

THE CORPORATION OF HALDIMAND COUNTY

By-law Number /22

Being a by-law to adopt Amendment Number HCOP-XX to the Haldimand County Official Plan by Jonathan Aarts Group

Whereas Haldimand County is empowered to enact this by-law, by virtue of the provisions of Sections 17 and 21 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 Amendment No. HCOP-XX to the Haldimand County Official Plan for a property known municipally as 4691 Highway #6, Haldimand County, consisting of the map and explanatory text, as attached to form a part of this by-law, be hereby adopted.
- 2. And that the effective date of this by-law shall be the date of final passing hereof.

Read a first and second time this \_\_\_ day of \_\_\_\_\_, 2022.

Read a third time and finally passed this \_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Deputy Clerk

## AMENDMENT NO. HCOP-xx

## TO THE HALDIMAND COUNTY OFFICIAL PLAN

PART A: PREAMBLE TO THE AMENDMENT1. Purpose of the Amendment

The purpose of this Official Plan Amendment is to amend the designation of certain lands to include a site-specific 'Agriculture' designation to facilitate the establishment of a concrete batching plant and facilitate future development opportunities for rural commercial type uses. The Official Plan amendment would apply to the subject lands as illustrated on Schedule 'A'.

2. Location of the Lands Affected

The subject lands are located generally at the southwest of the intersection of Third Line and Plank Road in Haldimand County, referred to municipally as 4691 Highway #6.

3. Basis of the Amendment

The subject lands are designated 'Agriculture' within the Haldimand County Official Plan. Within the 'Agriculture' designation, the land base is to be protected and the use of the lands must be predominately agriculturally oriented, with permitted uses including all forms of farming, as well as land uses compatible with or related to agriculture. In terms of the proposed amendment there is no anticipated negative impact on the prime agricultural area, in particular given the existing use of the subject lands for recreational purposes. The intent and purpose of the Provincial and local policies are maintained as the site does not represent a specialty crop area, there are no issues with the Minimum Distance Separation (MDS) formulae. Further, due to the nature of the proposed use and the context of the surrounding land uses, the subject lands represent an appropriate location for the proposed use. The lands subject to the amendment are identified in Schedule A of this amendment.

PART B: THE AMENDMENT

The Haldimand County Official Plan is hereby amended as follows:

Map Amendment

Schedule A.1 is hereby further 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 a site-specific 'Agricultural' designation (HCOP-xx).

Text Amendment

The following is added to Section 9.C (Site-Specific Policies) as HCOP-xx:

HCOP XX: The following policies shall apply only to those lands on Schedule 'A.2' as having reference to this special provision:

- a) Notwithstanding Section 3A.5 of the Agriculture designation, a concrete batching plant and/or general industrial uses shall also be permitted on Part X of the subject lands as shown in subsection c;
- b) Notwithstanding Section 3A.5 of the Agriculture designation, rural commercial type uses shall also be permitted on Part Y of the subject lands as shown in subsection c; and
- c) The following figure forms part of this amendment:



PART C: ADDITIONAL INFORMATION

Implementation:

This amendment will be implemented by Haldimand County by enacting an amendment to the Town of Haldimand Zoning By-law HC 1-2020.

The subject lands will also be subject to site plan control, which will ensure that subsequent development on the parcel is subject to review by the County. Site plan control will provide the opportunity to review the location of road access, parking, massing of buildings, vegetative buffers, stormwater management/drainage and other identified measures. A site plan agreement may also be required to be registered on title as part of the site plan process.

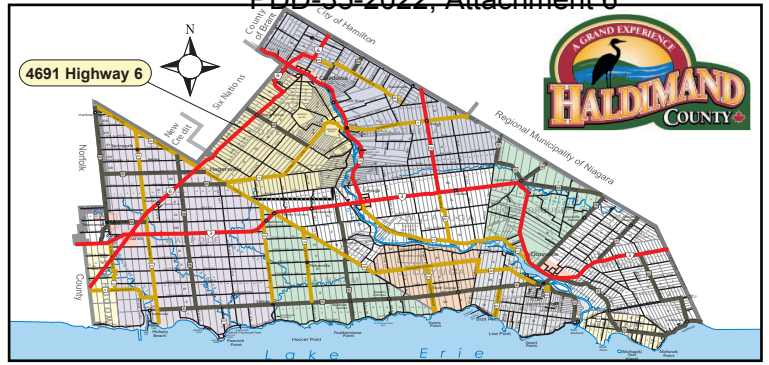
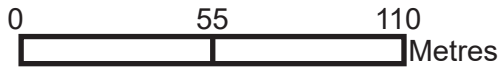
**Report Number:**

**File Number:**

**Name: Jonathan Aarts Group**

**Roll No.**

# Amendment No. XXXX-XX To the Haldimand County Official Plan



**SUBJECT  
LANDS**

NOTE: Measurements shown on this plan are in metres and may be converted into feet by dividing by 0.3048. Measurements indicated in this drawing are representational in nature. They have been obtained without the benefit of legal or cadastral surveys linked to coordinates and therefore should not be considered to be survey grade and should not be used for legal purposes.

## SCHEDULE 'A'