
HALDIMAND COUNTY

Report PDD-04-2025 General Amendments to the Comprehensive Haldimand County Zoning By-law HC 1-2020



For Consideration by Council in Committee on February 25, 2025

OBJECTIVE:

To consider general amendments to the Haldimand County Zoning By-law HC 1-2020 to address provisions that require revision, correct oversights, and ensure that the document is relevant and user friendly.

RECOMMENDATIONS:

1. THAT Report PDD-04-2025 General Amendments to the Comprehensive Haldimand County Zoning By-law HC 1-2020 be received;
2. AND THAT the proposed amendments to the Haldimand County Zoning By-law HC 1-2020 be approved for reasons outlined in Report PDD-04-2025;
3. AND THAT the amendments are considered to be consistent with the Provincial Planning Statement 2024, and the Haldimand County Official Plan, and has sufficient regard for matters of provincial interest under the Planning Act, 1990;
4. AND THAT the by-law attached to this report to amend the Haldimand County Zoning By-law HC 1-2020, be approved at a future Council meeting.

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Respectfully submitted: Mike Evers, MCIP, RPP, BES, General Manager, Community & Development Services

Approved: Cathy Case, Chief Administrative Officer

EXECUTIVE SUMMARY:

This report is being presented in conjunction with a public meeting to consider general amendments to the Haldimand County Zoning By-law HC 1-2020, to correct operational items, update provisions based on legislative requirements and improve the functionality and flexibility of the document. The need for amendments has surfaced with the continued benefit of using the new County By-law on a day-to-day basis since its enactment in November 2020. Changes in legislation (that need to be responded to), minor inconsistencies, and unintentional exclusions are common after the passage of a new comprehensive zoning by-law and typically surface once staff have had opportunity to utilize the new tool for a period of time. Similar general amendments have been completed over the last several years, typically once a year, with the first completed in 2021.

Planning staff are of the opinion that the proposed amendments are in conformity with the Provincial Planning Statement (2024), conform to Haldimand County's Official Plan, and maintain the general intent and purpose of the Haldimand County Zoning By-law HC 1-2020. Planning staff recommend approval of this amendment for the reasons set out within this report. Public notice was posted in the

local newspaper within the County’s coordinated ad and also through the County’s website and social media platforms. Where specific property owners are impacted, direct notification has been completed.

BACKGROUND:

The County’s Comprehensive Zoning By-law (By-law) regulates properties and development within the County. The By-law was approved by Haldimand County Council on November 23, 2020 and replaced the County’s three (3) previous Zoning By-laws (Town of Dunnville 1-DU 80, Town of Haldimand 1-H 86 and City of Nanticoke NE 1-2000) and created consistency across the municipality. The new By-law represents an updated and flexible document that is reflective of current development trends, ensures consistency across the municipality, and conforms to the policies of the Haldimand County Official Plan and Provincial legislation. The By-law contains updated definitions, permitted uses, zone provisions and mapping.

It is anticipated that with the document, some amendments and updates are expected and that general amendment reports, such as this one, are needed from time-to-time. Several similar general amendment reports have been presented to Council over the last number years. The amendments are intended to address operational issues identified through application of the provisions and update provisions to increase flexibility of the document or reflect legislative changes. These items were identified through the daily use of the by-law and application to various development applications and inquiries. The series of changes proposed by staff are included in table format in the Analysis section below.

ANALYSIS:

The general amendments proposed by staff are generally housekeeping in nature. Given that the changes maintain the intent of the original provisions, whether through additional content, revised content or other, there are no policy implications – either Provincial or local (Official Plan). As such, staff are of the opinion that all changes maintain consistency with all applicable policy.

The changes recommended by staff are as follows with the additions noted in **bold** text and deletions noted in ~~strikethrough~~:

Section	Current Provision	Proposed Change	Comment
Section 3 – Definitions ACCESSORY BUILDING OR STRUCTURE, ATTACHED	N/A – no provision currently exists.	ACCESSORY BUILDING OR STRUCTURE, ATTACHED - shall mean a portion of a <i>building or structure</i>, not used for human habitation, unless it has been approved as an additional residential unit, the use of which is naturally and normally incidental to, subordinate to, and exclusively devoted to a principal use and attached to the primary residential dwelling.	This is a new definition proposed for inclusion within the Zoning By-law. This amendment is to provide clarity for what can be considered as attached to the primary dwelling on a property. There have been proposals within the County that have resulted in some ambiguity in terms of what is considered to be “attached” and the intention is for this definition to provide

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			transparency into the document.
Section 3 – Definitions DWELLING	“ DWELLING ” shall mean a building containing one or more dwelling units used or intended to be used for human habitation but excludes a motor home, mobile home, or bunkhouse. A dwelling may include an attached private garage.	“ DWELLING ” shall mean a building containing one or more dwelling units used or intended to be used for human habitation but excludes a motor home, mobile home, or bunkhouse. A dwelling may include an attached private garage. To be considered attached, the building or structure may include a covered walkway, with a maximum width and length of 2 metres, open on all sides from the eaves of the roof to the ground, connecting two or more structures on the same lot.	This is a revision and addition to the current definition for a dwelling to add the additional wording for what is considered attached. This is to go in tandem with the new definition for Accessory Building or Structure, attached as included above.
Section 3 – Definitions DWELLING, APARTMENT	shall mean a dwelling containing multiple dwelling units with a shared or common entrance.	shall mean a dwelling building containing multiple dwelling units with or without a shared or common entrance.	The amendment for apartment dwellings is to provide flexibility into the Zoning By-law to reflect differing construction styles, all of which are supported under the Building Code.
Section 3 – Definitions DATA CENTRE	N/A – no provision currently exists.	shall mean a building or cluster of buildings used to house computer systems and associated components for data input, processing and storage.	A proposed definition relating to a new use proposed within the industrial (MH, MG and ML) zones to reflect an emerging industry. Based on staff’s research, this is a new use that other municipalities are now also incorporating into their zoning by-laws, typically within the employment (industrial) areas. These new uses are typically associated with network hubs and AI supportive operations.

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Section 3 – Definitions SECONDARY SUITE	<p>“SECONDARY SUITE” shall mean a self-contained living accommodation for an additional person or persons living together as a separate single housekeeping unit, in which both food preparation and sanitary facilities are provided for the exclusive use of the occupants of the suite, located within the principal dwelling on the lot or in an attached or detached accessory structure on the lot.</p>	<p>“ADDITIONAL DWELLING UNIT” shall mean a self-contained living accommodation for an additional person or persons living together as a separate single housekeeping unit, in which both food preparation and sanitary facilities are provided for the exclusive use of the occupants of the suite, located within the principle primary dwelling on the lot or in an attached or detached accessory structure on the lot.</p>	<p>The definition is being revised from Secondary Suite to Additional Dwelling Unit to maintain consistency with Provincial legislation. The General Provisions Section 4.55 relating to the use is also being updated, which is provided later in the chart.</p>
General Provisions 4.10 Cargo Containers used for Storage Purposes	<p>Where a cargo container is used for the purpose of storage accessory to a principal use, the following provisions shall apply:</p> <ul style="list-style-type: none"> a) a cargo container may not be located in any Residential zone; b) a cargo container may only be located in the rear yard and must comply with the rear yard provisions of the zone in which the cargo container is located; and c) other than the rear yard requirement as set out in subsection b) above, the placement of a cargo container shall comply with 	<p>d) a storage container may be used on a temporary basis accessory to a residential use for renovations or moving purposes for a period of no longer than 60 days, while maintaining a minimum setback of 1.2 metres from the front and side lot lines.</p>	<p>This amendment is proposing to add a new provision to Section 4.10 to provide the opportunity and availability for the temporary use containers and bins for moving and storage purposes during renovations or similar situations. This is an increasingly common use/request and the timeline proposed aligns with what is typically required.</p>

Section	Current Provision	Proposed Change	Comment
	Section 4.2 or 4.3, whichever is applicable.		
<p>General Provisions</p> <p>4.20 Exemptions from Yard Provisions</p>	<p>g) window or wall-mounted furnaces, heat pumps, gas fireplace vents and outdoor freestanding air conditioning units may project into any required rear yard, interior side yard, or exterior side yard a distance of not more than 1.5 metres and provided it is no closer than 6.0 m to a rear lot line or 1.5 m to an interior or exterior lot line; and</p> <p>h) steps including landings, above or below grade entrances and staircases may project into any required rear yard, front yard, interior side yard or exterior side yard area a distance of not more than 1.5 metres; and into the front yard not more than 2.0 metres.</p>	<p>g) window or wall-mounted furnaces, heat pumps, gas fireplace vents and outdoor freestanding air conditioning units or generators may project into any required rear yard, interior side yard, or exterior side yard a distance of not more than 1.5 metres and provided it is no closer than 6.0 m to a rear lot line or 1.5 m to an interior or exterior lot line; and</p> <p>h) steps for entrances above 0.6 metres, including landings, above or below grade entrances or staircases may project into any required rear yard, or exterior side yard area a distance of not more than 1.5 metres; into the front yard not more than 2.0 metres; and into an interior side yard of not more than 1.2 metres.</p>	<p>The amendment is including generators as a use permitted within the yard provisions. The use of generators is becoming increasingly popular in residential areas for a variety of reasons and in response to the increased frequency of impactful weather events (i.e., power outages)</p> <p>This proposed amendment revises the provision slightly to remove “steps” and provide a more general term to “entrances” to recognize a wide range of accesses as seen more commonly in building plans for additional dwelling units and side or rear entrances.</p>

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<p>General Provisions</p> <p>4.33 Location of an Animal Kennel</p>	<p>i.) An Animal Kennel shall not be located closer than:</p> <p>a) 600 metres from an urban zone that permits a residential use;</p> <p>b) 300 metres from an RH or RL Zone;</p> <p>c) 125 metres from an IC, IN, IR, OS or A Zone or any residential use, including outdoor amenity area, located on separate lot, however this shall not apply to an abandoned cemetery;</p> <p>d) 30 metres from any lot line.</p> <p>ii.) The Minimum Lot Area for an Animal Kennel shall be 2.0 hectares.</p>	<p>iii.) the minimum side yard setback and rear yard setback shall be 15 m;</p> <p>iv.) notwithstanding the above setback provisions, if there is an existing dwelling on a separate lot, the minimum separation distance is required to be 30 metres from the lot line.</p> <p>v.) If a new dwelling is proposed on a separate conveyable parcel, the dwelling is required to have a minimum setback of 15 metres from the lot line or at the location furthest available from the animal kennel.</p>	<p>The Amendment under Section 4.33 is introducing additional provisions to recognize additional circumstances relating to adjacent residential uses and provide provisions for setbacks between a kennel and other uses. These provisions are not currently addressed in the Zoning By-law, which has caused some issues when trying to apply the current setbacks and requirements. The amendment will provide necessary clarity, fill a gap in regulation and ensure compatibility of uses.</p>
<p>General Provisions</p> <p>4.34 – Location of a Dwelling</p>	<p>a) No dwelling shall be erected or located on a separate lot within 300 metres of any animal kennel or municipal animal kennel.</p> <p>d) No dwelling shall be erected or located on a separate lot within 30 metres of a rural industrial use or an agricultural-</p>	<p>a) No dwelling shall be erected or located on a separate lot within 300 125 metres of any animal kennel or municipal animal kennel.</p> <p>d) No dwelling shall be erected or located on a separate lot within 30 metres of a rural industrial use, an agricultural-related processing use, commercial greenhouse, or</p>	<p>This amendment is updating the setback from 300 m to 125 m to be in-line with the associated kennel provisions (4.33); and to also add commercial greenhouse to d) and g) and cannabis production to d) to ensure all options are captured for consistency with the uses.</p>

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	<p>related processing use.</p> <p>g) Sections 4.34 a) and b) above shall not apply to any lot of record provided that the dwelling is located at the furthest point possible from the, animal kennel, cannabis production facility, municipal animal kennel or abattoir and provided such dwelling does not contravene any yard provisions.</p>	<p>cannabis production facility.</p> <p>g) Sections 4.34 a) and b) above shall not apply to any lot of record provided that the dwelling is located at the furthest point possible from the, animal kennel, cannabis production facility, commercial greenhouse, municipal animal kennel or abattoir and provided such dwelling does not contravene any yard provisions.</p>	
<p>General Provisions</p> <p>4.38 Minimum Services</p>	<p>a) No land shall be used and no building or structure shall be erected, used or occupied, including alteration or change of use of a building in any urban settlement area, as defined in the County Official Plan, unless:</p> <p>i.) watermains, drainage systems, storm sewers, sanitary systems and hydro service are constructed and operational and all regulatory approvals have been received to the satisfaction of the County or</p>	<p>a) No land shall be used and no building or structure shall be erected, used or occupied, including alteration or change of use of a building in any urban settlement area, as defined in the County Official Plan, unless:</p> <p>i.) watermains, drainage systems, storm sewers, and sanitary systems hydro service are constructed and operational and all regulatory approvals have been received to the satisfaction of the County or appropriate approval authority;</p> <p>b) No land shall be used and no building or structure shall be used</p>	<p>Removal of hydro service from the provisions is an effort to permit site development and building permits to be issued in advance of the service being completed. Hydro service is typically delayed as compared to the other infrastructure/utilities and its inclusion in this provision unnecessarily delays the ability to issue permits and facilitate housing development. To ensure the installation is ultimately captured, there is the addition of clause f) which notes hydro must be operational before occupancy is permitted. This allows construction to occur, while working through the technical</p>

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	<p>appropriate approval authority;</p> <p>b) No land shall be used and no building or structure shall be used or occupied, including alteration or change of use of a building in any hamlet settlement area, as defined in the County Official Plan, unless:</p> <p>i.) an approved waste disposal system, water supply and hydro service are constructed and operational and all regulatory approvals have been received to the satisfaction of the County or any jurisdiction having authority;</p>	<p>or occupied, including alteration or change of use of a building in any hamlet settlement area, as defined in the County Official Plan, unless:</p> <p>i.) an approved waste disposal system, and water supply and hydro service are constructed and operational and all regulatory approvals have been received to the satisfaction of the County or any jurisdiction having authority;</p> <p>f) Notwithstanding Section a) and b) above, no building or structure shall be used or occupied until hydro service has been installed and energized.</p>	<p>permits required from Hydro One.</p>
<p>General Provisions</p> <p>4.55 Secondary Suites – Number of Additional Dwelling Units</p>	<p>4.55 Secondary Suites</p> <p>i.) Maximum of 2 secondary suites per lot. The principal dwelling must be a legally permitted use on the lot. Where 2 secondary suites are located on a lot, 1 secondary suite is required to be located within the principal dwelling.</p>	<p>4.55 Secondary Suites Additional Dwelling Units</p> <p>i.) Maximum of 2 secondary suites additional dwelling units per lot in a detached, semi-detached or townhouse, which is a must be a legally permitted use on the lot. Where 2 secondary suites additional dwelling units are located on a lot, a minimum of 1 secondary suite is required to be located within the primary dwelling.</p>	<p>There are a number of changes identified as part of the Secondary Suite provisions, including a title change from Secondary Suite to Additionally Dwelling Units. This title change will bring the Zoning By-law wording the same as the Planning Act.</p> <p>The changes noted under Section 4.55 are largely driven by changes through Planning Act legislation to remove potential restrictions and create opportunities for additional dwelling units, as well as to adjust the</p>

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<p>General Provisions</p> <p>4.55 Additional Dwelling Units – Permitted Dwelling Types</p>	<p>i.) The secondary suite may be contained within the principal dwelling or in an attached or detached accessory structure or in a standalone structure on the lot associated with a single-detached or semidetached dwelling.</p>	<p>i.) The secondary suite An Additional Dwelling Unit may be contained within the primary dwelling or in an attached or detached accessory structure or in a standalone structure on the lot associated with a single-detached, or semi-detached or townhouse dwelling.</p>	<p>Zoning By-law document in response to a number of inquiries and applications received for additional dwelling units.</p> <p>This is being accomplished through removing the cap of 100 square metres, and maintaining a unit size of 40% of the primary dwelling. This still limits the size of an accessory unit, but allows for more flexibility and functionality of the units with a sliding scale approach (i.e., the larger the primary dwelling, the larger the ADU can be).</p>
<p>General Provisions</p> <p>4.55 Additional Dwelling Units – maximum size (per unit)</p>	<p>i.) No greater than 40% of the gross floor area of the principal residential dwelling on the lot, up to a maximum size of 100 square metres if secondary suite is located within the primary dwelling; or</p> <p>ii.) No greater than 40% of the gross floor area of the principal residential dwelling on the lot, up to a maximum size of 75 square metres for accessory secondary suites in R1, R2, R3 zones; or</p> <p>iii.) No greater than 40% of the gross floor area of the principal residential dwelling on the lot, up to a maximum size of 100 square</p>	<p>i.) No greater than 40% of the gross floor area of the primary residential dwelling on the lot, up to a maximum size of 100 square metres if the Additional Dwelling Unit is located within the primary dwelling, or if located in a basement, may occupy the entire floor area of the basement.</p> <p>ii.) No greater than 40% of the gross floor area of the principal residential dwelling on the lot, up to a maximum size of 75 square metres for accessory secondary suites in R1, R2, R3 zones; or</p> <p>iii.) No greater than 40% of the gross floor area of the principal residential dwelling on the lot, up to a maximum size of 100 square metres for accessory secondary suites in A and RH zones.</p>	<p>The bedroom provision is considered to be unnecessary as the size is limited by area, and the function of the space does not need to be regulated.</p> <p>The amendments proposed for detached units provides a framework for standalone units and setbacks and provisions that are in line with the legislative changes through Bill 23 and O. Reg 299/19 and O. Reg 462/24.</p> <p>These proposed changes will be an update to the entire section and replace</p>

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	metres for accessory secondary suites in A and RH zones.		and revise the current i) to vi) with i) to vii). However, it is noted that within the proposed amendment v), vi) and vii) are being carried forward from the existing provisions.
General Provisions 4.55 Additional Dwelling Units - Maximum number of bedrooms (per unit)	i.) The secondary suite shall have a maximum of 3 bedrooms.	Delete this provision in its entirety.	
General Provisions 4.55 Additional Dwelling Units – General Provisions Detached Additional Dwelling Units (per unit)	<p>i.) The secondary suite shall comply with the provisions of the applicable zone and the general provisions.</p> <p>ii.) The second dwelling unit shall not be severed from the lot of the principal dwelling.</p> <p>iii.) The secondary suite shall comply with all applicable Provincial building and fire code requirements.</p> <p>iv.) The secondary suite shall be</p>	<p>i.) The maximum permitted height for a detached additional dwelling unit shall be 6.5 metres.</p> <p>The secondary suite shall comply with the provisions of the applicable zone and the general provisions.</p> <p>ii.) An Additional Dwelling Unit located in a detached accessory building shall comply with the provisions of Section 4.2 Accessory Uses, Buildings and Structures to Residential Uses.</p> <p>iii.) The building or structure shall be at least 4 metres from another building or structure on a parcel if the other building or structure contains a residential unit.</p> <p>The secondary suite shall comply with all applicable Provincial building and fire code requirements.</p>	

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	<p>located within 45 metres of the primary residence or farm building cluster, if located on a farm.</p> <p>v.) Be nearer than 1.0 metres of a lot line within an interior side yard or rear yard.</p> <p>vi.) Shall not occupy any part of a required exterior side yard or required front yard of the zone where the use is permitted.</p>	<p>iv.) For a parcel of urban residential land, for any buildings and structures lot coverage shall be a maximum of 45%.</p> <p>v.) The second dwelling unit shall not be severed from the lot of the principal dwelling.</p> <p>Be nearer than 1.0 metres of a lot line within an interior side yard or rear yard.</p> <p>vi.) Shall not occupy any part of a required exterior side yard or required front yard of the zone where the use is permitted.</p> <p>vii.) The secondary suite shall be located within 45 metres of the primary residence or farm building cluster, if located on a farm.</p>	
5.1 – Minimum Number of Required Parking Spaces	N/A – no provision currently exists.	<p>DATA CENTRE</p> <ul style="list-style-type: none"> - Office space, 1 space per 30m² of gross leasable floor area. - 1 space per 1,000 m² of gross leasable floor area. 	This amendment is to include parking provisions relating to data centres as the use is a new inclusion within the document. This will assist to set complete development standards for any proposals in the future.
5.2.7 – Garages Accessed by a Rear Lane	This section included provisions for garages that are accessed by a rear lane.	Provision to be deleted in its entirety.	The provisions contained under this section were not applicable for Haldimand and actually contradicted a number of other policies and provisions with the document. The intention is to delete this section to

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			provide clarity for application of the balance of the provisions.
5.2.11 – Snow Storage Requirements	Commercial, industrial, institutional uses or mixed-use developments shall provide a location for on-site snow storage. The snow storage shall not be located in any part of a required parking space.	Commercial, industrial, institutional uses, multi-residential (of 5 or more units) or mixed-use developments accommodating 5 or more parking spaces shall provide a location equivalent to 2% of the area of the number of required spaces for the purpose of for on-site snow storage. The snow storage shall not be located in any part of a required parking space.	The proposed amendment introduces multi-residential uses into the requirement and sets a standard for snow storage. Currently, the By-law only states that snow storage must be provided, but does not have any associated requirements so it is very subjective and open for interpretation. The inclusion of the 2% will provide greater clarity with the document and provide a minimum standard that must be adhered to. The 2% value is consistent with the lower end of scale used by numerous other municipalities in southern Ontario. Areas of the province where snowfalls are typically greater/longer duration than this region, use values of 5 to 7%.
5.2.12 Location of Parking on a Lot	<p>c) Parking areas may be located in any yard except as follows:</p> <p>i.) for single detached, semi-detached and duplex dwellings, not more than one required parking space per dwelling unit may be located within the required front yard or required exterior side yard.</p>	<p>Delete provision in its entirety.</p> <p>i.) for single detached, semi-detached and duplex dwellings, not more than one required parking space per dwelling unit may be located within the required front yard or required exterior side yard.</p>	The provision is intended to be deleted to provide clarity within the Zoning By-law and increase parking opportunities on a property. The landscape provisions remain in place, so a property cannot hardscape the entire front yard – some amount of prescribed green space must be maintained to support aesthetics and stormwater management. In addition, removal of

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			this provision allows for more flexibility in accommodating parking that is required for Additional Dwelling Units (which is an as of right use under Provincial legislation), thus assisting in the prevention of overflow of vehicle parking onto municipal streets.
5.2.14 Parking of Vehicles in Residential Zones	<p>The parking of vehicles in Residential zones shall be subject to the following:</p> <ul style="list-style-type: none"> a) not more than one vehicle per dwelling unit shall be a vehicle used for commercial purposes. b) such commercial vehicles shall not exceed a height of 2.2 metres or a length of 6.7 metres. c) recreational vehicles, boats, personal water craft, horse trailers, general use trailers, motorized racing vehicles and snowmobiles shall be prohibited from parking in any required front yard or required exterior side yard. no parking space shall be permitted within an auto shelter located within the required front yard or exterior side yard of a lot. 	<p>Add new provision d).</p> <p>d) notwithstanding the above, personal recreational vehicles or general use trailers with a maximum height of 2 metres may be permitted on a temporary basis within the front yard, however must maintain a setback of 3 metres to the front lot line, and 1.5 metres from a side lot line.</p>	<p>The inclusion of the new provision will provide a framework for some flexibility in recreational vehicle storage on residential property. The provisions seek to balance the need for temporary storage of smaller vehicles with the overall impact to the neighbourhood relative to sight-lines for safety and general aesthetics.</p>

Section	Current Provision	Proposed Change	Comment
Section 8.1 Permitted Uses	Table 8.1 Permitted Uses in the Industrial Zones.	Add Data Centre as a permitted use within the “Heavy Industrial (MH)”; “General Industrial (MG)” and “Light Industrial (ML)” zones.	This is a new use that is being added to the Zoning By-law to reflect changing industries and to be open for future development opportunities.
Section 8.1 Permitted Uses	Table 8.1 Permitted Uses in the Industrial Zones.	Add Business Support Services as a permitted use within the “Heavy Industrial (MH)” zone.	Business Support Services is already a permitted use in the MG and ML zones and by adding to the MH zone also, it is creating consistency with the industrial zones and consideration of compatible uses.

MAPPING AMENDMENT

Section	Current Provision	Proposed Change	Comment
199 Dickhout Road. Roll: 2810. 025.002.25210	Rural Industrial (MR)	Agriculture (A)	The lot is to be rezoned from (MR) to (A) to create consistency with adjacent lands, the Official Plan and recognize existing uses on the subject lands.
Featherstone Estates	Lakeshore Residential (RL) with Special provision 36.84.	Remove Special Provision 36.84.	36.84 required a 52 metre setback from Lakeshore Road, prohibiting any development within the 52 metre setback, except for a chain link fence. This provision was applied across all lots within the plan of subdivision fronting onto Featherstone Ave and backing onto Lakeshore Road resulting from an adjacent Area of Natural Significant Interest (A.N.S.I). However, upon completion of the Natural Heritage System Study as part of the Official Plan Update, the A.N.S.I was evaluated and reconfigured and is no longer impacting the subject lands.

Summary:

The zoning provisions were reviewed and considered in context of the Provincial Planning Statement, 2024 and the Haldimand County Official Plan. The Zoning By-law will implement the specific provisions to facilitate growth and development, and streamline processes within the municipality. The Zoning By-

law is considered to be consistent with the provincial legislation and in conformity with the Haldimand County Official Plan. The Zoning By-law is being passed through the regulations of the *Planning Act*, R.S.O. 1990, c. P.13. The *Planning Act* is provincial legislation and establishes the fundamentals for the land use planning systems in Ontario. It outlines how land uses may be controlled, and sets the administration for transparency and accountability in the planning process. Zoning By-laws are located in Section 34 of the Act. The proposed amendments to Zoning By-law HC 1-2020 have been processed in accordance with the regulations of the *Planning Act*.

FINANCIAL/LEGAL IMPLICATIONS:

Not applicable.

STAKEHOLDER IMPACTS:

The proposed amendments have been discussed and prepared through extensive discussion between Building and Municipal Enforcement Services staff and Planning and Development staff. Also, the affected properties have been advised of the changes. The amendments have been reviewed and are considered to improve the functionality of the by-law and applicability of the provisions.

REPORT IMPACTS:

Agreement: No

By-law: Yes

Budget Amendment: No

Policy: No

REFERENCES:

None.

ATTACHMENTS:

1. Draft Zoning By-law – Zoning By-law Amendment.
2. Draft Zoning By-law – 199 Dickhout Road.
3. Draft Zoning By-law – Featherstone Estates.