
HALDIMAND COUNTY

Memorandum PDD-M02-2020 Correction to Site Specific By-law 1006-HC-17 for 2170 Highway 6 - Eigenbrood



For Consideration by Council in Committee on August 25, 2020

To: Mayor Hewitt and Members of Council
From: Ashley Taylor, MCIP, RPP, M.PI, Planner

In March of 2017, the Eigenbroods submitted Zoning By-law Amendment Application PLZ-HA-2017-026 to request that a single detached dwelling be added to the list of permitted uses in the 'Prestige Industrial (MP)' Zone at 2170 Highway 6 (Attachment 1). At that time, the property was designated and zoned for future industrial development together with a special policy (NANT-20) which would allow an interim (mobile) dwelling. A poultry operation was also permitted on the property as an interim agricultural use through previous planning approvals and was operating at the time that the Zoning By-law Amendment application was submitted.

Council in Committee approved the owners' request to permit a single detached dwelling on the property on June 20, 2017 and Council passed by-law 1006-HC/17 (Attachment 2) on June 26, 2017. By-law 1006-HC/17 does not clearly align with Council's intent to permit a permanent, full time residence on the property. Building staff brought this matter forward to Planning staff, identifying that By-law 1006-HC/17 is confusing as the enactment section of the By-law states that a dwelling (permanent home) is permitted and the purpose and effect section states that the dwelling is to be temporary. The lack of clarity is problematic both in terms of zoning and also any property transfer that may occur in the future.

Planning Staff consulted with the Clerk about amending By-law 1006-HC/17 "in house" to capture Council's approval to ensure that the permissions for the property are clear. The Clerk identified that the proposed changes could not be viewed as "housekeeping" and requires Council's approval. Planning staff has drafted a new Zoning By-law (Attachment 3) to capture and clarify Council's approvals from 2017. Passing this by-law will simply clarify the permissions for the property that Council granted in 2017 and will not create any new land use permissions. Given the nature of the changes (that no principle of land use decision is being made), circulation and public consultation is not required.

ATTACHMENTS:

1. Location Map.
2. By-law 1006-HC/17.
3. New Draft Zoning By-law.