

THE CORPORATION OF HALDIMAND COUNTY

By-law Number -HC/23

Being a by-law to amend Zoning By-law HC 1-2020, as amended, for property described in the name of 1783576 Ontario Ltd.

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 Walpole Concession 7 Part Lot 7 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 Agricultural (A) *Zone* to Agricultural (A) *Zone* with a Holding (H) Provision.
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 11.4.1.9.
4. **THAT** Subsection 11.4 Special Exceptions is hereby further amended by adding the following:

11.4.1.9 A.9 In lieu of the corresponding provisions in the Agricultural *Zone*, the following shall apply:

- a) minimum *front yard*: 8.7 metres;
- b) maximum *building height*: 14.0 metres.

In lieu of the corresponding provisions in Section 4.44(c), the following shall apply:

- c) Maximum *gross floor area*: 3,510 square metres;
- d) *Outdoor storage* shall not be *permitted*;

- e) A cold storage facility shall be *permitted* as an *agricultural-related processing use* and as a standalone building that is the principle use and not secondary to a farming operation;

Subsection 4.44 c) iv), v), vii) shall not apply.

- 5. **THAT** the Holding “(H)” provision of this by-law shall be removed upon the acceptance of the archaeological assessment by the Ontario Ministry of Tourism, Culture and Sport, to the satisfaction of Haldimand County.
- 6. **THAT** Schedule “A” of By-law HC 1-2020, as amended, is hereby further amended by removing the symbol “(H)” on the subject lands identified on Map “A” (attached to and forming part of this by-law) at such time as the General Manager of Community & Development Services is satisfied that all conditions relating to the ‘Holding - “H”’ provision have been met and the said General Manager issues a memo to the same effect.
- 7. **AND THAT** this by-law shall come into force in accordance with the provisions of the *Planning Act*.

READ a first and second time this 25th day of September, 2023.

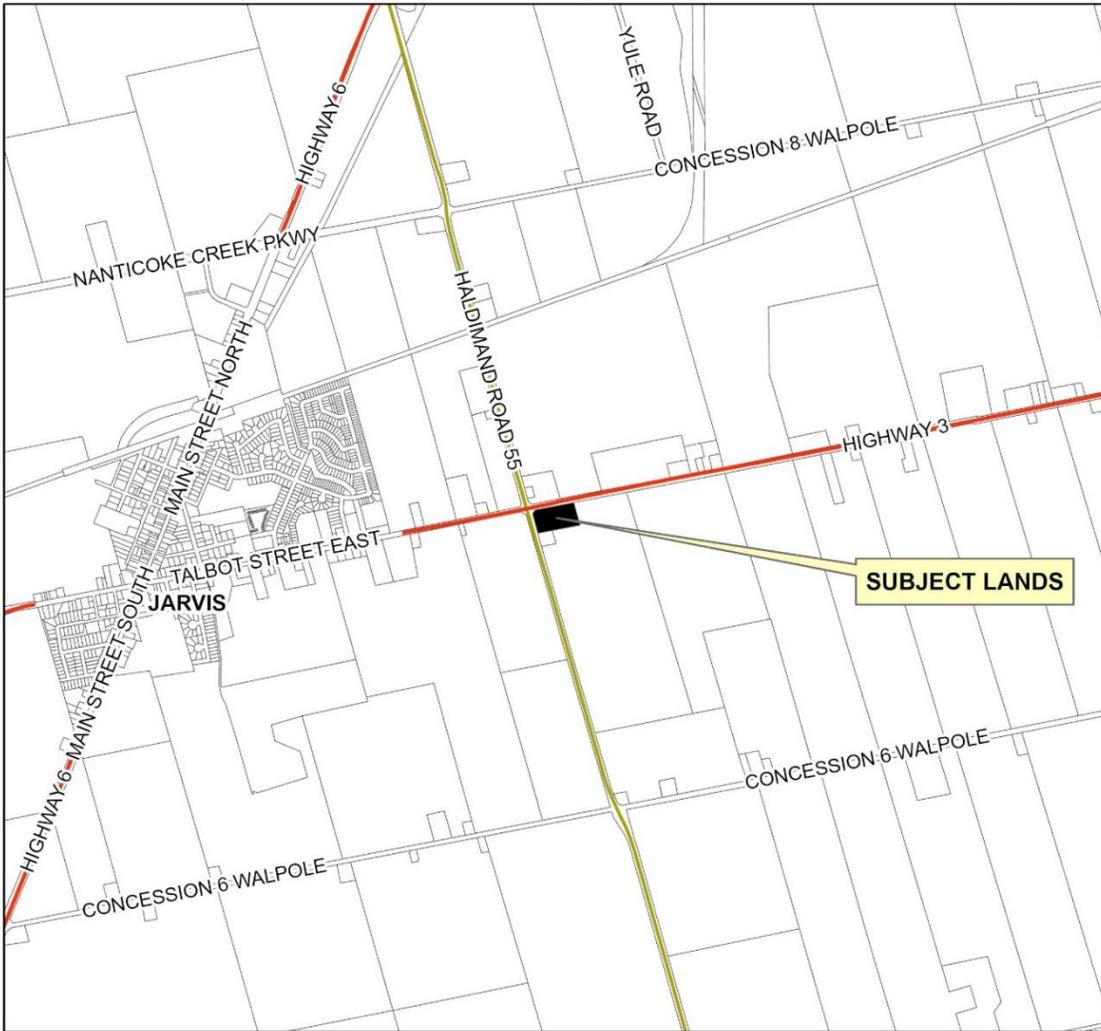
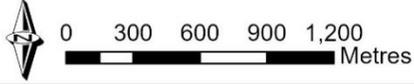
READ a third time and finally passed this 25th day of September, 2023.

MAYOR

CLERK

MAP A - Key Map

Haldimand County
Geographic Township of Walpole
Ward 1



This is Map A to Zoning By-law _____ Passed the ____ day of _____ 2023.

MAYOR

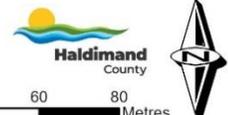
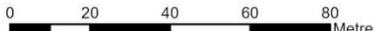
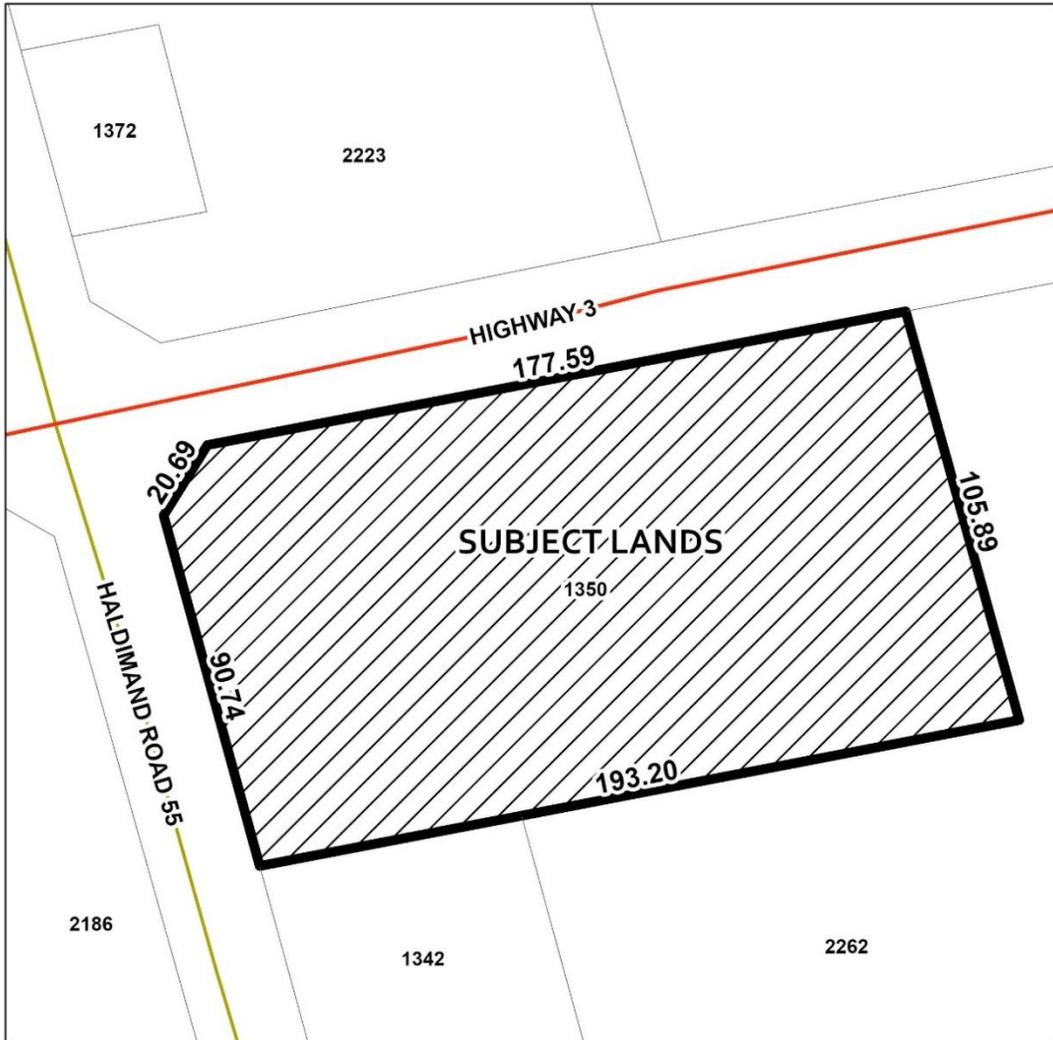
CLERK

Ref: PLZ-HA-2023-038

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MAP B - Detail Map
 Haldimand County
 Geographic Township of Walpole, Ward 1

SCALE - 1:1,400

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.

This is Map B to Zoning By-law _____ Passed the ___ day of _____ 2023.

 MAYOR

 CLERK

Ref: PLZ-HA-2023-038

PURPOSE AND EFFECT OF BY-LAW -HC/23

The subject lands are legally described as Walpole Concession 7 Part Lot 7.

The purpose of this by-law is to permit the establishment of a cold storage facility on the subject lands. Relief is required from the General Provisions section of the Zoning By-law, as well as from the Agricultural (A) zone provisions.

Report Number:	PDD-18-2023
File No:	PLZ-HA-2023-038
Name:	1783576 Ontario Ltd.
Roll No.	2810.332.003.11850.0000