

## THE CORPORATION OF HALDIMAND COUNTY

By-law Number /17

**Being a by-law to amend Zoning By-law 1-H 86, as amended,  
of the Town of Haldimand in the name of Byran Hedley**

**WHEREAS** Haldimand County is empowered to enact this by-law, by virtue of the provisions of Section 34 of the *Planning Act*, R.S.O. 1990, C. P13, 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 the lands described as Seneca Concession 2 SESCO Part Lot 11 and being shown as the Subject Lands on Maps "A" and "B" attached hereto to form a part of this by-law.
2. **THAT** Schedule "A2" to Town of Haldimand Zoning By-law 1-H 86, as amended, is hereby further amended by identifying the Subject Lands which are shown as 'Subject Lands' on Map "A" and Parts 1 and 2 on Map "B" attached hereto and forming part of this by-law, as having reference to Subsection 36.438.
3. **THAT** the following subsection shall be added to Section 36 (Special Provisions for Particular Parcels of Land) of said By-law 1-H 86:

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

Part 1:

- a) Notwithstanding the provisions of Section 28.2 (b) 'General Zone Provisions of the Agricultural (A) Zone' the minimum lot frontage shall be 10 metres.
- b) Notwithstanding the provisions of Section 6.7 'Accessory Uses to Residential Uses' the maximum building height of the former livestock barn shall be 11.6 metres.
- c) Notwithstanding the provisions of Section 6.7 'Accessory Uses to Residential Uses' the maximum usable floor area for all accessory buildings combined shall be 243 square metres.

Part 2:

- a) Notwithstanding the provisions of Section 28.1 'Permitted Uses in the Agricultural (A) Zone' a one family dwelling house and home occupation shall not be permitted.

4. **AND THAT** this by-law shall take force and effect on the day 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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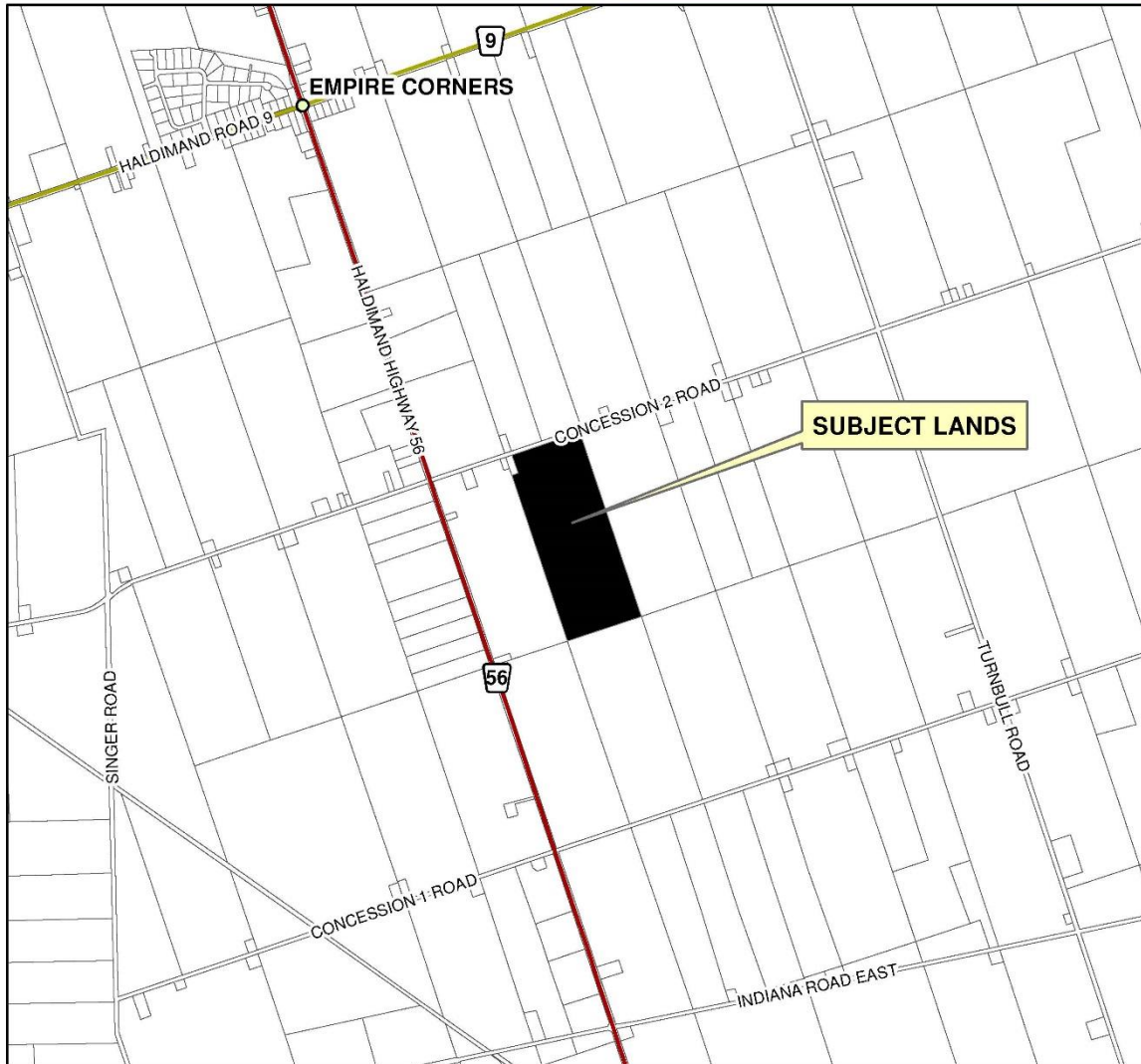
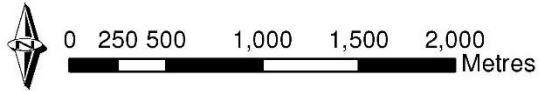
MAYOR

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CLERK

## MAP A - Key Map

Haldimand County  
Geographic Township of Seneca



This is Map A to Zoning By-law \_\_\_\_\_ Passed the \_\_\_\_ day of \_\_\_\_\_ 2017.

\_\_\_\_\_  
MAYOR

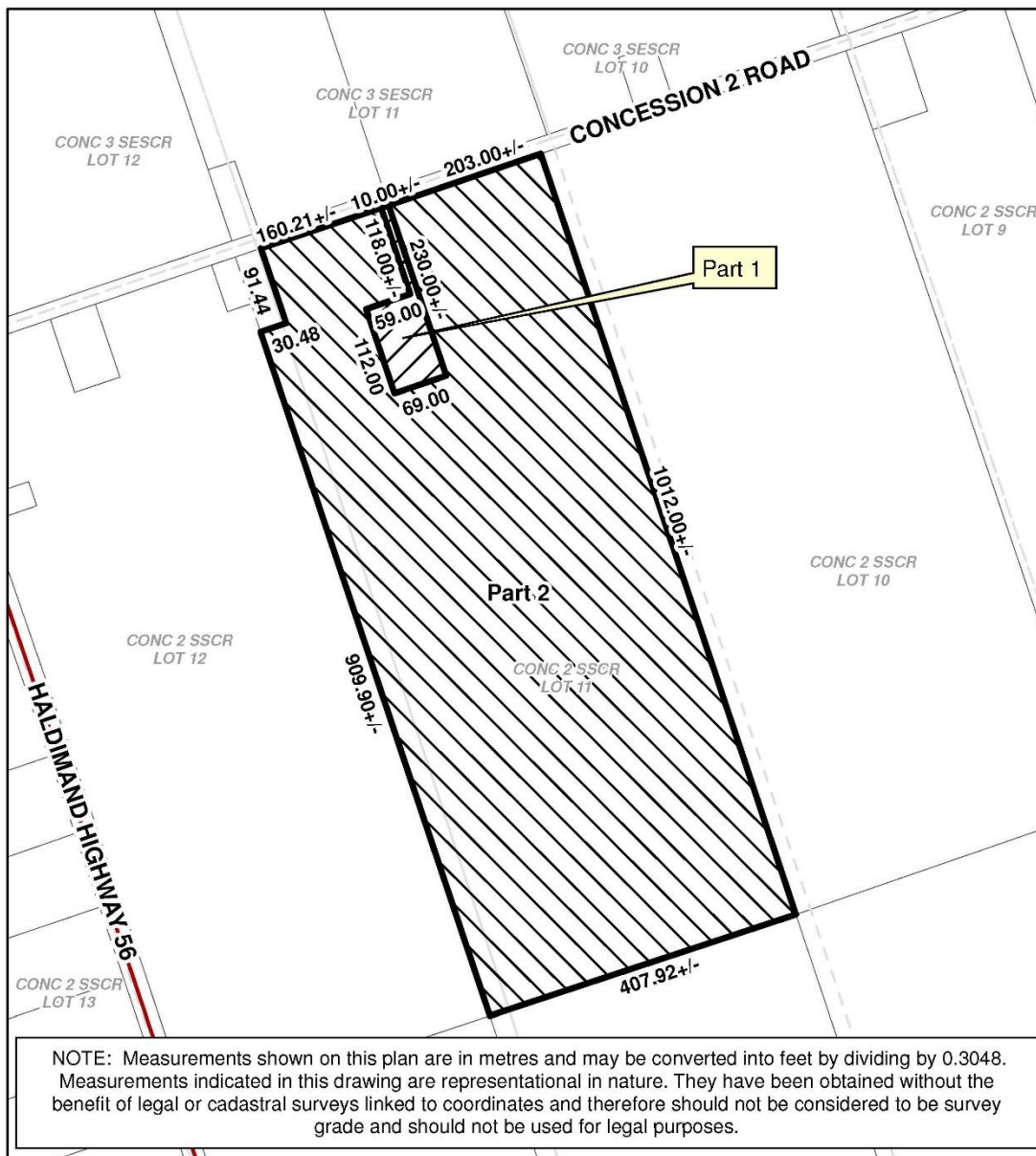
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CLERK

Ref: PLZ-HA-2017-168

**MAP B - Detail Map**Haldimand County  
Geographic Township of Seneca

SCALE: 1:7,000

0 100 200 300 400 Metres



This is Map B to Zoning By-law \_\_\_\_\_ Passed the \_\_\_\_ day of \_\_\_\_\_ 2017.

\_\_\_\_\_  
MAYOR\_\_\_\_\_  
CLERK

Ref: PLZ-HA-2017-168

**PURPOSE AND EFFECT OF BY-LAW /17**

The subject lands are legally described as Seneca Concession 2 SESCO Part Lot 11 and are municipally known as 900 Concession 2 Road.

The purpose of this by-law is to fulfill a condition of consent (file number PLB-2017-167) by prohibiting future residential development and home occupations on Part 2 of the subject lands (i.e. the retained farmlands). The purpose of this by-law is also to permit Part 1 of the subject lands (i.e. the surplus farm dwelling lot) to have a reduced lot frontage, to provide relief for the height of the former livestock barn, and to provide relief for the usable floor area of the two accessory structures (i.e. the former livestock barn and woodshed) to be included on Part 1 of the subject lands.

According to the Haldimand County Official Plan the subject lands are primarily designated 'Agriculture'. There are no policy conflicts or issues as no new development is proposed. The former livestock barn and woodshed are to be used as residential accessory structures. If the housing of livestock is proposed all applicable laws must be addressed and satisfied, including the Minimum Distance Separation Formulae and Guidelines, *Nutrient Management Act*, Zoning By-law, etc.

According to the Town of Haldimand Zoning By-law the subject lands are primarily zoned 'Agricultural (A)' Zone. The 'A' Zone permits the following uses: farm; animal kennel; farm produce grading station; storage of school buses; seasonal storage of recreational vehicles and equipment as a secondary use to a permitted farm; commercial radio, television and telecommunication towers, but excluding any office or studio associated therewith; structures accessory to a mine ventilation or emergency access shaft; one airstrip and one hangar; motor homes and bunk houses for seasonal workers provided they are located on the farm on which the seasonal workers are employed; one family dwelling house; farm stand; on-farm market; farm-related processing; experiential activities; and home occupation.

All of the above uses will remain permitted as-of-right except for a one family dwelling (and home occupation) which shall be prohibited on Part 2 of the subject lands.

Report Number:	PED-PD-38-2017
File Number:	PLZ-HA-2017-168
Related File:	PLB-2017-167
Name:	Byran Hedley
Roll #:	2810-152-001-08800