

THE CORPORATION OF HALDIMAND COUNTY

By-law Number /18

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

WHEREAS this by-law is enacted in accordance with Section 34 of the *Planning Act*, R.S.O. 1990, c.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 the lands described as Concession 5, Part Lot 6, Geographic Township of Rainham, now in Haldimand County and being shown on Maps 'A' and 'B' attached hereto to form a part of this by-law.
2. **THAT** Schedule "A12 – Figure 4" to the Town of Haldimand Zoning By-law 1-H 86, as amended, is hereby further amended by identifying the Subject Lands on Maps 'A' and 'B' attached hereto and forming part of this by-law, as being rezoned from 'Hamlet Commercial' to 'Hamlet Residential'.
3. **THAT** Schedule "A12 – Figure 4" to the Town of Haldimand Zoning By-law 1-H 86, as amended, is hereby further amended by identifying the Subject Lands on Maps 'A' and 'B' attached hereto and forming part of this by-law, as having reference to Subsection 36.446.
4. **THAT** the following subsection shall be added to Section 36 (Special Provisions for Particular Parcels of Land) of said By-law 1-H 86:

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

- a) That notwithstanding Section 14.2 Zone Provisions of the Hamlet Residential (RH) Zone, the minimum rear yard setback shall be 1.2 metres.
- b) That notwithstanding Section 6.7 General Provisions for Accessory Uses to Residential Uses (c.6.7), the minimum side yard setback for accessory structures shall be 1.1 metres.

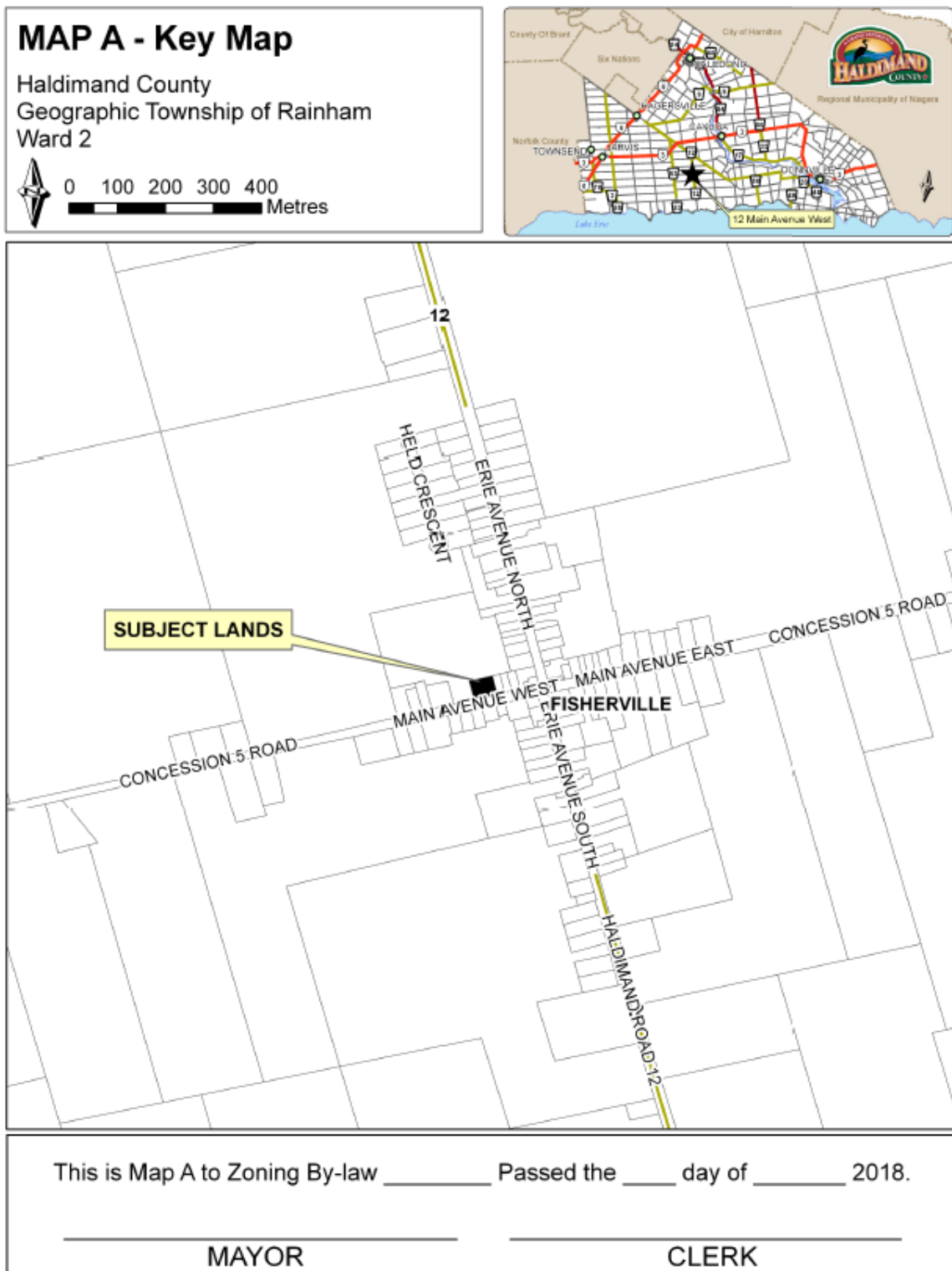
5. **AND THAT** this by-law shall take force and effect on the date of passage.

READ a first and second time this 4th day of September, 2018.

READ a third time and finally passed this 4th day of September, 2018.

MAYOR

CLERK



Ref: PLZ-HA-2018-096

MAP B - Detail Map

Haldimand County
Geographic Township of Rainham, Ward 2

SCALE: 1:750
0 5 10 15 20 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 _____ 2018.

MAYOR

CLERK

Ref: PLZ-HA-2018-096

PURPOSE AND EFFECT OF BY-LAW NO. /18

This by-law affects lands located on the north side of Main Avenue West, in the Hamlet of Fisherville, and legally described as Concession 5, Part Lot 6, Geographic Township of Rainham, now in Haldimand County, Municipally known as 12 Main Avenue West, Fisherville.

The purpose of this by-law is to rezone from 'Hamlet Commercial' to 'Hamlet Residential' to allow residential uses of an existing structure on the subject lands and to recognize existing deficiencies associated with existing structures.

According to the Haldimand County Official Plan, the lands affected by the proposed amendment are designated 'Hamlet'.

Report No.: PED-PD-33-2018
File No.: PLZ-HA-2018-096
Name: Otterman
Roll No.: 2810-158-003-10700