

## THE CORPORATION OF HALDIMAND COUNTY

By-law Number /18

**Being a by-law to amend the Zoning By-law 1-DU 80, as amended, of the Town of Dunnville in the name Norman and Donna Longarini**

**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, 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** this by-law shall apply to the lands described as Plan 396, Part Lot J, Dunnville, Haldimand County, and being shown on Maps 'A' and 'B' attached hereto to form a part of this by-law.
2. **AND THAT** Schedule "A4-B" to the Town of Dunnville Zoning By-law 1-DU 80, 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 37.573.
3. **AND THAT** the following subsection shall be added to Section 37 (Special Provisions for Particular Parcels of Land) of said By-law 1-DU 80:

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

- a) That in addition to Subsection 9.1 Permitted Uses of the Urban Residential Type 2 (R2) Zone, aa Group Home with a maximum occupancy of 9 tenants is also permitted.
- b) In lieu of Section 7.10.5, the minimum parking spaces required shall be 4.
- c) In lieu of Section 9.2 (c) the minimum interior side yard shall be 0.6 m.
- d) In lieu of Section 6.8 (d) the minimum setback for an accessory structure shall be 0 m to recognize an existing garage.

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

READ a first and second time this 17<sup>th</sup> day of December, 2018.

READ a third time and finally passed this 17<sup>th</sup> day of December, 2018.

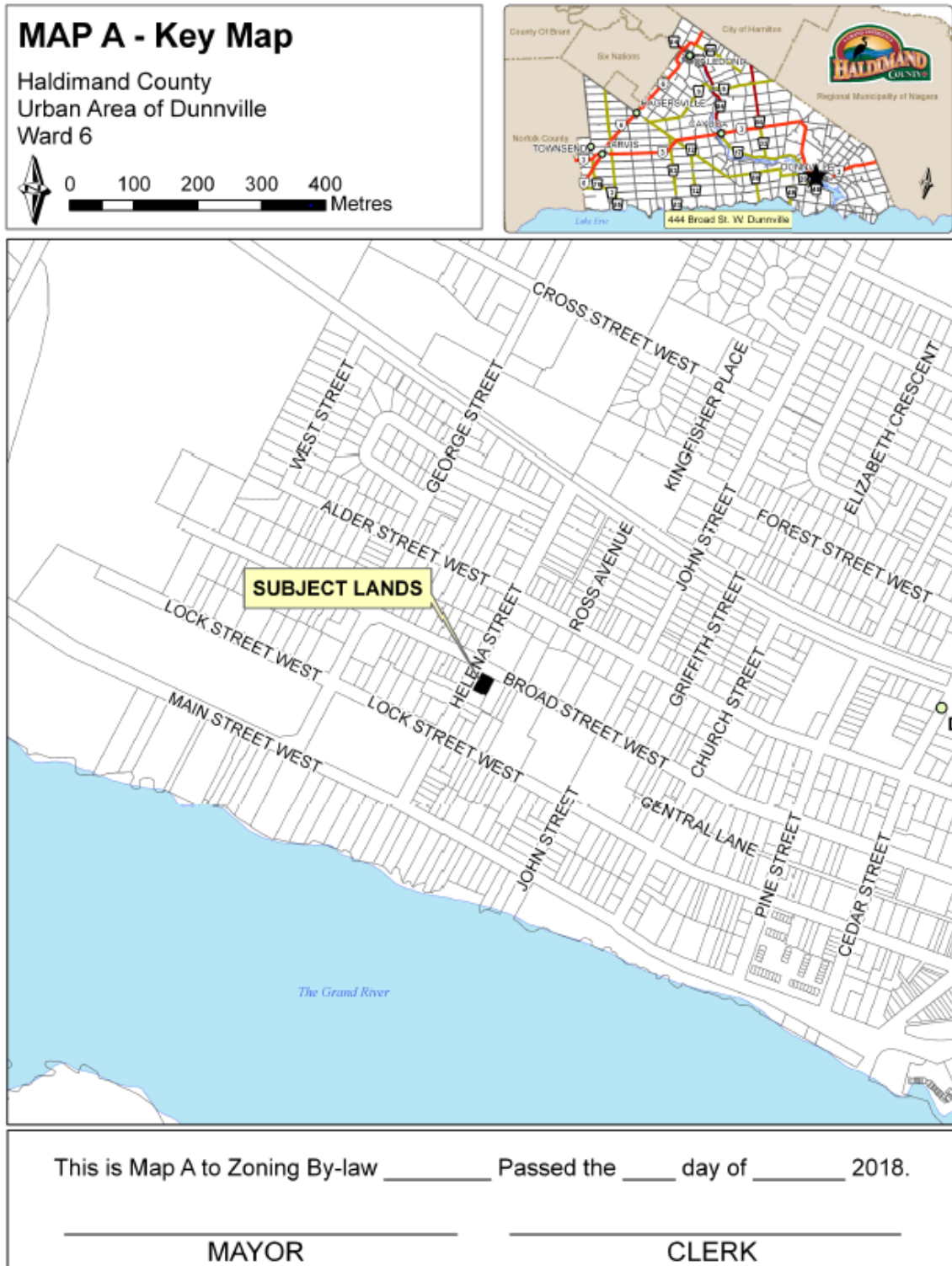
---

MAYOR

---

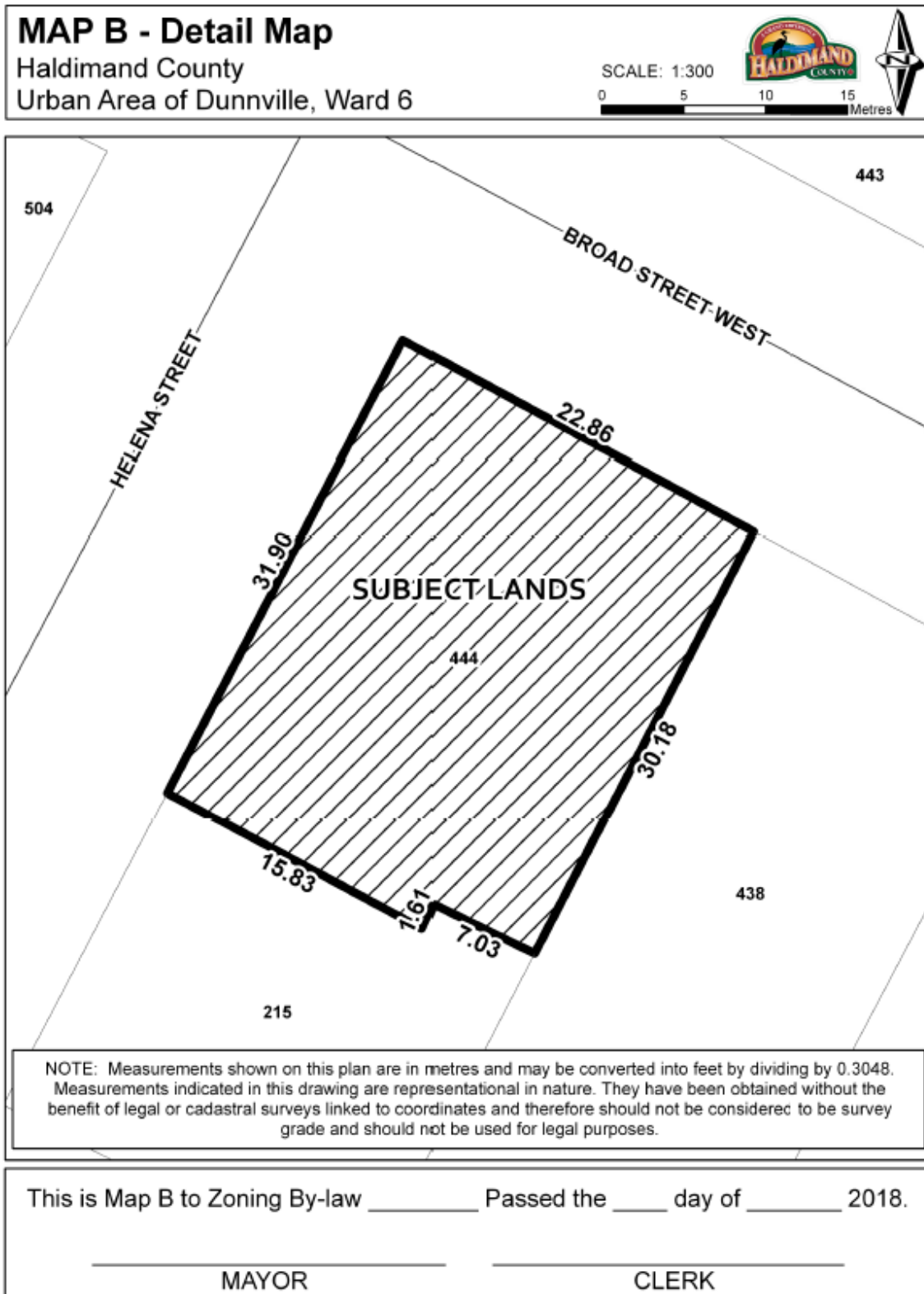
CLERK

Schedule “A”



Ref. PLZ-HA-2018-161

## Schedule "B"



Ref: PLZ-HA-2018-161

## PURPOSE AND EFFECT OF BY-LAW

/18

This By-law amendment applies to the lands located on the south-east corner of Broad Street West and Helena Street in Dunnville, and legally described as Plan 396, Part Lot J, and municipally known as 444 Broad Street West.

The purpose of this by-law is to apply a special provision to the property that will permit a 6 bedroom assisted living group home with a maximum occupancy of 9 and to recognize deficiencies associated with existing structures. The zoning on the site is currently 'Urban Residential Type 2 (R2) Zone'. This rezoning will establish an assisted living group home as a permitted use, as well as permitting a parking requirement of 4 parking spaces. Additionally, an existing interior side-yard setback deficiency and existing accessory structure setback deficiency are recognized with this by-law. The remaining zone provisions will be consistent with what is permitted in the R2 zone under the Town of Dunnville Zoning By-law 1 DU-80.

The lands are designated Residential within the Haldimand County Official Plan. The proposal conforms with Official Plan.

Report Number:	PD-38-2018
File Number:	PLZ-HA-2018-161
Name:	Longarini
Roll No.:	2810-024-004-08200-0000