

## THE CORPORATION OF HALDIMAND COUNTY

By-law Number /19

**Being a by-law to amend the Zoning By-law NE 1-2000, as amended, of the City of Nanticoke in the name of Dick and Elizabeth Devries.**

**WHEREAS** Haldimand County is empowered to enact this By-law, by virtue of the provisions of Sections 34 and 36 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** this by-law shall apply to the lands described as Walpole Concession 3, Part Lots 5 & 6, RP 18R4628 Part 1, Geographic Township of Walpole, and being shown as the Subject Lands on Maps “A” and “B” attached hereto to form a part of this By-law.
2. **THAT** the following subsection be added to section 10.1.6 Special Provisions for Permitted Uses in the ‘Agricultural (A) Zone’ of By-law NE 1-2000, as amended for the subject lands:

#	By-law #	Address	Additional Uses Permitted
A.54		Walpole Concession 3, Part Lots 5 & 6, RP 18R4628 Part 1, Geographic Township of Walpole	<ul style="list-style-type: none"><li>• Asphalt Manufacturing: such as polymer modified asphalt production and distribution, asphalt emulsion distribution and production</li></ul>

3. **THAT** “Holding-H” provision shall be applied to the existing “Agricultural (A) Zone” and shall remain in place until such time as the County has issued Site Plan Approval, and a Site Plan Agreement has been registered on title.

4. **AND THAT** this By-law shall become effective from and after the date of passing thereof.

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.

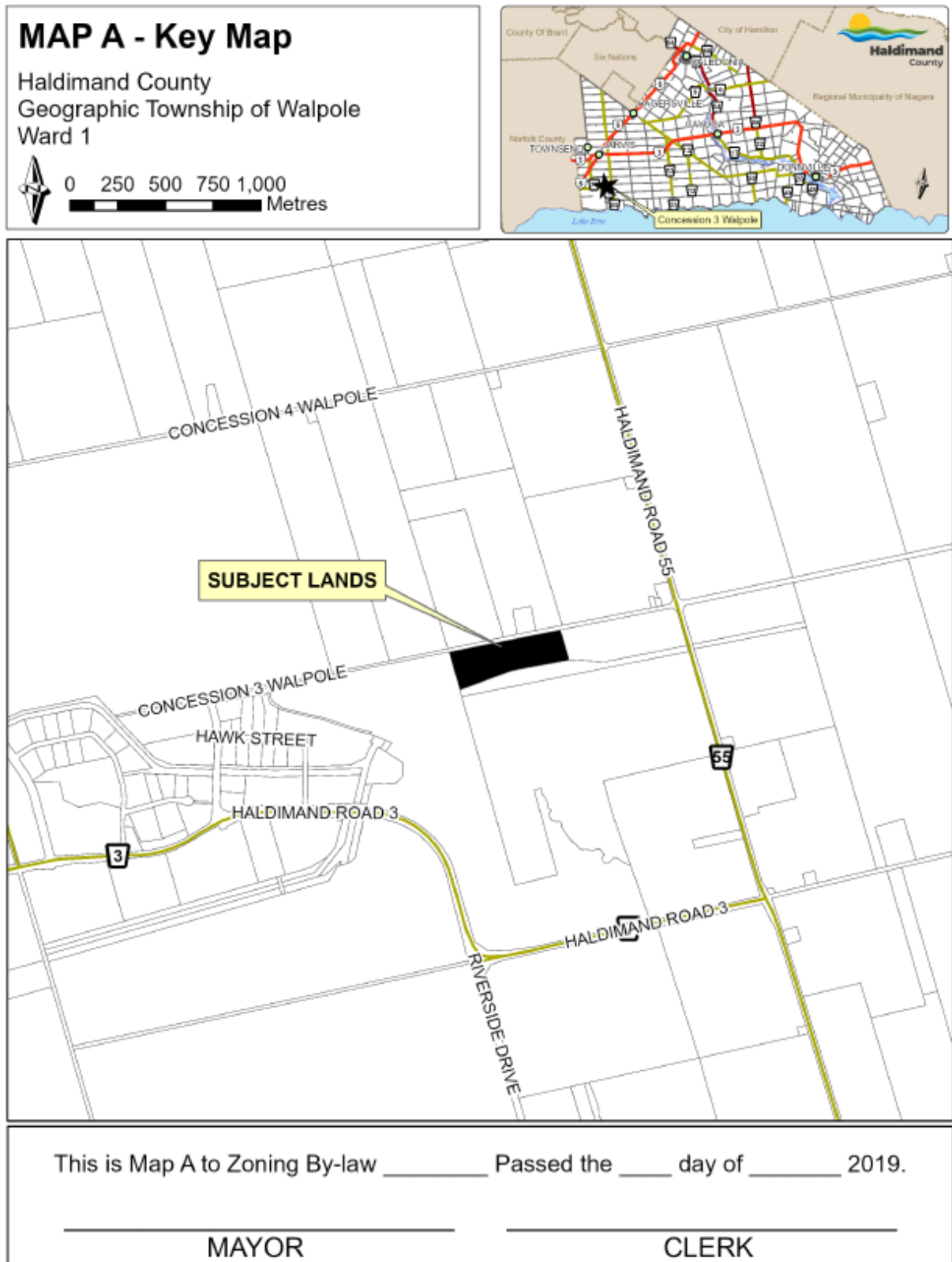
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MAYOR

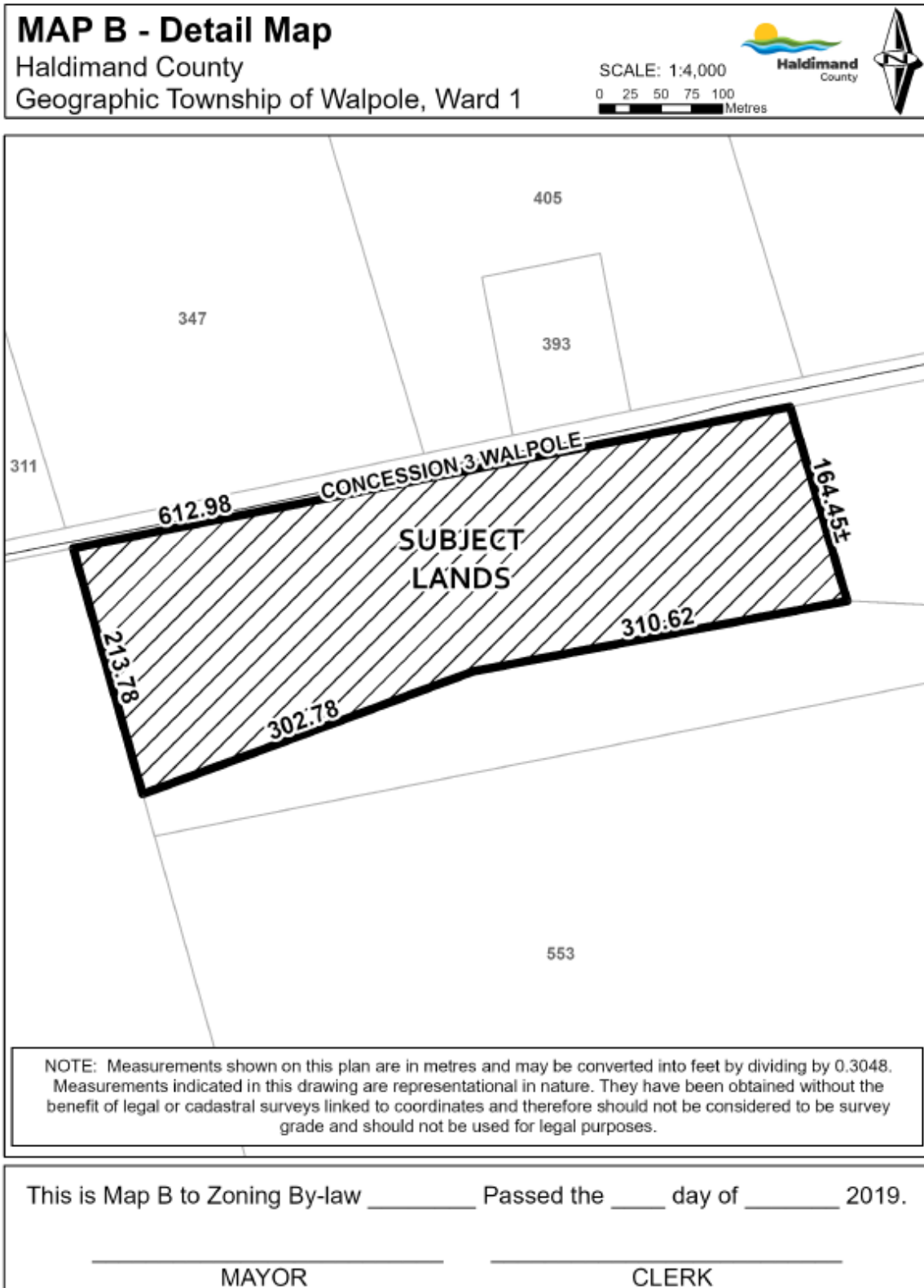
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CLERK

Schedule "A"



Ref: PLZ-HA-2019-165



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## PURPOSE AND EFFECT OF BY-LAW

/19

This By-law amendment applies to the lands located south of Concession 3 Walpole Road, and legally described as Walpole Concession 3, Part Lots 5 & 6, RP 18R4628 Part 1, Geographic Township of Walpole.

The purpose of this by-law is to add permitted uses through a special provision for the subject lands which are currently zoned "Agriculture (A)". The special provision will include permission for a proposed asphalt storage and distribution facility. There are no site specific reductions that have been requested with regard to the setbacks that are required under the A zone.

The lands are designated Agricultural within the Haldimand County Official Plan, and have been subject to an Official Plan Amendment to support the proposed uses.

In order to ensure appropriate on-site development, this proposal will be subject to site plan control which is applied through a 'Holding (H)' provision. This review will address design considerations such as stormwater management, lot grading, location of entrances, photometrics, buffering and servicing.

Report Number: PDD-43-2019  
File Number: PLZ-HA-2019-165  
Related File Number: PLOP-HA-2019-164  
Name: Dick and Elizabeth Devries  
Roll No.: 2810-332-001-48400-0000