

## THE CORPORATION OF HALDIMAND COUNTY

By-law Number -HC/22

**Being a by-law to amend Zoning By-law HC 1-2020, as amended, for property described in the name of Contrans Corp.**

**WHEREAS** Haldimand County is authorized to enact this by-law, by virtue of the provisions of Section 34 and 36(1) 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** this by-law shall apply to lands described as Oneida, Range West of Plank Road, Part Lot 16, Haldimand County and shown on Maps “A” and “B” attached to and forming part of this by-law.
2. **THAT** Schedule “A” of By-law HC 1-2020, as amended, is hereby further amended by changing the zoning of the subject lands identified on Map “A” (attached to and forming part of this by-law) from Rural Industrial (MR) *Zone* and General Industrial (MG) *Zone* to General Industrial – Holding (MG – H) *Zone*.
3. **THAT** Schedule “A” of By-law HC 1-2020, as amended, is hereby further amended by delineating the lands identified as the subject lands on Map “A” (attached to and forming part of this by-law) as having reference to Subsection MG.1.
4. **THAT** Subsection 8.4.3 Special Exceptions is hereby further amended by adding the following:

8.4.3.1 MG.1 In addition to the uses *permitted* in the MG *Zone*, a concrete plant shall be *permitted*.

Notwithstanding Section 3 ‘Definitions’, a concrete plant shall be defined as:

A place or *building* or part of a *building* used for batching and production of concrete, or concrete products, and dispatching of concrete trucks, equipment storage and maintenance, office and administrative activities and receiving and *outdoor storage* of materials, casting and concrete products, and shall include processing of aggregate material through a crushing and sorting operation, but does not include the retail sale of finished concrete products.

5. **THAT** special provision 36.33 is repealed from the subject lands.

6. **THAT** the Holding “(H)” provision of this by-law shall be removed upon the Ministry of Northern Development, Mines, Natural Resources (NDMNRF) and County being satisfied that the proponent has demonstrated long-term stability of the underground mine workings that underlie the subject lands via a geotechnical study and rehabilitation plan, if required. The geotechnical study must take into account the potential impacts of the proposed new land use.
7. **THAT** this by-law shall come into force in accordance with the provisions of the *Planning Act*.
8. **AND THAT** this by-law shall become effective upon final approval of the related Amendment number HCOP-67 to the Haldimand County Official Plan.

READ a first and second time this 6<sup>th</sup> day of June, 2022.

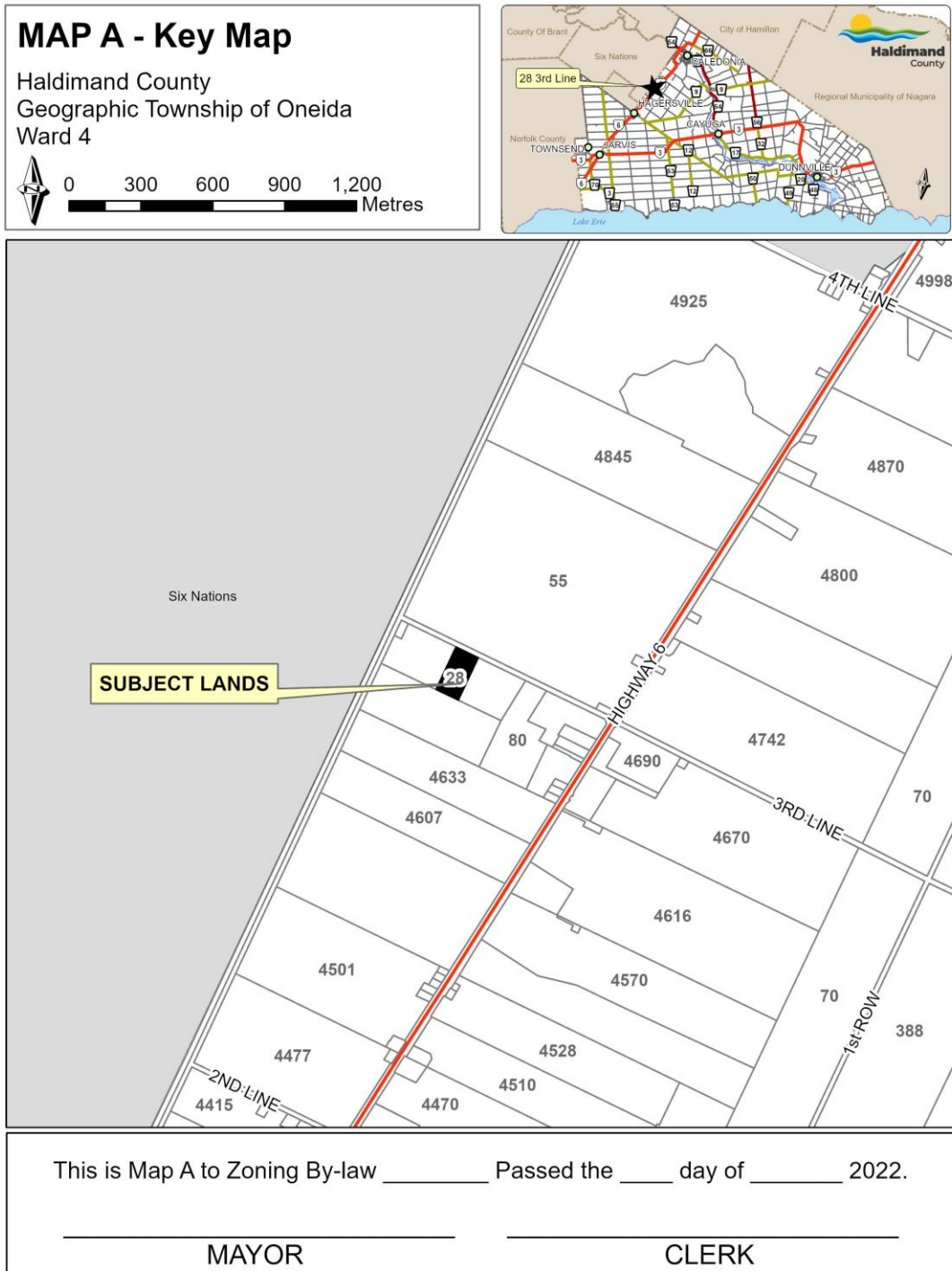
READ a third time and finally passed this 6<sup>th</sup> day of June, 2022.

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MAYOR

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CLERK



Ref: PLZ-HA-2021-152

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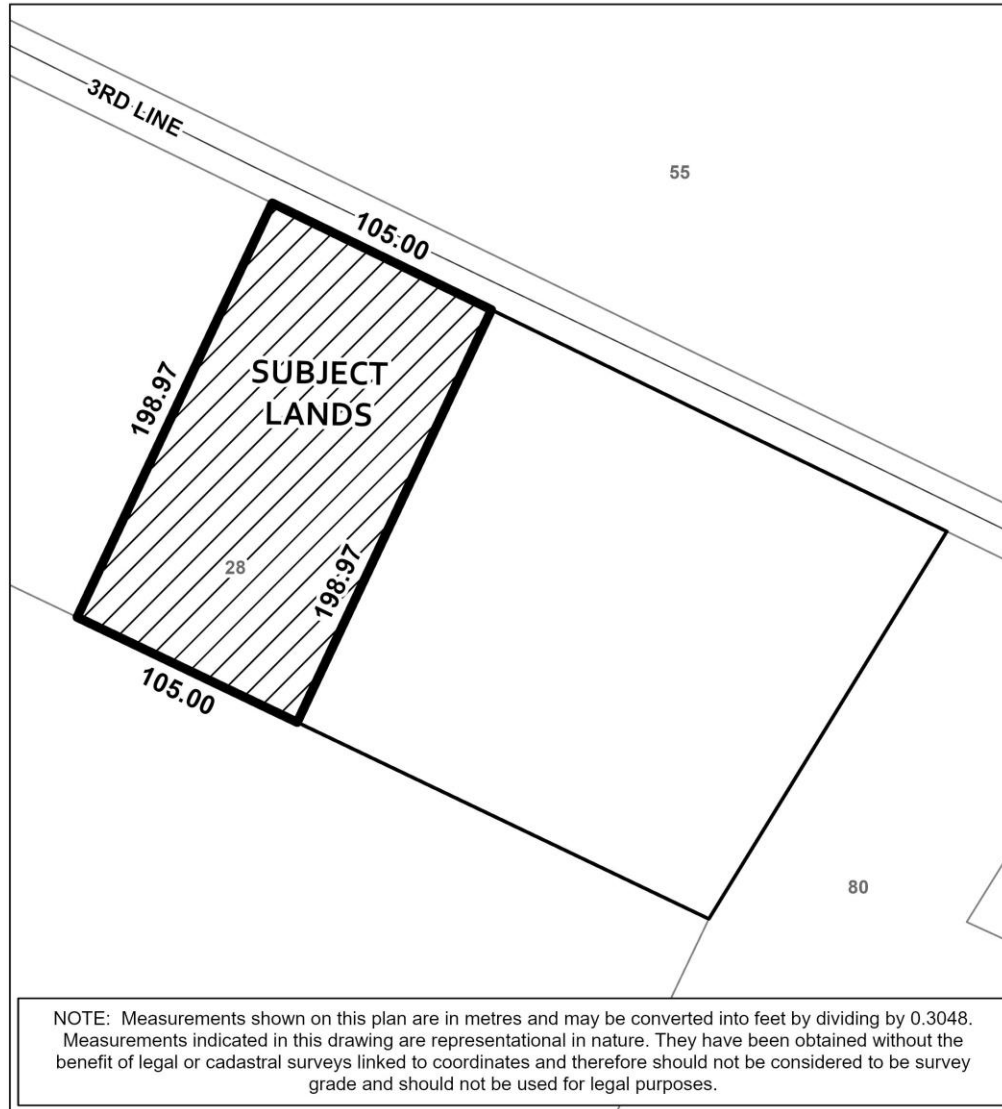
# **MAP B - Detail Map**

Haldimand County

Geographic Township of Oneida, Ward 4

SCALE: 1:2,300

0 20 40 60 80 Metres



This is Map B to Zoning By-law \_\_\_\_\_ Passed the \_\_\_\_ day of \_\_\_\_\_ 2022.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK

Ref: PLZ-HA-2021-152

**PURPOSE AND EFFECT OF BY-LAW /22**

The subject lands are legally described as Oneida, Range West of Plank Road, Part Lot 16, Haldimand County.

The purpose of this by-law is to rezone the subject lands from the 'Rural Industrial (MR)' Zone with special provision 36.33 and 'General Industrial (MG)' Zone to 'General Industrial – Holding (MG – H)' Zone to permit a concrete plant.

Report Number:	PDD-24-2022
File No:	PLZ-HA-2021-152
Related File No.:	PLOP-HA-2021-151
Name:	Contrans Corp.
Roll No.	2810.153.002.09200.0000