



Norfolk County Office of the Mayor

MINISTRY OF ECONOMIC DEVELOPMENT, JOB CREATION AND SKILLED TRADES – DISCUSSION NOTES

Executive Summary – The Courtland Opportunity

The Courtland Opportunity represents a rare and strategic chance to deliver sustainable, integrated growth in Norfolk County, combining a modern industrial park, supportive housing, and essential infrastructure within a single, unified vision. The initiative is spearheaded by the Kloepper family, sole owners of the lands involved, ensuring streamlined planning, reduced risk, and efficient execution.

Comprehensive Planning & Technical Readiness

Over the past several years, the owners and their technical team have advanced multiple studies and secured key approvals to de-risk development and demonstrate readiness:

- **Transportation & Access** – Traffic Impact Study by Paradigm; new MTO-approved Highway 3 access; five potential residential access points; planned connections between residential and employment lands via multi-purpose path/road.
- **Land & Environmental Studies** – Two topographical surveys, archaeological Stage 1 & 2 assessments, and ongoing two-year geotechnical investigations (completion expected 2025).
- **Servicing & Utilities** – Assessment of Newterra expandable wastewater treatment technology; confirmed potable water availability for industrial use without affecting municipal supply; fire flow testing with potential system looping to Delhi; active discussions with Enbridge and Hydro One for gas and upgraded transmission capacity via CN rail corridor.
- **Resource Availability** – Abundant local sand for fill, minimizing environmental impact and reducing transportation costs.
- **Regulatory Engagement** – No major objections from the LPRCA; municipal drains already installed.

Economic Development & Community Integration

The vision aligns employment lands with accessible, incentivized housing to ensure a stable workforce and support economic vitality. Key components include:

- **Industrial Growth Hub** – 100-acre agri-food transportation and innovation processing hub and incubator within the approved employment expansion area, positioned to strengthen Norfolk's agri-food competitiveness.
- **Housing Strategy** – Expansion of the successful incentivized housing model to provide affordable, proximate housing for workers and families.



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- Employment + Training Nexus – Co-location of housing, jobs, and training facilities to support workforce development and retention.
- Public-Private Partnership Potential – The Kloepfers are preparing an MOU for a joint venture with Norfolk County or a County Development Corporation to maximize economic and community benefits.

Strategic Advantages

- Single Ownership – Eliminates fragmented decision-making, enabling a unified, expedited approach.
- Significant Private Investment – Owners have self-funded technical studies, site preparation, property acquisitions, and utility negotiations.
- Regional Impact – Positions Courtland as a competitive alternative to other industrial locations, offering shovel-ready sites supported by modern infrastructure.

The Courtland Opportunity is not just a development proposal—it is a fully integrated growth strategy backed by detailed studies, regulatory engagement, and private investment. It presents Norfolk County with an opportunity to partner in creating a sustainable, competitive, and economically vibrant community. A collaborative response to the Ministry will highlight the project's alignment with provincial growth objectives, readiness for implementation, and capacity to deliver lasting regional benefits.