

THE CORPORATION OF HALDIMAND COUNTY

By-law Number /20

Being a by-law to adopt Amendment Number HCOP-53 to the Haldimand County Official Plan by Battlefield International Inc.

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** Amendment No. HCOP-53 to the Haldimand County Official Plan for a property described as NCAY CON 1 STR PT LOT 36 and NCAY CON 1 STR PT LOT 36 RP, Geographic Township of Cayuga, 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 19th day of May, 2020.

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

MAYOR

CLERK

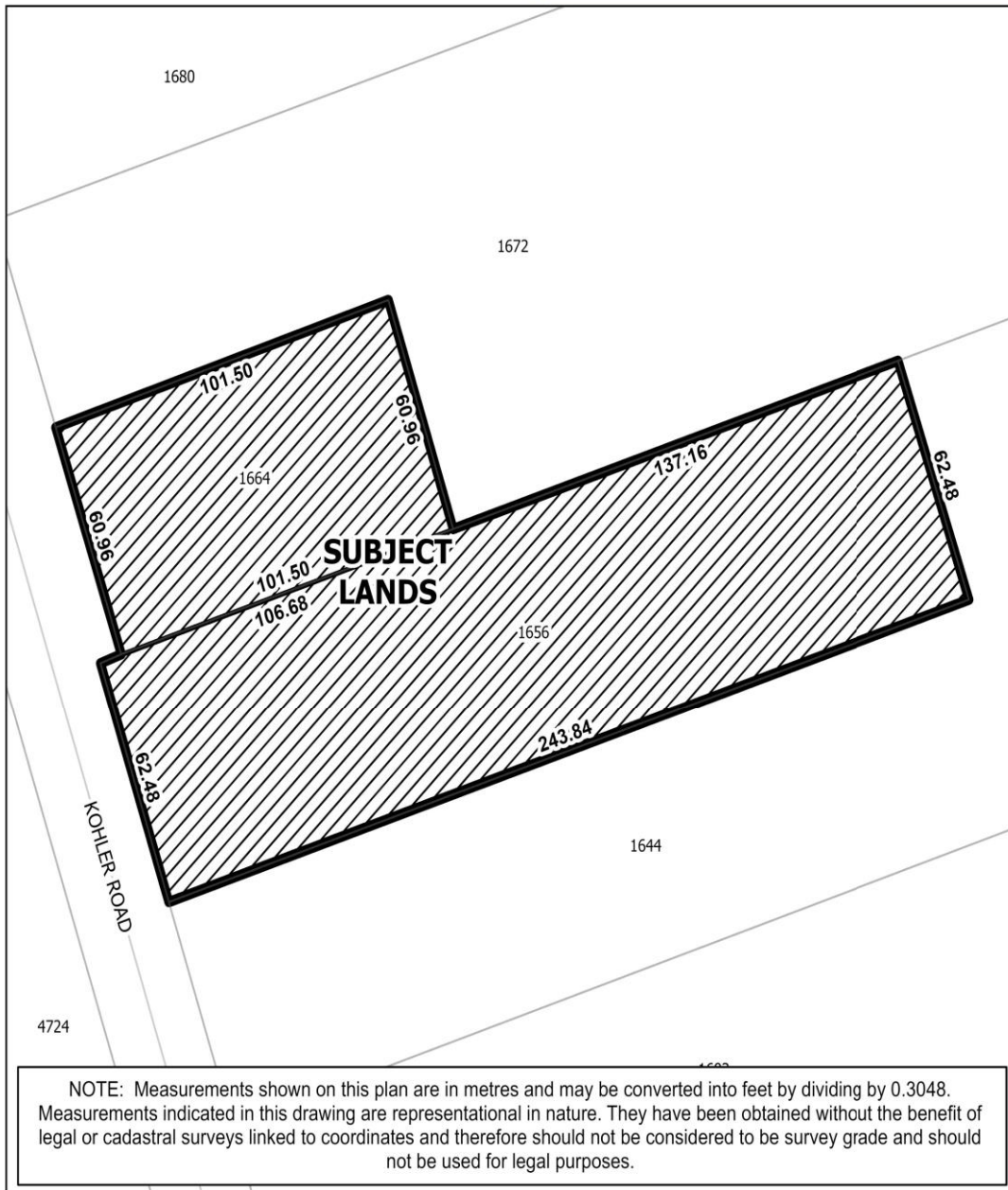
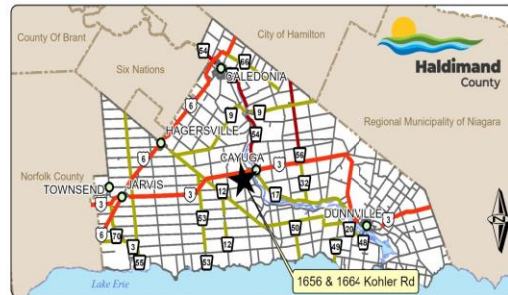
Schedule "A"

Amendment No. HCOP-53

To the Haldimand County Official Plan



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SCHEDULE 'A'

**AMENDMENT NO. HCOP-53
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 designation for the subject lands such that industrial type development is permitted for the site as illustrated on Schedule "A" such that they are subject to HCOP-53.

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

The subject lands are described as NCAY CON 1 STR PT LOT 36 and NCAY CON 1 STR PT LOT 36 RP, Geographic Township of Cayuga, municipally know as 1656 and 1664 Kohler Road, 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 be re-designated Rural Industrial in the Official Plan. The Amendment to the Official Plan will apply site specific policies shown as HCOP-53, to facilitate the establishment of an expansion to Battlefield international Inc. 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 'Rural Industrial' designation (HCOP-53).

Text Amendment:

The following is included in the amendment identified as HCOP-53 to be enacted as follows:

- a) That the permitted Rural Industrial uses will be limited to a processing, manufacturing, light assembly and research facility on those lands identified as having reference to this subsection on Schedule "A.2".

- b) In addition to the limited Rural Industrial uses permitted on these lands, agricultural uses shall also be permitted on those lands identified as having reference to this subsection on Schedule "A.2".

PART C: ADDITIONAL INFORMATION

Implementation:

This amendment will be implemented by Haldimand County by enacting an amendment to the Town of Haldimand Zoning By-law 1-H-86.

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-16-2020
File No:	PLOP-HA-2020-002
Related File No.:	PLZ-HA-2020-003
Name:	Battlefield International Inc.
Roll No.	2810-155-001-13060 and 2810-155-001-13055