

THE CORPORATION OF HALDIMAND COUNTY

By-law Number XXXX-HC/XX

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

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 Concession 4, Part Lot 15, Geographic Township of Walpole, 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 delineating the lands identified as the Subject Lands on Map “A” and “B”(attached to and forming part of this by-law) as having reference to Subsection A.6.
3. **THAT** Subsection 11.4 Special Exceptions is hereby further amended by adding the following:

11.4.1.6 A.6

That on the lands delineated as having reference to this subsection, the following provisions shall apply:

Part 1

- i. Notwithstanding the provisions of Section 11.2 – Permitted Uses in the ‘Agricultural “(A)”’ Zone, Residential Uses such as Bed and Breakfast, Single detached dwelling, Secondary Suite, Home-based Business, Home Office, Home Occupation and Home Industry are to be removed from the list of permitted uses.

Part 2

- ii. Notwithstanding the provision of Section 11.3 – Zone Provisions in the ‘Agricultural “(A)”’ Zone, the following shall apply:
 - a. Minimum *Lot Frontage (Interior Lot)* shall be 5.74 metres.

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

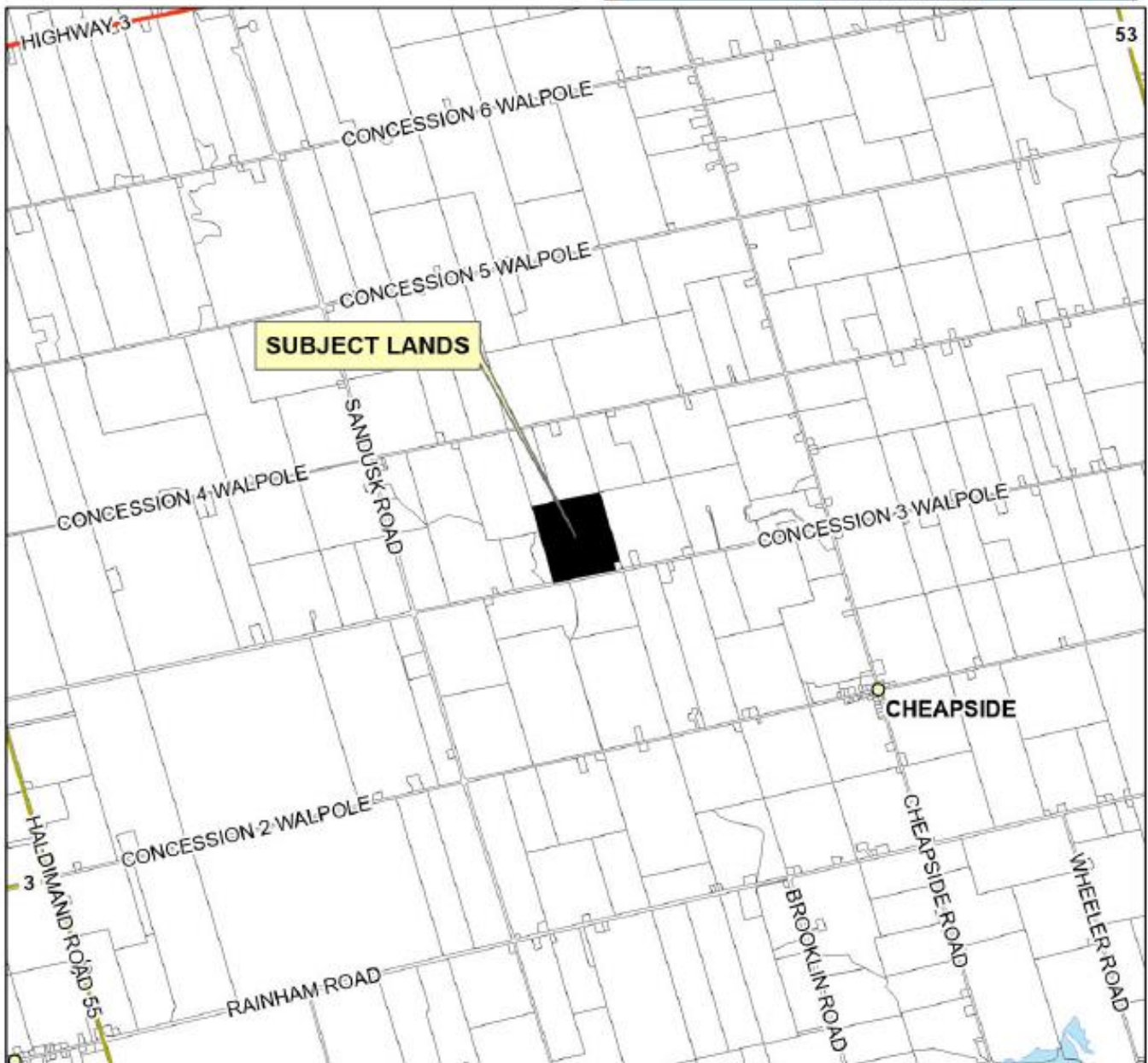
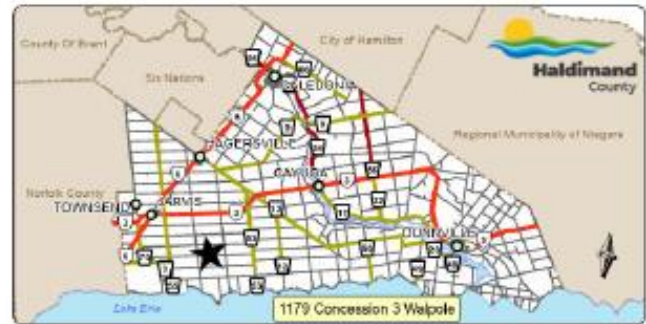
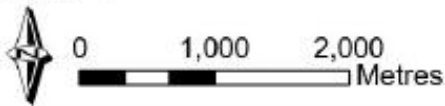
ENACTED this 4th day of November, 2024.

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 _____ 2024.

MAYOR

CLERK

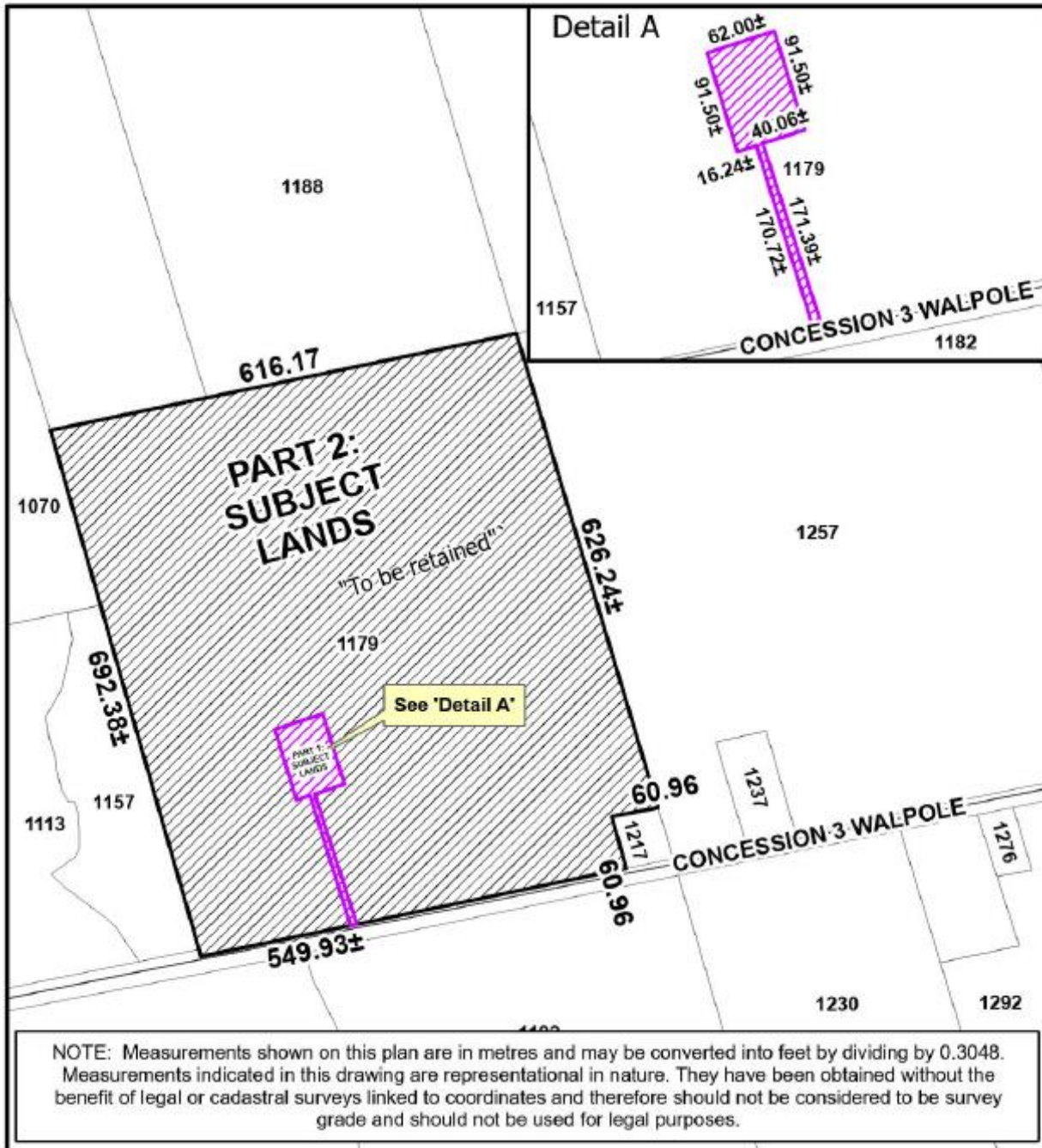
MAP B - Detail Map #1

Haldimand County

Geographic Township of Walpole, Ward 1

SCALE - 1:7,000

0 200 Metres



This is Map B to Zoning By-law _____ Passed the ____ day of _____ 2024.

MAYOR

CLERK

Ref: PLZ-HA-2024-157

PURPOSE AND EFFECT OF BY-LAW XX/XX

The subject lands are legally described as Concession 4, Part Lot 15, Geographic Township of Walpole, Haldimand County and known municipally as 1179 Concession 3 Walpole.

The Zoning By-law Amendment is required as a condition of consent for a surplus farm dwelling severance where the lands severed exceed the maximum lot size of the Surplus Farm Dwelling provisions. As a result, the retained lands shall be rezoned to remove a single detached dwelling and accessory uses thereto (i.e., home occupation, secondary suite, etc.) as permitted uses in accordance with Provincial Policy.

The purpose of this by-law is to amend the Haldimand County Zoning By-law HC 1-2020 to:

1. Part 1: Permit a lot frontage of 5.74 metres (18.8 feet) for the surplus farm dwelling lot whereas the Zoning By-law requires a minimum lot frontage of 30 metres (98.43 feet); and,
2. Part 2: Rezone the retained farmlands by adding a special provision to the retained farmlands which prohibits future residential development in accordance with Provincial policy.

Report Number:	PDD-19-2024
File No:	PLZ-HA-2024-157
Related File No.:	PLB-2024-034
Name:	David Mattice
Roll No.	2810-332-002-80600-0000