

THE CORPORATION OF HALDIMAND COUNTY

By-law Number /20-SP

Being a by-law to amend Zoning By-law 1 H-86, as amended, of the Town of Haldimand in the name of Kevin and Lauren Smelser.

WHEREAS Haldimand County is empowered to enact this by-law, by virtue of the provisions of Sections 34 and 41 of the Planning Act, R.S.O, 1990, c. 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** Schedule "A5" to Zoning By-law 1-H 86, as amended, is Concession 4, Part Lot 5, Rainham; and being shown on Maps 'A' and 'B' attached hereto to form part of this By-law, are hereby declared as a Site Plan Control Area and shall be subject to the provisions of Section 41 of the *Planning Act*, R.S.O. 1990, Chapter P.13, as amended.
2. **THAT** all development on said lands shall be subject to and in accordance with a development agreement, if required, pursuant to Section 41 of the *Planning Act*, R.S.O. 1990, Chapter P.13, as amended.
3. **THAT** the General Manager of Community and Development Services, or designate, is hereby delegated the power and authority of the Council of Haldimand County, as granted under Section 41 of the *Planning Act*, R.S.O. 1990, Chapter P.13, as amended.
4. **AND THAT** this by-law shall take effect and force 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-2019-163

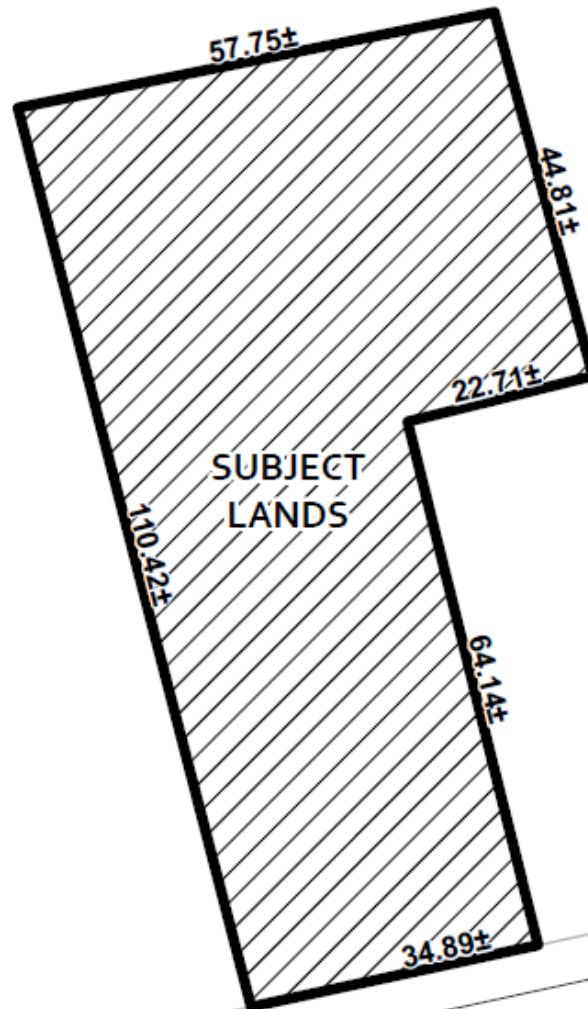
MAP B - Detail Map

Haldimand County

Geographic Township of Rainham, Ward 2

SCALE: 1:713

0 10 20 30 40 Metres



NOTE: Measurements shown on this plan are in metres and may be converted into feet by dividing by 0.3048. Measurements indicated in this drawing are representational in nature. They have been obtained without the benefit of legal or cadastral surveys linked to coordinates and therefore should not be considered to be survey grade and should not be used for legal purposes.

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

MAYOR

CLERK

Ref: PLZ-HA-2019-163

PURPOSE AND EFFECT OF BY-LAW

/20-SP

This by-law affects lands located north of Concession 4 Road (Rainham) in a predominantly agricultural area. The lands are described as Concession 4, Part Lot 5, Rainham; known municipally as 383 Concession 4 Road, Haldimand County.

The purpose of this by-law is to designate the subject lands as a Site Plan Control area. Site Plan Control will ensure that any future development of a millwork and carpentry business on the subject parcel will be subject to a review by the County which will regulate many aspects of the development, including stormwater management, lot grading, location of entrance, parking area, grading to match shoulder, provision of the required number of parking spaces, septic tank, and barrier-free access to building.

Report Number:	PDD-14-2020
File Number:	PLOP-HA-2019-162 & PLZ-HA-2019-163
Name:	Smelser
Roll No.	2810-158-003-01300-0000