

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 municipally known as 36 Main Street West, Selkirk

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 the lands described as WAL CON 2 PT LOT 24 AND PLAN 87 LOTS 1 TO 5 BLKS A B D AND E, and municipally known as 36 Main Street West, Selkirk, and being shown as the Subject Lands on Map "A" and more specifically shown as "Part 1" on "Map 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 for Part 1 of the subject lands identified on Map "B" (attached to and forming part of this by-law) from Hamlet Residential Zone (RH) to Hamlet Residential with special exceptions and a Holding Provision (RH-H) Zone.
3. **THAT** Schedule "A" of By-law HC 1-2020, as amended, is hereby further amended by delineating the lands identified as "Part 1" on Map "B" (attached to and forming part of this by-law) as having reference to Subsection 6.4.7.6. RH.6.
4. **THAT** Subsection 6.4 Special Exceptions is hereby further amended by adding the following:

6.4.7.6 RH.6 In lieu of the corresponding zoning standards set out in Table 6.2a of Haldimand County Zoning By-law HC 1-2020, the following shall apply:

- a) Minimum Lot Area: 1,064 square metres
- b) Minimum Lot Frontage: 21 metres

5. **THAT** the Holding “(H)” provision of this by-law which applies to the subject lands identified as Part 1 on Map B (attached to and forming part of this by-law) shall only be removed once each of the following has been submitted and approved by the General Manager of Community & Development Services, or their designate:
- a) The provision of septic system designs (prepared by a qualified professional with a BCIN #) for each of the proposed seven (7) lots, to the satisfaction of the Haldimand County Building Department.
 - b) A Stormwater Management study, completed as per the latest Haldimand County Design Criteria, MECP, and Conservation Authority guidelines, including an interim plan for Phase 1 (the proposed 7 lot subdivision) and ultimate development of the subdivision and include any external drainage areas. The interim SWM plan should evaluate lot-level controls, and minimize the need for a storm pond.
6. **AND THAT** this by-law shall come into force in accordance with the provisions of the *Planning Act*.

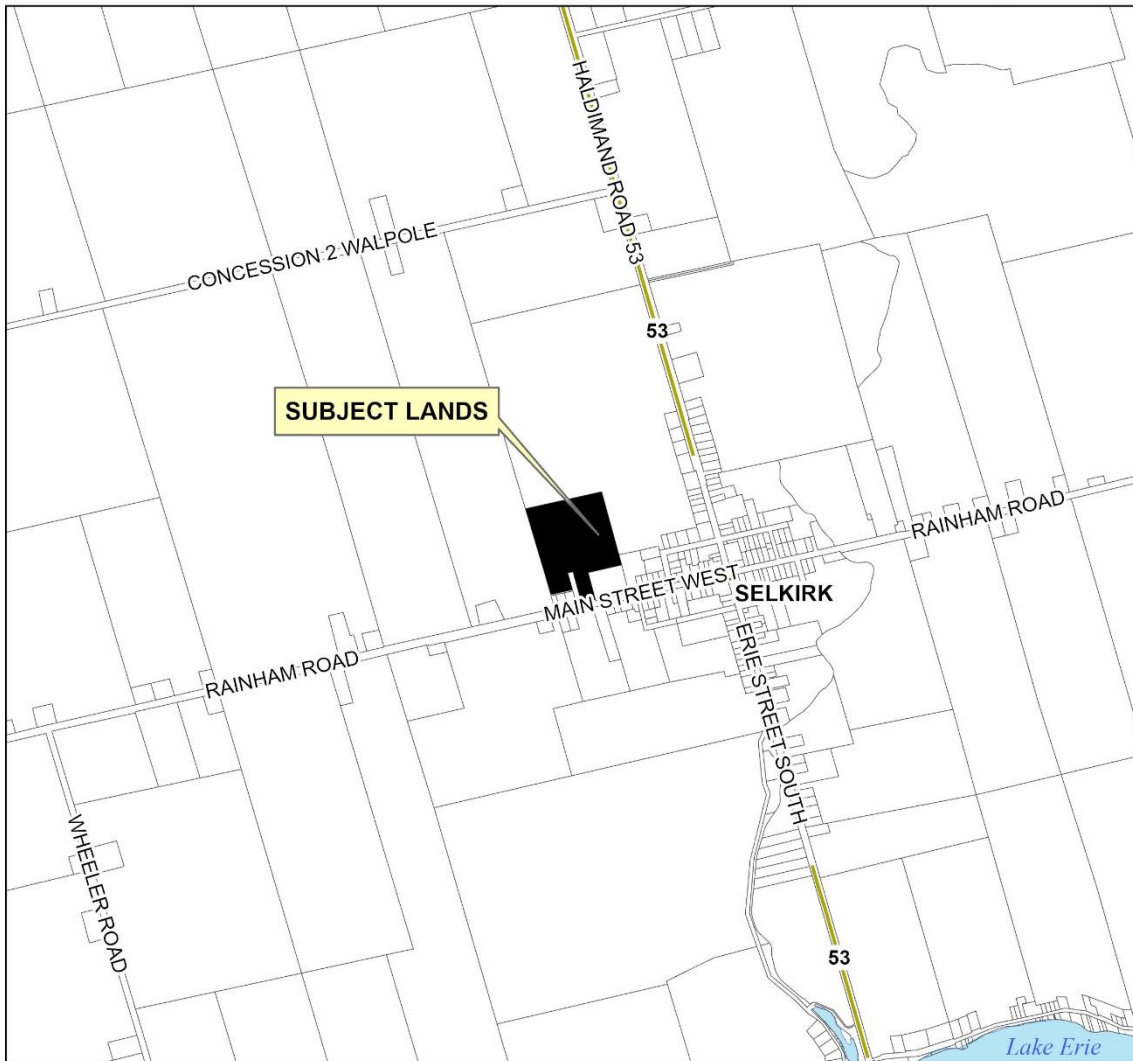
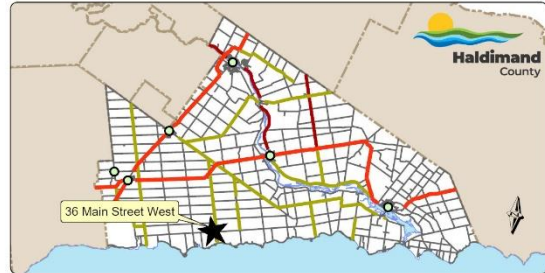
ENACTED this 25th day of November 2024.

MAYOR

CLERK

MAP A - Key Map

Haldimand County
Geographic Township of Wapole
Ward 1




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

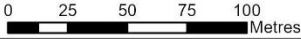

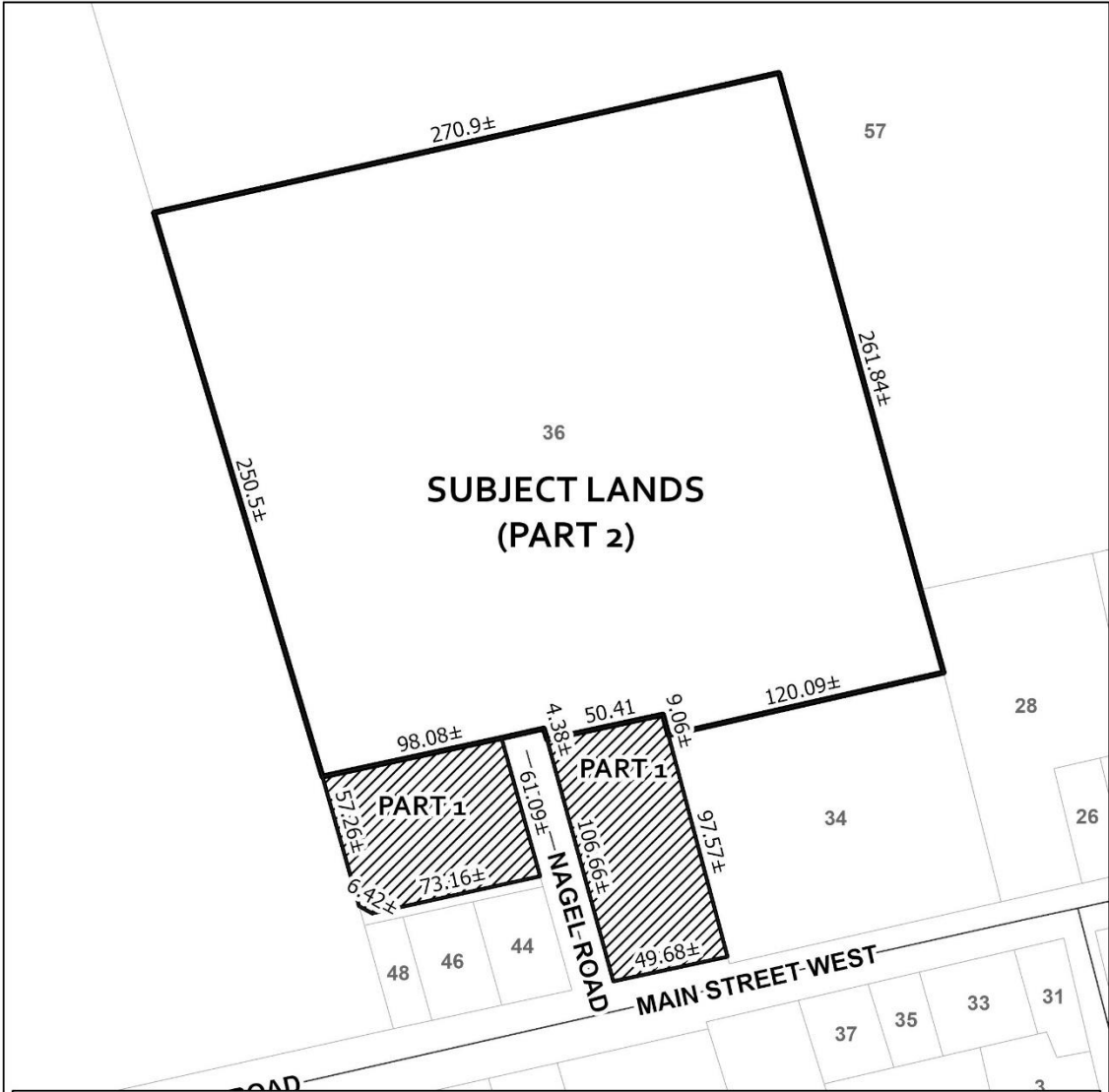
MAYOR **CLERK**

Ref: PLZ-HA-2024-132 T:\Planning and Economic Development\PD\GIS\Applications\2024\PLZ\PLZ-HA-2024-132 (Campbell)\PLZ-HA-2024-132 (Campbell)\PLZ-HA-2024-132 (Campbell)_2.aprx

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



SCALE - 1:2,500

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-2024-132

SCHEDULE A

PURPOSE AND EFFECT OF BY-LAW -HC/24

The subject lands are legally described as WAL CON 2 PT LOT 24 AND PLAN 87 LOTS 1 TO 5 BLKS A B D AND E, and municipally known as 36 Main Street West.

The purpose of this by-law is to facilitate a seven (7) lot draft plan of subdivision located at 36 Main Street West, Selkirk. Each of the proposed lots is intended to with a single detached dwellings, a Class 4 septic system, a Cistern, and at least two parking spaces to meet parking requirements in the Zoning By-law. The development will also include a storm water management pond. This by-law rezones the Part 1 shown on Map B (attached to and forming part of this by-law) from “Hamlet Residential (RH)” to “Hamlet Residential (RH)” with Special Exception (RH.6) to facilitate the development of a seven (7) lot subdivision.

A Holding Provision has been established for Part 1 on Map B and can only be removed upon the successful completion of the following to the satisfaction of the General Manager of Community and Development Services, or their designate:

- a) The provision of septic system designs (prepared by a qualified professional with a BCIN #) for each of the proposed seven (7) lots, to the satisfaction of the Haldimand County Building Department.
- b) A Stormwater Management study, completed as per the latest Haldimand County Design Criteria, MECP, and Conservation Authority guidelines, including an interim plan for Phase 1 (the proposed 7 lot subdivision) and ultimate development of the subdivision and include any external drainage areas. The interim SWM plan should evaluate lot-level controls, and minimize the need for a storm pond.
- c) A Functional Servicing Report that should include a D-5-4 Water Quality Impact Risk Assessment for on-site sewage systems. The county would require the study to be peer reviewed.
- d) Development of the unopened road allowance (Nagel) to current county standards, which may require the developer to purchase and convey the lands after subdivision registration.

Report Number: PDD-27-2024

File No: PLZ-HA-2024-132

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