**Reference: PDD-35-2020**

# 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 Kieran Kelleher**

**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 Concession 1 Road, west of Caistorville Road and south of Concession 2 Road, 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 "HA2" to Town of Haldimand Zoning By-law 1-H 86, as amended, is hereby further amended by identifying the Subject Lands which are shown as 'Subject Lands" on Map "A" and Part 1 on Map "B" attached hereto and forming part of this by-law, as having reference to Subsection 36.470.

3. **THAT** the following subsection shall be added to Section 36 (Special Provisions for Particular Parcels of Land) of said By-law 1-H 86:

"36.470

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

a) Notwithstanding the provisions of Section 28.1– Permitted Uses in the "Agricultural (A)" zone, a one family dwelling house and home occupation shall not be permitted."

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

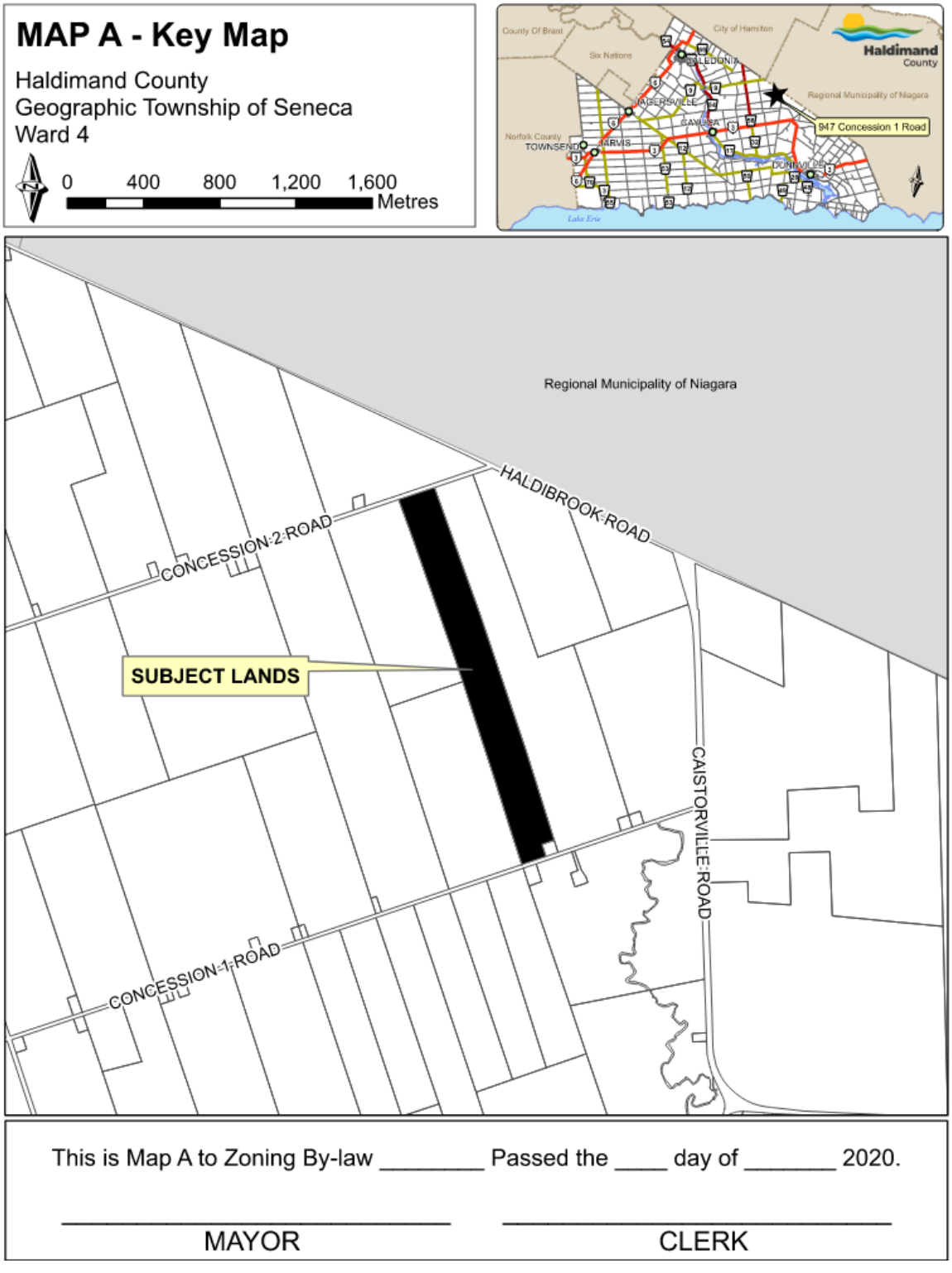
READ a first and second time this 14h day of December, 2020.

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

_____
MAYOR

_____
CLERK

**Schedule "A"**




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

_____ _____

MAYOR CLERK

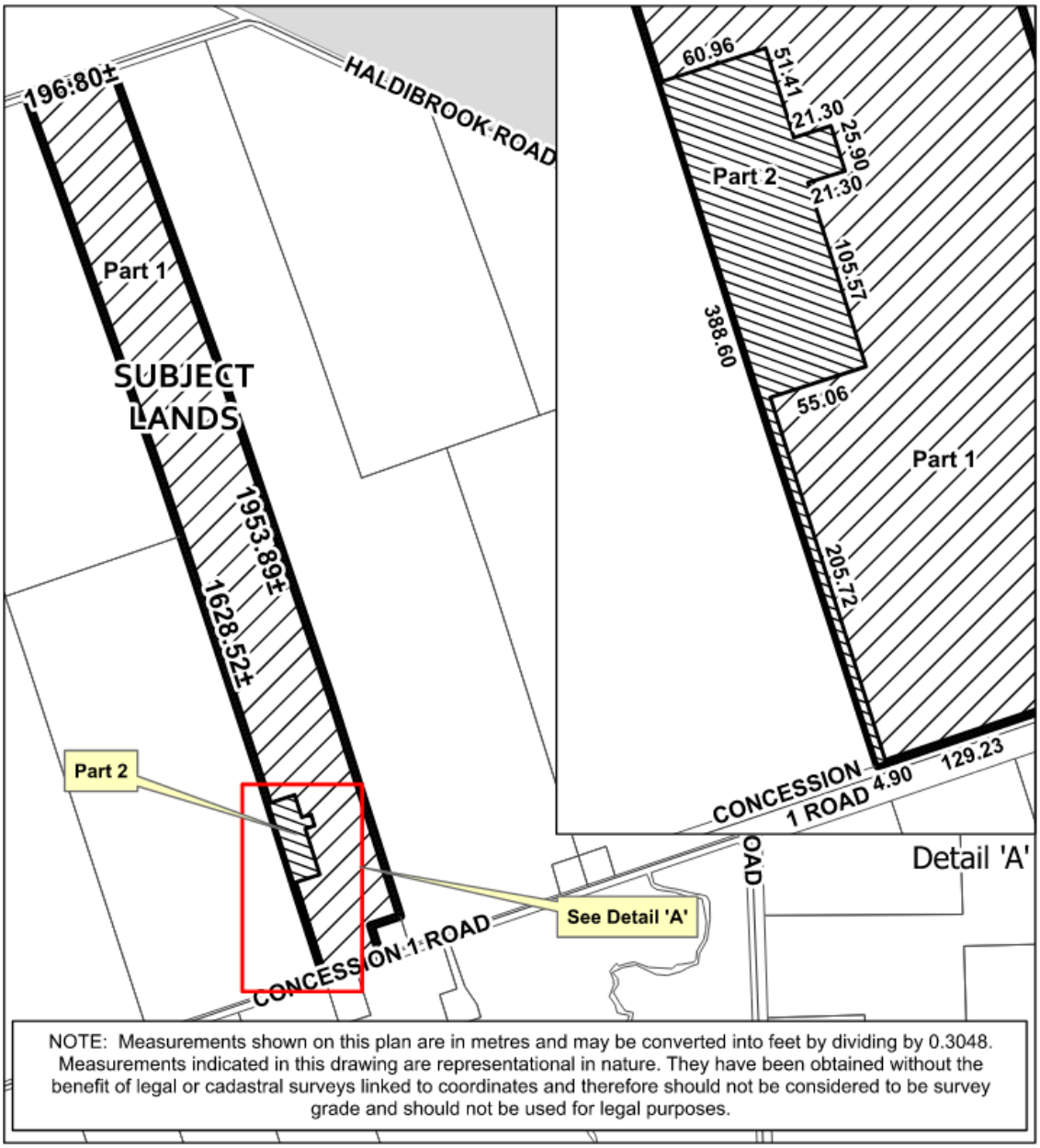
# MAP B - Detail Map

Haldimand County

Geographic Township of Seneca, Ward 4

SCALE - 1:12,000

0 100 200 300 400 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

**PURPOSE AND EFFECT OF BY-LAW /20**

The subject lands are legally described as Concession 1 Road, west of Caistorville Road and south of Concession 2 Road.

The purpose of this by-law is to fulfill a condition of consent for severance application PLB-2019-198 by prohibiting future residential development and home occupations on the subject lands.

In the Haldimand County Official Plan, the subject lands are designated as 'Agriculture' and there are no policy conflicts or issues as no new development is proposed.

The lands are zoned 'Agricultural (A)' in the Town of Haldimand Zoning By-law 1-H 86 which permits uses including farm, animal kennel, 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, experiential activities and home occupation.

All of the above uses will remain permitted as-of-right except for a one family dwelling (and home occupation) which shall be prohibited on the subject lands.

| | |
|---|---|
| Report Number: | PDD-35-2020 |
| File Number: | PLZ-HA-2020-0163 |
| Related File: | PLB-2019-198 |
| Name: | Kieran Kelleher |
| Roll #: | 2810-152-001-05800-0000 |