

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 Greg and Melissa Dekkers

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 South of Talbot Road, Part Lot 40, Geographic Township of North Cayuga, known municipally as 4540 Highway 3, 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,H7” to Haldimand Zoning By-law HC 1-2020, as amended, is hereby further amended by identifying the Subject Lands which are shown as ‘Subject Lands’ on Map “A” and Part 1 and Part 2 on Map “B” attached hereto and forming part of this by-law, as having reference to Subsection A-1.
3. **THAT** the following subsection shall be added to Section 11.4 (Special Provisions) of said By-law HC 1-2020:

Part 1:

“11.4.A-1

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

- a) Notwithstanding the provisions of Section 11.2– Permitted Uses in the “Agricultural (A)” zone, Residential Uses such as Bed and Breakfast, Single detached dwelling, Secondary Suite, Home-based Business, Home Office, Home Occupation and Home Industry are to be removed from the list of permitted uses.”

Part 2:

“11.4.A-2

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

- a) Notwithstanding the provisions of Section 4.2.f – lot area of accessory structures – to permit the existing oversized

accessory structure with an approximate size of 300 square metres.”

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

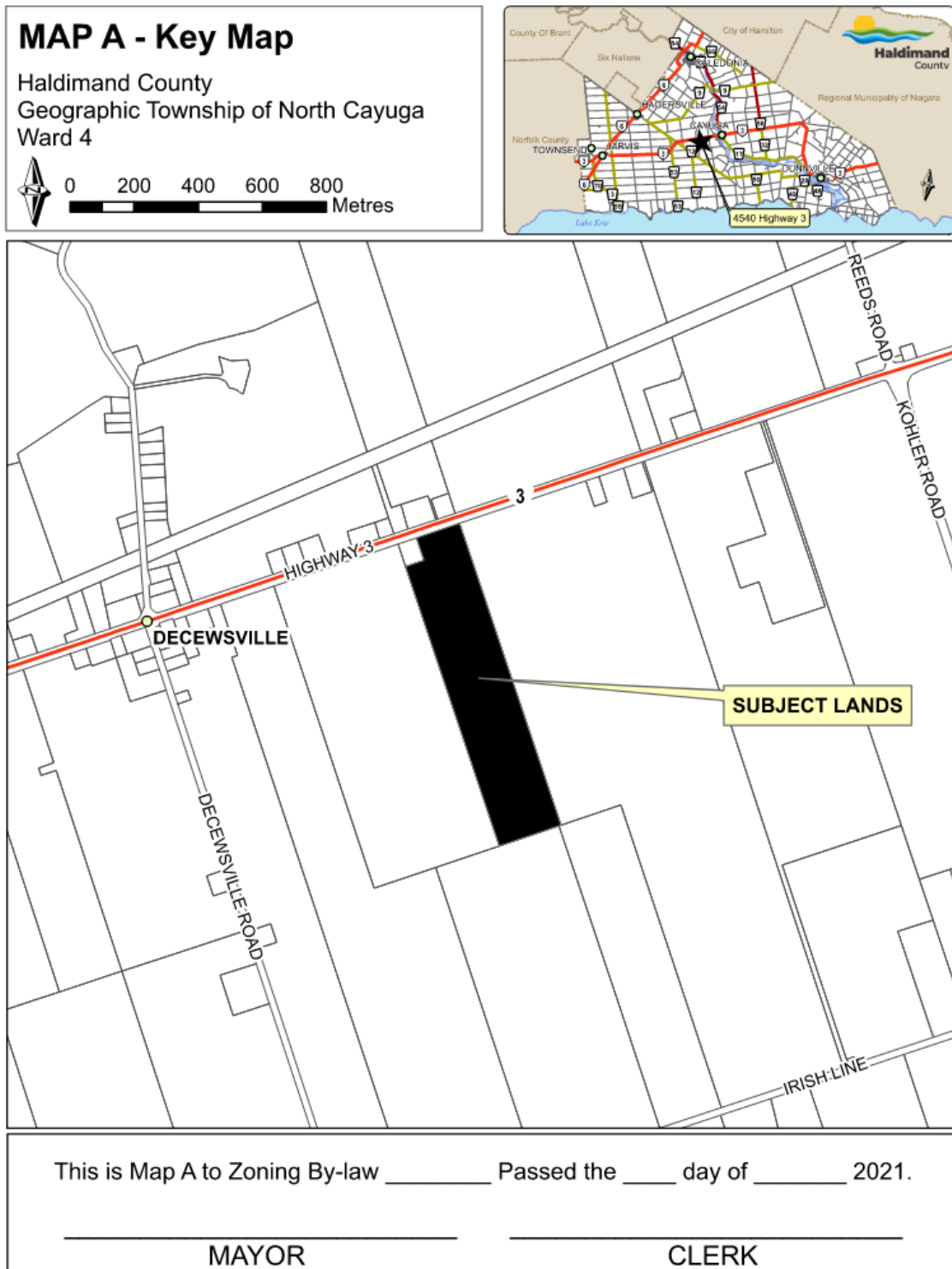
READ a first and second time this 17th day of May, 2021.

READ a third time and finally passed this 17th day of May, 2021.

MAYOR

CLERK

Schedule "A"



Ref: PI 7-HA-2021-056

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MAP B - Detail Map

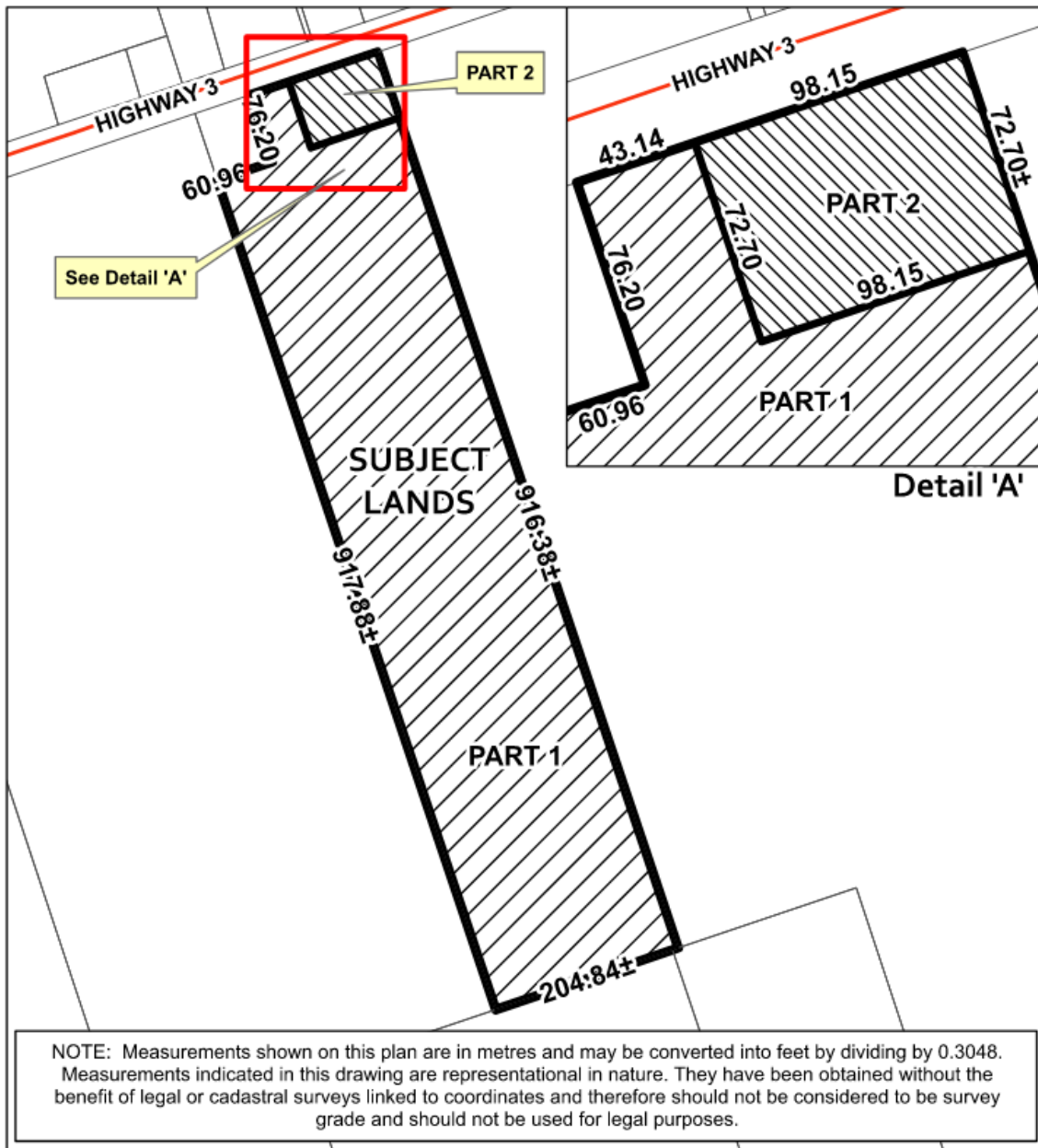
Haldimand County

Geographic Township of North Cayuga, Ward 4

SCALE - 1:5,800



0 50 100 150 200 Metres



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

MAYOR_____
CLERK

Ref: PLZ-HA-2021-056

PURPOSE AND EFFECT OF BY-LAW /21

The subject lands are legally described as Concession 1 South of Talbot Road, Part Lot 40, Geographic Township of North Cayuga, known municipally as 4540 Highway 3.

The purpose of this by-law is to fulfill a condition of consent for severance application PLB-2020-119 by prohibiting future residential development and home occupations on the subject lands and to recognize the existing oversized accessory that is to be severed with the dwelling as shown on Part 2 of Schedule B.

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.

HC 1-2020 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-29-2021
File Number:	PLZ-HA-2021-056
Related File:	PLB-2020-119
Name:	Greg and Melissa Dekkers
Roll #:	2810-155-001-13600