

THE CORPORATION OF HALDIMAND COUNTY

By-law Number /19

Being a by-law to adopt Amendment No. HCOP-47 to the Haldimand County Official Plan, in the name of Otto and Cornelia Bulk.

WHEREAS this by-law is enacted in accordance with Section 17 and 21 of the *Planning Act*, R.S.O. 1990, c.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-47 to the Haldimand County Official Plan consisting of map and explanatory text for the property described as Part of Lot 20, Concession 5, South of Dover Road, Geographic Township of Dunn, now in Haldimand County as attached to forming part of this by-law, be hereby adopted.
2. **AND THAT** this by-law shall take force and effect on the date of passing.

READ a first and second time this 11th day of February, 2019.

READ a third time and finally passed this 11th day of February, 2019.

MAYOR

CLERK

**AMENDMENT NO. HCOP-47
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 designation of certain lands from 'Agriculture' to 'Resort Residential' to facilitate the creation of a new lot. The new lot will comprise of Parts 1A and 1B of the subject lands as illustrated on Schedule 'A'. The Official Plan amendment would only apply to Part 1A of the subject lands. Part 1B is to maintain the 'Lakeshore Hazard Lands' designation. The remaining portions of the subject lands (Parts 2A, 2B, 2C) would retain the existing 'Agriculture' designation and Part 2D would retain the existing 'Lakeshore Hazard Lands' designation. Part 2B is permitted to contain a private road.

2. **Location of Land Affected:**

The subject lands are described as Part Lot 20, Concession 5, South of Dover Road, now in Haldimand County, and are municipally known as 52 Weatherburn line. The location of the subject lands is illustrated on attached Schedule 'A'.

3. **Basis of the Amendment:**

The subject lands are designated 'Agriculture' in the Haldimand County Official Plan. The 'Agriculture' policies of the County Official Plan generally intent to protect the agricultural land base and encourage the continued use of such lands for agriculture and rural uses compatible with agriculture. The proposal would not have a significant impact on the protection of the agricultural land base as no land would be taken out of production. The southern portion of the property has not been used for functional farm practices for a number of years. It has limited productive capabilities due to the existing physical characteristics and topography in the area.

Since the 'Agriculture' designation would remain with a portion of the property, the amendment would not preclude any future agricultural use of the northern portion of lands.

The amendment proposes to facilitate the opportunity to create an addition lot on a portion of the subject lands (Part 1A) through subsequent consent application.

PART B: THE AMENDMENT

The Haldimand County Official Plan is hereby amended as follows:

1. Map Amendment:

Schedules “A.3” and “D.14” are hereby further amended by:

Identifying the lands shown as Part 1A on Schedule ‘A’ of this amendment (attached to and forming part of this amendment) as being amended from ‘Agriculture’ to ‘Resort Residential’.

2. Text Amendment:

The following is added to Section 9 Site Specific Policies as Policy HCOP-47:

‘HCOP-47 That Section 5.H.2(c) requiring the proposed severed and retained lots to front onto an existing public road that is of a reasonable standard of construction shall not apply and a new seasonal residential lot is permitted to accessed from a private road.

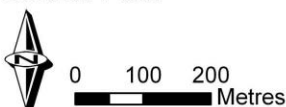
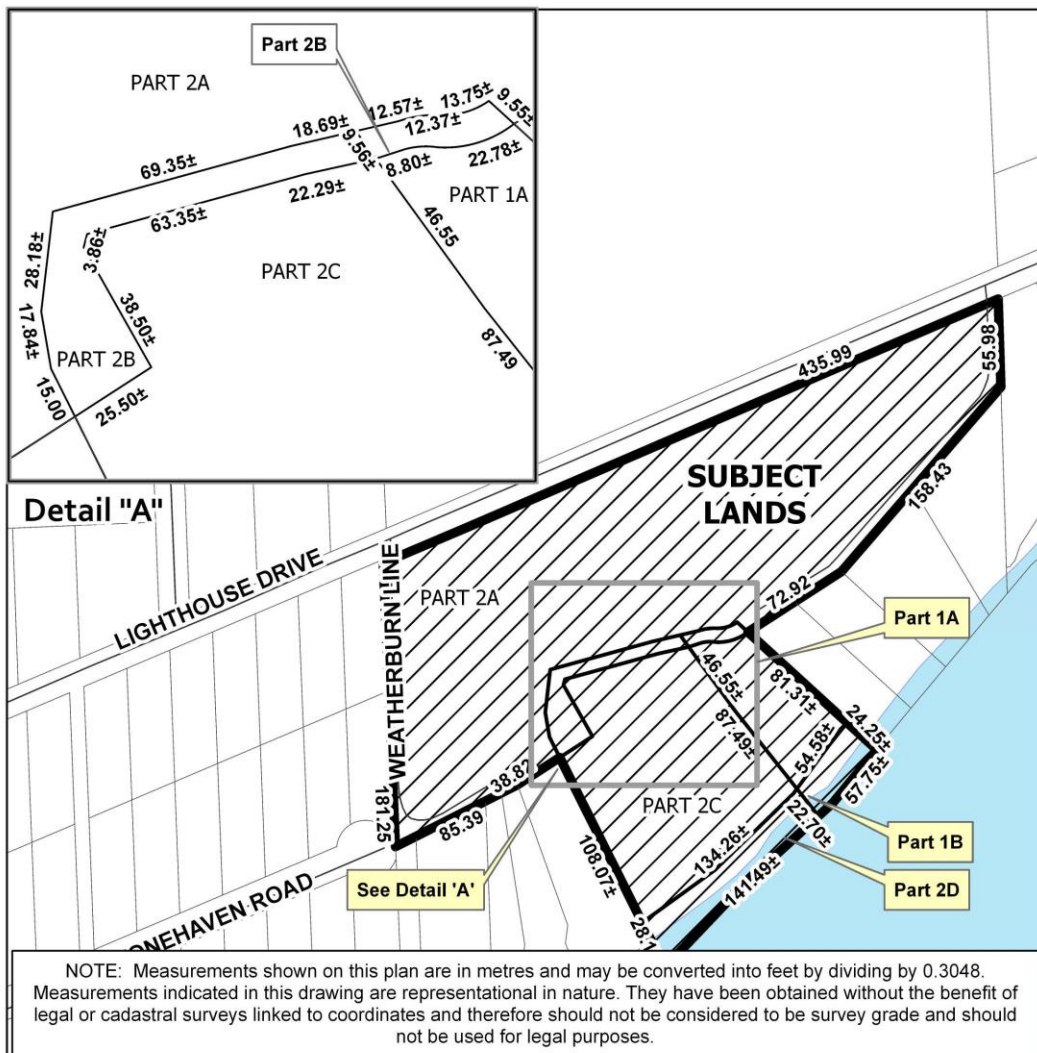
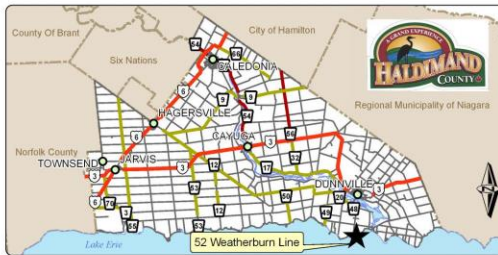
PART C: ADDITIONAL INFORMATION

1. Implementation:

This amendment will be implemented by Haldimand County be enacting an amendment to the Town of Dunnville Zoning By-law 1-DU 80. The zoning will be amended to ‘Seasonal Residential (RS)’ Zone to permit a subsequent consent application.

Report Number:	PDD-03-2019
File Number:	PLOP-HA-2018-151
Related File Number:	PLZ-HA-2018-152
Roll Number:	2810.021.003.00250
Name:	Otto and Cornelia Bulk

Amendment No. HCOP-47
To the Haldimand County
Official Plan

SCHEDULE 'A'

Ref: PLOP-HA-2018-151