

## 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 thereof.

READ a first and second time this 28<sup>th</sup> day of June, 2021.

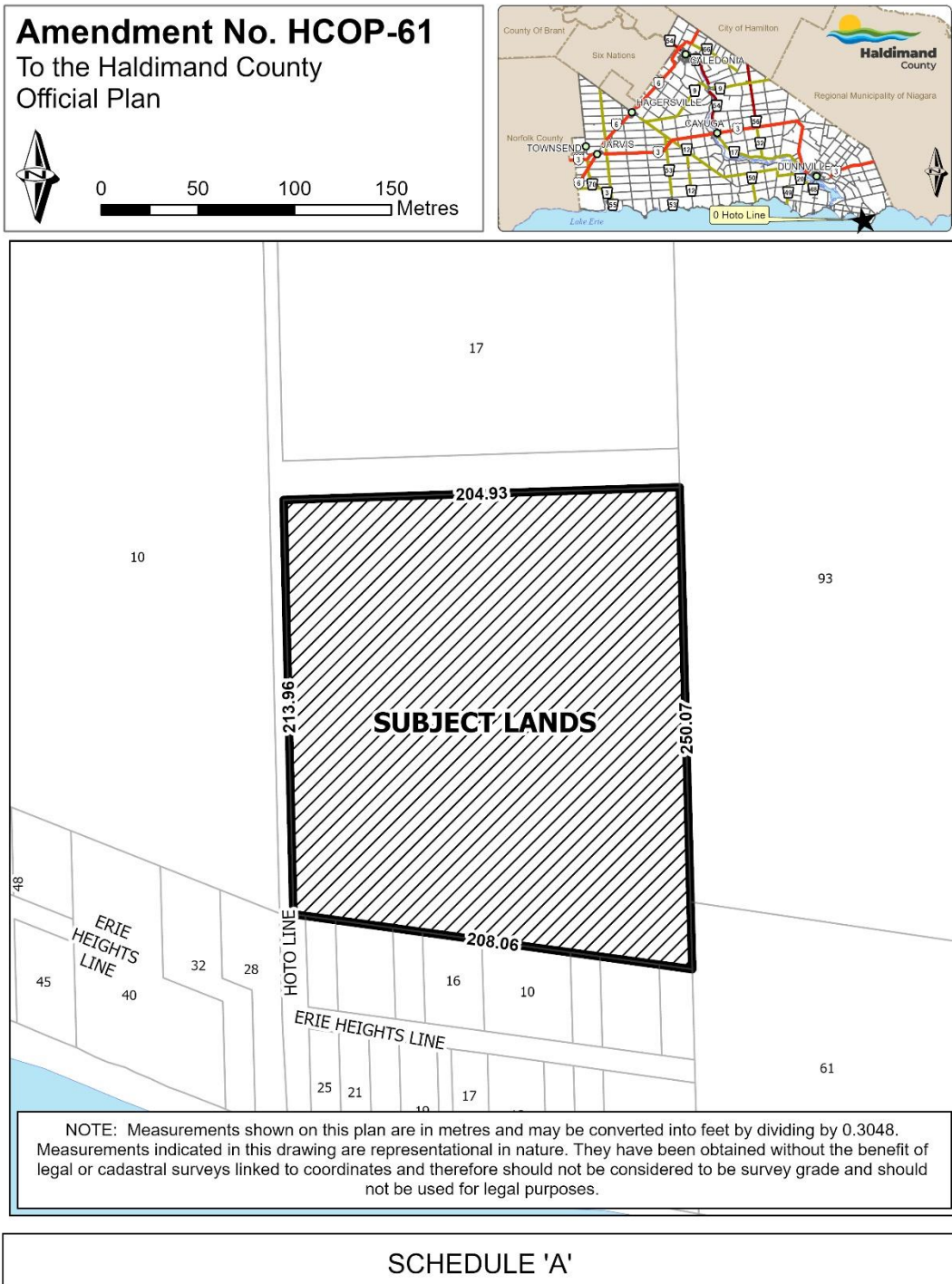
READ a third time and finally passed this 28<sup>th</sup> day of June, 2021.

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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 vacation home (cottage) and related accessory building to be constructed on the subject lands. This Amendment is required because the Official Plan does not permit a vacation home in the 'Agriculture' designation or on a lot fronting onto a private road. Future severances are not permitted.

**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 'Agriculture' designation does not permit a vacation home. Also, the servicing policies in the Official Plan do not permit a vacation home in the 'Agriculture' designation to have access and frontage on a private road. This Amendment to the Official Plan will facilitate permissions for a vacation home (cottage) and related residential accessory buildings on the subject lands. It will continue to prohibit permissions for a year-round dwelling and future severance.

**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:

In addition to the uses permitted in the 'Agricultural' designation and notwithstanding the servicing policies, a vacation home (cottage) is also permitted on the subject lands. A single family (year-round) dwelling is strictly prohibited on the subject lands. Severance of the lot is not permitted.

## 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, A.4' Zone to permit the development of a vacation home (cottage) 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 the Mohawk Wind – Landowner Acknowledgement Agreement

Report Number:	PDD-26-2021, PDD-35-2021
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