

## 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 MSH Developments.**

**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 1 NTR Part Lot 1 Part Lot A and Lot B Regular, 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 36.455.
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:

36.455

- a) Section 28.1 (Permitted Uses) of the "Agricultural Zone (A)" shall also include:
  - i. Overnight accommodations be permitted in the form of the four (4) modular units that currently exist on the site and the five (5) rooms in the clubhouse facility.
  - ii. Corporate meetings and team building events are permitted up to three days in length and may occur up to 10 times per year.
  - iii. Receptions and similar social events are permitted up to 10 days per year.
  - iv. Cooking demonstrations are permitted up to 5 times per year.
  - v. Fundraising events, including BBQs, car shows, craft sales, birds of prey demonstrations and similar events, may take place up to 10 days per year.
  - vi. The aggregate of all events is permitted to a maximum of 40 days per calendar year.
  - vii. The organizer will be required to obtain a clearance letter from the General Manager of Community and Development Services prior to the commencement of one of the above noted events. The following details must be submitted for review:

- a. submission of a written description of the events and anticipated number of attendees;
  - b. submission of a parking plan for the anticipated number of attendees;
  - c. description of any outdoor noise associated with the event including identification of the sources and intensities and the hours at which they will occur;
  - d. description of any outdoor activities associated with the events and duration of same;
  - e. written clearance from the OPP and Emergency Services (EMS) prior to the event, if required (depends on the type/scale of event); and
  - f. notice to abutting property owners for any events where more than 100 people are expected to attend.
- viii. The uses are to be limited in in size and aerial extent to what exists on the date of passing of this by-law.

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

READ a first and second time this 16<sup>th</sup> day of December, 2019.

READ a third time and finally passed this 16<sup>th</sup> day of December, 2019.

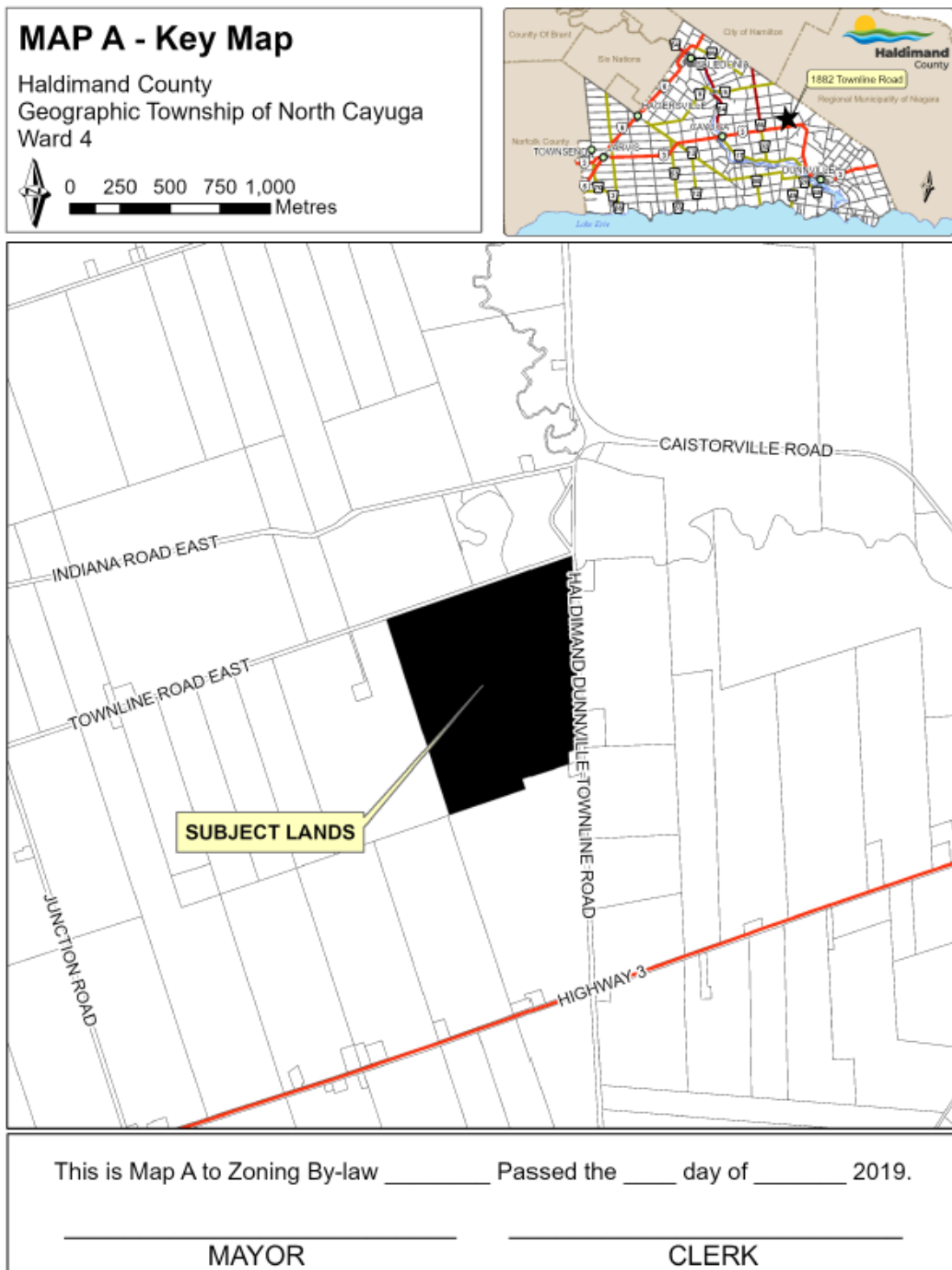
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MAYOR

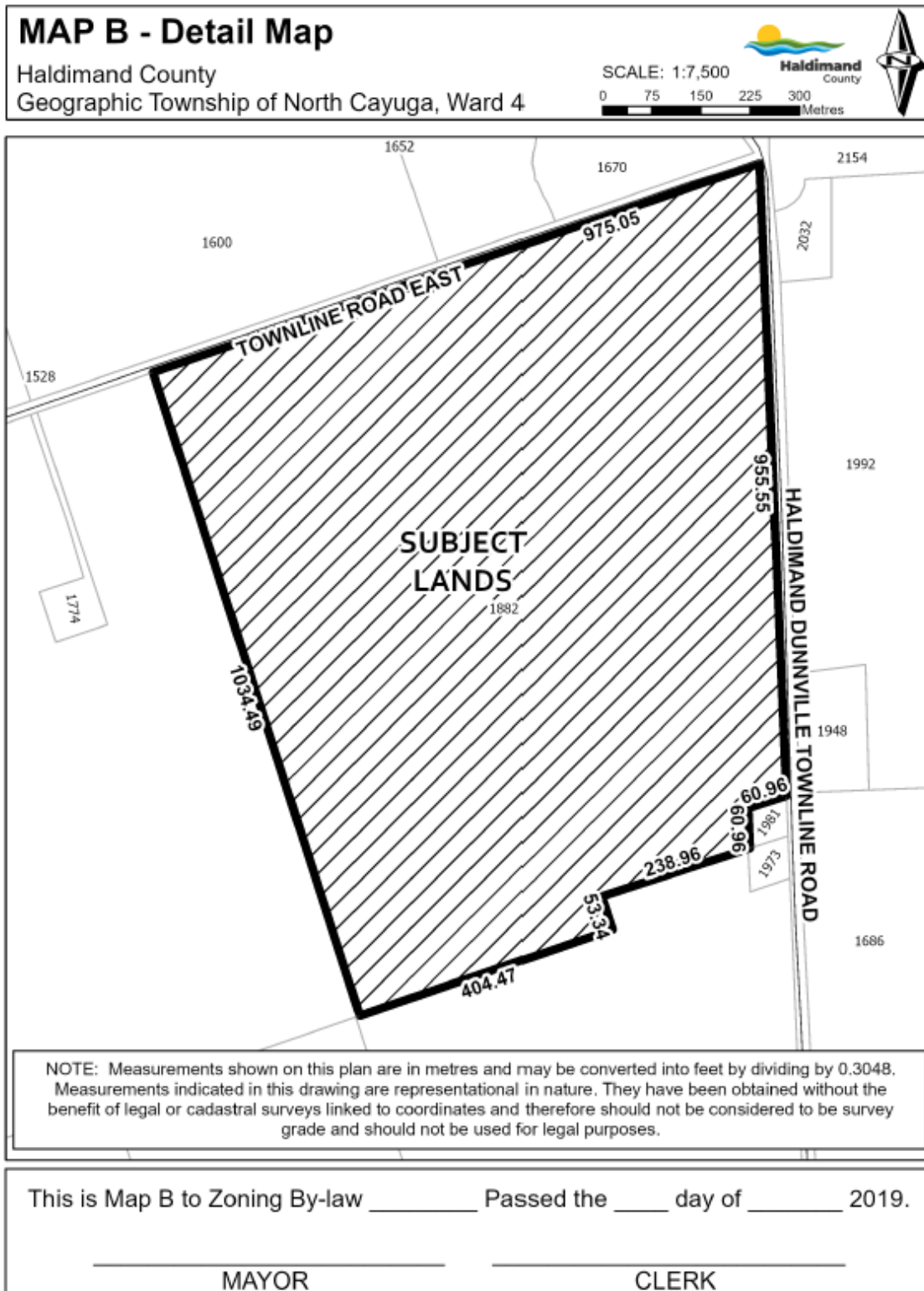
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CLERK

**Schedule "A"**



Ref: PLZ-HA-2019-150



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## PURPOSE AND EFFECT OF BY-LAW

/19

This by-law affects lands located north of Townline Road East in a predominantly agricultural area. The lands are described as North Cayuga Concession 1, NTR Part Lot 1 Part Lot A and Lot B, Regular; known municipally as 1882 Townline Road East.

The purpose of this by-law is to regularize an existing hunting club and facilitate permissions for special events within existing facilities 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-42-2019
File Number:	PLZ-HA-2019-150
Name:	MSH Developments
Roll No.	2810-155-005-00200-0000