

THE CORPORATION OF HALDIMAND COUNTY

By-law Number /19

Being a by-law to amend Zoning By-law 1 H-86, as amended, of the Town of Haldimand in the name of Steel City Millwork.

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** Schedule “A3” to Zoning By-law 1-H 86, as amended, is hereby amended by identifying as having reference to those lands described as North Cayuga Concession 2 STR Part Lots 30-32 Irregular;, and being shown on Maps ‘A’ and ‘B’ attached hereto to form part of this By-law.
2. **THAT** Schedule “A3” to Zoning By-law 1-H 86 is hereby further amended by identifying the Subject Lands shown on Maps ‘A’ and ‘B’ attached hereto, as having reference to subsection 36.441.
3. **THAT** the following subsections shall be added to Section 36 (Special Provisions for Particular Parcels of Land) of the said By-law 1-H 86:

36.441

- a) Section 28.1 (Permitted Uses) of the “Agricultural Zone (A)” shall also include:
 - i. Carpentry and millwork business;
 - ii. Office space accessory to an established carpentry and millwork business.
- b) That notwithstanding the provisions of sections of the “Agricultural Zone (A)” of the Town of Haldimand Zoning By-law, 1-H 86 to the contrary, the following additional provisions shall apply:
 - i. A workshop or storage building for a carpentry and millwork business shall be limited to a maximum area of 743 square metres;
 - ii. A management office for a carpentry and millwork business shall be limited to a maximum of 232 square metres;
 - iii. The number of employees shall not exceed six (6);
 - iv. Open storage shall be prohibited in the required front yard.

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

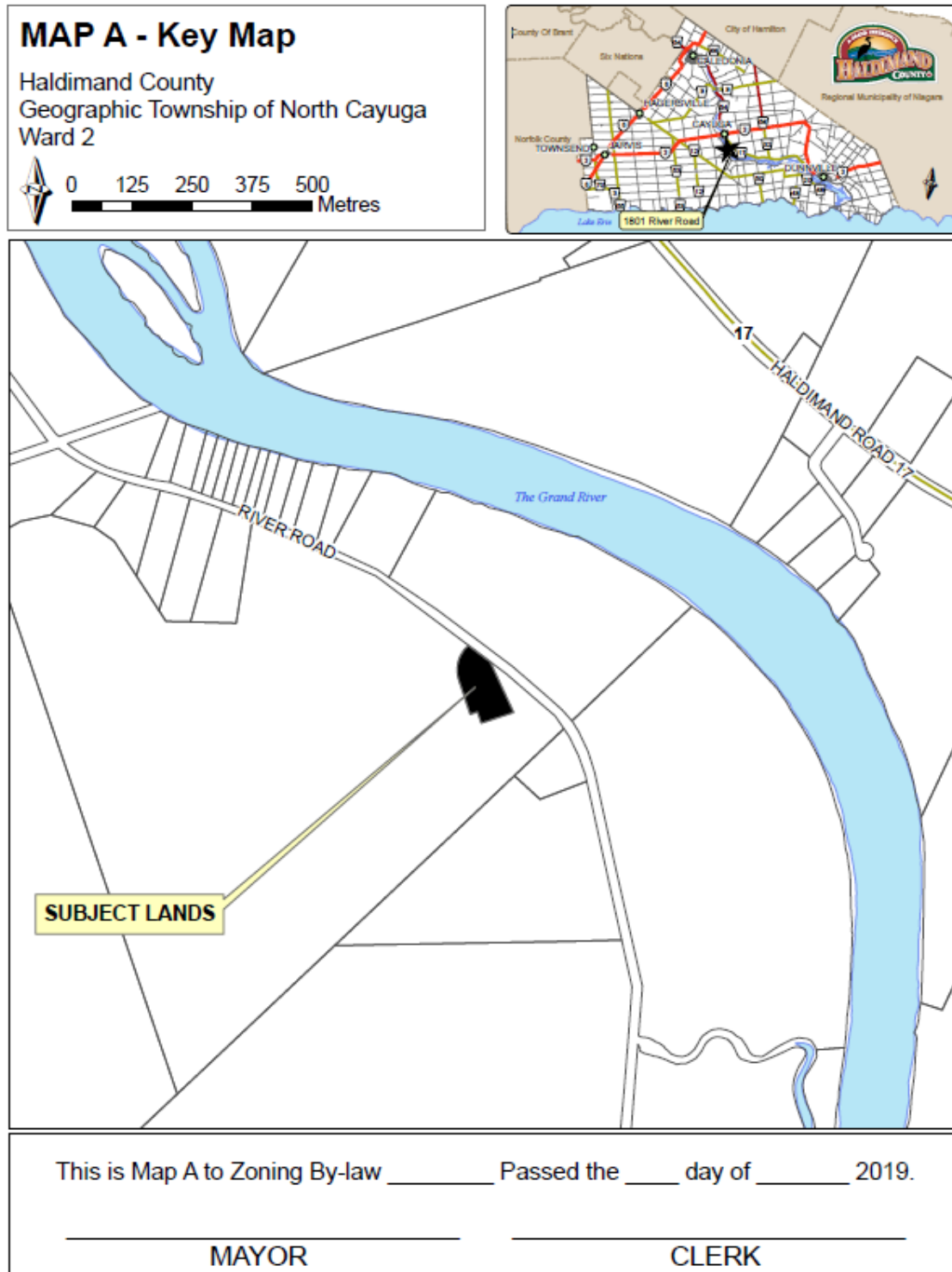
READ a first and second time this 24th day of June, 2019.

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

MAYOR

CLERK

Schedule "A"



Ref: PLZ-HA-2019-038

MAP B - Detail Map

Haldimand County
Geographic Township of North Cayuga, Ward 2

SCALE: 1:1,500
0 10 20 30 40 Metres

RIVER ROAD

56.97±

SUBJECT
LANDS

154.63±

16.01±

24.69±

715.97±

71.51±

NOTE: Measurements shown on this plan are in metres and may be converted into feet by dividing by 0.3048. Measurements indicated in this drawing are representational in nature. They have been obtained without the benefit of legal or cadastral surveys linked to coordinates and therefore should not be considered to be survey grade and should not be used for legal purposes.

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

MAYOR

CLERK

Ref: PLZ-HA-2018-038

PURPOSE AND EFFECT OF BY-LAW

/19

This by-law affects lands located south of River Road in a predominantly agricultural area. The lands are described as North Cayuga Concession 2 STR Part Lots 30-32 Irregular; known municipally as 1801 River Road, Haldimand County.

The purpose of this by-law is to permit a millwork and carpentry business and accessory office space on the subject lands through a site specific Zoning By-law Amendment to By-law 1-H 86.

In the Haldimand County Official Plan the subject lands are designated as 'Agriculture' which is also subject to a site specific amendment to support the proposed use.

The permitted uses in the 'A' zone are: farm, animal kennel, farm produce outlet, 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, and experiential activities.

In order to ensure appropriate on site development, this proposal will be subject to site plan control. Site plan control will address aspects of future development such as stormwater management, lot grading, location of entrance, grading to match shoulder, provision of the required number of parking spaces, and barrier-free access to building.

Report Number:	PDD-22-2019
File Number:	PLZ-HA-2019-038
Name:	Steel City Millworks
Roll No.	2810-155-002-04070-0000