

THE CORPORATION OF HALDIMAND COUNTY

By-law Number /20

Being a by-law to adopt Amendment Number HCOP-52 to the Haldimand County Official Plan by Dick and Elizabeth Devries

WHEREAS Haldimand County is empowered to enact this by-law, by virtue of the provisions of Sections 17 and 21 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 THAT** Amendment No. HCOP-52 to the Haldimand County Official Plan for a property described as Walpole Concession 3, Part Lots 5 & 6, RP 18R4628 Part 1, Geographic Township of Walpole, consisting of the map and explanatory text, as attached to form a part of this by-law, be hereby adopted.
2. **AND THAT** the effective date of this by-law shall be the date of final passing hereof.

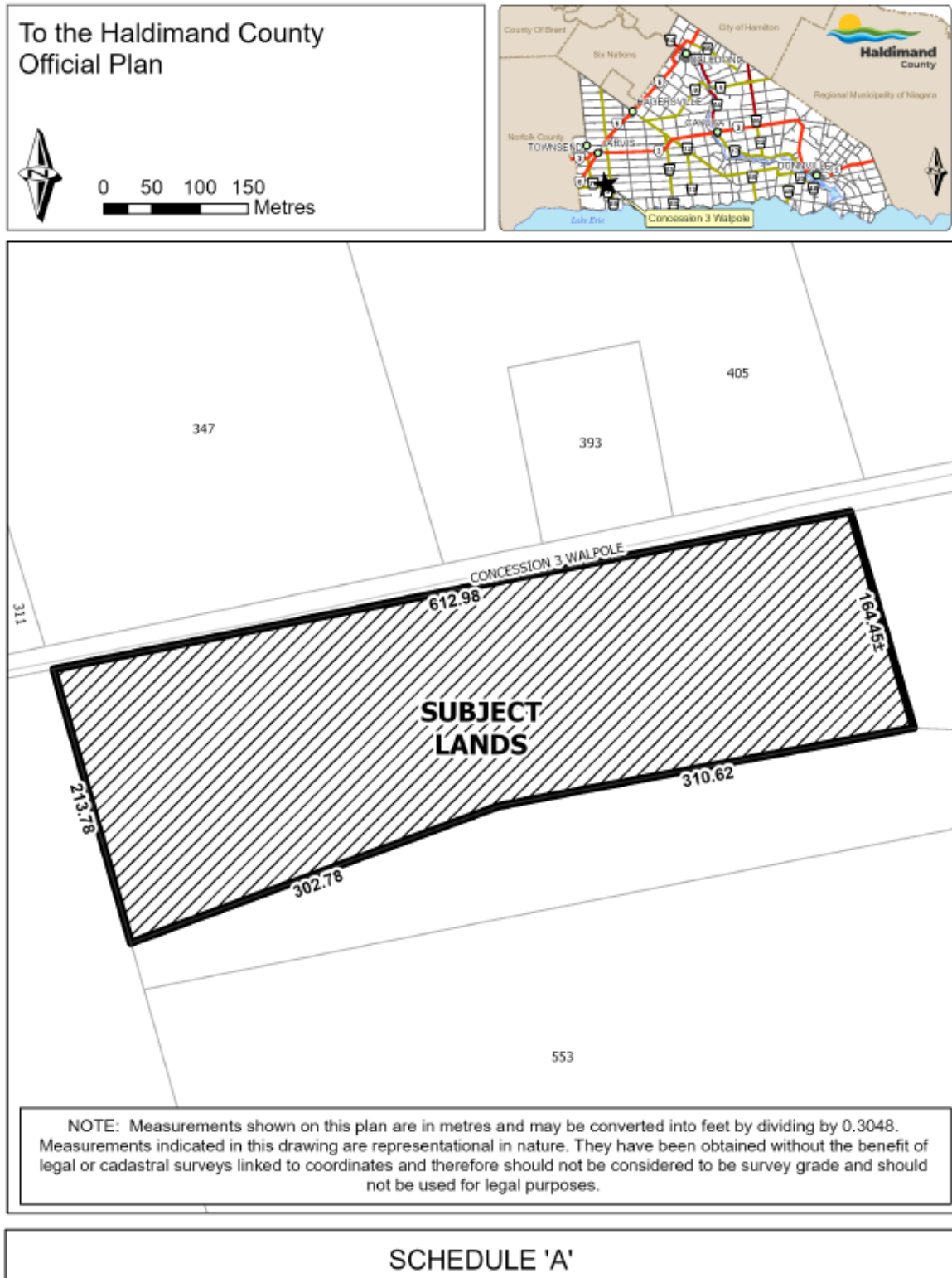
READ a first and second time this 22nd day of January, 2020.

READ a third time and finally passed this 22nd day of January, 2020.

MAYOR

CLERK

Schedule "A"



Ref: PLOP-HA-2019-164

**AMENDMENT NO. HCOP-52
TO THE HALDIMAND COUNTY OFFICIAL PLAN**

PART A: PREAMBLE TO THE AMENDMENT

1. **Purpose of the Amendment:**

The purpose of this Official Plan Amendment is to amend the permitted uses for the subject lands such that an asphalt storage facility is permitted for the site as illustrated on Schedule "A" such that they are subject to HCOP-52.

2. **Location of the Lands Affected:**

The subject lands are described as Walpole Concession 3, Part Lots 5 & 6, RP 18R4628 Part 1, Geographic Township of Walpole; no municipal address, Haldimand County. The location of the subject lands is illustrated on the attached Schedule "A".

3. **Basis of the Amendment:**

The subject lands are designated Agricultural within the Haldimand County Official Plan. The property will continue to be designated Agricultural in the Official Plan. The Amendment to the Official Plan will apply site specific policies shown as HCOP-52, to facilitate the establishment of an asphalt storage facility on the subject lands.

PART B: THE AMENDMENT

The Haldimand County Official Plan is hereby amended as follows:

Map Amendment:

Schedule A.2 is hereby further amended by:

Identifying the lands shown as the subject lands on Schedule "A" of this amendment (attached to and forming part of this amendment) as being amended a site-specific 'Agricultural' designation (HCOP-52).

Text Amendment:

The following is included in the amendment identified as HCOP-52 to be enacted as follows:

- a) In addition to the Agricultural uses permitted on these lands, an asphalt storage and distribution facility shall also be permitted on those lands identified as having reference to this subsection on Schedule "A.2".

PART C: ADDITIONAL INFORMATIONImplementation:

This amendment will be implemented by Haldimand County by enacting an amendment to the City of Nanticoke Zoning By-law NE 1-2000.

The subject lands will also be subject to site plan control, which will ensure that subsequent development on the parcel is subject to review by the County. Site plan control will provide the opportunity to review the location of road access, parking, massing of buildings, vegetative buffers, stormwater management / drainage and other identified measures. A site plan agreement may also be required to be registered on title as part of the site plan process.

Report Number:	PDD-04-2020
Related Report:	PDD-43-2019
File No:	PLOP-HA-2019-164
Related File No.:	PLZ-HA-2019-165
Name:	Dick and Elizabeth Devries
Roll No.	2810-332-001-48400-0000