

THE CORPORATION OF HALDIMAND COUNTY

By-law Number -HC/25

Being a by-law to amend Zoning By-law HC 1-2020, as amended, for property described in the name of Kyle Monahan & Candace Jamieson

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 Walpole Plan 2460, Part Block D and Part Block E 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 ‘Rural Institutional “(IR)”’, ‘Hamlet Residential “(RH)”’ and ‘Agriculture “(A)”’ zones to “Hamlet Residential “(RH)”” (Part 2) and ‘Hamlet Residential “(RH.7)”’ (Part 1).
3. **THAT** Schedule “A” of By-law HC 1-2020, as amended, is hereby further amended by delineating the lands identified as “(RH.7)” on Map “B” (attached to and forming part of this by-law) as having reference to Subsection 6.4.7.7.
4. **THAT** Subsection 6.4 Special Exceptions is hereby further amended by adding the following:

6.4.7.7 RH.7

Notwithstanding the provisions of Subsection 4.10 Cargo Containers used for Storage Purposes, the following shall apply to the subject lands:

- a) A maximum of four (4) *cargo containers* may be located on the lands identified as Part 1 of Map “B” (attached to and forming part of this by-law).

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

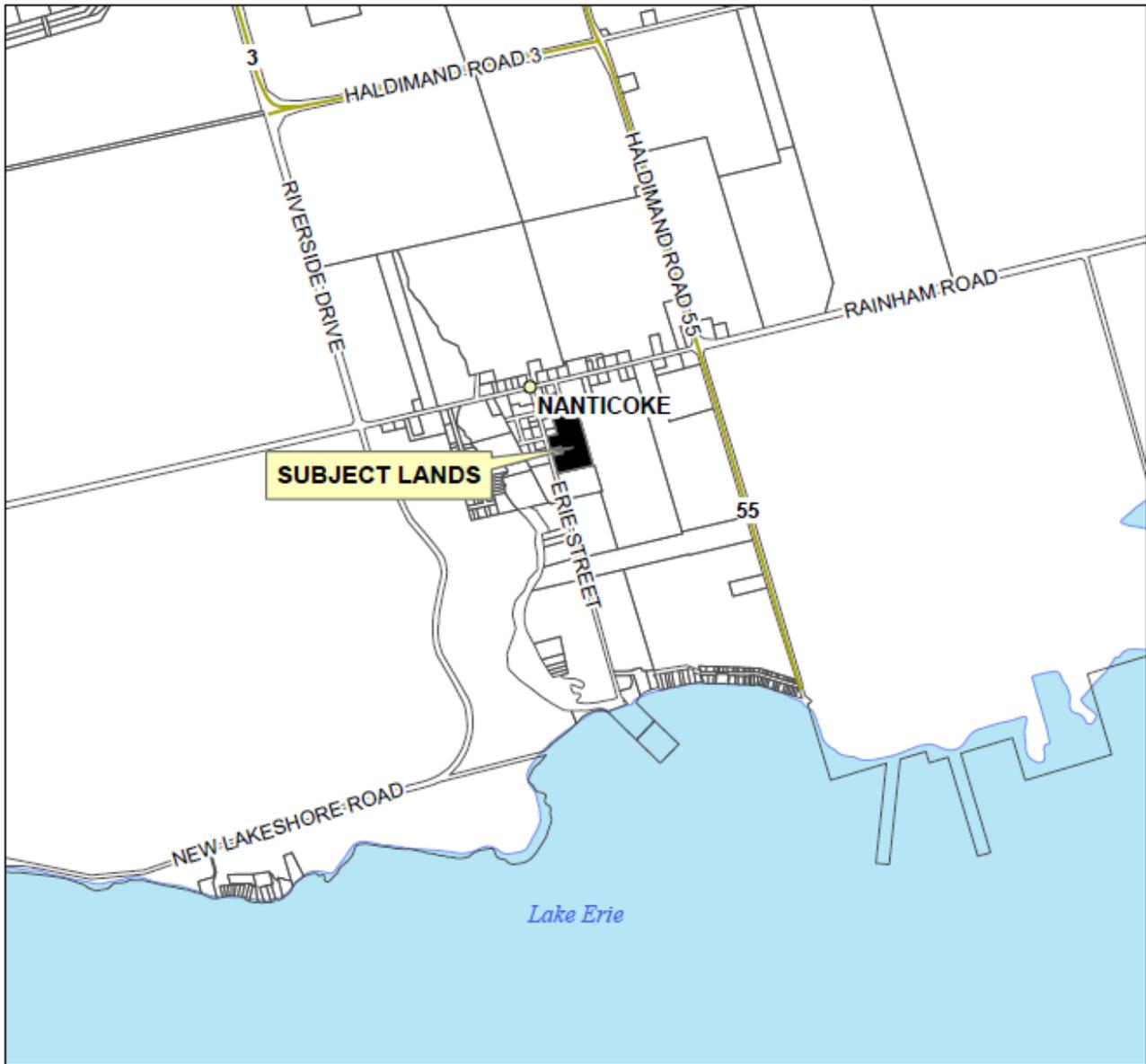
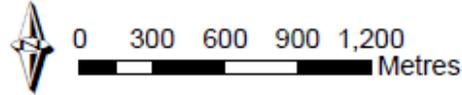
ENACTED this 3rd day of March, 2025.

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 _____ 2025.

MAYOR

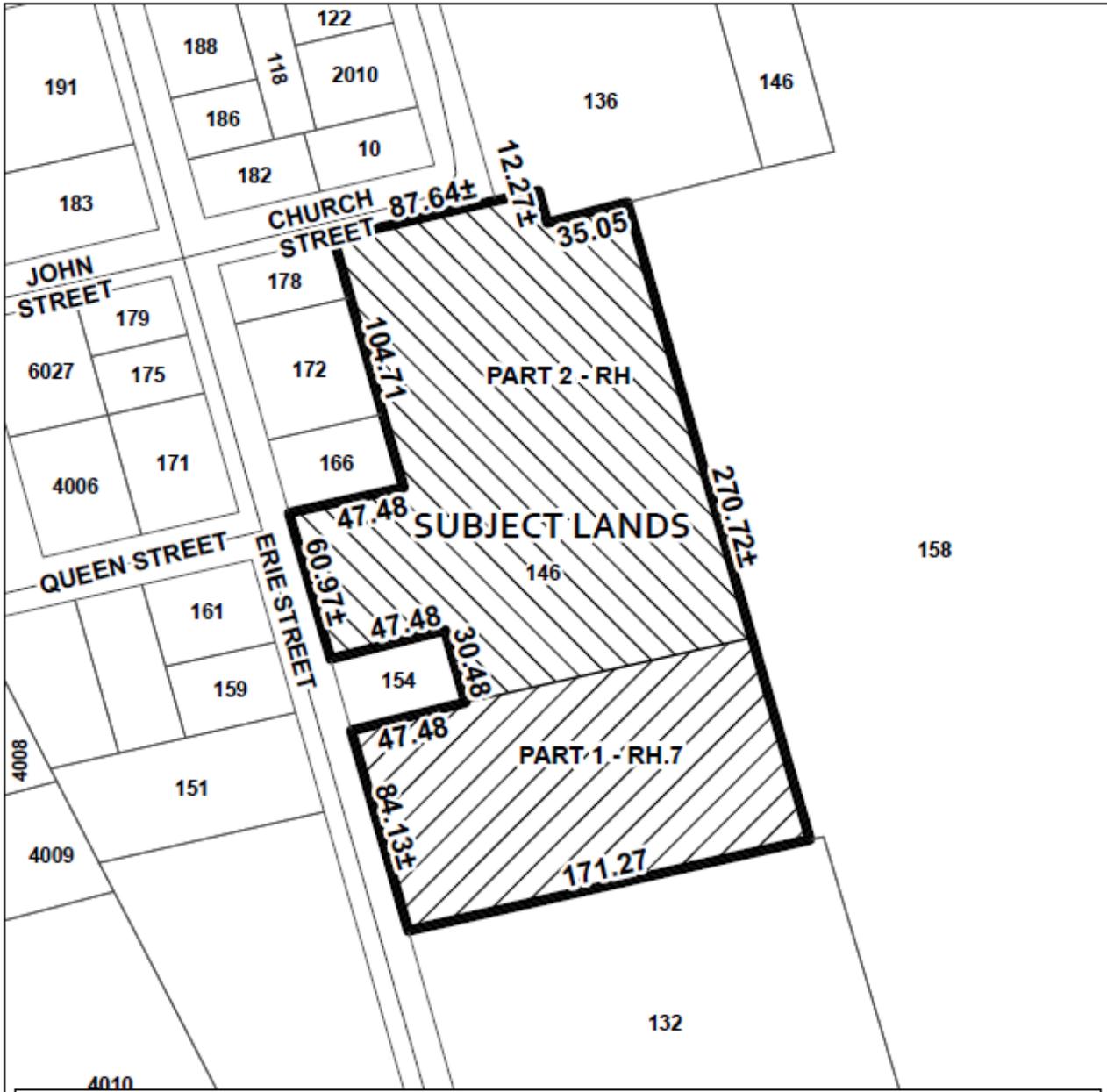
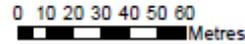
CLERK

MAP B - Detail Map

Haldimand County
Geographic Township of Walpole, Ward 1



SCALE - 1:2,400



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 _____ 2025.

_____ MAYOR _____ CLERK

PURPOSE AND EFFECT OF BY-LAW -HC/25

The subject lands are legally described as Walpole Plan 2460, Part Block D and Part Block E and known Municipally as 146 Erie Street, Nanticoke.

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

1. Part 1: Rezone the retained lands from the 'Agriculture "(A)" Zone to the 'Hamlet Residential "(RH.7)" Zone with a site-specific provision to bring the lot into compliance with the Official Plan Hamlet policies and to recognize and permit the existing cargo containers (sea cans); and
2. Part 2: Rezone the four (4) new hamlet residential lots from the 'Rural Institutional "(IR)"', 'Hamlet Residential "(RH)"' and 'Agriculture "(A)" Zones to "Hamlet Residential "(RH)" Zone to permit future residential development and to bring the new lots into conformity with the Official Plan Hamlet policies.

The four (4) new hamlet residential lots will facilitate future residential infill development.

Report Number: PDD-02-2025
File No: PLZ-HA-2024-186
Related File No.: PLB-2024-182, PLB-2024-183, PLB-2024-184 & PLB-2024-185
Name: Kyle Monahan & Candace Jamieson
Roll No. 2810.332.001.40000.0000