

THE CORPORATION OF HALDIMAND COUNTY

By-law Number /19

Being a by-law to amend the City of Nanticoke Zoning By-law NE 1-2000, as amended, in the name of Anita 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 WALPOLE CONCESSION 15 PART OF LOT 6, Haldimand County, and being shown on Maps 'A' and 'B' attached hereto to form a part of this by-law.
- 2. **THAT** "A1-1" to City of Nanticoke Zoning By-law NE 1-2000, as amended, is hereby further amended by rezoning the subject lands shown on Map 'A', Parts 1, 2, 3, and 4 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.

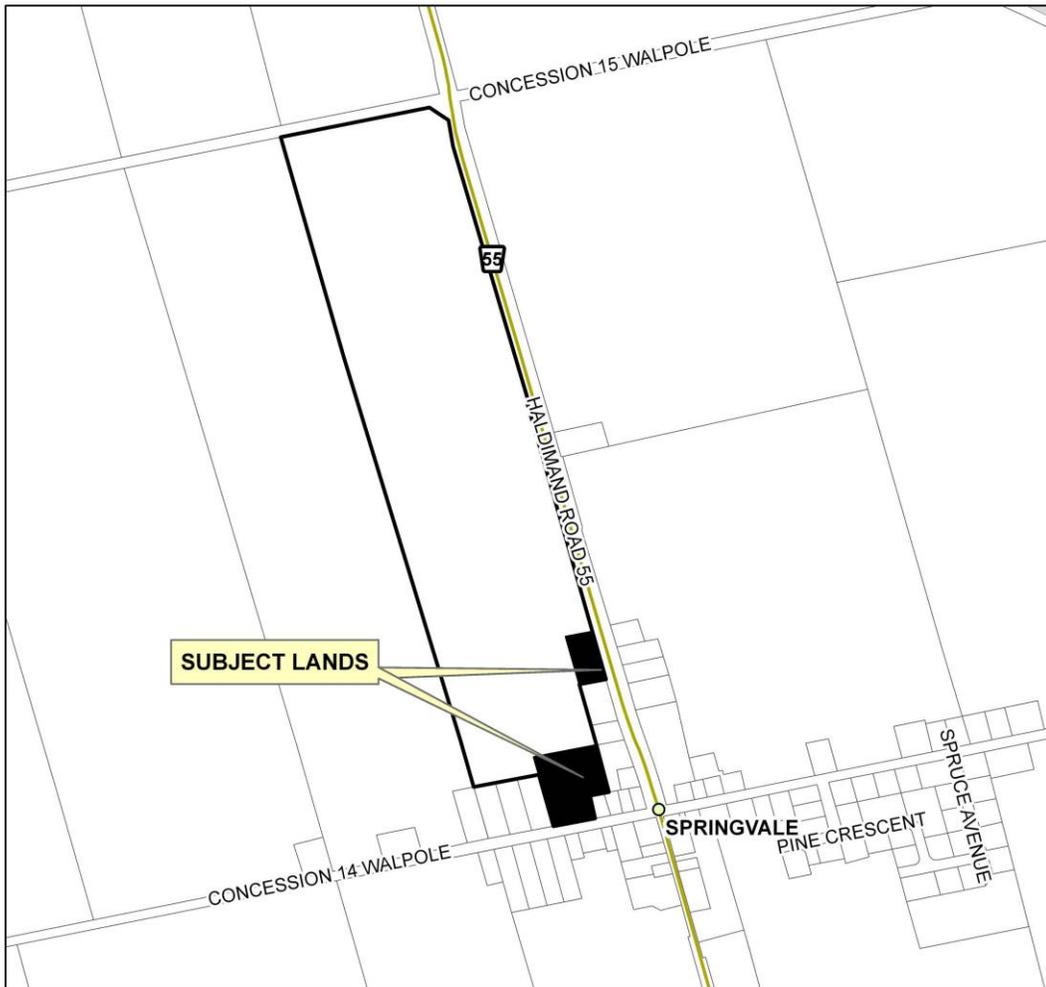
READ a third time and finally passed this 3rd day of September, 2019.

MAYOR

CLERK

Schedule "A"

MAP A - Key Map
 Haldimand County
 Geographic Township of Walpole
 Ward 1



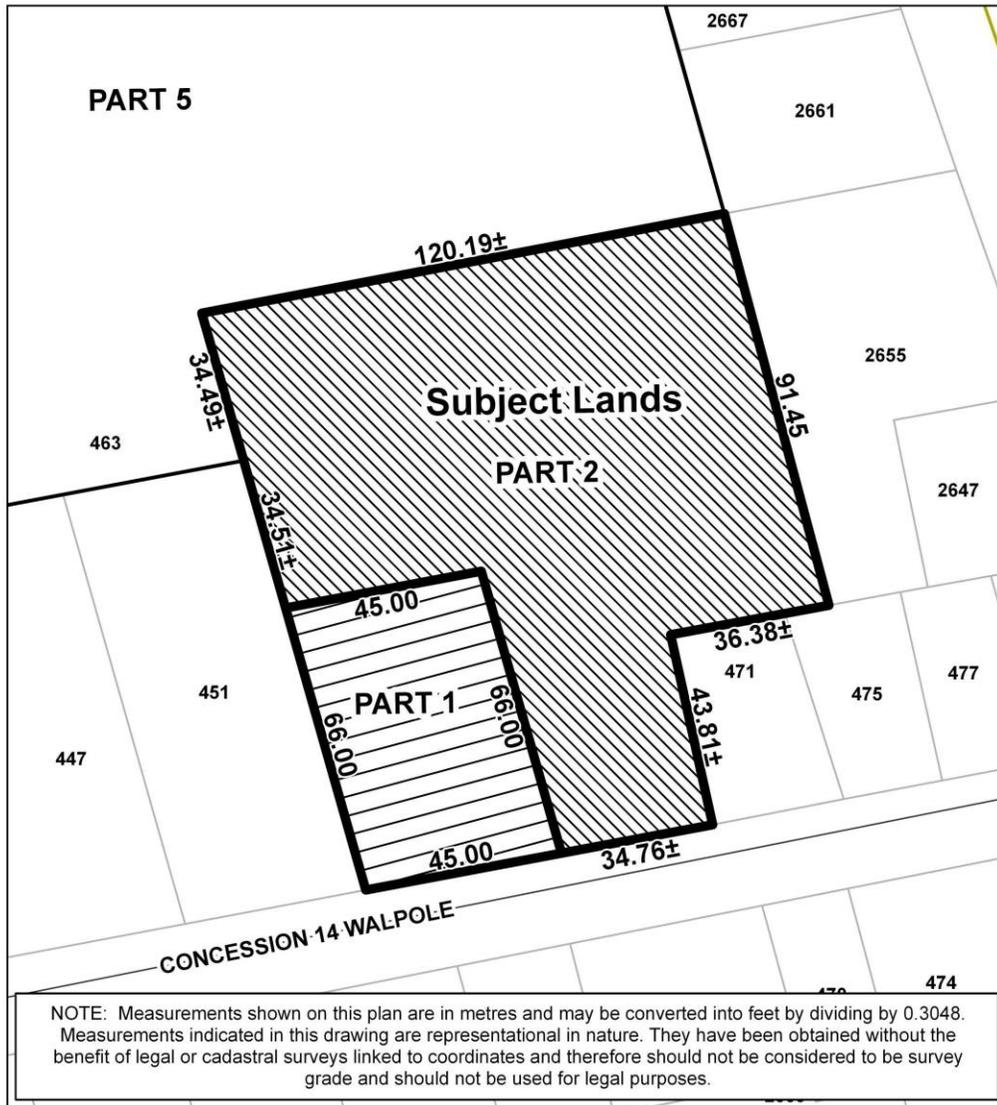
This is Map A to Zoning By-law _____ Passed the ____ day of _____ 2019.

_____ MAYOR _____ CLERK

Ref: PLZ-HA-2019-071

MAP B - Detail Map 1of2
 Haldimand County
 Geographic Township of Walpole, Ward 1

SCALE: 1:1,200
 0 10 20 30 40 Metres

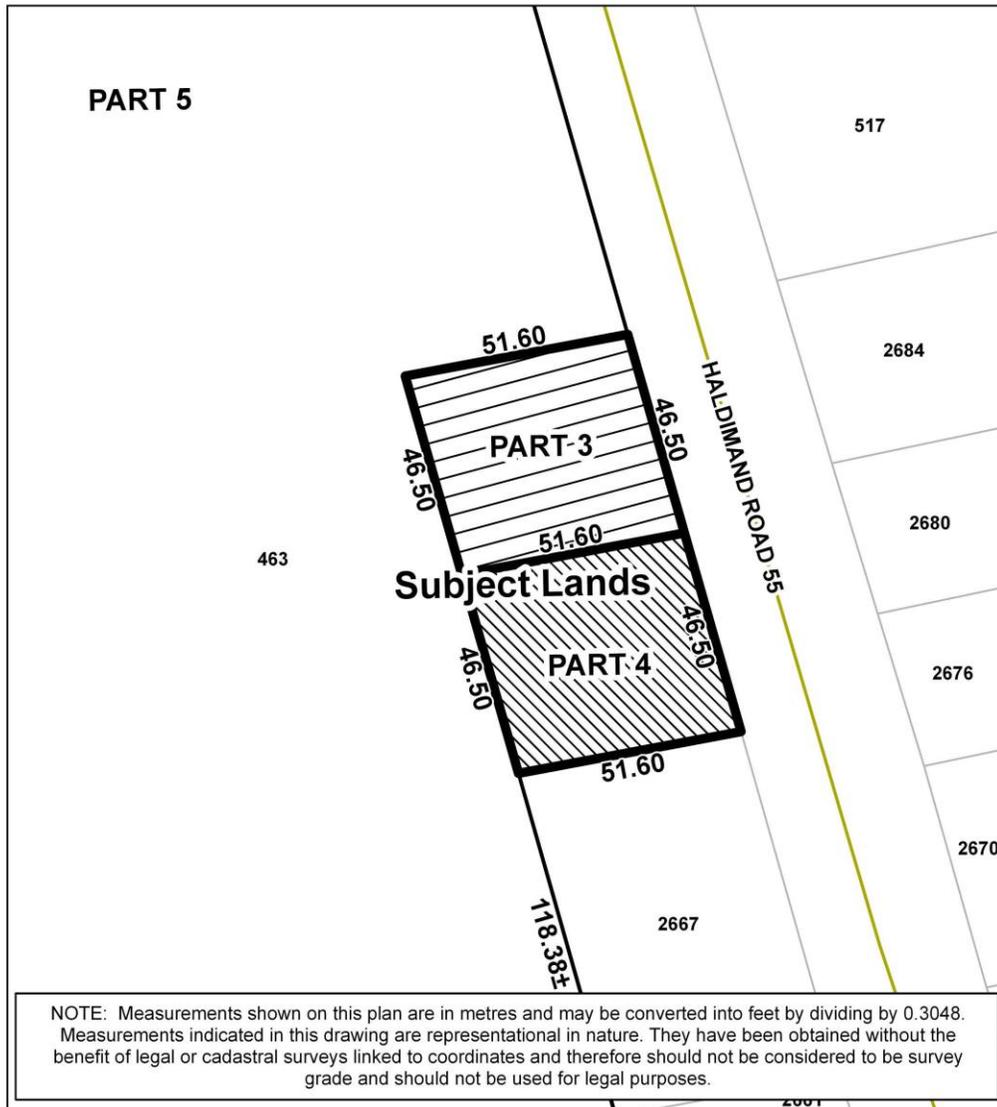
This is Map B to Zoning By-law _____ Passed the ____ day of _____ 2019.

_____ MAYOR _____ CLERK

Ref: PLZ-HA-2019-071

MAP B - Detail Map 2of2
 Haldimand County
 Geographic Township of Walpole, Ward 1

SCALE: 1:1,200
 0 10 20 30 40 Metres

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

_____ MAYOR _____ CLERK

Ref: PLZ-HA-2019-071

PURPOSE AND EFFECT OF BY-LAW NO. /19

The subject lands are described as WALPOLE CONCESSION 15 PART OF LOT 6, Haldimand County, and are municipally known as 463 Concession 14 Walpole. The location of the subject lands are illustrated on Schedules 'A' and 'B'. The subject lands are a 36.89 hectare (91.15 acre) farm parcel. They are bound by Concession 14 Walpole to the south and Haldimand Road 55 to the east. A farmhouse is located on the southern portion of the lot that is accessible via Concession 14 Walpole. A portion of the subject lands (approximately 1.19 hectares / 4.73 acres) are considered to be located within the Hamlet of Springvale.

The committee of Adjustment approved four consent application on June 11, 2019, subject to conditions. The severed lots are described as follows:

1. Part 1 was severed through consent application PLB-2019-069. It was approved to be 2954 square metres (0.73 acres) in size with 45 metres of frontage on Concession 14 Walpole. This lot is currently vacant.
2. Part 2 was severed through consent application PLB-2019-068. It was approved to be 11,412 square metres (2.82 acres) in size with approximately 34.76 metres of frontage on Concession 14 Walpole. This lot contains an existing farmhouse.
3. Part 3 was severed through consent application PLB-2019-067. It was approved to be 2388 square metres (0.59 acres) in size with approximately 46.50 metres of frontage on Haldimand Road 55. This lot is currently vacant.
4. Part 4 was severed through consent application PLB-2019-070. It was approved to be 2388 square metres (0.59 acres) in size with approximately 46.50 metres of frontage on Haldimand Road 55. This lot is currently vacant.

The retained farmlands were approved to be 35.7 hectares (86.42 acres) in size and will be vacant.

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

The purpose of this zoning by-law is to rezone the severed lands (Parts 1, 2, 3, and 4) 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-28-2019
File Number: PLZ-HA-2019-071
Roll Number: 2810.332.006.10500.0000
Name: Anita and Margareta Haupt