

## THE CORPORATION OF HALDIMAND COUNTY

By-law Number -HC/24

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

**WHEREAS** Haldimand County is authorized to enact this by-law, by virtue of the provisions of Section 34 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 Part Lot 52, Concession 1 North of Talbot Road, Geographic Township of North Cayuga, Haldimand County and shown on Maps "A" and "B" attached to and forming part of this by-law.
2. **THAT** By-law 735-HC-11 is repealed in its entirety.
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 8.4.5.1.
4. **THAT** Subsection 8.4.5 Special Exceptions is hereby further amended by adding the following:

8.4.5.MR.1

In lieu of the corresponding provisions in the MR *Zone*, the following shall apply:

- a) the agricultural-related processing operation can be operated as a standalone permitted use.
5. That notwithstanding the provisions of Subsection 4.44 – Agricultural-related processing, the following shall apply:
    - a) the maximum gross floor area shall be 6,707 square metres;
    - b) maximum permitted building height: 38 metres.
    - c) Subsection 4.44 c) iv. Shall not apply to the subject lands.
    - d) Subsection 4.44 c) vii. Shall not apply to the subject lands.

6. **THAT** this by-law shall come into force in accordance with the provisions of the *Planning Act*.

ENACTED this 15<sup>th</sup> day of October, 2024.

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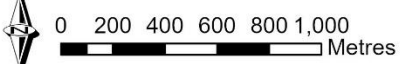
MAYOR

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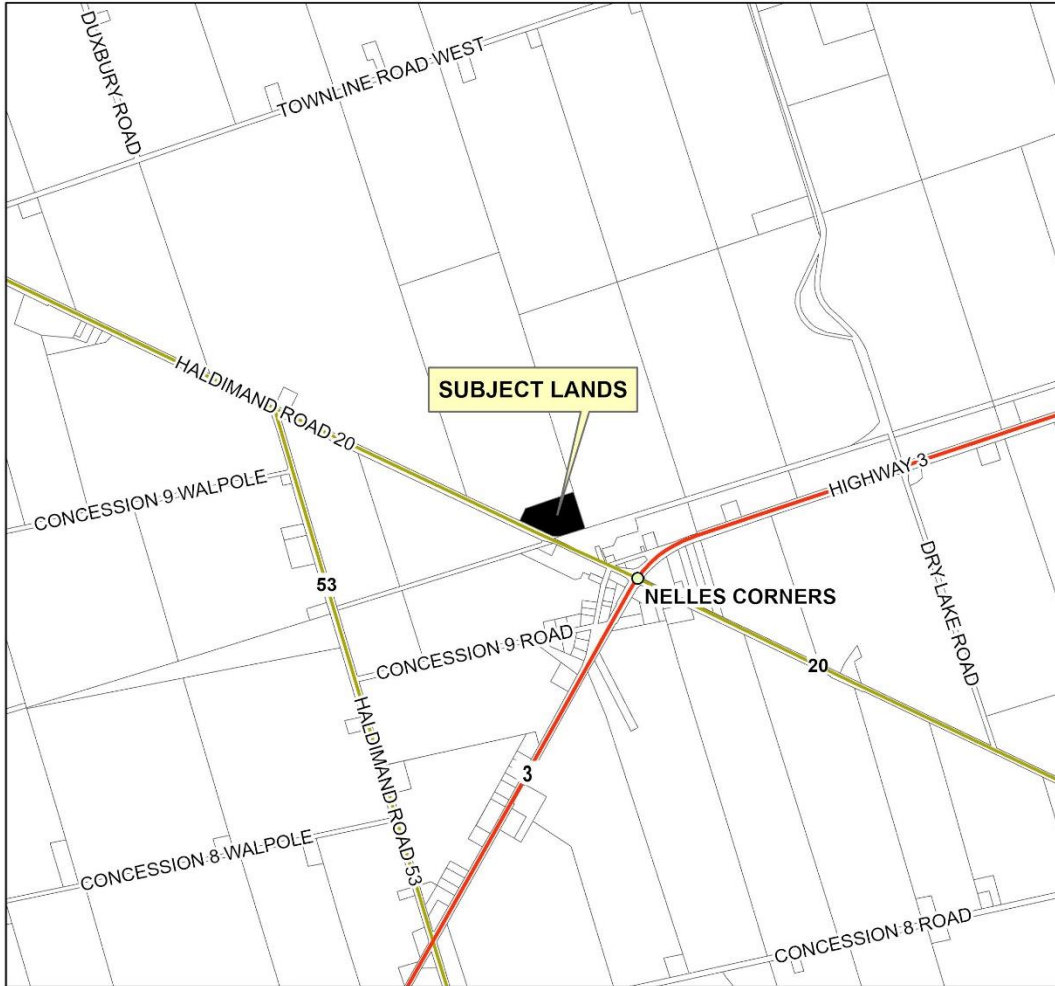
CLERK

**MAP A - Key Map**

Haldimand County  
Geographic Township of North Cayuga  
Ward 4



0 200 400 600 800 1,000 Metres



This is Map A to Zoning By-law \_\_\_\_\_ Passed the \_\_\_\_ day of \_\_\_\_\_ 2024.

\_\_\_\_\_ MAYOR \_\_\_\_\_ CLERK

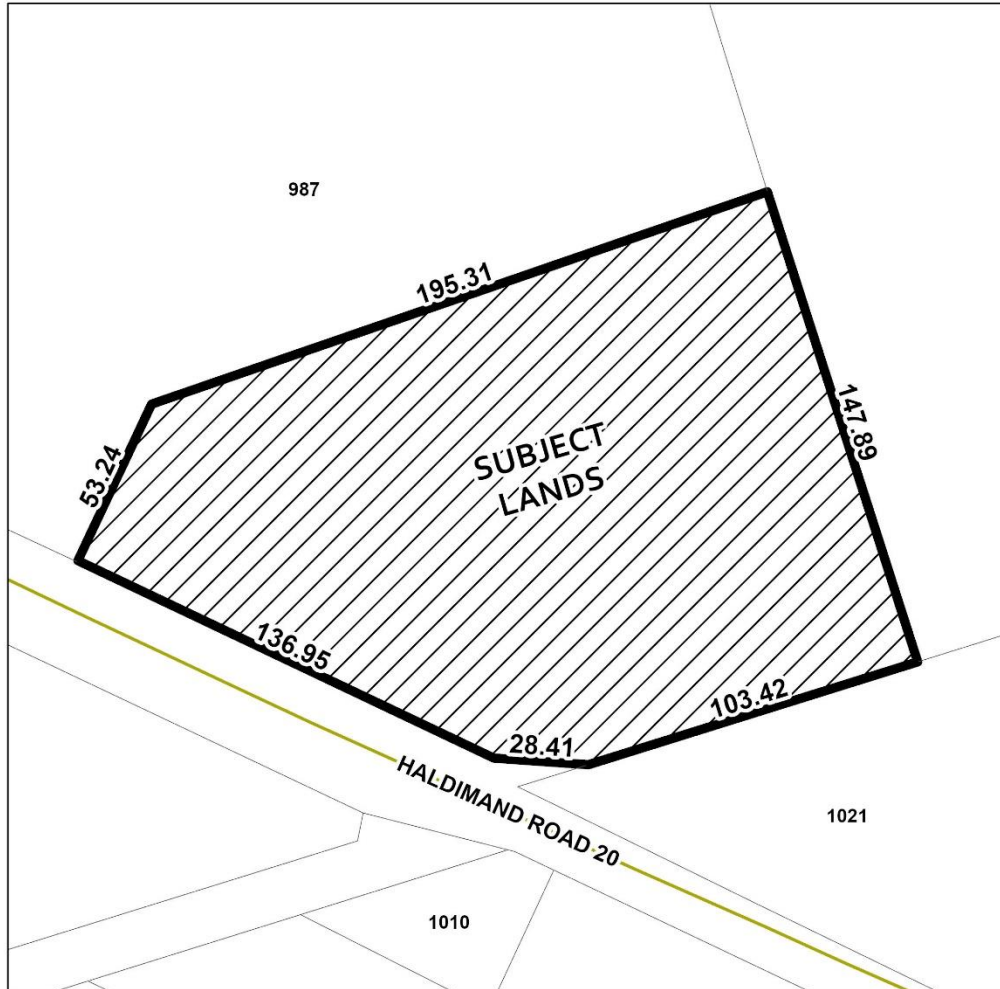
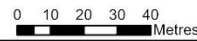
Ref: PLZ-HA-2024-100

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### MAP B - Detail Map

Haldimand County  
Geographic Township of North Cayuga, Ward 4

SCALE - 1:1,600



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 \_\_\_\_\_ 2024.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK

Ref: PLZ-HA-2024-100

**PURPOSE AND EFFECT OF BY-LAW XX/24**

The subject lands are legally described as Part Lot 52, Concession 1 North of Talbot Road, RP 18R6831 PART 1, Geographic Township of North Cayuga, Haldimand County.

The purpose of this by-law is to consider an amendment to the Haldimand County Zoning By-law HC 1-2020 to repeal By-law 735-HC-11 and the related provisions, and permit an agriculturally related facility to be developed on the subject lands with special exceptions to increase the maximum floor area; allow for increase to the maximum permitted height for the silo structures and remove the provisions to limit the number of permitted employees and the requirement to be secondary to the farm use and operated by the farm owner.

The property is subject to Site Plan Control.

Report Number:	PDD-23-2024
File No:	PLZ-HA-2024-100
Name:	Armstrong Milling Co. LTD.
Roll No.	2810.155.001.09900