

THE CORPORATION OF HALDIMAND COUNTY

By-law Number /20

Being a by-law to amend Zoning By-law 1-H 86, as amended, of the Town of Haldimand in the name of Mitchell and Robin Holt.

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 Lot 17, Concession 1 Northwest of Stoney Creek Road, Geographic Township of Seneca, 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 “A1” to Town of Haldimand Zoning By-law 1-H 86, as amended, is hereby further amended by repealing Special Provision 36.1 from the subject lands identified as Part 1 and Part 2 on Map B attached hereto and forming part of this by-law.
3. **THAT** Schedule “A1” 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 on Map “B” attached hereto and forming part of this by-law, as having reference to Subsection 36.460.

“36.460

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

Part 1:

Notwithstanding the provisions of Section 28.2 (b) ‘Zone Provisions’ of the ‘Agricultural (A)’ zone the minimum lot frontage shall be 25 metres.”

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

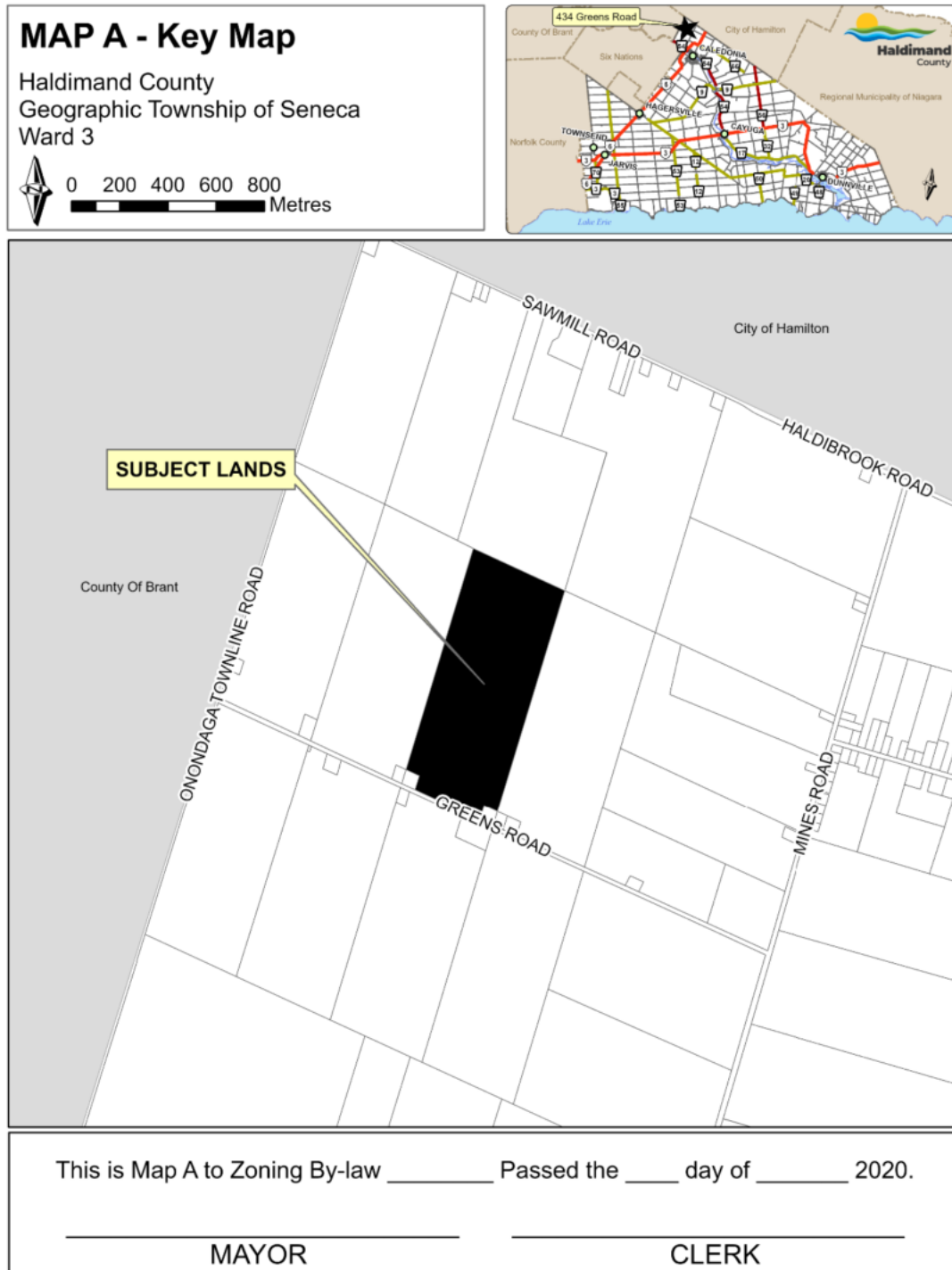
READ a first and second time this 19th day of May, 2020.

READ a third time and finally passed this 19th day of May, 2020.

MAYOR

CLERK

Schedule “A”



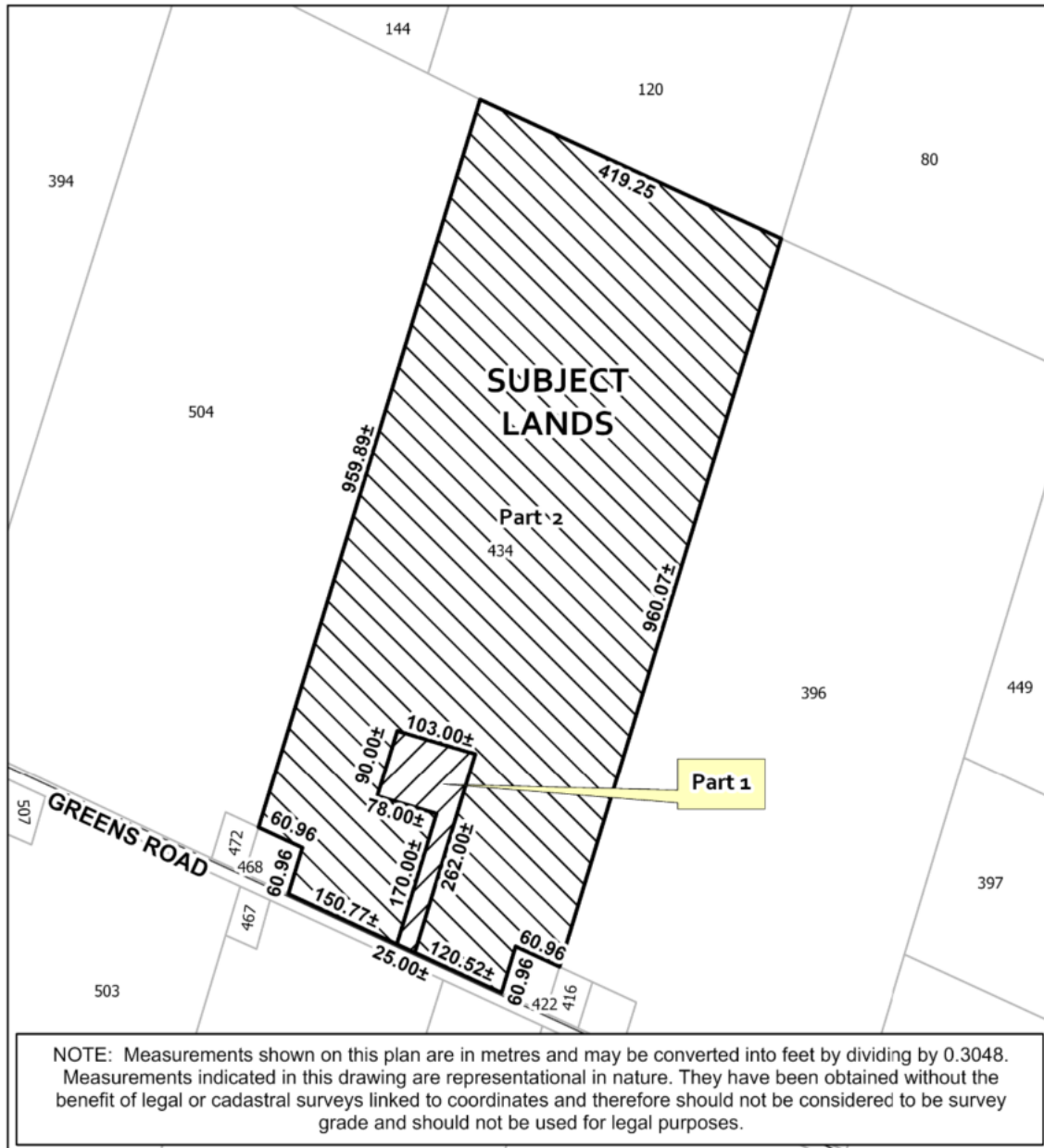
Ref: PLZ-HA-2019-189

MAP B - Detail Map

Haldimand County
Geographic Township of Seneca, Ward 3

SCALE: 1:7,000

0 50 100 150 200
Metres



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

MAYOR

CLERK

Ref: PLZ-HA-2019-189

PURPOSE AND EFFECT OF BY-LAW /20

The subject lands are legally described as Part Lot 17, Concession 1 Northwest of Stoney Creek Road, Geographic Township of Seneca.

The purpose of this by-law is to fulfill a condition of consent for severance application PLB-2019-096 by recognizing reduced frontage and repealing an historic special provision that permits two dwellings on the lot (36.1). The proposed frontage is 25 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.

Report Number:	PDD-12-2020
File Number:	PLZ-HA-2019-189
Name:	Mitchell and Robin Holt
Roll #:	2810-152-005-21200-0000