

## THE CORPORATION OF HALDIMAND COUNTY

By-law No. /20

**Being a by-law to adopt Amendment Number HCOP-50 to the Haldimand County Official Plan by Kevin and Lauren Smelser**

**WHEREAS** Haldimand County is authorized 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-50 to the Haldimand County Official Plan for a property described as Concession 4, Part Lot 5, Rainham; known municipally as 383 Concession 4 Road, Haldimand County, consisting of the map and explanatory text, as attached to and forming a part of this by-law, be hereby adopted.
2. **AND THAT** this by-law shall become effective on the date of passing.

READ a first and second time this 19<sup>th</sup> day of May, 2020.

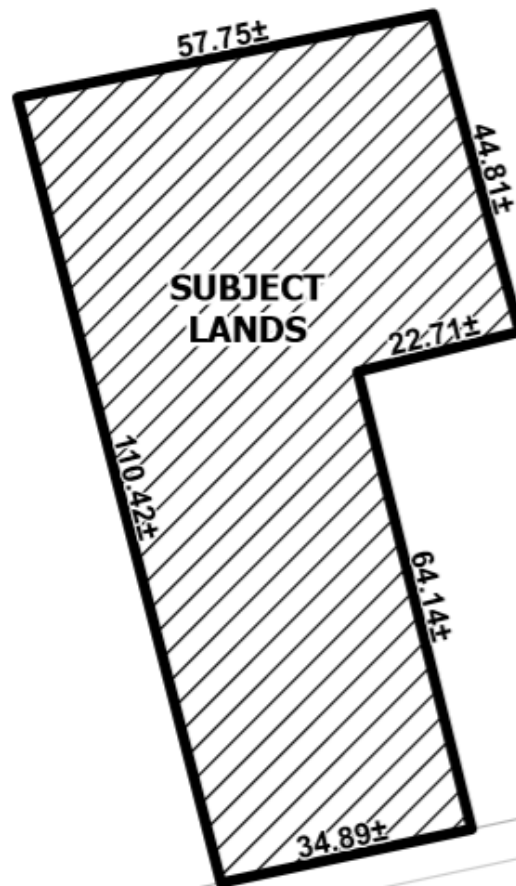
READ a third time and finally passed this 19<sup>th</sup> day of May, 2020.

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MAYOR

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CLERK

**Amendment No. HCOP-50**To the Haldimand County  
Official Plan0 50 100 150  
Metres

CONCESSION 4 ROAD

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.

**SCHEDULE 'A'**

**AMENDMENT NO. HCOP-50  
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 of certain lands to include a site-specific 'Agriculture' designation to facilitate the establishment of a carpentry/millwork business. The Official Plan amendment would apply to the subject lands as illustrated on Schedule 'A'.

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

The subject lands are described as Concession 4, Part Lot 5, Rainham, Haldimand County; known municipally as 383 Concession 4 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 'Agriculture' within the Haldimand County Official Plan. Within the 'Agriculture' designation, the land base is to be protected and the use of the lands must be predominately agriculturally oriented, with permitted uses including all forms of farming, as well as land uses compatible with or related to agriculture. In terms of the proposed amendment there is no perceived negative impact on the prime agricultural area and the intent and purpose of the Provincial and local policies are maintained as the site does not represent a specialty crop area, there are no issues with the Minimum Distance Separation (MDS) formulae, and there are no alternative sites or sites with lower soil classes due to the general soil class in the County being between Class 1-3 soils. Further, due to the nature of the proposed use, and constraints (size and location) the subject lands represent an appropriate location for the proposed use. Furthermore, the subject proposal has been considered as an on-farm diversified use as defined in the Provincial Policy Statement. The lands subject to the amendment are identified in Schedule A of this amendment.

**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-50).

Text Amendment:

The following is added to Section 9.C (Site-Specific Policies) as HCOP-50:

The following policies shall apply only to those lands on Schedule "A.2" as having reference to this special provision:

- a) Notwithstanding Section 3.A.5. of the Agriculture designation, a millwork and carpentry business employing no more than 8 staff shall also be permitted within the structures existing and proposed at the time this amendment was passed.

PART C: ADDITIONAL INFORMATIONImplementation:

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.

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File Number:	PLOP-HA-2019-162
Name:	Smelser
Roll No.	2810-158-003-0130-0000