

THE CORPORATION OF HALDIMAND COUNTY

By-law Number /17

Being a by-law to repeal HAL 27 from certain lands in the Haldimand County Official Plan by Mark and Kieran Kelleher

WHEREAS Haldimand County is empowered to enact this by-law, by virtue of the provisions of Sections 17 and 21 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:

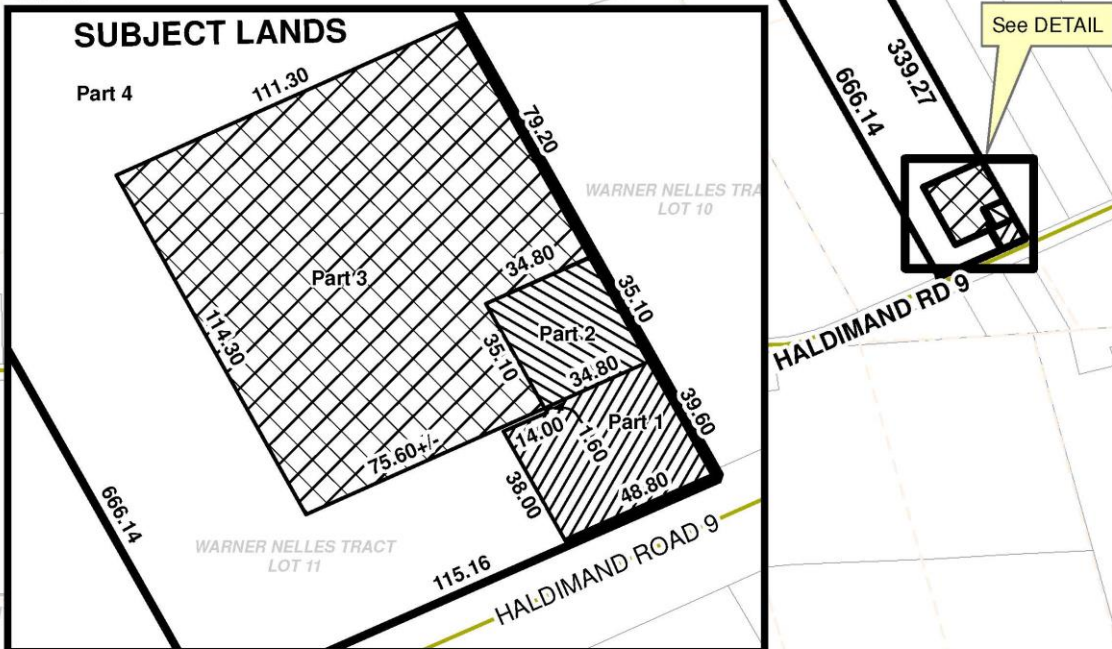
1. **THAT** Amendment No. HAL 27 to the Haldimand County Official Plan for a property described as Seneca Tract Nelles Warner, Part Lots 3 & 11, 18R5242 Parts 1 and 2, Haldimand County, consisting of the map and explanatory text, as attached to form a part of this by-law, be hereby repealed from Part 2 on Schedule 'A'.
2. **AND THAT** the effective date of this by-law shall be the date of final passing thereof.

READ a first and second time this 11th day of December, 2017.

READ a third time and finally passed this 11th day of December, 2017.

MAYOR

CLERK

Amendment No. HAL 27To the Haldimand County
Official Plan0 100 200 400 600
Metres**DETAIL**

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.

SCHEDULE 'A'

Ref: PLOP-HA-2017-179

**AMENDMENT NO. HAL 27
TO THE HALDIMAND COUNTY OFFICIAL PLAN**

PART A: PREAMBLE TO THE AMENDMENT

1. **Purpose of the Amendment:**

The purpose of this Official Plan Amendment is to amend the designation of Part 2 of the subject lands by repealing a site-specific policy which permits a truck depot and freight station for the haulage of agricultural produce to finalize a surplus farm dwelling severance. The Official Plan amendment applies to Part 2 of the subject lands as illustrated on Schedule 'A'.

2. **Location of the Lands Affected:**

The subject lands are described as Seneca Tract Nelles Warner, Part Lots 3 & 11, 18R5242 Parts 1 and 2, Haldimand County, and municipally known as 2281 Haldimand Road 9. The location of the subject lands is illustrated on the attached Schedule 'A'.

3. **Basis of the Amendment:**

The subject lands are designated 'Agriculture' within the Haldimand County Official Plan. Surplus farm dwelling severances are permitted by both Provincial and County policies provided the dwelling is made surplus through farm consolidation, the lot is limited to a minimum size needed to accommodate the use and appropriate sewage and water services, and new residential dwellings are prohibited on any remnant parcel of farmland created by the severance. The repeal of special policy HAL 27 from Part 2 of the subject lands will facilitate the finalization of the severance application and ensures the special policy is not inappropriately applied to the residential parcel.

PART B: THE AMENDMENT

The Haldimand County Official Plan is hereby amended as follows:

Map Amendment:

Schedule A.1 is hereby further amended by:

Deleting HAL 27 from Part 2 of the subject lands on Schedule 'A' of this amendment (attached to and forming part of this amendment).

Text Amendment:

Not applicable - The text included in Section 9.C (Site-Specific Policies) as HAL 27 will remain unchanged as the special policy will be maintained on Part 3 of the subject lands as shown on Schedule 'A' of this amendment.

PART C: ADDITIONAL INFORMATIONImplementation:

This amendment will be implemented by Haldimand County by enacting an amendment to the Town of Haldimand Zoning By-law 1-H 86.

The special provision will be maintained on Part 3 of the subject lands. A holding provision will be placed on Part 3 of the subject lands which will require that noise analysis to the satisfaction of the Ministry of Environment and Climate Change and County is received and an agreement binding the property owners to the noise analysis be registered on the title of the subject lands prior to re-establishment of the truck depot and freight station for the haulage of agricultural produce.

Site plan control will also be applied to Part 3 of the subject lands which will ensure that subsequent development pertaining to the truck depot and freight station is subject to technical review by the County and external agencies prior to construction. A site plan agreement may also be required to be registered on title as part of the site plan process.

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File Number:	PLOP-HA-2017-179
Related File Number:	PLZ-HA-2017-180
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Roll No.	2810-152-003-08220