

THE CORPORATION OF HALDIMAND COUNTY

By-law Number /19

Being a by-law to amend the Town of Haldimand Zoning By-law 1-H 86, as amended, in the name of Elliot, Bruce, and Kathleen Armstrong, and Margareta Haupt.

WHEREAS this by-law is enacted in accordance with Section 34 of Planning Act, R.S.O. 1990, c.P.13, as amended, which provides that Council may pass zoning by-laws for the purpose of land use control and related administration;

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 NORTH CAYUGA CONCESSION 3SOUTH OF TALBOT ROAD PART OF LOT 37, Haldimand County, and being shown on Maps 'A' and 'B' attached hereto to form a part of this by-law.
- 2. **THAT** "A11 Figure 2" to Town of Haldimand Zoning By-law 1-H 86, as amended, is hereby further amended by rezoning the subject lands shown on Map 'A' and Parts 1, 2, and 3 shown on Map 'B' attached hereto to form a part of this by-law from 'Agriculture (A)' Zone to 'Hamlet Residential (RH)' Zone.
- 3. **AND THAT** this by-law shall take force and effect on the date of passing.

READ a first and second time this 3rd day of September, 2019.

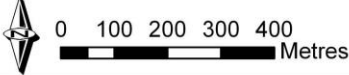
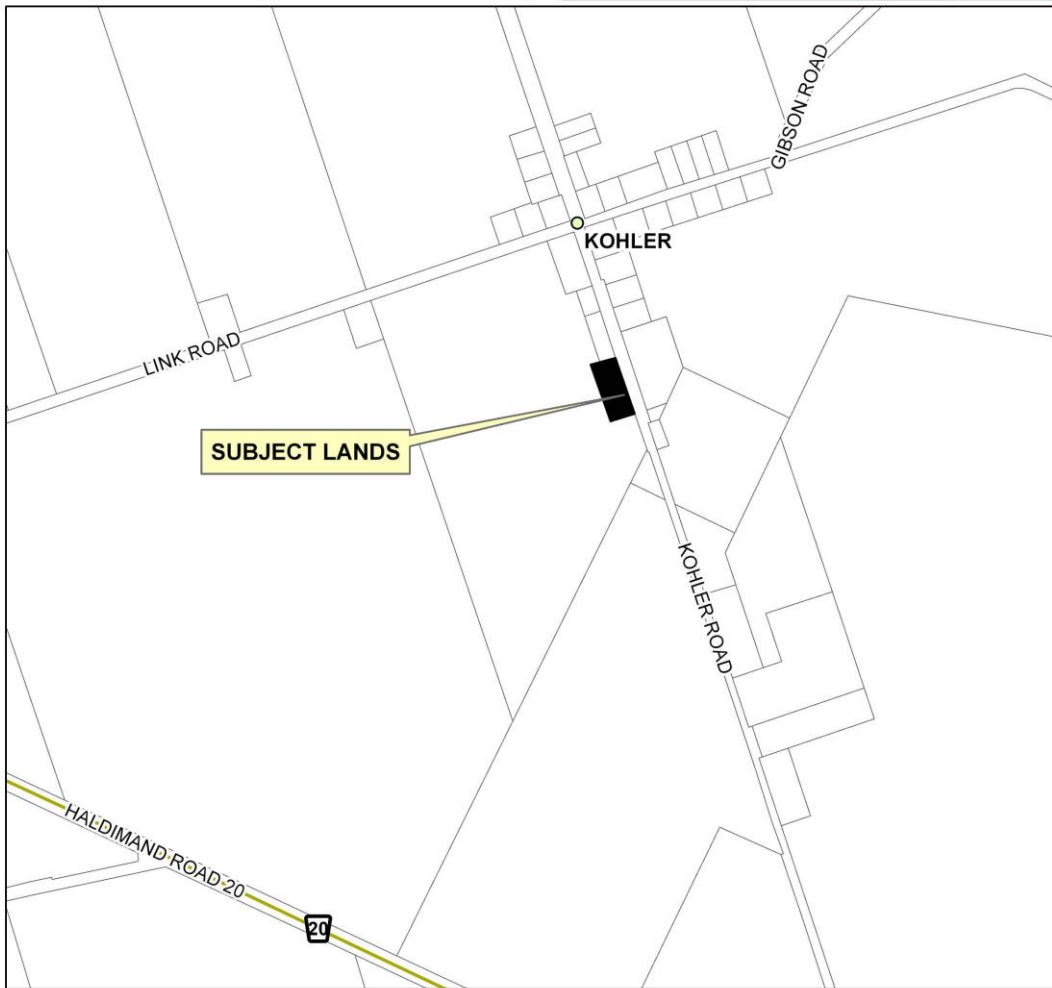
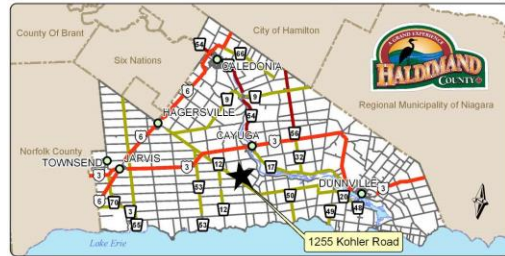
READ a third time and finally passed this 3rd day of September, 2019.

MAYOR

CLERK

Schedule "A"

MAP A - Key Map
 Haldimand County
 Geographic Township of North Cayuga
 Ward 2



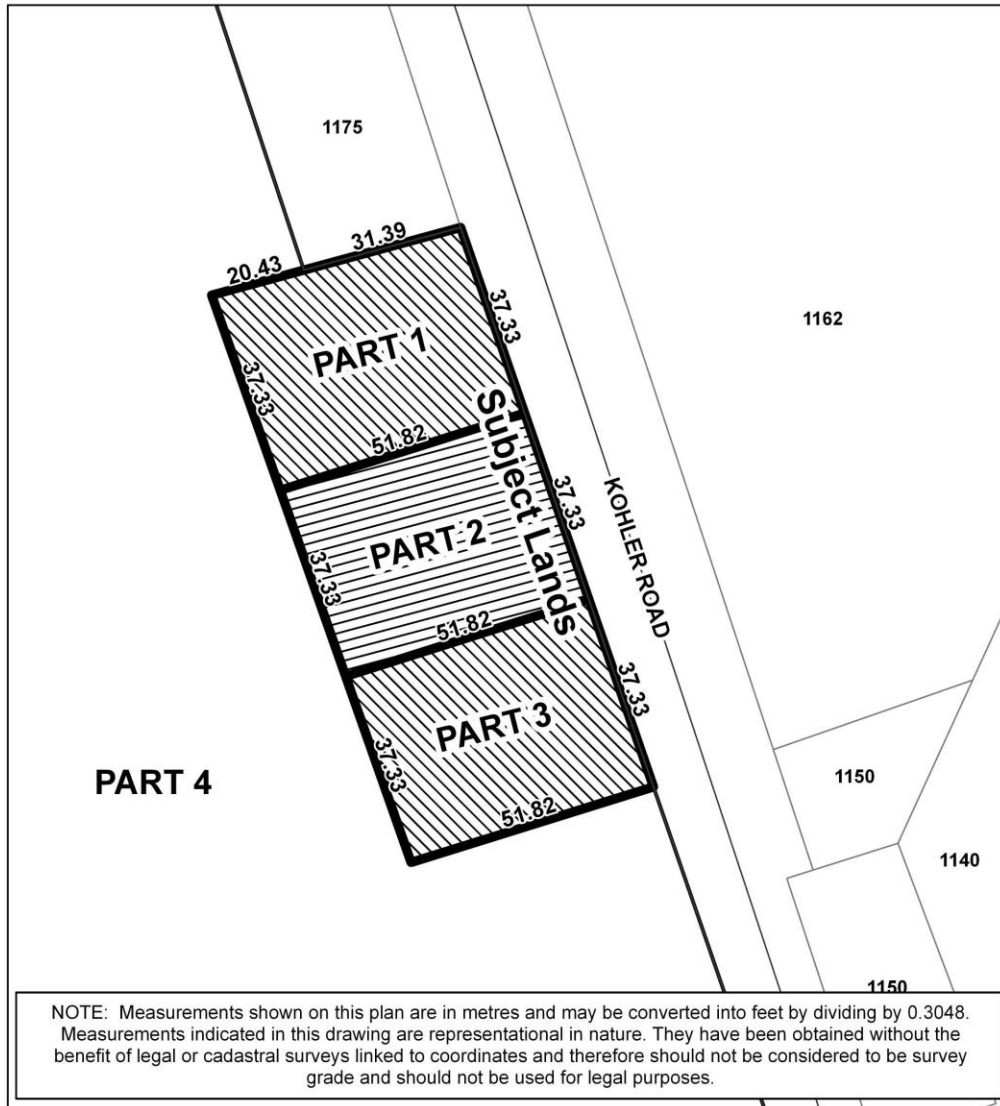
This is Map A to Zoning By-law _____ Passed the ____ day of _____ 2019.

_____ MAYOR _____ CLERK

Ref: PLZ-HA-2019-066

MAP B - Detail Map
 Haldimand County
 Geographic Township of North Cayuga, Ward 2

SCALE: 1:1,000
 0 10 20 30 40 Metres

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

_____ MAYOR _____ CLERK

Ref: PLZ-HA-2019-066

PURPOSE AND EFFECT OF BY-LAW NO. /19

The subject lands are described as NORTH CAYUGA CONCESSION 3 SOUTH OF TALBOT ROAD PART OF LOT 37, Haldimand County and have no municipal address. The location of the subject lands are illustrated on Schedules 'A' and 'B'. The subject lands are a 23 hectare (57 acre) farm parcel, located in the Geographic Township of North Cayuga, and are bound by Link Road to the north and Kohler Road to the east. There is a Quonset hut located on the north portion of the lot that is accessible via Link Road. A portion of the subject lands (0.55 hectares (1.35 acres) of area located north of 1175 Kohler Road) are located within the Hamlet of Kohler.

The Committee of Adjustment approved three consent applications (PLB-2019-026, 027, and 028) to sever Parts 1, 2, and 3 from Part 4 on April 9, 2019, subject to conditions. The purpose of the consent applications was to sever three lots (Parts 1, 2, and 3) within the Hamlet of Kohler from the farmlands (Part 4) for residential purposes. The severed lots were approved to be 1,934 square metres (0.45 acres) in size, each having a frontage of 37.33 metres. The retained farmlands (Part 4) were approved to be 22.52 hectares (55.65 acres) in size and will retain the Quonset hut.

The subject lands (Parts 1, 2, and 3) are located within the Hamlet of Kohler and designated 'Hamlet'. Part 4 (the retained farmlands) is located within the prime agricultural area of the County (i.e. outside the hamlet boundary) and is designated 'Agricultural' and 'Riverine Hazard Lands'.

The purpose of this zoning by-law is to rezone the severed lands (Parts 1, 2, and 3) from 'Agriculture (A)' Zone to the 'Hamlet Residential (RH)' Zone as a result of the consent applications. The 'RH' Zone permits a one family dwelling house. The subject zoning amendment will legally implement the 'Hamlet' designation on the severed lands and permit a more flexible building envelope, consistent with adjacent lots.

Report: PDD-27-2019
File Number: PLZ-HA-2019-066
Roll Number: 2810.155.002.08400.0000
Name: Elliot, Bruce, and Kathleen Armstrong, and Margareta Haupt