

## 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 Kevin and Lauren Smelser**

**WHEREAS** Haldimand County is authorized to enact this by-law, by virtue of the provisions of Section 34 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** Schedule "A5" to Zoning By-law 1-H 86, as amended, is hereby amended by identifying as having reference to those lands described as Concession 4, Part Lot 5, Rainham, and being shown on Maps 'A' and 'B' attached hereto to form part of this By-law.
2. **THAT** Schedule "A5" to Zoning By-law 1-H 86 is hereby further amended by identifying the Subject Lands shown on Maps 'A' and 'B' attached hereto, as having reference to subsection 36.461.
3. **THAT** the following subsections shall be added to Section 36 (Special Provisions for Particular Parcels of Land) of the said By-law 1-H 86:

36.461

- a) Section 28.1 (Permitted Uses) of the "Agricultural Zone (A)" shall also include a carpentry and millwork business.
- b) That notwithstanding the provisions of sections of the "Agricultural Zone (A)" of the Town of Haldimand Zoning By-law, 1-H 86 to the contrary, the following additional provisions shall apply:
  - i. Workshop or storage buildings for a carpentry and millwork business shall be limited to a maximum area of 1,100 square metres;
  - ii. The number of employees shall not exceed eight (8);
  - iii. Open storage shall be prohibited in the required front yard.

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

READ a first and second time this 19<sup>h</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

**Schedule "A"**



Ref: PLZ-HA-2019-163

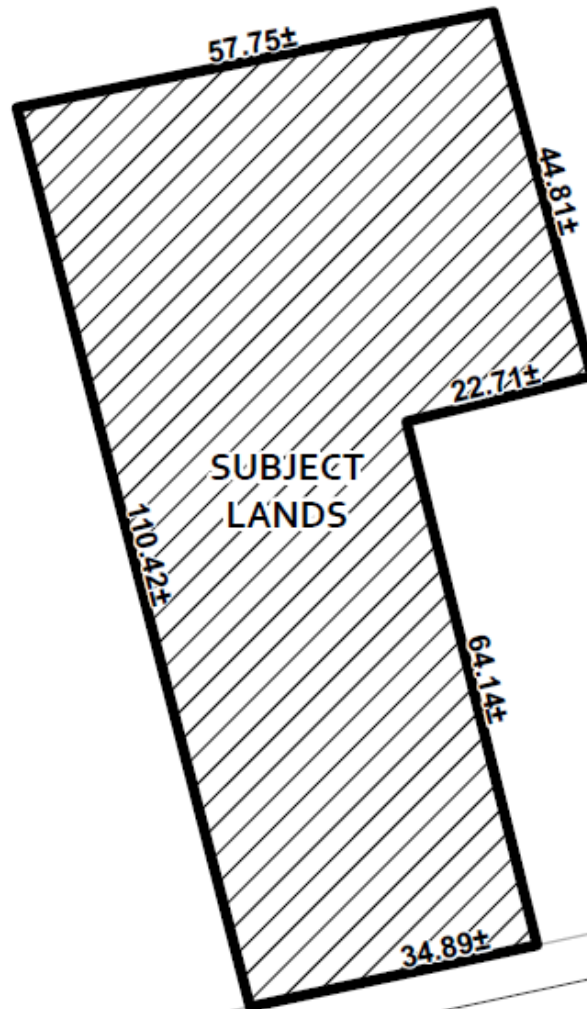
**MAP B - Detail Map**

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

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 permit a millwork and carpentry business on the subject lands through a site specific Zoning By-law Amendment to By-law 1-H 86.

In the Haldimand County Official Plan the subject lands are designated as 'Agriculture' which is also subject to a site specific amendment to support the proposed use.

The permitted uses in the 'A' zone are: farm, animal kennel, farm produce outlet, 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, and experiential activities.

In order to ensure appropriate on site development, this proposal will be subject to site plan control. Site plan control will address aspects of future development such as stormwater management, lot grading, location of entrance, grading to match shoulder, provision of the required number of parking spaces, and barrier-free access to building.

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