

THE CORPORATION OF HALDIMAND COUNTY

By-law Number /18

Being a by-law to amend the Zoning By-law NE 1-2000, as amended, of the City of Nanticoke in the names of Parfitt and Jamieson.

WHEREAS Haldimand County is empowered to enact this By-law, by virtue of the provisions of Section 34 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** this By-law shall apply to the lands described as Part Lot 24, Concession 4, Geographic Township of Walpole, and being shown as the Subject Lands on Maps "A" and "B" attached hereto to form a part of this By-law.
2. **AND THAT** Schedule "A2" to the City of Nanticoke Zoning By-law NE 1-2000, as amended, is hereby further amended by identifying the Subject Lands as shown on Map "A" and Map "B" attached hereto and forming part of this by-law, as having reference to Subsection A.51.
3. **AND THAT** the following subsection shall be added to Section 10.1.6 "Special Provisions for Permitted Uses" of said By-law NE 1-2000:

#	By-Law #	Address	Additional Uses Permitted	Sole Permitted Uses	Excluded Uses
A.51	____-HC/18	Walpole, Concession 4, Part Lot 24			Single detached dwelling and home occupation

4. **AND THAT** this By-law shall become effective from and after the date of passing thereof.

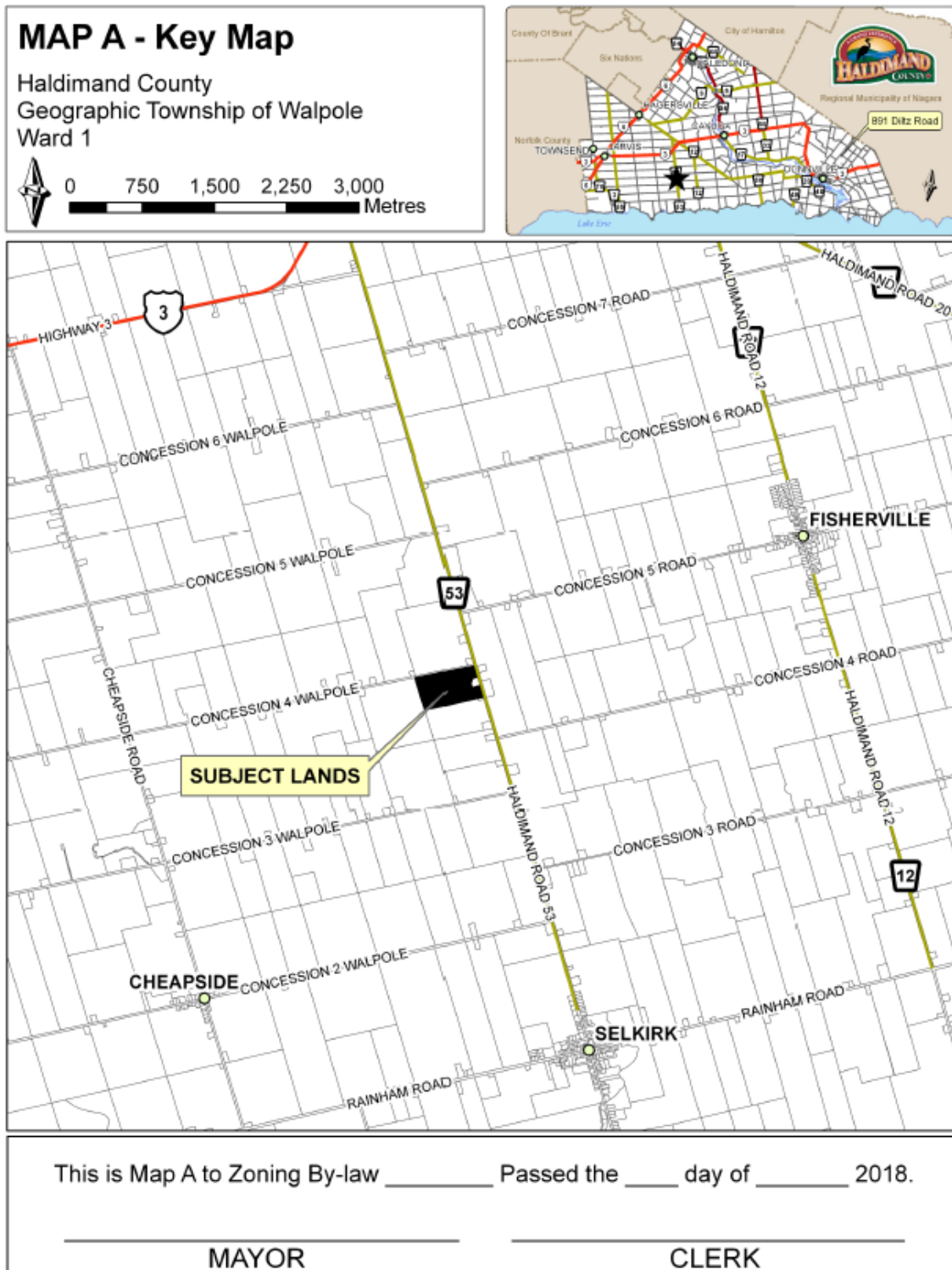
READ a first and second time this 4th day of September, 2018.

READ a third time and finally passed this 4th day of September, 2018.

MAYOR

CLERK

Schedule "A"



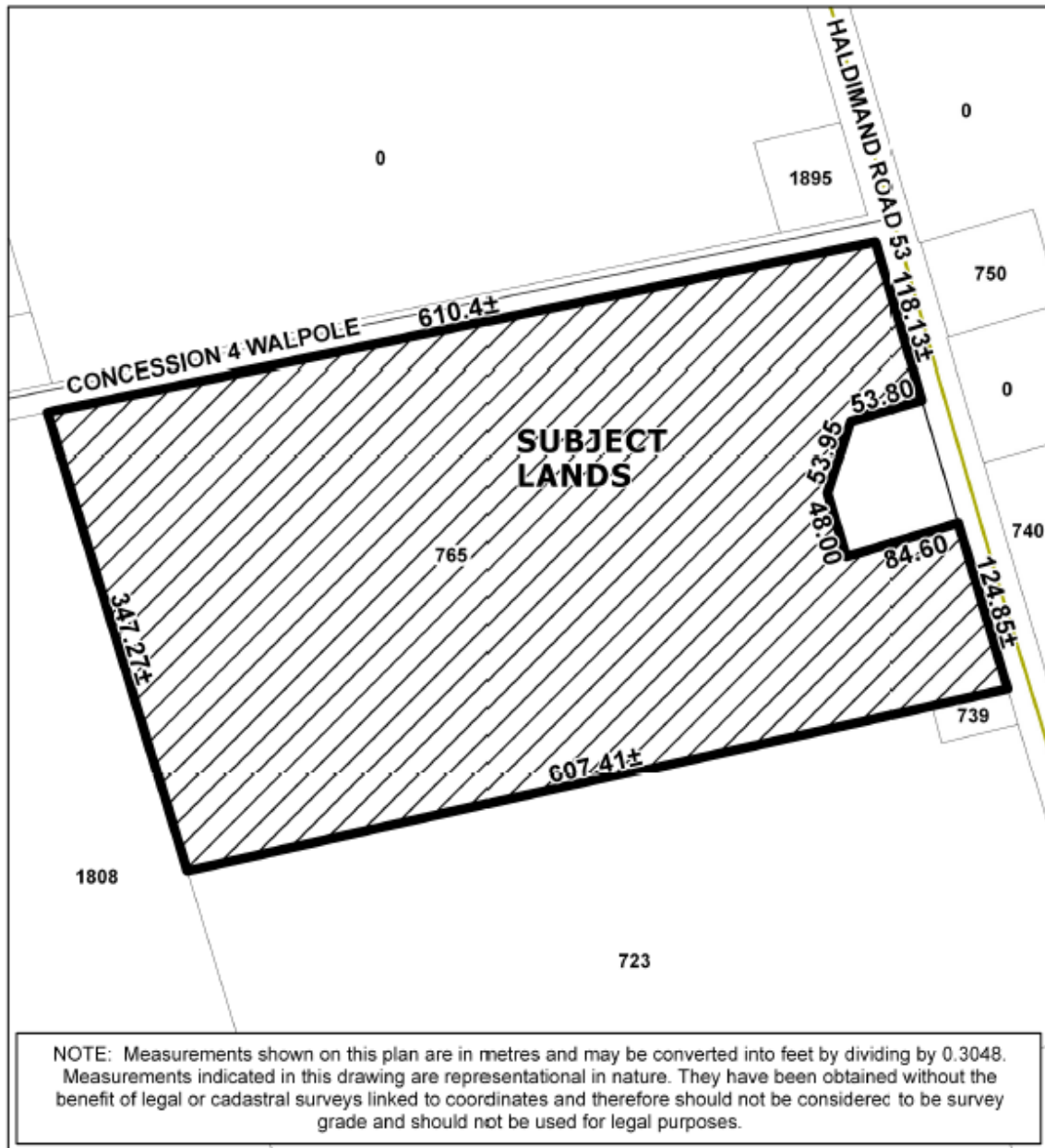
Ref: PLZ-HA-2018-069

MAP B - Detail Map

Haldimand County

Geographic Township of Walpole, Ward 1

SCALE: 1:4,000

0 25 50 75 100
Metres

This is Map B to Zoning By-law _____ Passed the ____ day of _____ 2018.

MAYOR_____
CLERK

Ref: PLZ-HA-2018-069

PURPOSE AND EFFECT OF BY-LAW

/18

This By-law amendment applies to the lands located west of Haldimand Road 53, and legally described as Part Lot 24, Concession 4, Geographic Township of Walpole. Municipally known as 765 Haldimand Road 53.

The purpose of this by-law is to prohibit residential uses on the conditionally severed lot. The severances have been presented to the Committee of Adjustment on June 12th, 2018 and were conditionally approved at this meeting. There are no site specific reductions that have been requested with regard to the setbacks that are required under the A zone.

The lands are designated Agriculture within the Haldimand County Official Plan. There are no policy conflicts or issues as no new development is proposed.

According to the City of Nanticoke Zoning By-law NE 1-2000, the subject lands are zoned 'Agriculture (A)' Zone. The 'A' Zone permits the following uses: air strip and hanger, one each per farm; animal kennel or hospital; bunk houses provided occupants are employed by the farm operations where the bunk house is located; commercial greenhouse; farm; farm-related processing; farm produce grading and distribution station; farm produce outlet; farm vacations; seasonal storage of recreational vehicles and recreational equipment as a secondary use to a farm; single detached dwelling; storage of operational school buses; farm stand; and experiential activities.

All of the above uses will remain permitted as-of-right except for a one family dwelling (and home occupation) which shall be prohibited on the subject lands.

Report Number:	PED-PD-31-2018
File Number:	PLZ-HA-2018-069
Name:	Parfitt and Jamieson
Roll No.:	2810-332-008-39000-0000