

## THE CORPORATION OF HALDIMAND COUNTY

By-law No. /18

**Being a by-law to adopt Amendment Number HCOP-46 to the Haldimand County Official Plan by 2593251 Ontario Inc. (WJ Moving & Storage).**

**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. HCOP-46 to the Haldimand County Official Plan for a property described as Walpole Concession 8, Part Lot 5, Irregular, 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 17<sup>th</sup> day of December, 2018.

READ a third time and finally passed this 17<sup>th</sup> day of December, 2018.

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MAYOR

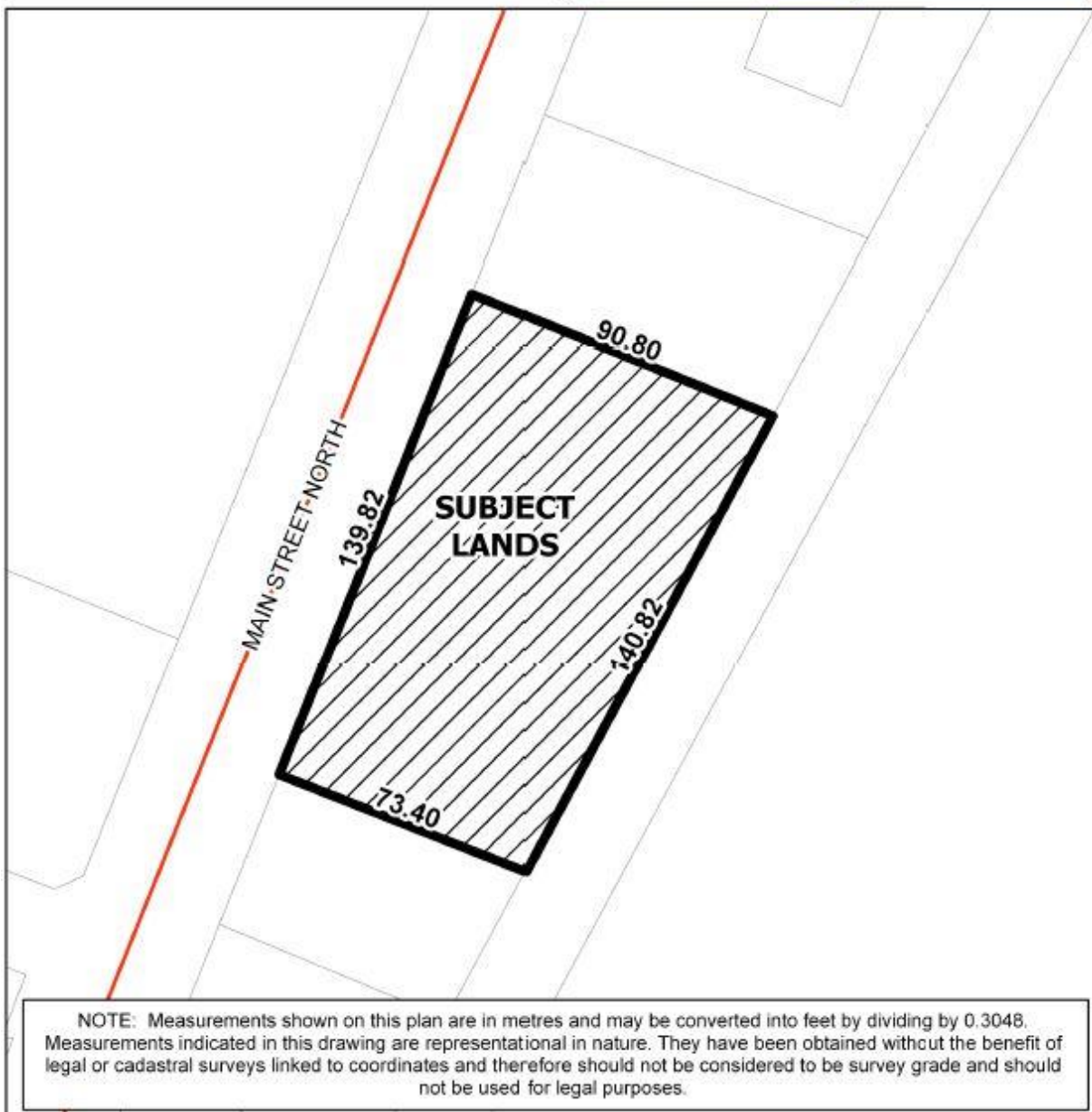
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CLERK

To the Haldimand County  
Official Plan



0 15 30 60 90 Metres



SCHEDULE 'A'

**AMENDMENT NO. HCOP-46  
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 amend the permitted uses for the subject lands such that mini storage and climate controlled warehouse are permitted for the site as illustrated on Schedule "A" such that they are subject to HCOP-46.

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

The subject lands are described as Walpole Concession 8, Part Lot 5, Irregular; known municipally as 2990 Highway 6, 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 apply site specific policies shown as HCOP-46, to facilitate the development of a mini storage, climate controlled warehouse and office use on the subject lands.

**PART B: THE AMENDMENT:**

The Haldimand County Official Plan is hereby amended as follows:

**Map Amendment:**

Schedule A.2 and B.5 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-46).

Text Amendment:

The following is included in the amendment identified as HCOP-46 to be enacted as follows:

- a) Notwithstanding the Agricultural uses permitted on these lands, a mini storage, climate controlled warehouse and office shall also be permitted on those lands identified as having reference to this subsection on Schedule "A.2" and Schedule "B.5" 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 City of Nanticoke Zoning By-law NE 1-2000.

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:	PD-39-2018
File No:	PLOP-HA-2018-157
Related File No.:	PLZ-HA-2018-158
Name:	2593251 Ontario Inc. (WJ Moving & Storage)
Roll No.	2810-332-005-04200-0000