

ONTARIO REGULATION XXX/XX

ZONING ORDER – HALDIMAND COUNTY, ONTARIO

WHEREAS the Minister of Municipal Affairs and Housing is authorized under section 47 of the *Planning Act* to make Zoning Orders that regulate the use of land in Ontario;

AND WHEREAS the Minister has determined that it is in the public interest to regulate the use of the subject lands through a Minister's Zoning Order;

AND WHEREAS the Minister considers it necessary to impose conditions to ensure that development of the subject lands proceeds in a manner that supports provincial priorities, including coordinated infrastructure delivery, environmental protection, and the orderly development of land;

NOW THEREFORE, the Minister issues this Order, including the conditions set out in Appendix 1 attached hereto:

1. Definitions

In this Order:

"logistics distribution centre" means an industrial facility used for, but not limited to, the assembly, storing, sorting, processing and distribution of goods, the management of inventory and the temporary on-site storage of commercial motor vehicles or trailers for freight handling.

"Zoning By-law" means Zoning By-law HC 1-2020, as amended, of the Corporation of Haldimand County;

2. Application

This Order applies to lands in Haldimand County, in the Province of Ontario, being the lands outlined in red on a map numbered XX, attached as Schedule "A" to this order and filed at the Toronto office of the Ministry of Municipal Affairs and Housing located at 777 Bay Street.

3. Residential Zone

- (1) This section applies to the lands located in the area shown as Residential Zone on the map described in section 2.
- (2) The following uses and Zone Provisions are permitted on the lands described in section 3(1), subject to conditions as outlined in Appendix 1 attached hereto:
 1. Permitted Uses and Zone Provisions within the Urban Residential Type 1-B (R1-B) zone of the Zoning By-law.
 2. Permitted Uses and Zone Provisions within the Urban Residential Type 2 (R2) zone of the Zoning By-law.
 3. Permitted Uses and Zone Provisions within the Urban Residential Type 3 (R3) zone of the Zoning By-law.

4. Permitted Uses and Zone Provisions within the Urban Residential Type 4 (R4) zone of the Zoning By-law.
 5. Permitted Uses and Zone Provisions within the Urban Residential Type 6 (R6) zone of the Zoning By-law.
 6. Permitted Uses and Zone Provisions within the General Commercial (CG) zone of the Zoning By-law.
 7. Permitted Uses and Zone Provisions within the Service Commercial (CS) zone of the Zoning By-law.
 8. Permitted Uses and Zone Provisions within the Neighbourhood Commercial (CN) zone of the Zoning By-law.
 9. Permitted Uses and Zone Provisions within the Community Institutional (IC) zone of the Zoning By-law.
 10. Parks and Open Space shall be permitted in all zones identified under subsection (2)1 to subsection (2)9.
- (3) Notwithstanding section 3(2), zoning requirements set out in Exception HAL 36.469 of the Zoning By-law shall apply to section 3(2)1, R1-B zone.
- (4) Notwithstanding section 3(2) and section 3(3), the following zoning requirements shall apply to the uses permitted under section 3(2)1 to section 3(2)3:
1. The maximum building height is 13.0 metres (3 storeys)
- (5) Notwithstanding section 3(2), zoning requirements set out in Section 6.4.4.7 R4.7 a) through r) of the Zoning By-law shall apply to section 3(2)4, R4 zone, with the exception that l), m), and o) i) shall not apply;
- (6) Notwithstanding, section 3(5), "Schedule A" as referenced by Section 6.4.4.7 R4.7 is replaced with Schedule "B" as attached to this order; and
- (7) Notwithstanding section 3(2) and section 3(5), the following zoning requirements shall apply to the uses permitted under section 3(2)4, R4 zone.
1. The maximum building height for Street Townhouses and Group Townhouses is 14.0 metres (3 storeys).

4. Employment Zone

- (1) This section applies to the lands located in the area shown as Employment Zone on the map described in section 2.
- (2) The following uses and Zone Provisions are permitted on the lands described in section 4(1) as Employment Zone (1):
 1. Permitted Uses and Zone Provisions within the Light Industrial (ML) zone of the Zoning By-law.
 2. Permitted Uses and Zone Provisions within the General Commercial (CG) zone of the Zoning By-law.

(3) The following uses and Zone Provisions are permitted on the lands described in section 4(1) as Employment Zone (2):

1. Permitted Uses and Zone Provisions within the Heavy Industrial (MH) zone of the Zoning By-law.
2. Permitted Uses and Zone Provisions within the General Industrial (MG) zone of the Zoning By-law.
3. Permitted Uses and Zone Provisions within the Light Industrial (ML) zone of the Zoning By-law.
4. Permitted Uses and Zone Provisions within the Disposal Industrial (MD) zone of the Zoning By-law.
5. Permitted Uses and Zone Provisions within the General Commercial (CG) zone of the Zoning By-law.
6. Logistics Distribution Centre, subject to the Zone Provisions within the Light Industrial (ML) zone of the Zoning By-law shall apply.

(4) Notwithstanding section 4(2), the following zoning requirements shall apply to the uses permitted under section 4(2):

1. The maximum lot coverage is not applicable.
2. The maximum building height is 30 metres.

(5) Notwithstanding section 4(2), the following uses shall not be permitted in any Employment Zone:

1. Institutional Uses as described in Table 7.1(e) of the Zoning By-law;
2. Residential Uses; and
3. Day Care Nursery.

5. Waterfront Zone

(1) This section applies to the lands located in the area shown as Waterfront Zone on the map described in section 2.

(2) The following uses and Zone Provisions are permitted on the lands described in section 5(1):

1. Permitted Uses and Zone Provisions within the Open Space (OS) zone of the Zoning By-law.
2. Permitted Uses and Zone Provisions within the Community Institutional (IC) zone of the Zoning By-law.
3. Permitted Uses and Zone Provisions within the Marine Industrial (MM) zone of the Zoning By-law.

6. Terms of Use

(1) Every use of land and every erection, location or use of any building or structure shall be in accordance with this Order.

(2) Nothing in this Order prevents the use of any land, building or structure for any use prohibited by this Order if the land, building or structure is lawfully so used on the day this Order comes into force.

(3) Nothing in this Order prevents the reconstruction of any building or structure that is damaged or destroyed by causes beyond the control of the owner if the dimensions of the original building or structure are not increased and its original use is not altered.

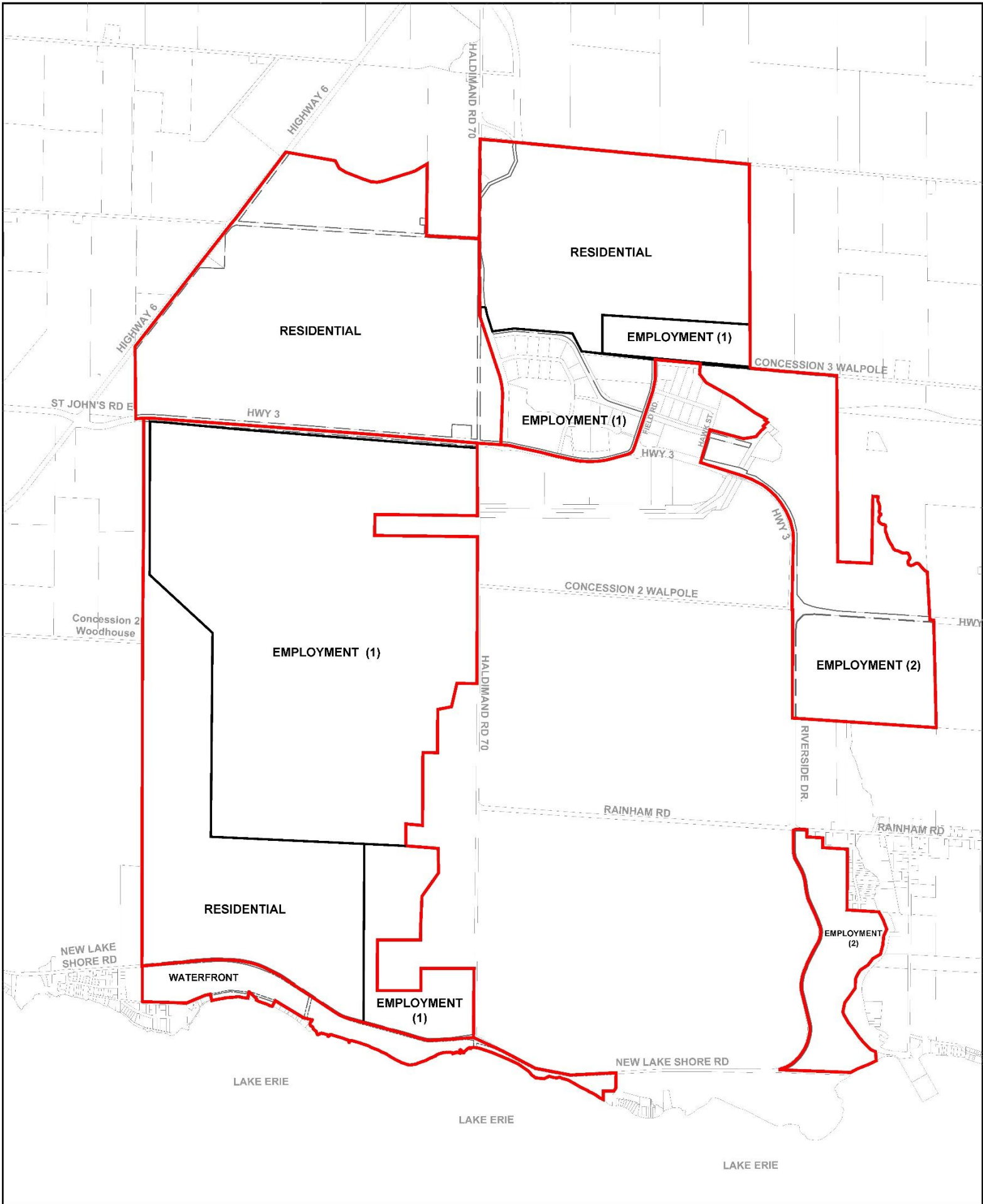
(4) Nothing in this Order prevents the strengthening or restoration to a safe condition of any building or structure.

7. Deemed by-law

This Order is deemed for all purposes, except the purposes of section 24 of the Act, to be and to always have been a by-law passed by the council of the County.

8. Commencement

This Regulation comes into force on the day it is filed.



Schedule "A" - By-Law 2021-XXX

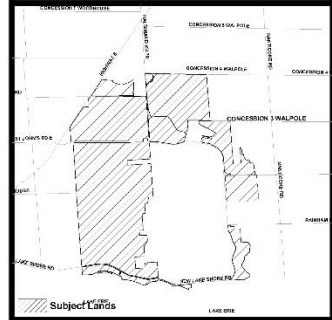
Nanticoke, Haldimand ON

Legal Description: (Subject Lands)

- Parcel 1-PIN 502590289:** Part Of Lots 21, 22, 23 & 24 Concession 1 Woodhouse & All Of Lot 22 & Part Of Lots 21, 23 & 24 Concession 2 Woodhouse & Part Of The Original Road Allowance Between Concession 1 & 2 (closed By Nr347018) Woodhouse Designated As Part 1 On 37r-10029; Haldimand County
- Parcel 2: PIN 502580194:** Pt Lt 21-24 Con 3 Woodhouse Pt 2 37r6617; S/t Nr545347; Haldimand County
- Parcel 3: PIN 502580175:** Pt Lt 22-24 Con 4 Woodhouse Pt 1 37r6617; Haldimand County
- Parcel 4: PIN 382480389:** Blk Aa, Bb, Z Pl 84; Pt Lt 1-3 Con 4 Walpole Pt 2 & 3 18r4328 Except Hc68148; S/t Hc71118; S/t Hc70790, T/w Hc293549; S/t Hc134096, Hc81472; Haldimand County
- Parcel 5: PIN 382480390:** Pt Lt 1 Con 4 Walpole Pt 4 18r4328; Haldimand County
- Parcel 6: PIN 382490118:** Lt 5 Pl 84; Blk M, O, P, R Pl 84; Pt Lt 3-5 Con 3 Walpole Pt 1 18r4321, Pt 1 18r4329 Except Hc68148, S/t Hc123573, T/w Hc293549; S/t Hc133369, Hc133370, Hc225836; Haldimand County
- Parcel 7: PIN 382490124:** Pt Lt 4-5 Con 2 Walpole Pt 1 18r4330, Pt 2 18r4332; Haldimand County
- Parcel 8: PIN 382490407:** Pt Nw Pt Lt 5 Con 1 Walpole; Pt S And E Pt Lt 5 Con 1 Walpole; Pt Lt 4 Con 1 Walpole Pt 1 18r4331, S/t Hc130688; Haldimand County
- Parcel 9: PINs 382490068, 382490066, 382490061, 382490058, 38249005**
- Parcel 10: PIN 502590304:** Pt Lt 21-22 Con 1 Woodhouse Designated As Parts 1, 2, 3, 4 & 5, 37r10603; Haldimand County Together With An Easement As In Nr145139 Subject To An Easement In Gross Over Pts 2, 3, 4 & 5, 37r10603 As In Nk52602
- Parcel 11: PIN 502590301:** Lots 31-50 Pl 72b Designated As Parts 7 & 8 On 37r10603; Haldimand County Together With An Easement As In Nr151325 Together With An Easement As In Nr151326 Subject To An Easement In Gross Over Pt 7, 37r10603 As In Nk52602
- Parcel 12: PIN 502590302:** Lts 53-61 Pl 72b Designated As Parts 10 & 11 On 37r10603; Haldimand County Together With An Easement As In Nr149360 Together With An Easement As In Nr149375 Together With An Easement As In Nr151325 Together With An Easement As In Nr151326 Subject To An Easement In Gross Over Pt 11, 37r10603 As In Nk52602
- Parcel 13: PIN 502590305:** Pt Lt 22-24 Con 1 Woodhouse Designated As Parts 21, 22, 23 & 24, 37r10603; Haldimand County Subject To An Easement In Gross Over Pt 22, 37r10603 As In Nk52602
- Parcel 14: PIN 382490161:** Pt Lt 1-2 Con 1 Walpole Pt 1 18r4333; T/w Hc293542 (fourteenthly); Haldimand County

Subject Lands

Key Plan - Not to Scale



DATE: May 07, 2026



SCHEDULE “B”

The provisions of the R4.AAA Zone shall be those provided in the Zoning Provisions Table Below:

	COLUMN 1	COLUMN 2	COLUMN 3	COLUMN 4	COLUMN 5	COLUMN 6	COLUMN 7	COLUMN 8	COLUMN 9	COLUMN 10	COLUMN 11	COLUMN 12	COLUMN 13	COLUMN 14	COLUMN 15	COLUMN 16	COLUMN 17	COLUMN 18
Use	Minimum Lot Area (min)	Minimum Lot Width (min)	Minimum Front Yard	Minimum Rear Yard	Minimum Exterior Side Yard	Minimum Interior Side Yard	Maximum Building Height	Minimum Landscaped Open Space for a Required Front Yard	Maximum Projections						Accessory Buildings / Structures			
									Porch	Patio or Deck above finished grade	Eaves and Gutters	Air Conditioning Unit	Steps / Stairs	Balcony	Maximum Building Coverage	Minimum Yard	Maximum Accessory Suite Size	
Row 1	Single Detached 8.0m (min)	220 m2 (interior) 265 m2 (corner)	8.0 m (interior) (8) 10.0 m (corner) (8)	4.5 m (to dwelling) 6.0 m (to private garage)	7.0 m (8)	2.4 m (1)	1.2 m on one side and 0.6m on the other side	11.0 m (8)	45%	FY – 2.0 m ESY – 1.8 m RY – 2.5 m	RY – 2.5 m (2)	0.46 m	RY – 0.6 m SY – 0.6 m FY – Not Permitted	FY – 3.5 m RY – 3.5 m	FY – 2.0 m ESY – 1.8 m RY – 2.5 m	10% or 75 m2, whichever is less		
Row 2	Semi-Detached	300 m2 (for each semi-detached lot) 150 m2 (for each unit)	11.0 m (for each semi-detached lot) 5.5 m (for each unit)	4.5 m (to dwelling) 6.0 m (to private garage)	6.0 m	2.4 m (1)	1.2 m on one side and 0 m on a common wall lot line	11.0 m (8)	35%	FY – 2.0 m ESY – 1.8 m RY – 2.5 m	RY – 2.5 m (2)	0.46 m	RY – 0.6 m SY – 0.6 m FY – Not Permitted	FY – 3.5 m RY – 3.5 m	FY – 2.0 m ESY – 1.8 m RY – 2.5 m	10% or 75 m2, whichever is less		
Row 3	Single Detached Coach House	235 m2 (interior) (8) 280 m2 (corner) (8)	8.0 m (interior) (8) 10.0 m (corner) (8)	3.0 m (to dwelling)	13.0 m (3)	2.4 m (1)	1.2 m on one side and 0.6m on the other side	14.0 m (6) 9.0 m (10)	50% (8)	FY – 2.0 m ESY – 1.8 m RY – 2.5 m	RY – 2.5 m (2)	0.46 m	RY – 0.6 m SY – 0.6 m FY – Not Permitted	FY – 2.5 m RY – 3.5 m	FY – 2.0 m ESY – 1.8 m RY – 2.5 m	25% or 75 m2, whichever is less	RY - 1.2 m ISY – 0.6 m (7)	75 m2
Row 4	Single Detached Coach House Dual-Fronting	235 m2 (interior) (8) 280 m2 (corner) (8)	8.0 m (interior) (8) 10.0 m (corner) (8)	3.0 m (to dwelling)	13.0 m (3)	2.4 m (1)	1.2 m on one side and 0.6m on the other side	14.0m (6) 9.0 m (10)	50% (8)	FY – 2.0 m ESY – 1.8 m RY – 2.5 m	RY – 2.5 m (2)	0.46 m	RY – 0.6 m SY – 0.6 m FY – Not Permitted	FY – 2.5 m RY – 3.5 m	FY - 2.5 m ESY – 1.8 m RY – 2.5 m	25% or 75 m2, whichever is less	RY - 1.2 m ISY – 0.6 m (7)	75 m2
Row 5	Single Detached Wide-Shallow 10m (min)	140 m2 (interior)	10.0 m (interior) 14.0 m (corner)	3.0 m (to dwelling) 6.0 m (to private garage)	2.5 m (4)(11)	2.4 m (1)	1.2 m on one side and 0.6m on the other side	11.0 m (8)	N/A	FY – 1.6 m ESY – 1.6 m RY –	RY – 2.5 m (2)	0.46 m	RY – 0.6 m SY – 0.6 m FY – Not Permitted	FY – 2.5 m RY –	FY – 1.6 m ESY – 1.6 m RY –			

	COLUMN 1	COLUMN 2	COLUMN 3	COLUMN 4	COLUMN 5	COLUMN 6	COLUMN 7	COLUMN 8	COLUMN 9	COLUMN 10	COLUMN 11	COLUMN 12	COLUMN 13	COLUMN 14	COLUMN 15	COLUMN 16	COLUMN 17	COLUMN 18
	Use	Minimum Lot Area (min)	Minimum Lot Width (min)	Minimum Front Yard	Minimum Rear Yard	Minimum Exterior Side Yard	Minimum Interior Side Yard	Maximum Building Height	Minimum Landscaped Open Space for a Required Front Yard	Maximum Projections						Accessory Buildings / Structures		
										Porch	Patio or Deck above finished grade	Eaves and Gutters	Air Conditioning Unit	Steps / Stairs	Balcony	Maximum Building Coverage	Minimum Yard	Maximum Accessory Suite Size
										2.5 m					2.5 m			
Row 6	Single Detached Cottage 7m (min)	140 m2	7 m (interior) 10 m (corner)	3.0 m (to dwelling) 6.0 m (to private garage)	4.0 m	2.4 m (1)	1.2 m on one side and 0.6m on the other side	11.0 m (8)	25%	FY – 2.0 m ESY – 1.8 m RY – 2.5 m	RY – 2.5 m (2)	0.46 m	RY – 0.6 m SY – 0.6 m FY – Not Permitted	FY – 2.5 m RY – 3.5 m	FY – 2.0 m ESY – 1.8 m RY – 2.5 m	10% or 75 m2, whichever is less		
Row 7	Street Townhouse or Group Townhouse	150 m2 (interior and end) 210 m2 (corner)	5.5 m (interior) 8.0 m (corner)	4.5 m (to dwelling) 6.0 m (to private garage)	6.0 m	2.4 m (1)	1.2 m on one side and 0 m on a common wall lot line	11.0 m (9)	N/A	FY – 2.0 m ESY – 1.8 m RY – 2.5 m	RY – 2.5 m (2)	0.46 m	RY – 0.6 m SY – 0.6 m FY – Not Permitted	FY – 3.5 m RY – 3.5 m	FY – 2.0 m ESY – 1.8 m RY – 2.5 m	10% or 75 m2, whichever is less		
Row 8	Street Townhouse or Group Townhouse Dual-Fronting	100 m2 (interior and end) 140 m2 (corner)	4.5 m (interior) 5.0 m (end) 6.0 m (corner)	4.5 m (to dwelling)	6.0 m (to private garage)	2.4 m (1)	1.2 m on one side and 0 m on a common wall lot line	14.0 m	N/A	FY – 2.0 m ESY – 1.8 m RY – 2.5 m	RY – 2.5 m (2)	0.46 m	RY – 0.6 m SY – 0.6 m FY – Not Permitted	FY – 3.5 m RY – 3.5 m	FY – 3.5 m ESY – 1.8 m RY – 2.5 m	10% or 75 m2, whichever is less		
Row 9	Back-to-Back Townhouse	78 m2 (interior) 105 m2 (corner) 90 m2 (end)	6.0 m (interior) 7.5 m (corner) 9.0 m (end)	4.0 m (to dwelling) 6.0 m (to private garage)	N/A	2.4 m (1)	1.2 m on one side and 0 m on a common wall lot line	14.0 m	N/A	FY – 2.0 m ESY – 1.8 m	RY – 2.5 m (2)	0.46 m	SY – 0.6 m FY – Not Permitted (5)	FY – 2.5 m ESY – 2.5 m	FY – 2.0 m ESY – 1.8 m			
Row 10	Stacked Townhouse	105 m2	6.0 m	4.5 m (to dwelling)	6.0 m	2.4 m (1)	1.2 m on one side and 0 m on a common wall lot line	14.5 m	N/A	FY – 2.0 m ESY – 1.8 m RY – 2.5 m	RY – 2.5 m (2)	0.46 m	RY – 0.6 m SY – 0.6 m FY – Not Permitted	FY – 3.5 m ESY – 3.5 m RY – 3.5 m	FY – 2.5 m RY – 2.5 m			

	COLUMN 1	COLUMN 2	COLUMN 3	COLUMN 4	COLUMN 5	COLUMN 6	COLUMN 7	COLUMN 8	COLUMN 9	COLUMN 10	COLUMN 11	COLUMN 12	COLUMN 13	COLUMN 14	COLUMN 15	COLUMN 16	COLUMN 17	COLUMN 18
	Use	Minimum Lot Area (min)	Minimum Lot Width (min)	Minimum Front Yard	Minimum Rear Yard	Minimum Exterior Side Yard	Minimum Interior Side Yard	Maximum Building Height	Minimum Landscaped Open Space for a Required Front Yard	Maximum Projections					Accessory Buildings / Structures			
Porch										Patio or Deck above finished grade	Eaves and Gutters	Air Conditioning Unit	Steps / Stairs	Balcony	Maximum Building Coverage	Minimum Yard	Maximum Accessory Suite Size	
An attached private garage fronting a flankage street shall be 6.0 metres from the lot line on the flankage street.																		
Patio or deck constructed in a rear yard is restricted to a maximum size of 3.1 m by 2.5 m and connected steps may encroach beyond this maximize size in accordance with Column 14 above.																		
Measured from Rear Lot Line to principal dwelling.																		
Shall only be permitted where the rear lot line is a minimum of 6.0m from the nearest principle dwelling on the adjacent lot, or where the lot abuts an open space, SWM areas, and parks.																		
An air conditioning unit shall be permitted in a front yard provided it is located on a second storey balcony.																		
Applicable only to units that front the pond, otherwise a maximum 11m building height applies.																		
Where the accessory building or structure shares a common lot line with a similar accessory building or structure on the abutting lot, a 0 m interior side yard shall apply.																		
Provision from parent R1-Zone of By-law HC 1-2020, as amended.																		
Provision from parent R4 Zone of By-law HC 1-2020, as amended.																		
Shall only be applicable to detached accessory structures with a Secondary Suite.																		
Shall only be permitted where a 30% minimum landscaped open space for a required rear yard is provided.																		
NOTE: FY = Required Front Yard RY = Required Rear Yard SY = Required Side Yard ESY = Required Exterior Side Yard ISY = Required Interior Side Yard																		

APPENDIX 1:

This order is subject to the following conditions in accordance with subsection 47(1.0.1) of the *Planning Act*:

1. A Masterplan(s), informed by public consultation, that illustrates features such as land use, road pattern, open space, parks, institutional, housing mix and any other matters deemed necessary to complete the plan(s) be developed to the satisfaction of Haldimand County;
2. A Plan(s) of subdivision be submitted in support of each phase of development. This draft plan will designate development blocks, roads, open space and other lands including those to be dedicated to the County. This plan is to be completed to the satisfaction of Haldimand County; and
3. Only if required, site-specific zoning be secured, in order to implement general uses, set out by the by-law and/or the masterplan(s). The site-specific zoning may accommodate alternate uses or built forms, and may vary provisions contained in this zoning order so long as the general intent of this by-law is maintained.