

THE CORPORATION OF HALDIMAND COUNTY

By-law Number -HC/23

Being a by-law to adopt Amendment Number HCOP-71 to the Haldimand County Official Plan, as amended, for property in the name of McMullen

WHEREAS Haldimand County is authorized to enact this by-law by virtue of Section 17 (22) of the *Planning Act*, R.S.O. 1990, CHAPTER P.13, as amended, (the Act);

AND WHEREAS the Council of The Corporation of Haldimand County has considered an amendment to the Haldimand County Official Plan in accordance with the provisions of the Act,

NOW THEREFORE, the Council of The Corporation of Haldimand County enacts as follows:

1. **THAT** Amendment Number HCOP-71 to the Haldimand County Official Plan as set out in the text and Schedule "A" attached to, and forming part of this by-law, is hereby adopted.
2. **AND THAT** this by-law shall take force in accordance with the provisions of the Planning Act.

READ a first and second time this 8th day of May, 2023.

READ a third time and finally passed this 8th day of May, 2023.

MAYOR

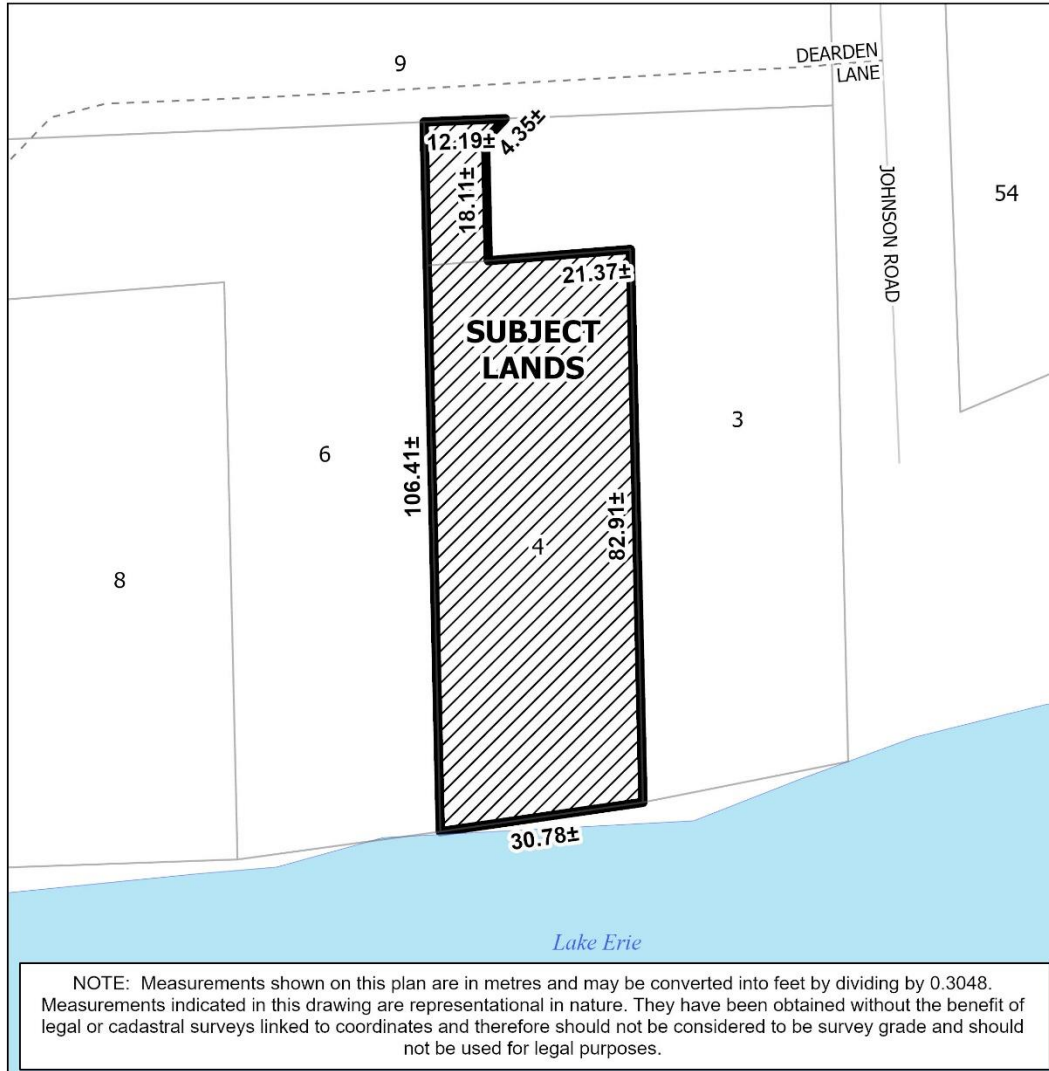
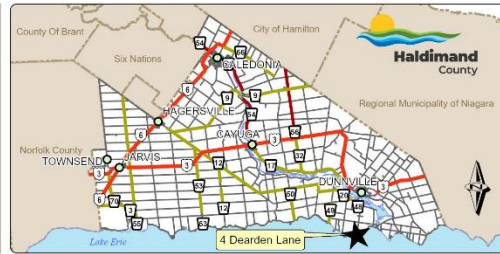
CLERK

Amendment No. HCOP-71

To the Haldimand County
Official Plan



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Metres



SCHEDULE 'A'

Ref: PLOPZB-2022-153

Amendment No. HCOP-71 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 designation of the subject lands from Agriculture to Agriculture subject to HCOP-71 in order to permit the development of a seasonal residence and related accessory structures on the subject lands. This amendment is required as the Official Plan does not permit the establishment of seasonal dwellings in the Agriculture designation.

2. Location of the Lands Affected

The subject lands are described as as Concession 5 SDR, Part Lot 18 South Dover Road being Parts 8 and 9 plan 18R5416, Geographic Township of Dunn, Haldimand County, municipally know as 4 Dearden Lane. The location of the subject lands is illustrated on the attached Schedule "A".

3. Basis of the Amendment

This amendment is consistent with the Provincial Policy Statement, 2020 and A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2020.

Part B: The Amendment

The Haldimand County Official Plan is hereby amended as follows:

Map Schedule Amendment

Schedule A.3 is hereby further amended by:

Identifying the lands shown as the subject lands on Map "A" of this amendment (attached to and forming part of this amendment) as being amended a site-specific 'Agriculture' designation (HCOP-71).

Text Amendment

That the following policy be added to Section 9.D. Site-Specific Policies (Haldimand County):

HCOP-71: That notwithstanding Section 3.A.1)12. A seasonal dwelling may be permitted on an existing lot of record with frontage on a private road.

Part C: Additional Information**Implementation**

This amendment will be implemented by Haldimand County by enacting an amendment to the Haldimand County Zoning By-law HC 1-2020. The zoning will be amended from the 'Residential Lakeshore (RL)' zone to the 'Residential Lakeshore (RL), Special

Provision RL.7' zone to permit the development of a vacation dwelling fronting onto a private road.

A Holding (H) Provision will be affixed to the zoning to ensure registration of a limited servicing agreement on the title of the property.

Report Number:	PDD-01-2023
File No:	PLOP/ZB-HA-2022-153
Related File No.:	PLB-2023-008
Name:	McMullen
Roll No.	2810.021.001.27600.0000