

THE CORPORATION OF HALDIMAND COUNTY

By-law Number /21

Being a by-law to amend Zoning By-law HC 1-2020 in the name of Mark McCutcheon

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 lands described as CON 15 PT LOT 7, former Geographic Township of Walpole, 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-B4” and “A-B4-1” of the Haldimand County Zoning By-law HC 1-2020, as amended, is further amended by rezoning the lands shown as Part 1 on Map “B” attached to this by-law from ‘Agricultural (A)’ to ‘Hamlet Residential (RH)’.
3. **THAT** Schedule “A-B4” and “A-B4-1” of the Haldimand County Zoning By-law HC 1-2020, as amended, is further amended by identifying Part 1 of the Subject Lands on Map “B” attached hereto to form part of this by-law as having reference to Subsection RH.1.
4. **THAT** the following subsection shall be added to Section 6.4.4 (Special Exceptions) of said By-law HC 1-2020:

6.4.4.1 RH.1 That on the lands delineated as having reference to this subsection the following provisions shall apply:

Part 1

That notwithstanding the ‘Hamlet Residential (RH)’ Zone provisions contained in Section 6, the following shall apply:

- The minimum lot size shall be 1,830 square metres.

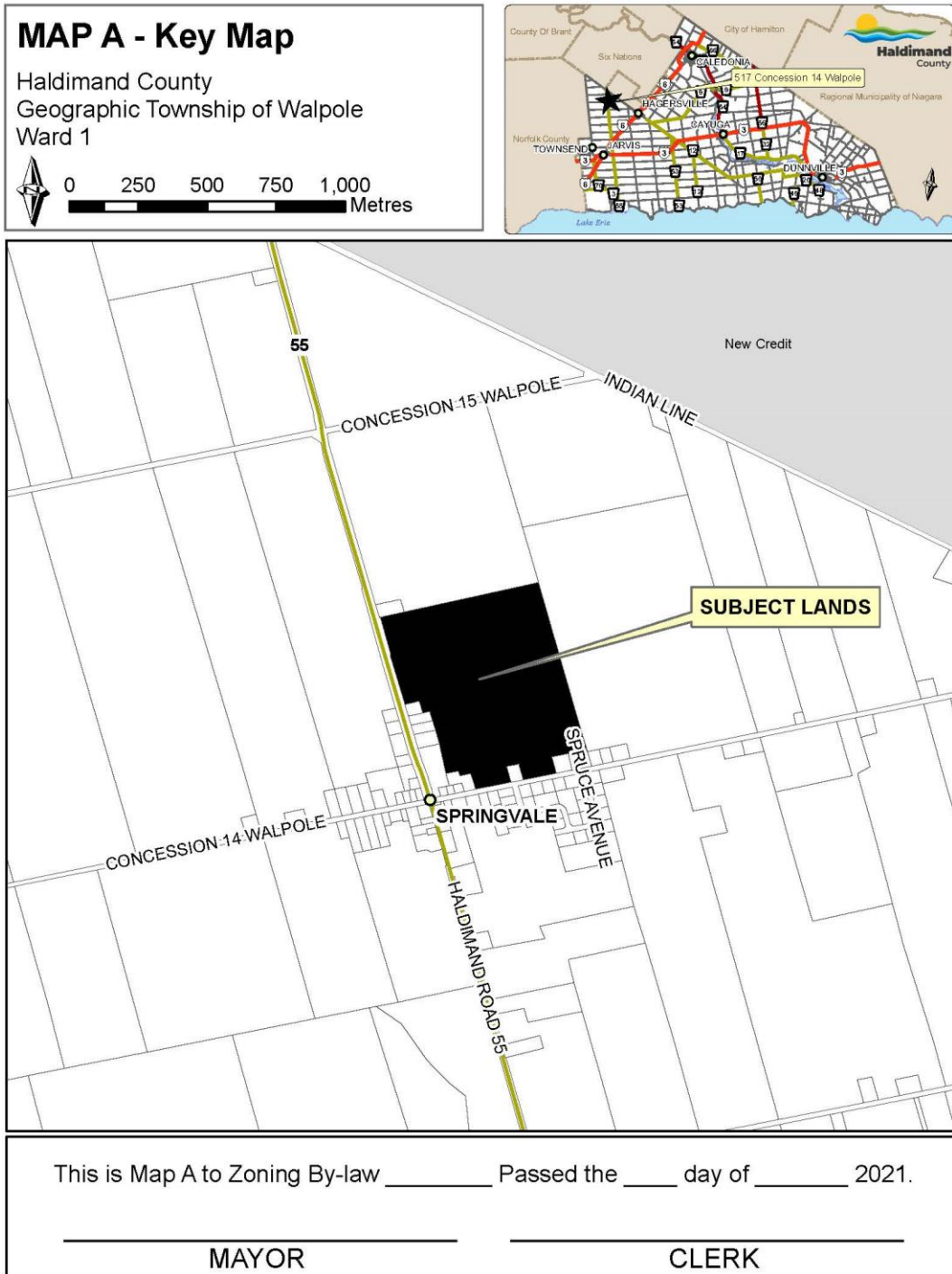
5. **AND THAT** this by-law shall take force and effect on the date of passing.

READ a first and second time this 16th day of February, 2021.

READ a third time and finally passed this 16th day of February, 2021.

MAYOR

CLERK



Ref: PLZ-HA-2020-157

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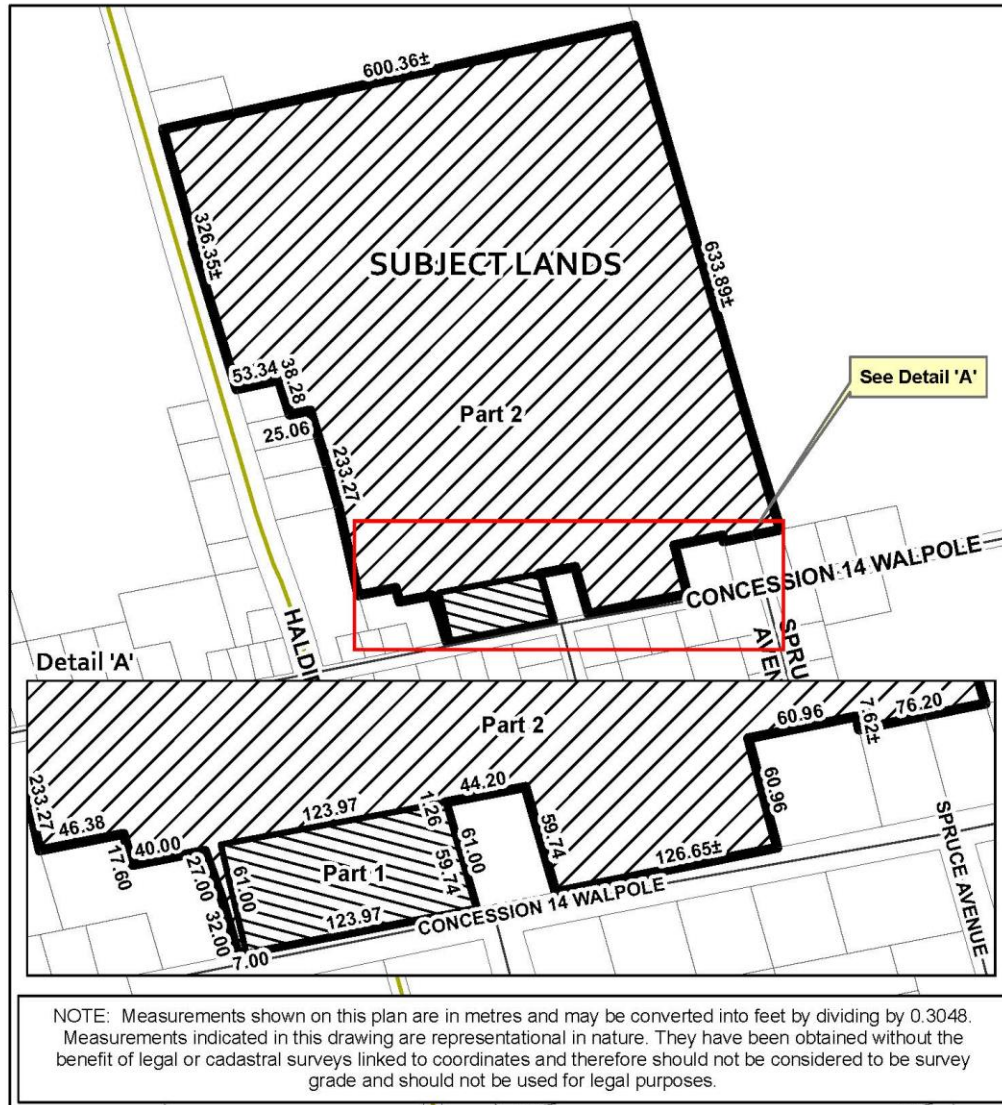
MAP B - Detail Map

Haldimand County

Geographic Township of Walpole, Ward 1

SCALE - 1:6,500

0 50 100 150 200 Metres



This is Map B to Zoning By-law _____ Passed the ____ day of _____ 2021.

MAYOR

CLERK

Ref: PLZ-HA-2020-157

PURPOSE AND EFFECT OF BY-LAW NO. -HC/21

This by-law affects Part 1 of the subject lands in Map “B”. The subject lands are described as Concession 15, Part of Lot 7, former Geographic Township of Walpole, now in Haldimand County. The subject lands are municipally known as 517 Concession 14. The subject lands are currently a large farm parcel, being 34.80 hectares (86 acres) in size.

The Committee of Adjustment conditionally approved four (4) consent applications that are municipally filed as PLB-2020-046, 047, 048, and 049 to create four new residential building lots fronting onto the north side of Concession 14 in the Hamlet of Springvale. Part 1 of the subject lands in Map “B” encompasses the four new lots that were severed from Part 2 of the subject lands in Map “B”, which are the retained farmlands.

The purpose of this by-law is to:

1. rezone Part 1 of the subject lands (which encompasses the four new lots) from the ‘Agriculture (A)’ Zone to the ‘Hamlet Residential (RH)’ Zone to align the zoning for the new lots with their designation in the Official Plan and to provide clear and appropriate development permissions for the new lots; and
2. permit three (3) of the four (4) new lots in Part 1 of the subject lands to have a lot size of 1,830 square metres (0.45 acres), whereas the Zoning By-law requires all new rural residential lots within hamlets to have a minimum lot size of 1,855 square metres (0.46 acres).

Part 1 of the subject lands is designated ‘Hamlet’ and is located in the Hamlet of Springvale. Part 2 of the subject lands is predominately designated ‘Agriculture’, ‘Mineral Aggregate Resource Area’, and ‘Riverine Hazard Lands’ (around the ditch that bisects the retained farmlands).

Report Number: PDD-01-2021
File Number: PLZ-HA-2020-157
Name: Mark McCutcheon
Roll Number: 2810-332-006-11400-0000