

THE CORPORATION OF HALDIMAND COUNTY

By-law Number /19

Being a by-law to adopt Amendment Number HCOP-48 to the Haldimand County Official Plan by Steel City Millwork

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:

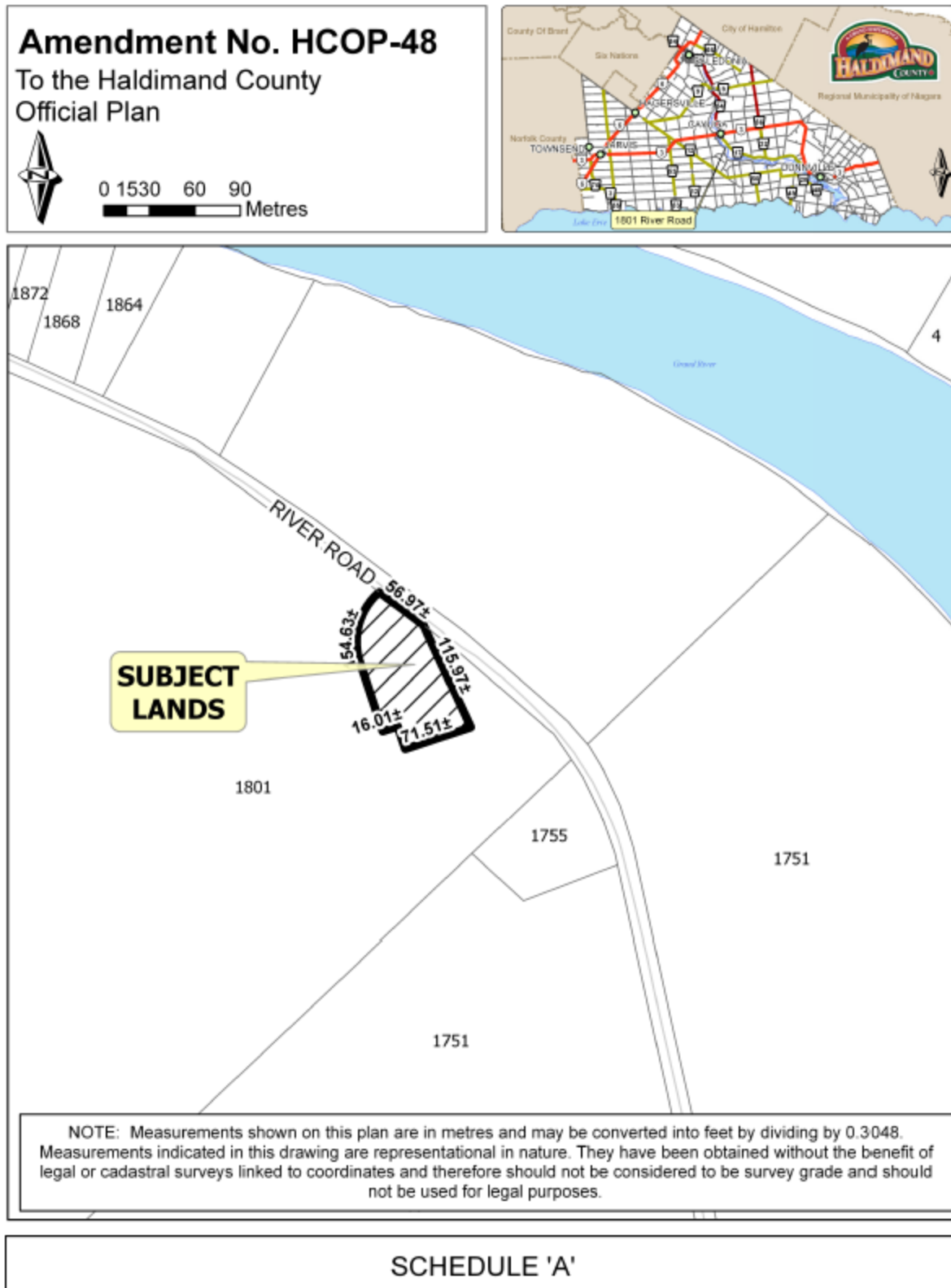
1. **THAT** Amendment No. HCOP-48 to the Haldimand County Official Plan for a property described as North Cayuga Concession 2 STR Part Lots 30-32 Irregular; known municipally as 1801 River Road, Haldimand County, consisting of the map and explanatory text, as attached to form a part of this by-law, be 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 24th day of June, 2019.

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

MAYOR

DEPUTY CLERK



Ref: PLOP-HA-2019-037

**AMENDMENT NO. HCOP-48
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 to include a site-specific 'Agriculture' designation to facilitate the establishment of a millwork business with management office. The Official Plan amendment would apply to the subject lands as illustrated on Schedule 'A'.

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

The subject lands are described as North Cayuga Concession 2 STR Part Lots 30-32 Irregular, Haldimand County; known municipally as 1801 River Road, 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 'Agriculture' within the Haldimand County Official Plan. Within the 'Agriculture' designation, the land base is to be protected and the use of the lands must be predominately agriculturally oriented, with permitted uses including all forms of farming, as well as land uses compatible with or related to agriculture. In terms of the proposed amendment there is no perceived negative impact on the prime agricultural area and the intent and purpose of the Provincial and local policies are maintained as the site does not represent a specialty crop area, there are no issues with the Minimum Distance Separation (MDS) formulae, and there are no alternative sites or sites with lower soil classes due to the general soil class in the County being between Class 1-3 soils. Further, due to the nature of the proposed use, and constraints (size and location) the subject lands represent an appropriate location for the proposed use. Furthermore, the subject proposal has been considered as an on-farm diversified use as defined in the Provincial Policy Statement. The lands subject to the amendment are identified in Schedule A of this amendment.

PART B: THE AMENDMENT:

The Haldimand County Official Plan is hereby amended as follows:

Map Amendment:

Schedule A.2 is 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-48).

Text Amendment:

The following is added to Section 9.C (Site-Specific Policies) as HCOP-48:

The following policies shall apply only to those lands on Schedule "A.2" as having reference to this special provision:

- a) Notwithstanding Section 3.A.5. of the Agriculture designation, a millwork and carpentry business employing no more than 6 staff, and associated management office shall also be permitted within the structures existing at the time this amendment was passed.

PART C: ADDITIONAL INFORMATION

Implementation:

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:	PDD-22-2019
File Number:	PLOP-HA-2019-037
Name:	Steel City Millwork
Roll No.	2810-155-002-04070-0000