

## THE CORPORATION OF HALDIMAND COUNTY

By-law Number /17-SP

### **Being a by-law to place Part 3 of the subject lands under Site Plan Control in the name of Mark & Kieran Kelleher**

**WHEREAS** Haldimand County is empowered to enact this by-law, by virtue of the provisions of Section 41 of the *Planning Act*, R.S.O. 1990, Chapter P.13, as amended;

**AND WHEREAS** this by-law conforms to the Haldimand County's Official Plan,

**NOW THEREFORE, the Council of the Corporation of Haldimand County enacts as follows:**

1. **THAT** Part 3 of the subject lands, which are described as Seneca Tract Nelles Warner, Part Lots 3 & 11, 18R5242 Parts 1 and 2, Haldimand County, and being shown as subject lands on Maps 'A' and 'B' attached hereto to form part of this by-law, are hereby declared as a Site Plan Control Area when the use proposed is for a truck depot and freight transfer station and shall be subject to the provisions of Section 41 of the *Planning Act*, R.S.O. 1990, Chapter P.13, as amended.
2. **THAT** all development on said lands shall be subject to and in accordance with a development agreement, if required, pursuant to Section 41 of the *Planning Act*, R.S.O. 1990, Chapter P.13, as amended.
3. **THAT** the General Manager of Planning and Economic Development, or designate, is hereby delegated the power and authority of the Council of Haldimand County, as granted under Section 41 of the *Planning Act*, R.S.O. 1990, Chapter P.13, as amended.
4. **AND THAT** this by-law shall take force and effect on the date of passing.

READ a first and second time this 11<sup>th</sup> day of December, 2017.

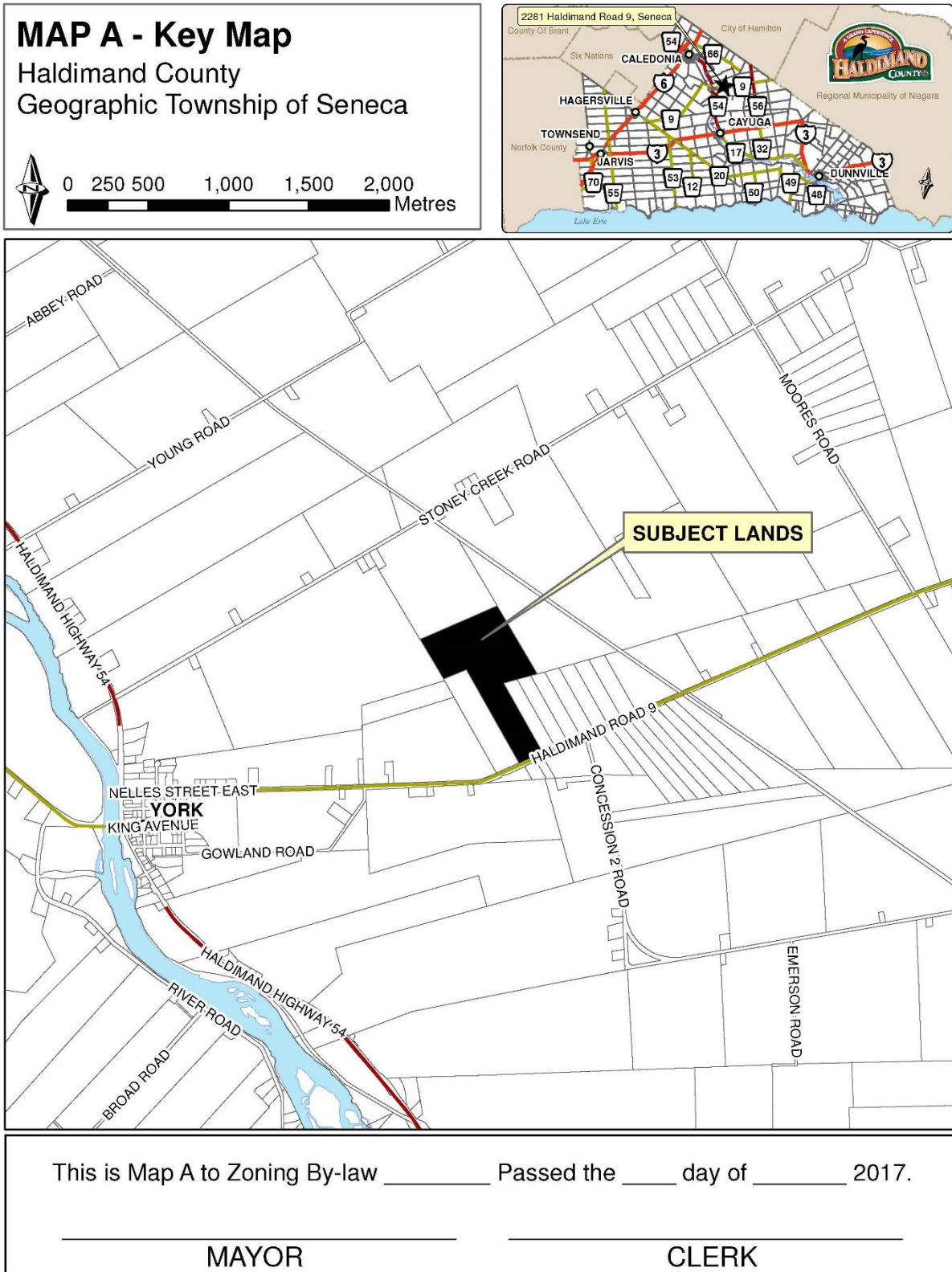
READ a third time and finally passed this 11<sup>th</sup> day of December, 2017.

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MAYOR

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CLERK



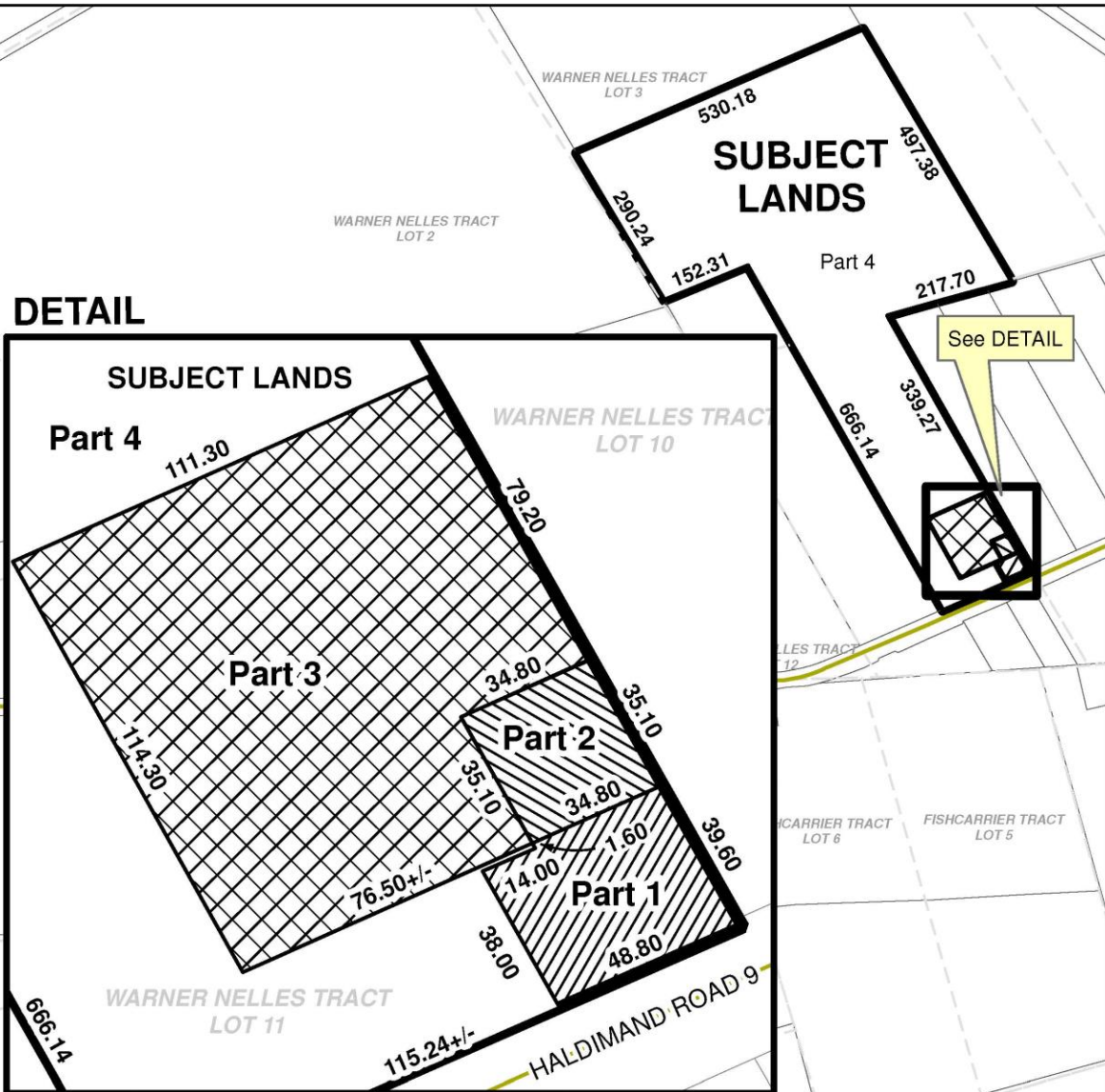
Ref: PLZ-HA-2017-180

**MAP B - Detail Map**

Haldimand County  
Geographic Township of Seneca

SCALE: 1:10,000

0 100 200 300 400  
Metres



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 \_\_\_\_\_ 2017.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK

Ref: PLZ-HA-2017-180

## PURPOSE AND EFFECT OF BY-LAW /17

This by-law affects lands located north of Haldimand Road 9 in a predominantly agricultural area. The 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 purpose of this by-law is to designate the Part 3 of the subject lands as a Site Plan Control area when the use proposed is for a truck depot and freight transfer station. Site Plan Control applies to any proposal to construct structures associated with the permitted truck depot and freight transfer station on Part 3 of the subject lands. Site Plan Control does not apply to the construction of agricultural structures. A building permit can be issued for agricultural structures without Site Plan Control.

Site Plan Control will ensure that subsequent development of a truck depot and freight transfer station on Part 3 of the subject parcel will be subject to review by the County which will regulate many aspects of the development, including layout, buffering, and noise.

Report Number:	PED-PD-37-2017
File Number:	PLZ-HA-2017-180
Related File Number:	PLOP-HA-2017-179
Name:	Mark & Kieran Kelleher
Roll No.	2810-152-003-08220