

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 Huigen Bros. Farms Ltd.

WHEREAS Haldimand County is empowered to enact this by-law, by virtue of the provisions of Section 34 of the *Planning Act*, R.S.O. 1990, C. P13, 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 Part Lots 9 & 10, Concession 6, Geographic Township of Rainham, and being shown as the Subject Lands on Maps "A" and "B" attached hereto to form a part of this by-law.
2. **THAT** Schedule "A5" to Town of Haldimand Zoning By-law 1-H 86, as amended, is hereby further amended by identifying the Subject Lands which are shown as 'Subject Lands' on Map "A" and Parts 1 and 2 on Map "B" attached hereto and forming part of this by-law, as having reference to Subsection 36.456.
3. **THAT** the following subsection shall be added to Section 36 (Special Provisions for Particular Parcels of Land) of said By-law 1-H 86:

"36.456

That on the lands delineated as having reference to this subsection, the following provisions shall apply:

Part 1:

- a) Notwithstanding the provisions of Section 28.2 (b) 'Zone Provisions' of the 'Agricultural (A)' zone the minimum lot frontage shall be 8 metres.
- b) Notwithstanding the provisions of Section 28.2 (c) 'Zone Provisions' of the 'Agricultural (A)' zone the minimum rear yard setback shall be 3 metres.

Part 2:

- a) Notwithstanding the provisions of Section 28.1 – Permitted Uses in the "Agricultural (A)" zone, a one family dwelling house and home occupation shall not be permitted.

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

READ a first and second time this 16th day of December, 2019.

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

MAYOR

CLERK

Schedule "A"



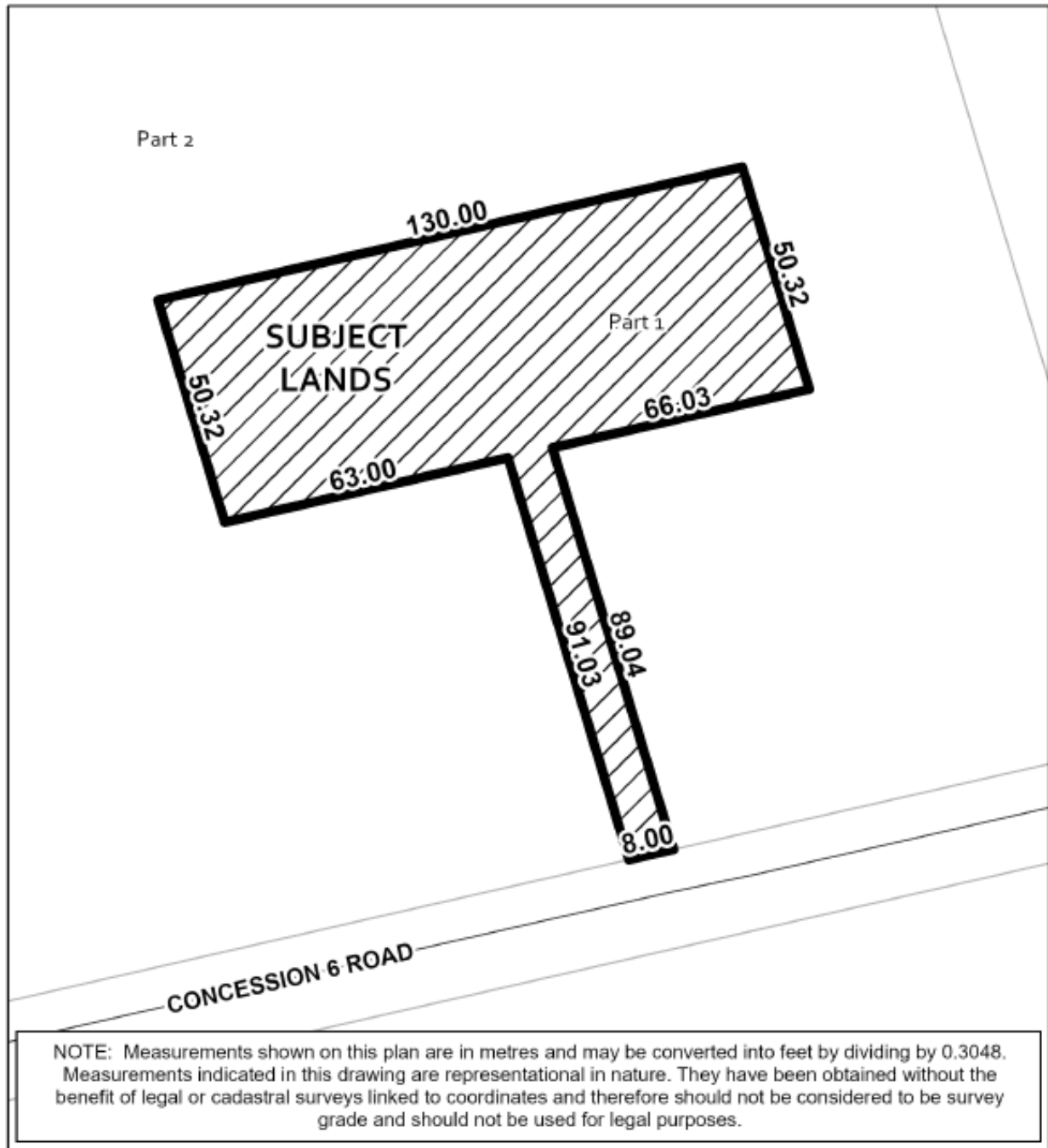
Ref: PLZ-HA-2019-161

MAP B - Detail Map

Haldimand County

Geographic Township of Rainham, Ward 2

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

PURPOSE AND EFFECT OF BY-LAW /19

The subject lands are legally described as Part Lots 9 & 10, Concession 6, Geographic Township of Rainham.

The purpose of this by-law is to fulfill a condition of consent for severance application PLB-2019-044 by prohibiting future residential development and home occupations on the subject lands. Also, the proposed severed lands will have a deficiency with regards to frontage. The proposed frontage is 8 metres whereas the By-law requires 30 metres in the Agricultural zone.

In the Haldimand County Official Plan, the subject lands are designated as 'Agriculture' and there are no policy conflicts or issues as no new development is proposed.

The lands are zoned 'Agricultural (A)' in the Town of Haldimand Zoning By-law 1-H 86 which permits uses including farm, animal kennel, 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, experiential activities and home occupation.

All of the above uses will remain permitted as-of-right except for a one family dwelling (and home occupation) which shall be prohibited on the subject lands.

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| Report Number: | PDD-44-2019 |
| File Number: | PLZ-HA-202019-161 |
| Related File: | PLB-2019-044 |
| Name: | Huigen Bros. Farms Ltd. |
| Roll #: | 2810-158-003-20300-0000 |