

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 Villam 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 Oneida Concession 5 and 6 Part Block Cook Part Block Dennis Part Lots 58 and 59 Registered Plan 18R4425 Part 29 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 severed lands identified on Map “A” (attached to and forming part of this by-law) from A Zone to A Zone with special provision 11.4.13.
3. **THAT** Schedule “A” of By-law HC 1-2020, as amended, is hereby further amended by delineating the lands identified as the severed lands on Map “A” (attached to and forming part of this by-law) as having reference to Subsection 11.4.13.
4. **THAT** Schedule “A” of By-law HC 1-2020, as amended, is hereby further amended by changing the zoning of the retained lands identified on Map “A” (attached to and forming part of this by-law) from A Zone to A Zone with special provision 11.4.1.1 A.1.

11.4.1.1 A.1

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

1. Notwithstanding the provisions of Section 11.2 – Permitted uses in the “Agriculture (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”
5. **THAT** Schedule “A” of By-law HC 1-2020, as amended, is hereby further amended by delineating the lands identified as the retained lands on Map “A” (attached to and forming part of this by-law) as having reference to Subsection 11.4.1.1 A.1.
6. **THAT** Subsection 11.4 Special Exceptions is hereby further amended by adding the following:

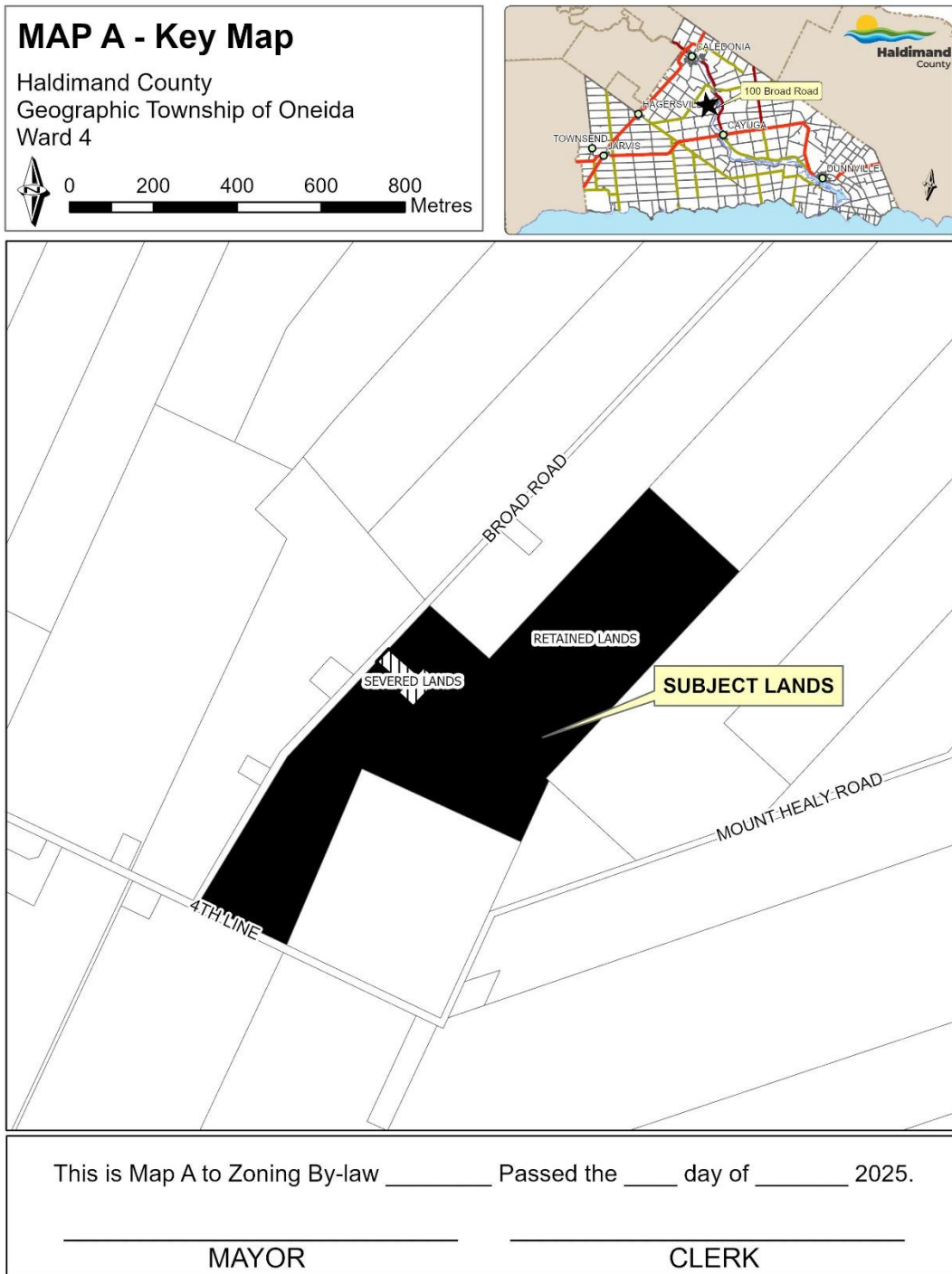
11.4.13 In lieu of the corresponding provisions in the Agriculture (A) Zone, the following shall apply
 - a) Maximum Accessory Structure Height: 11.6 metres;
 - b) Maximum Accessory Structure Area: 297 square metres;
7. **AND THAT** this by-law shall come into force in accordance with the provisions of the *Planning Act*.

ENACTED this 23rd day of June, 2025.

MAYOR

CLERK

Schedule "A"



Ref: PLZ-HA-2025-029

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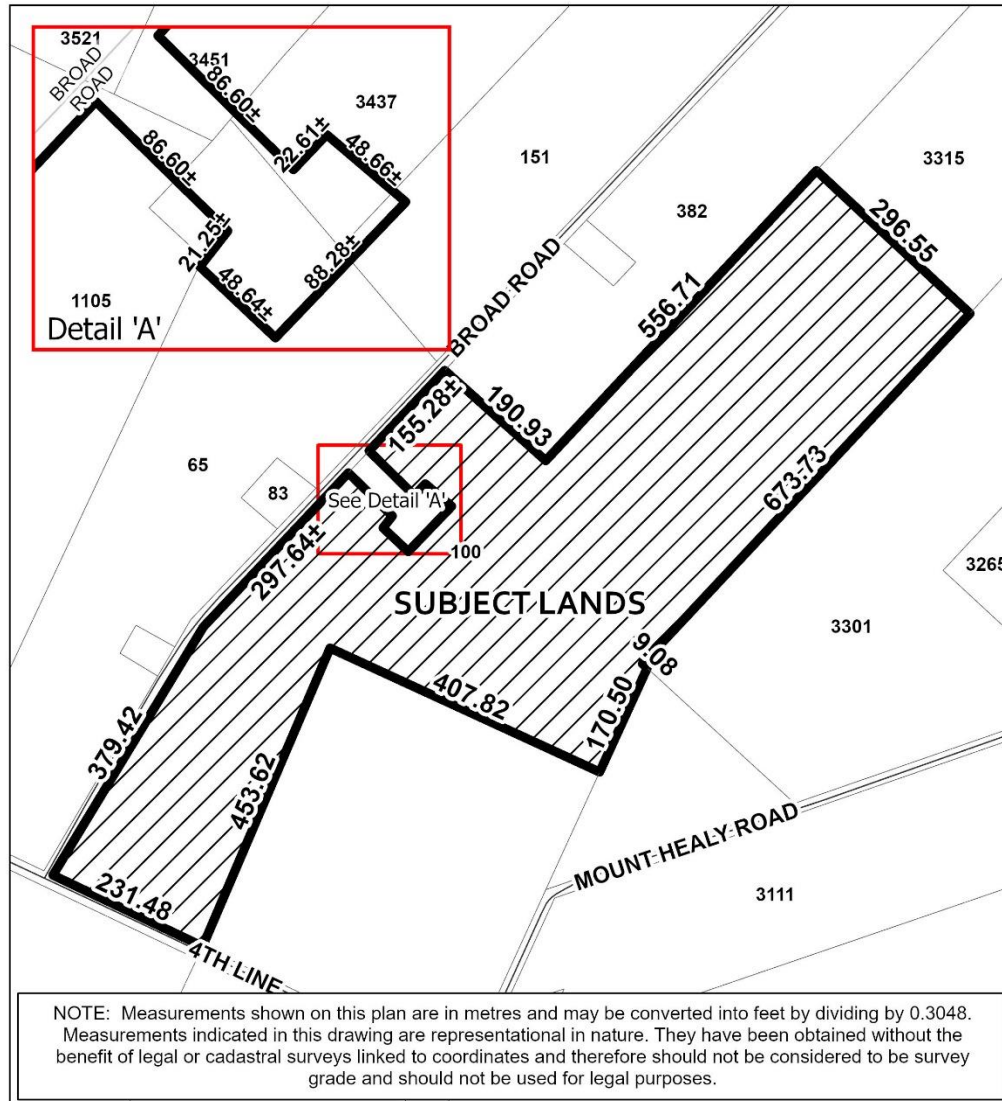
MAP B - Detail Map

Haldimand County

Geographic Township of Oneida, Ward 4

SCALE - 1:7,500

0 75 150 225 300 Metres



This is Map B to Zoning By-law _____ Passed the ____ day of _____ 2025.

MAYOR

CLERK

Ref: PLZ-HA-2025-029

PURPOSE AND EFFECT OF BY-LAW -HC/25

The subject lands are legally described as Oneida Concession 5 and 6 Part Block Cook Part Block Dennis Part Lots 58 and 59 Registered Plan 18R4425 Part 29.

The purpose of this by-law is permit the oversized accessory structure on the severed lands, and remove residential and residential-related uses on the retained lands.

Report Number:	PDD-12-2025
File No:	PLZ-HA-2025-029
Related File No.:	PLB-2025-028
Name:	Villam Ltd.
Roll No.	2810-153-003-07350-0000