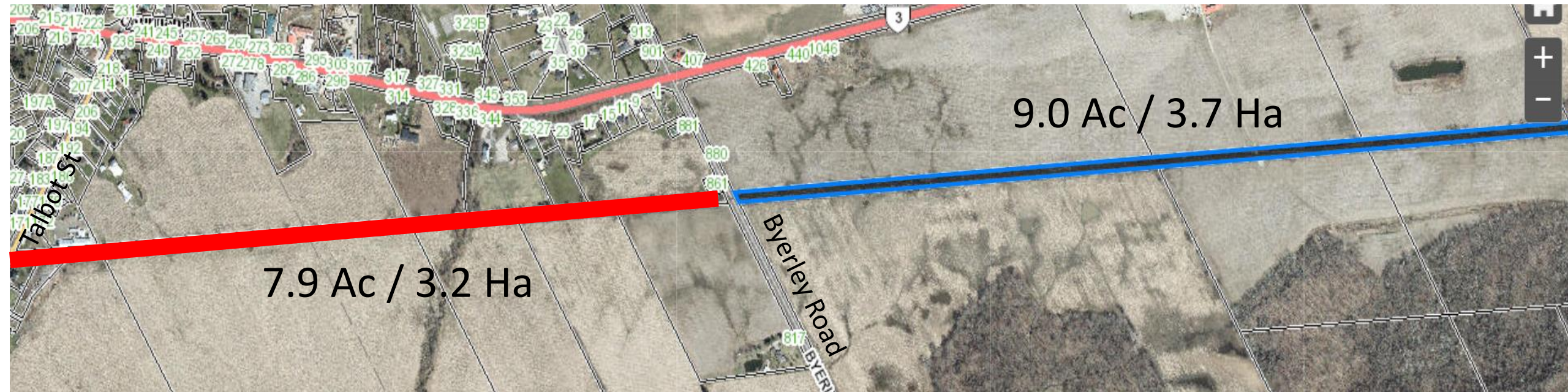
Industrial Park :Configuration Option: Open for Discussion



PART TABLE		HECTARES
	PART 8 - EXISTING URBAN - PROTECTED INDUSTRIAL	11.4
	PART 9 - COUNTY PROPOSED URBAN EXPANSION - PROTECTED INDUSTRIAL	15.4
	PART 10 - ADDITIONAL PROPOSED URBAN EXPANSION - PROTECTED INDUSTRIAL	37.3
	PART 11 - RAILWAY CORRIDOR - FUTURE ROAD AND BIKE PATH	8.0

Include the CN Rail to be Decommissioned into Hamlet Boundary

1. Byerley Road to FernLea Road: MG Zoning (3.7 Ha)
2. Talbot Road to Byerley Road: Residential (3.2 Ha)



Issues

Scalability and Economics : Larger is Financially Feasible /Smaller is NOT

- Example ...Hydro to Titan Vacant Property (North side Hwy 3) \$ 2.0 M Estimated
- Hydro to Industrial Park with Multiple Users : HydroOne Payback Plan & Investment

Industrial Park can be a Joint Venture with County

Local Owners Have a Willingness to Work With the County

Utilities

- Natural Gas Mainline runs down Highway 3
- Sanitary would require Septics
- Water is Abundant on Titan Property and Could Supply the Industrial Park
- Hydro Upgrade is Needed

Close Residential Areas in Delhi and Courtland

Proximity to Industrial Growth in St. Thomas, Tillsonburg & Woodstock Provides Tremendous Opportunity

Supports Provincial Mandate for Large Tracts of Industrial Land greater than 100 Acres & Eligibility for Provincial Infrastructure Assistance (Minister Fedeli)