

THE CORPORATION OF HALDIMAND COUNTY

By-law Number /20

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 Part 1		Walpole Concession 3, Part Lots 5 & 6, RP 18R4628 Part 1, Geographic Township of Walpole	<ul style="list-style-type: none">• Asphalt Manufacturing: such as polymer modified asphalt production and distribution, asphalt emulsion distribution and production

3. That the following subsection be added to section 10.1.7 Special Provisions for Lot and Building Requirements in the Agricultural (A) Zone of the By-law NE 1-2000, as amended for the subject lands:

#	By-law #	Address	Additional Uses Permitted
A.54 Part 2		Walpole Concession 3, Part Lots 5 & 6, RP 18R4628 Part 1, Geographic Township of Walpole	<ul style="list-style-type: none">• Subsection 2 (g) shall not apply. Maximum building height shall be 18 metres.

4. **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, including any road upgrades that are required by the County.
5. **AND THAT** this by-law shall become effective from and after the date of passing thereof.

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"

MAP A - Key Map

Haldimand County
Geographic Township of Walpole
Ward 1

0 250 500 750 1,000

Metres

This is Map A to Zoning By-law _____ Passed the ____ day of _____ 2020.

MAYOR

CLERK

Ref: PLZ-HA-2019-165

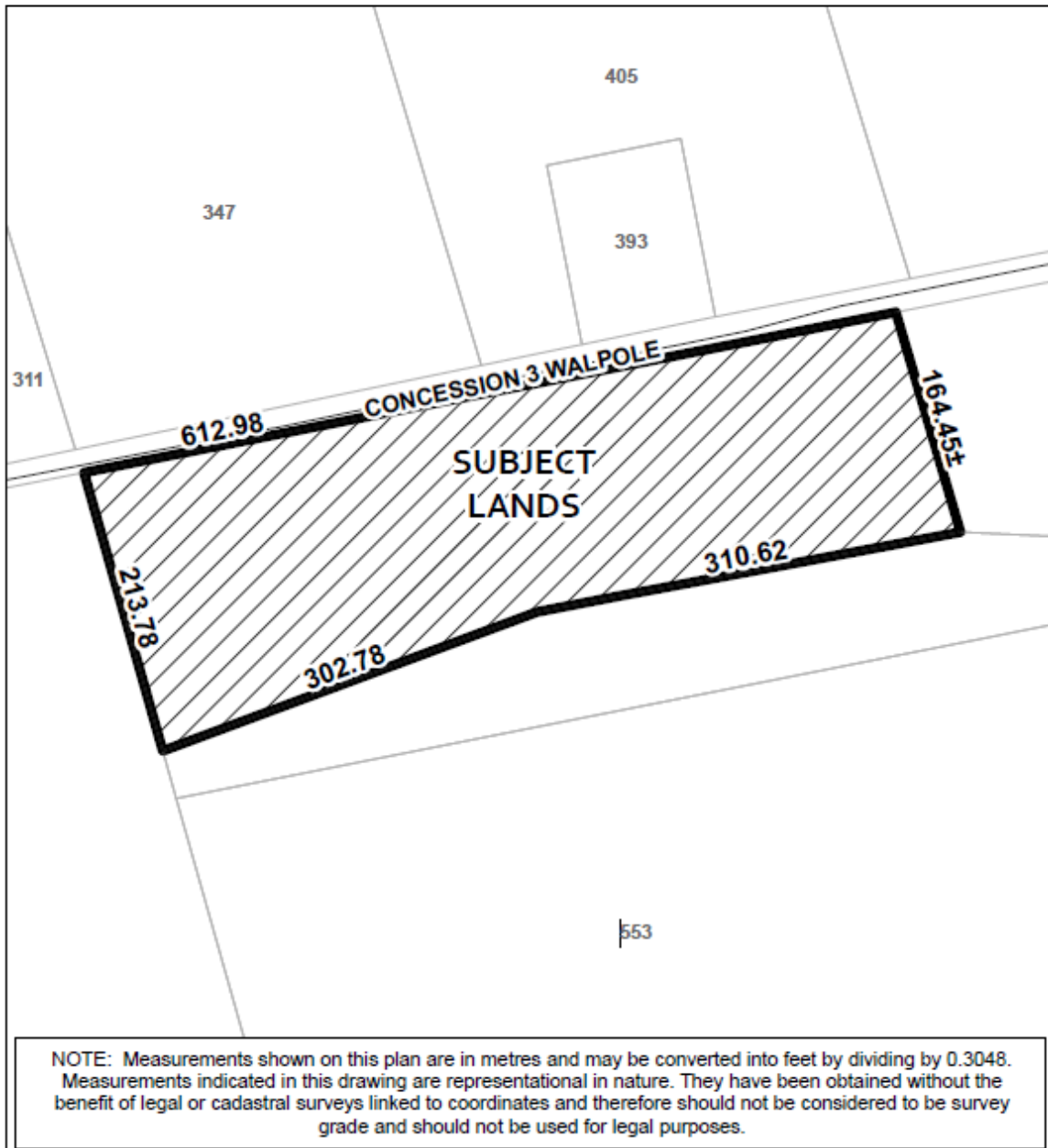
MAP B - Detail Map

Haldimand County

Geographic Township of Walpole, Ward 1

SCALE: 1:4,000

0 25 50 75 100 Metres



This is Map B to Zoning By-law _____ Passed the ____ day of _____ 2020.

MAYOR_____
CLERK

Ref: PLZ-HA-2019-165

PURPOSE AND EFFECT OF BY-LAW

/20

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 is an additional provision that will permit additional building height of 18 metres where 11 metres is permitted.

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-04-2020
Related Report: 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