Reference: PDD-32-2020

THE CORPORATION OF HALDIMAND COUNTY

By-law Number /2020

Being a by-law to amend Zoning By-law HC 1-2020 in the name of Bethel Christian Reformed Church

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, 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 CAN RESERVE IND PT LOT 1, former Geographic Township of Canborough, now in Haldimand County 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 "A-K5-6" of the Haldimand County Zoning By-law HC 1-2020 is amended by rezoning the lands shown as Part 1 on Map "B" attached to this by-law from 'Rural Institutional (IR)' to 'Rural Institutional – Holding (IR – H)'.

3. **THAT** Schedule "A-K5-6" of the Haldimand County Zoning By-law HC 1-2020 is amended by rezoning the lands shown as Part 2 on Map "B" attached to this by-law from 'Agricultural (A)' and 'Hamlet Residential (RH)' to 'Rural Institutional – Holding (IR – H)' .

4. **THAT** Schedule "A-K5-6" of the Haldimand County Zoning By-law HC 1-2020 is amended by identifying Parts 1 and 2 of the Subject Lands on Map "B" attached hereto to form part of this by-law as having reference to Subsection IR.1.

5. **THAT** the following subsection shall be added to Section 9.4.1 (Special Exceptions) of said By-law HC 1-2020:

   9.4.3.1 IR.1 That on the lands delineated as having reference to this subsection, the following provisions shall apply:

   i. That notwithstanding Subsection 9.2 'Permitted Uses in the Rural Institutional Zone (IR)', a school and day nursery shall be prohibited on the subject lands.

   ii. That notwithstanding Subsection 5.2.12 'Location of Parking on a Lot', the following shall apply:
   - No parking lot shall be located closer than 3 metres to the left (south) interior lot line abutting a residential zone.

- For all other lot lines, no parking lot shall be located closer than 4.5 metres of any interior lot line abutting a residential zone.

6. **THAT** the 'Holding – "H"' provision shall remain in place on Parts 1 and 2 of the Subject Lands as shown on Map "B" attached to and forming a part of this by-law until the Ministry of Heritage, Sport, Tourism and Cultural Industries has approved an archaeological assessment.

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

READ a first and second time this 14th day of December, 2020.

READ a third time and finally passed this 14th day of December, 2020.

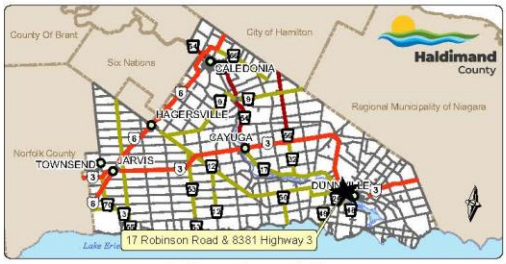
_____
MAYOR

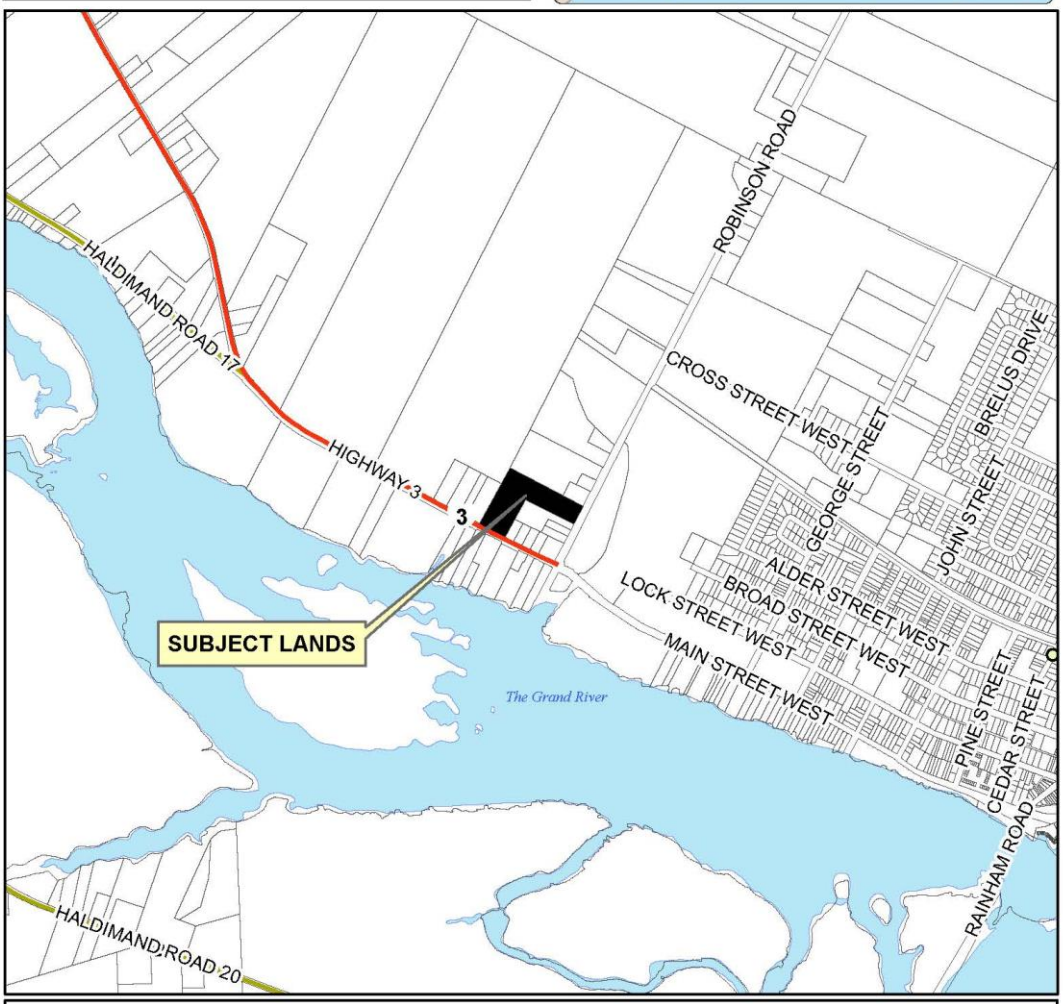
_____
CLERK

MAP A - Key Map

Haldimand County
Geographic Township of Canborough
Ward 6

0 250 500 750 1,000 Metres





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

_____ _____

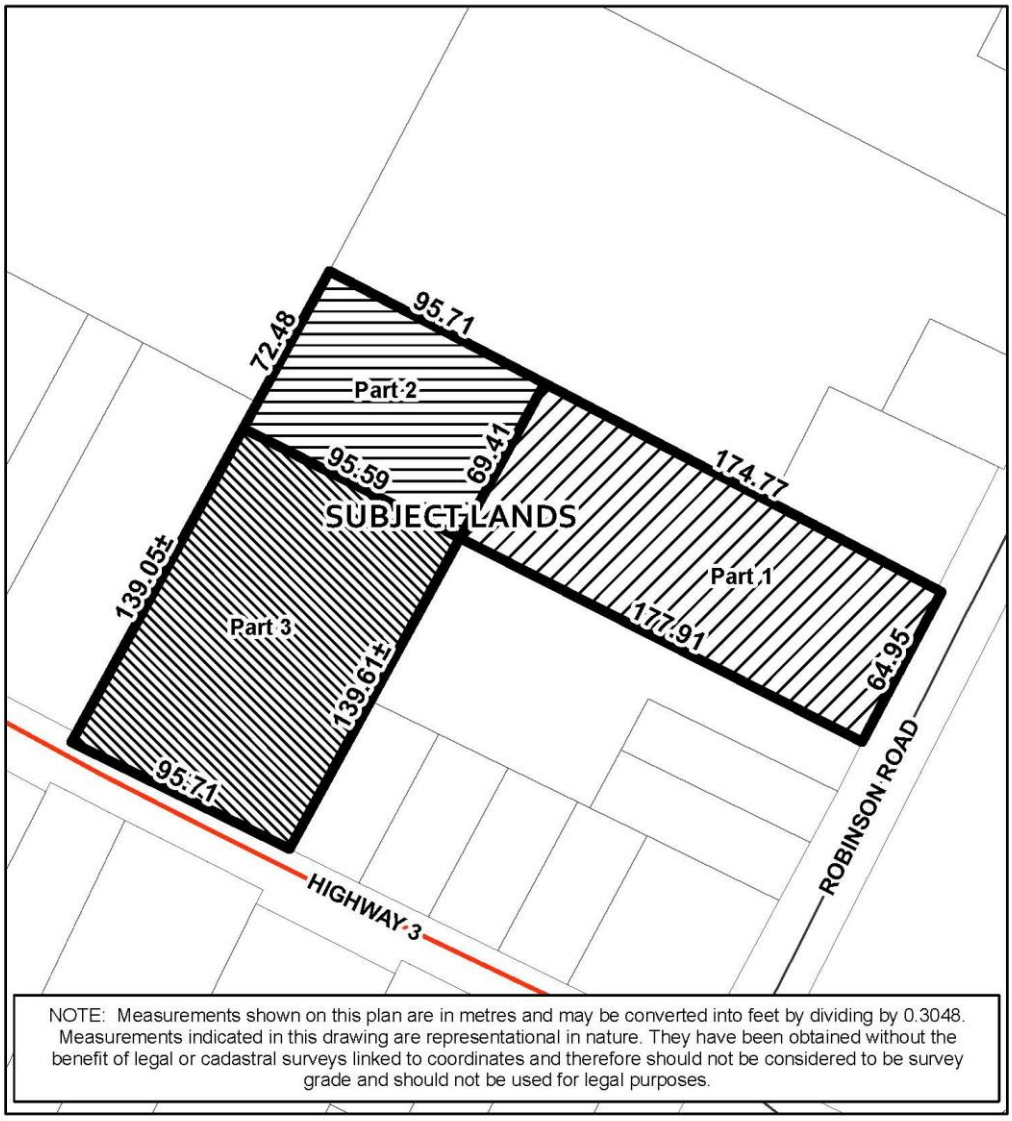
MAYOR CLERK

Ref: PLZ-HA-2020-151

T:\Planning and Economic Development\PD\GIS\Applications\2020\PLZ\PLZ-HA-2020-151 (Bethel Church)\PLZHA2020151\PLZHA2020151.apnx

MAP B - Detail Map
Haldimand County
Geographic Township of Canborough, Ward 6

SCALE - 1:2,100
0 20 40 60 80 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-2020-151

PURPOSE AND EFFECT OF BY-LAW NO. –HC/20

This by-law affects Parts 1 and 2 of the subject lands in Map “B”. The subject lands are legally described as CAN RESERVE IND PT LOT 1, former geographic township of Canborough, now in Haldimand County. The subject lands are municipally known as 17 Robinson Road and 8381 Highway 3 near Dunnville.

The Committee of Adjustment conditionally approved consent application PLB-2020-108 to boundary adjust Part 2 of the subject lands shown on Map “B” from the back of 8381 Highway 3 (Part 3) to add to the back of 17 Robinson Road (Part 1). The purpose of the boundary adjustment was to create additional servicing and parking space at the Bethel Christian Reformed Church (CRC) property to support the future expansion of the Bethel CRC.

The purpose of this by-law is to:

1) Rezone Part 2 of the subject lands from the ‘Agricultural (A)’ Zone and ‘Hamlet Residential (RH)’ Zone to the ‘Rural Institutional – Holding (IR – H)’ Zone to apply consistent zoning across the consolidated CRC property;

2) Remove the sensitive land uses (school and day nursery) from the consolidated Bethel CRC property (Parts 1 and 2) in accordance with Provincial and County policies as the property is located in a floodplain; and

3) Permit the parking lot to be located 3 metres (13.12 feet) from the south lot line when 4.5 metes (14.76 feet) is required on Parts 1 and 2 of the subject lands.

A Holding (H) Provision is affixed to Parts 1 and 2 of the subject lands to prohibit site alteration and building permits from being issued until the Ministry of Heritage, Sport, Tourism and Cultural industries approves an archaeological assessment for the lands.

Report Number:	PDD-32-2020
File Number:	PLZ-HA-2020-151
Name:	Bethel Christian Reformed Church
Roll Number:	2810022002003100000 & 2810022002018000000