

THE CORPORATION OF HALDIMAND COUNTY

By-law Number /19

Being a by-law to amend Zoning By-law NE 1-2000, as amended, of the City of Nanticoke, and in the name of 1436586 Ontario Inc.

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, C. P13, as amended;

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 Lots 8 & 9, Concession 13, Geographic Township of Walpole, and known municipally as 670 Concession 13, Walpole, and being shown as the Subject Lands on Maps “A” and “B” attached hereto to form a part of this by-law.
2. **THAT** Schedule “A1” to City of Nanticoke Zoning By-law NE-1 2000, as amended, is hereby further amended by identifying the Subject Lands which are shown as ‘Subject Lands’ on Map “A” and Parts 1 and 2 on Map “B” attached hereto and forming part of this by-law, as having reference to Section 10.1.6 and 10.1.7.
3. **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 | Excluded Uses |
|---------------|----------|---|---------------------------|--|
| A.53 – Part 1 | | Part Lots 8 & 9, Concession 13, Geographic Township of Walpole, and known municipally as 670 Concession 13, Walpole | | Single Detached Dwelling Housing of Livestock in Existing Barns |

4. **THAT** the following subsection shall be added to Section 10.1.7 (Special Provisions for Lot and Building Requirements) of said By-law NE-1 2000:

| # | By-law # | Address | Description of Special Provision |
|---------------|----------|---|---|
| A.53 – Part 2 | | Part Lots 8 & 9, Concession 13, Geographic Township of Walpole, and known municipally as 670 Concession 13, Walpole | Minimum <i>lot frontage</i> : 16 metres |

5. **AND THAT** this by-law shall take force and effect on the day of passing.

READ a first and second time this 24th day of June, 2019.

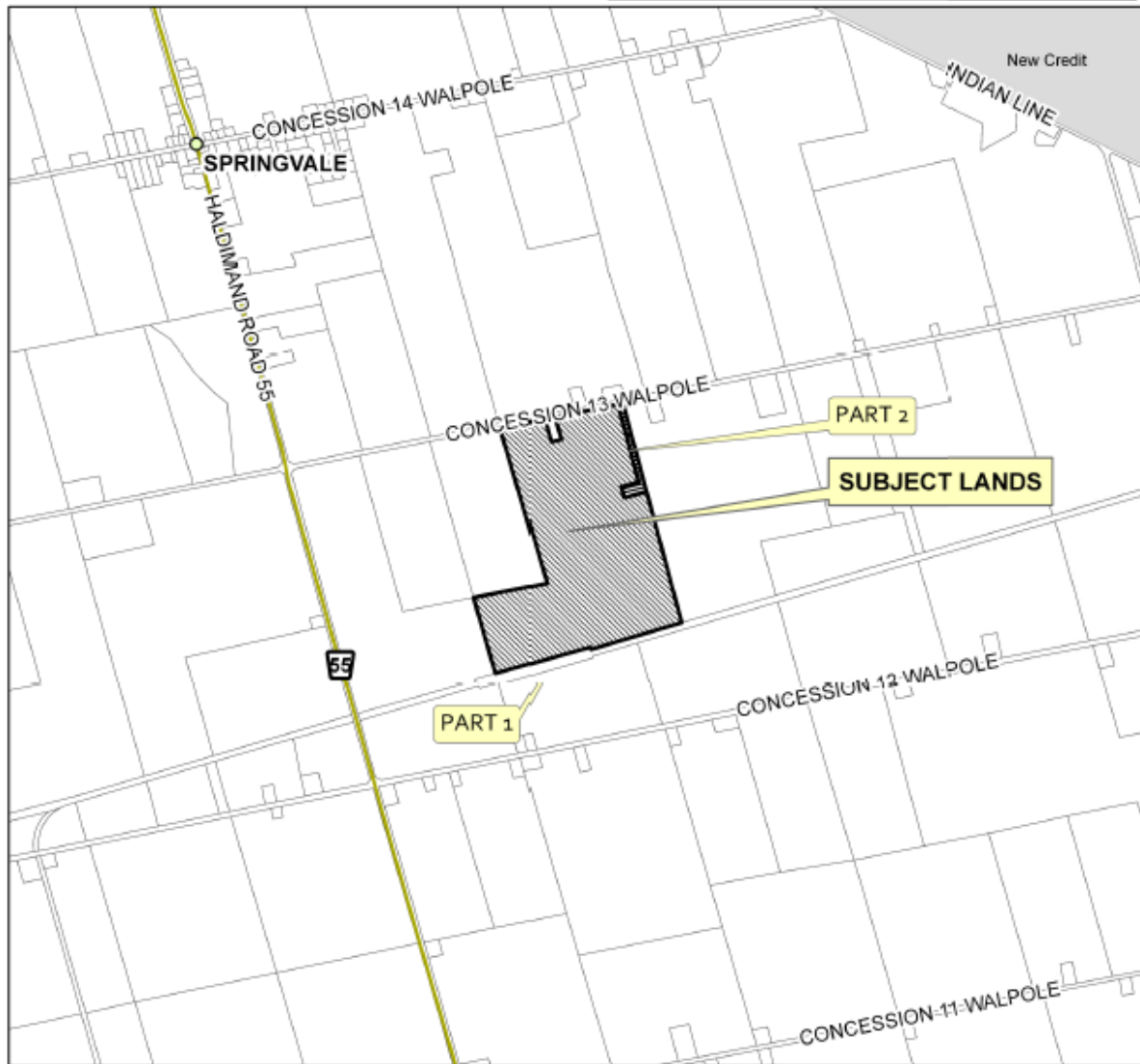
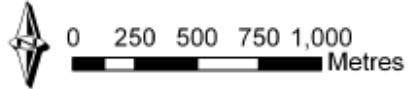
READ a third time and finally passed this 24th day of June, 2019.

MAYOR

DEPUTY CLERK

MAP A - Key Map

Haldimand County
Geographic Township of Walpole
Ward 1



This is Map A to Zoning By-law _____ Passed the ____ day of _____ 2019.

MAYOR

CLERK

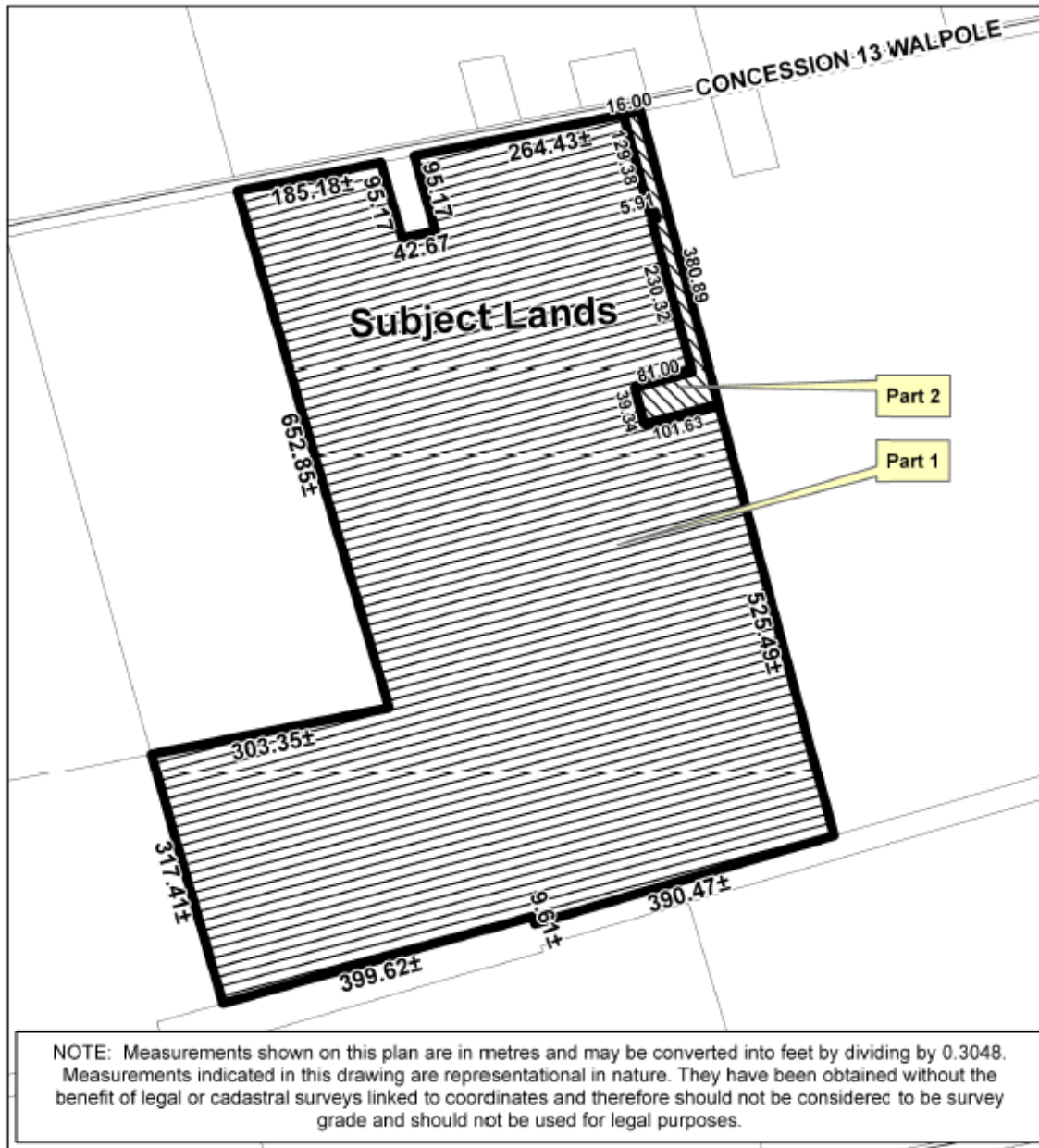
Ref. PLZ-HA-2019-042

MAP B - Detail Map

Haldimand County

Geographic Township of Walpole, Ward 1

SCALE: 1:7,000

0 50 100 150 200
Metres

This is Map B to Zoning By-law _____ Passed the ____ day of _____ 2019.

MAYOR_____
CLERK

Ref: PLZ-HA-2019-042

PURPOSE AND EFFECT OF BY-LAW /19

The subject lands are legally described as: Part Lots 8 & 9, Concession 13, Geographic Township of Walpole, and known municipally as 670 Concession 13, Walpole.

The purpose of this by-law is to fulfill a condition of consent for severance application PLB-2018-132 by prohibiting future residential development and home occupations on the subject lands. Also, the proposed severed lands will have a deficiency with regards to frontage. The proposed frontage is 16 metres whereas the by-law requires 30 metres in the Agricultural zone.

In the Haldimand County Official Plan, the subject lands are designated as 'Agriculture' and there are no policy conflicts or issues as no new development is proposed.

The lands are zoned 'Agricultural (A)' in the City of Nanticoke Zoning By-law NE-1 2000 which permits uses including farm, animal kennel, farm produce grading station, storage of school buses, seasonal storage of recreational vehicles and equipment as a secondary use to a permitted farm, commercial radio, television and telecommunication towers, but excluding any office or studio associated there with, structures accessory to a mine ventilation or emergency access shaft, one airstrip and one hangar, motor homes and bunk houses for seasonal workers provided they are located on the farm on which the seasonal workers are employed, one family dwelling house, farm stand, on-farm market, farm-related processing, experiential activities and home occupation.

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: | PDD-20-2019 |
| File Number: | PLZ-HA-2019-042 |
| Related File: | PLB-2018-132 |
| Name: | 1436586 Ontario Inc. |
| Roll #: | 2810-332-006-01200 |