

## THE CORPORATION OF HALDIMAND COUNTY

By-law No.            /18

### **Being a by-law to adopt Amendment Number HAL.41 to the Haldimand County Official Plan by Gateway Church**

**WHEREAS** Haldimand County is empowered to enact this by-law, by virtue of the provisions of Sections 17 and 21 of the *Planning Act*, R.S.O. 1990, Chapter P.13, as amended;

**AND WHEREAS** this by-law conforms to the Haldimand County Official Plan,

**NOW THEREFORE, the Council of The Corporation of Haldimand County enacts as follows:**

1.     **THAT** Amendment No. HAL.41 to the Haldimand County Official Plan for a property described as Seneca Range East of Plank Road West Half Part, Lot 7; known municipally as 15 Haldimand Road 66, Haldimand County, consisting of the map and explanatory text, as attached to form a part of this by-law, be hereby adopted.
2.     **AND THAT** the effective date of this by-law shall be the date of final passing hereof.

READ a first and second time this 25<sup>th</sup> day of June, 2018.

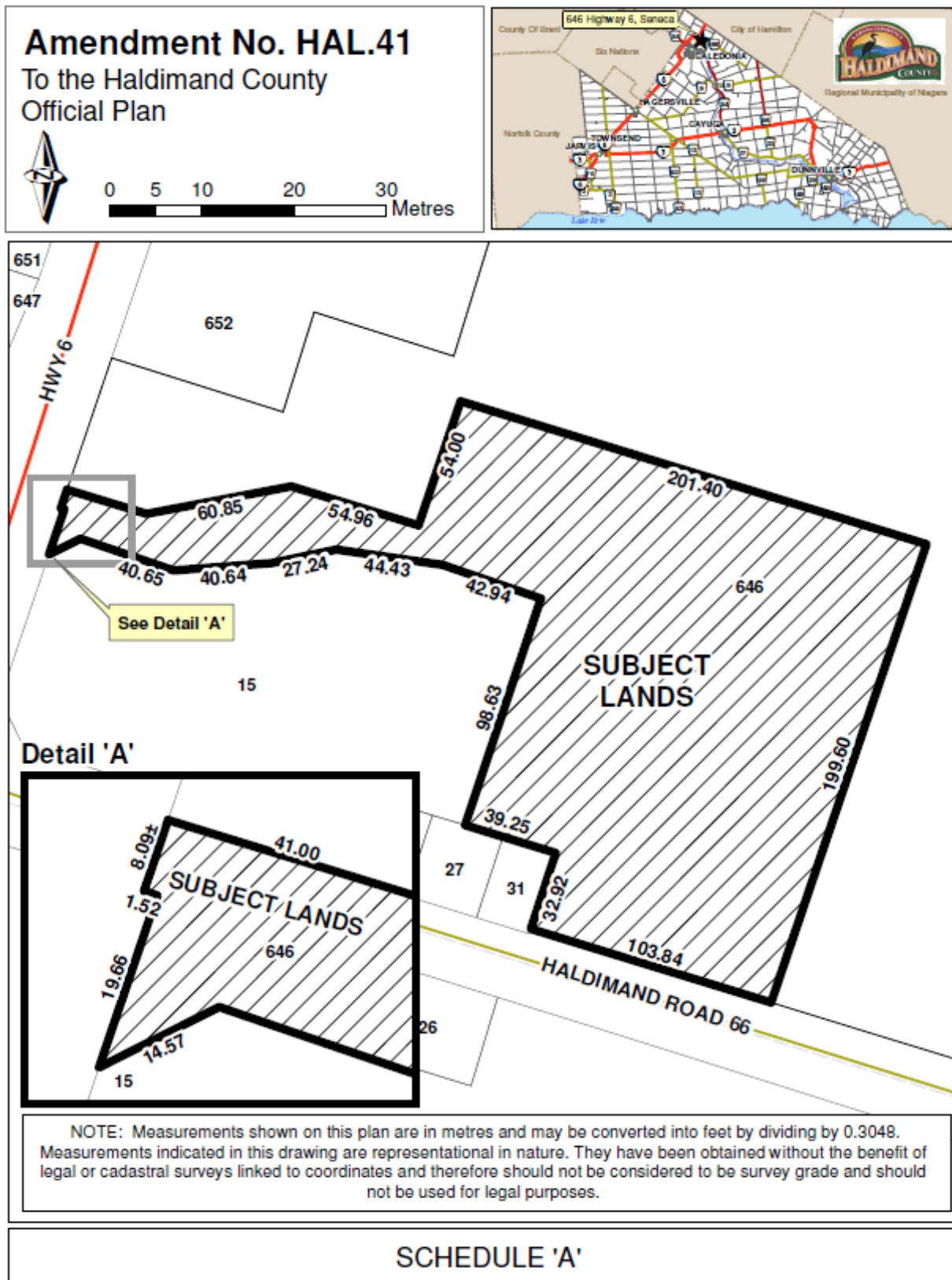
READ a third time and finally passed this 25<sup>th</sup> day of June, 2018.

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MAYOR

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CLERK



**AMENDMENT NO. HAL.41  
TO THE HALDIMAND COUNTY OFFICIAL PLAN**

**PART A: PREAMBLE TO THE AMENDMENT**

1. **Purpose of the Amendment:**

The purpose of this Official Plan Amendment is to extend the site specific designation of the adjacent lands at 15 Haldimand Road to include the subject lands as illustrated on Schedule "A" such that they are subject to HAL.41.

2. **Location of the Lands Affected:**

The subject lands are described as Seneca Range East of Plank Road West Half Part, Lot 7; known municipally as 15 Haldimand Road 66, Haldimand County, Haldimand County. The location of the subject lands is illustrated on the attached Schedule "A".

3. **Basis of the Amendment:**

The subject lands are designated Agricultural within the Haldimand County Official Plan. No expansion to the urban boundary is proposed. The property will continue to be designated agricultural in the Official Plan. The Amendment to the Official Plan will extend the site specific policies associated with the HAL.41 designation to facilitate the expansion of the adjacent place of worship (Gateway Church) onto the subject lands including an expanded parking lot. Policy HAL.41 states:

"Notwithstanding the Agricultural uses permitted on these lands, a place of worship and accessory use shall also be permitted on those lands identified as having reference to this subsection on Schedule "A.1" and Schedule "B.1" In addition, notwithstanding the servicing policies outlined in this Plan for non-urban areas, a building constructed for the uses noted above may be connected to municipal water services provided the design standards are acceptable to the County."

No further modifications are proposed to Policy HAL.41 for the subject lands.

**PART B: THE AMENDMENT:**

The Haldimand County Official Plan is hereby amended as follows:

**Map Amendment:**

Schedule A.1 and B.1 are hereby further amended by:

Identifying the lands shown as the subject lands on Schedule "A" of this amendment (attached to and forming part of this amendment) as being amended a site-specific 'Agricultural' designation (HCOP-41).

Text Amendment:

The following is included in the amendment identified as HAL.41 and has already been enacted as follows:

- a) Notwithstanding the Agricultural uses permitted on these lands, a place of worship and accessory use shall also be permitted on those lands identified as having reference to this subsection on Schedule "A.1" and Schedule "B.1" In addition, notwithstanding the servicing policies outlined in this Plan for non-urban areas, a building constructed for the uses noted above may be connected to municipal water services provided the design standards are acceptable to the County.

PART C: ADDITIONAL INFORMATIONImplementation:

This amendment will be implemented by Haldimand County by enacting an amendment to the Town of Haldimand Zoning By-law 1-H 86.

The subject lands will also be subject to site plan control, which will ensure that subsequent development on the parcel is subject to review by the County. Site plan control will provide the opportunity to review the location of road access, parking, massing of buildings, vegetative buffers, stormwater management/drainage and other identified measures. A site plan agreement may also be required to be registered on title as part of the site plan process.

Report Number:	PED-PD-28-2018
File No:	PLOP-HA-2018-059
Related File No.:	PLZ-HA-2018-060
Name:	Gateway Church
Roll No.	2810-152-005-10200-0000