

## THE CORPORATION OF HALDIMAND COUNTY

By-law No. /20

**Being a by-law to adopt Amendment Number HCOP-\_\_ to the Haldimand County Official Plan by LJM Developments Inc.**

**WHEREAS** Haldimand County is empowered 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-\_\_ to the Haldimand County Official Plan for a property described as Concession 1, Part Lot 11, Sherbrooke; known municipally as 63 Pyle Road, Haldimand County, consisting of the map and explanatory text, as attached to form a part of this by-law, be hereby adopted.
2. **AND THAT** the effective date of this by-law shall be the date of final passing hereof.

READ a first and second time this 31<sup>st</sup> day of August, 2020.

READ a third time and finally passed this 31<sup>st</sup> day of August, 2020.

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MAYOR

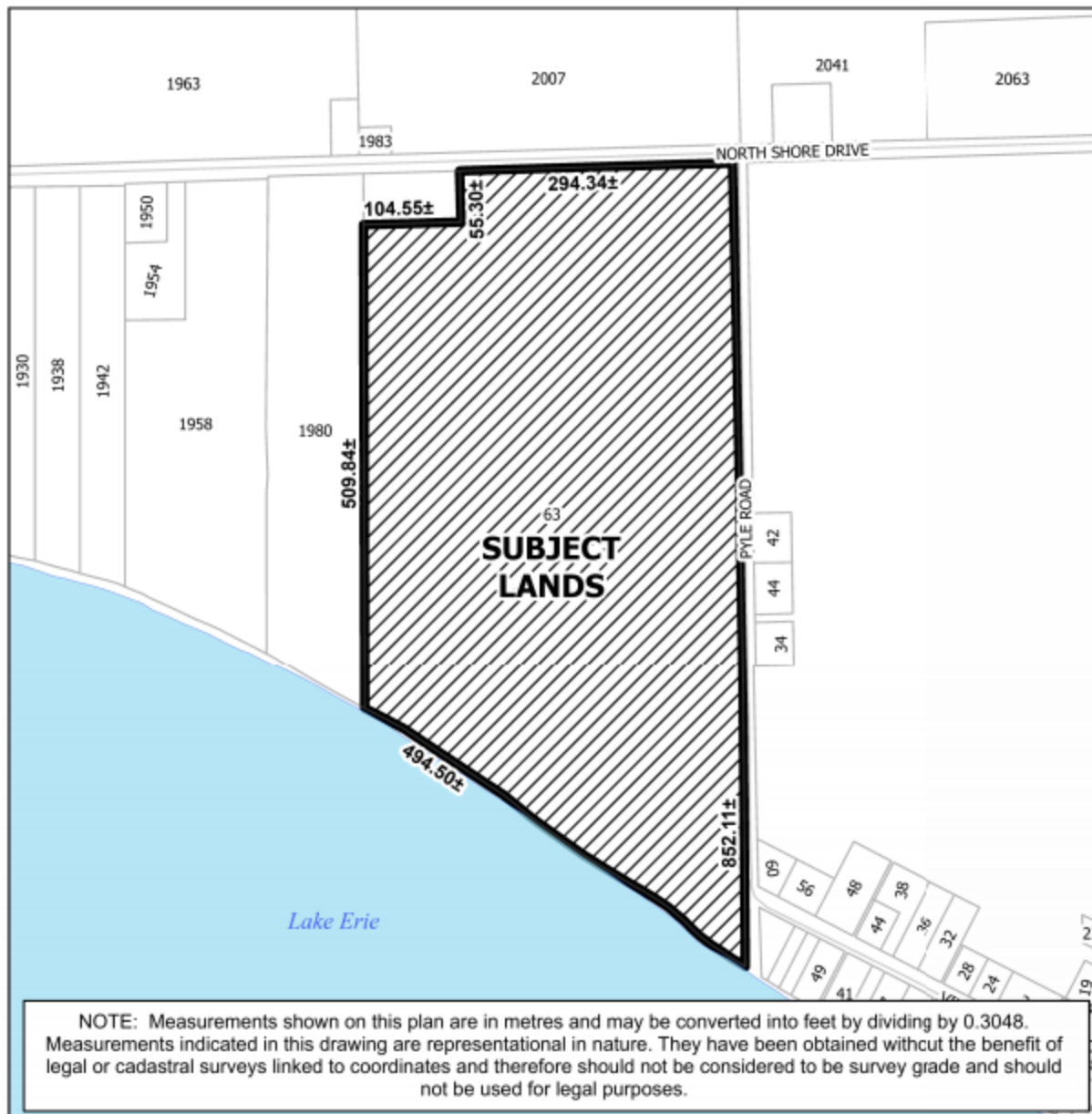
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CLERK

# Amendment No: HCOP-055 To the Haldimand County Official Plan



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## SCHEDULE 'A'

**AMENDMENT NO. HCOP-\_\_  
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 173 seasonal cottages and associated amenities. 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 1, Part Lot 11, Sherbrooke, Haldimand County; known municipally as 63 Pyle 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. The subject lands are to be re-designated 'Resort Residential Node' with a Special Provision (HCOP-\_\_) to facilitate the development of 173 cottages and amenity features. 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:**

Schedules A.3, D.17 and D.18 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 to a Site Specific Policy Area (HCOP-\_\_).

**Text Amendment:**

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

"HCOP-\_\_ In addition to the uses permitted in the Agricultural designation, on lands having reference to this subsection and shown on Schedule "A.3", a seasonal resort recreational development, consisting of no more than

173 seasonal cottages, a community recreation complex and associated outdoor activity facilities may be permitted.

That Section 5.B.2.1 requiring that development outside of designated boundaries of the Urban Areas shall be primarily serviced by individual water supply and sewage disposal systems and Section 5.B.2.4

allowing a lifestyle community south of the hamlet of Cheapside to be the only community on private communal services shall not apply.

Development on the lands having reference to this subsection shall be permitted to be serviced by communal systems, the approval of which will be in accordance with the communal servicing policies of the County Official Plan and the MOECC.

#### PART C: ADDITIONAL INFORMATION

##### Implementation:

This amendment will be implemented by Haldimand County by enacting an amendment to the Town of Dunnville Zoning By-law 1-DU 80.

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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| Report Number: | PDD-25-2020            |
| File Number:   | PLOP-HA-2020-037       |
| Name:          | LJM Developments Inc.  |
| Roll No.       | 2810-025-002-0080-0000 |