

## THE CORPORATION OF HALDIMAND COUNTY

By-law Number /21

**Being a by-law to amend the Haldimand County Official Plan, as amended, in the name of Miranda Curley and Justin Moore.**

**WHEREAS** Haldimand County is authorized to enact this by-law, by virtue of the provisions of Sections 17 and 21 of the *Planning Act*, R.S.O., 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** Amendment No. HCOP-61 to the Haldimand County Official Plan for a property described as SHERBROOKE CON BF PT LOT 14, consisting of the map and explanatory text, as attached to form a part of this by-law, be hereby adopted.
2. **AND THAT** this by-law shall take force and effect on the date of passing hereof.

READ a first and second time this 26<sup>th</sup> day of April, 2021.

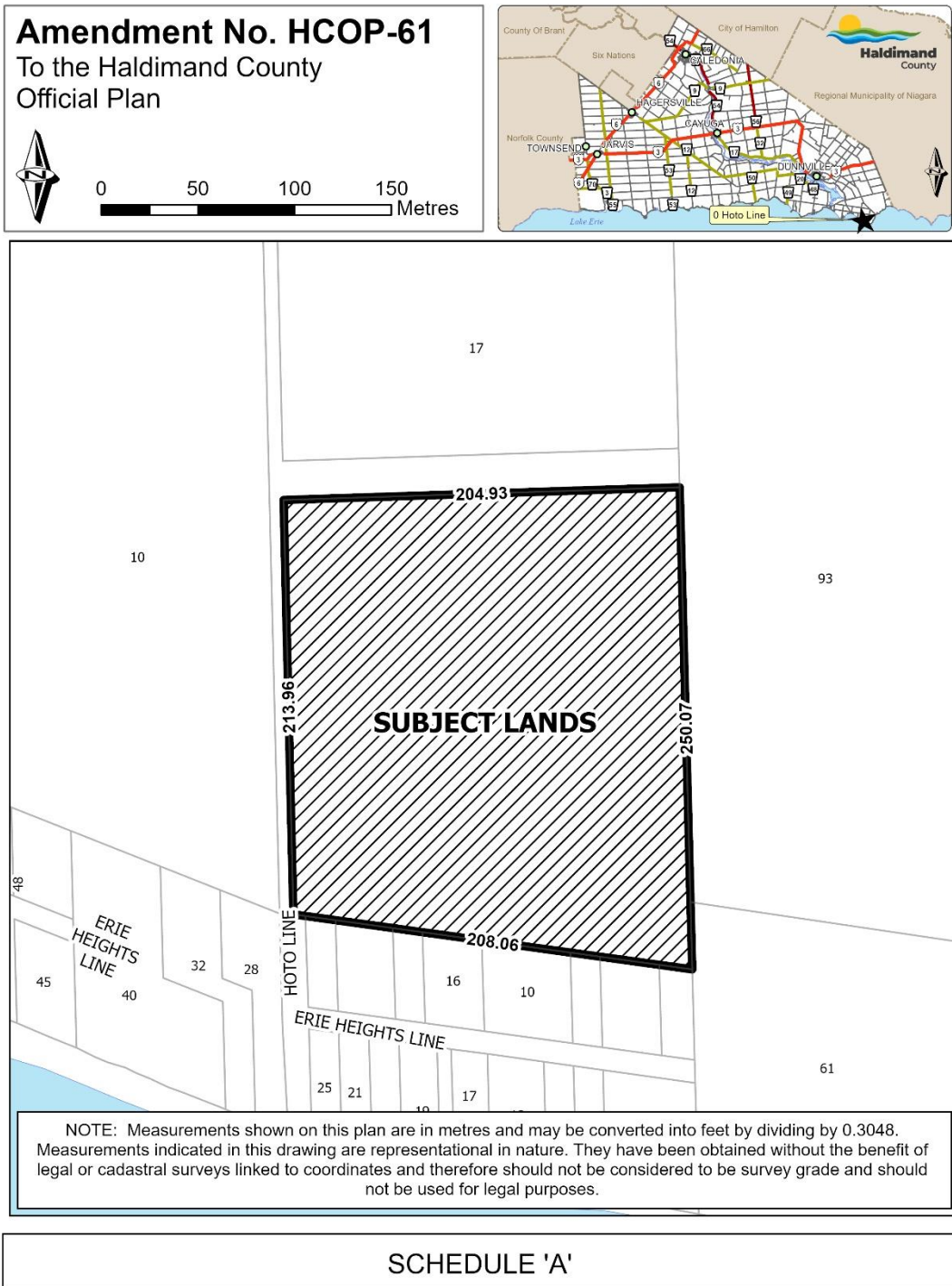
READ a third time and finally passed this 26<sup>th</sup> day of April, 2021.

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MAYOR

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CLERK



Ref: PLOP-HA-2020-191

**AMENDMENT 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 Haldimand County Official Plan to add a special policy to the 'Agriculture' designation of the subject lands to permit a year-round, single family dwelling and related accessory building to be constructed on the subject lands. This Amendment is required because the Official Plan prohibits year-round, single family dwellings from being constructed on vacant lots of record fronting onto private roads.

**2. Location of the Lands Affected:**

The subject lands are described as SHERBROOKE CON BF PT LOT 14, and have no municipal address. The subject lands front onto the east side of Hoto Line (a private road) and have access to North Shore Drive (a public road) via Hoto Line. The subject lands are illustrated on the attached Schedule "A".

**3. Basis of the Amendment:**

The subject lands are designated 'Agriculture' in the Haldimand County Official Plan. The subject lands are currently vacant and front onto a private road (Hoto Line). The servicing policies of in the Official Plan require year-round dwellings to have access and frontage on improved public roads and does not permit year-round dwellings to front onto private roads. This Amendment to the Official Plan will facilitate permissions for a year-round dwelling and related residential accessory buildings on the subject lands.

**PART B: THE AMENDMENT**

The Haldimand County Official Plan is hereby amended as follows:

**1. Map Amendment:**

Schedule A.3 is hereby 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 'Agriculture' designation (HCOP-61).

**2. Text Amendment:**

The following is included in the Amendment identified as HCOP-61 to be enacted as follows:

That notwithstanding Section 5.B.2)2. Servicing Non-Urban Areas of the Haldimand County Official Plan that requires a vacant lot of record to have access and frontage on an open public road in order to construct a single detached dwelling, a single detached dwelling may be erected upon the subject lands, which has private road frontage.

#### PART C: ADDITIONAL INFORMATION

##### 1. Implementation:

This amendment will be implemented by enacting an amendment to the Haldimand County Zoning By-law HC 1-2020. The zoning will be amended from the 'Agricultural (A), Special Provision 37.294' Zone to the 'Agricultural (A)' Zone, Special Provisions 37.294 and A.4' to permit the development of a single detached dwelling fronting onto a private road.

A Holding (H) Provision will be affixed to the zoning to ensure the following items are completed prior to construction:

1. Registration of a limited servicing agreement on the title of the property;
2. Submission of a certificate of insurance; and
3. Installation of private road signage along Hoto Line.

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| Report Number:       | PDD-26-2021                     |
| File Number:         | PLOP-HA-2020-191                |
| Related File Number: | PLZ-HA-2020-192                 |
| Name:                | Miranda Curley and Justin Moore |
| Roll Number:         | 2810-025-002-11302-0000         |