

THE CORPORATION OF HALDIMAND COUNTY

By-law Number /19

Being a by-law to amend the Town of Dunnville Zoning By-law 1-DU 80, as amended, in the name of Otto and Cornelia Bulk.

WHEREAS this by-law is enacted in accordance with Section 34 of the **Planning Act**, R.S.O. 1990, c.P.13, as amended, which provides that Council may pass zoning by-laws for the purpose of land use control and related administration;

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 Part of Lot 20, Concession 5, South of Dover Road, Geographic Township of Dunn, 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 "A7 Figure 2" to Zoning By-law 1-DU 80 of the Town of Dunnville is hereby amended by rezoning the lands shown on Maps 'A' and 'B' attached hereto to form a part of this by-law from 'Agricultural (A)' to 'Seasonal Residential (RS)'.
3. **THAT** the following subsection be added to Section 37 of said Zoning By-law 1-DU 80 and apply to the subject lands on Maps 'A' and 'B' attached hereto:

"37.575 a) General Provisions

That notwithstanding the applicable regulations contained in Section 6 (General Provisions), subsection 6.16 *Frontage on an Improved Street* shall not apply.

b) Zone Provisions

That notwithstanding the Provisions of Section 15.2 – *Zone Provisions* of the 'Seasonal Residential (RS)' Zone, subsection 15.2 (b) *Minimum Lot Frontage* shall be nil."

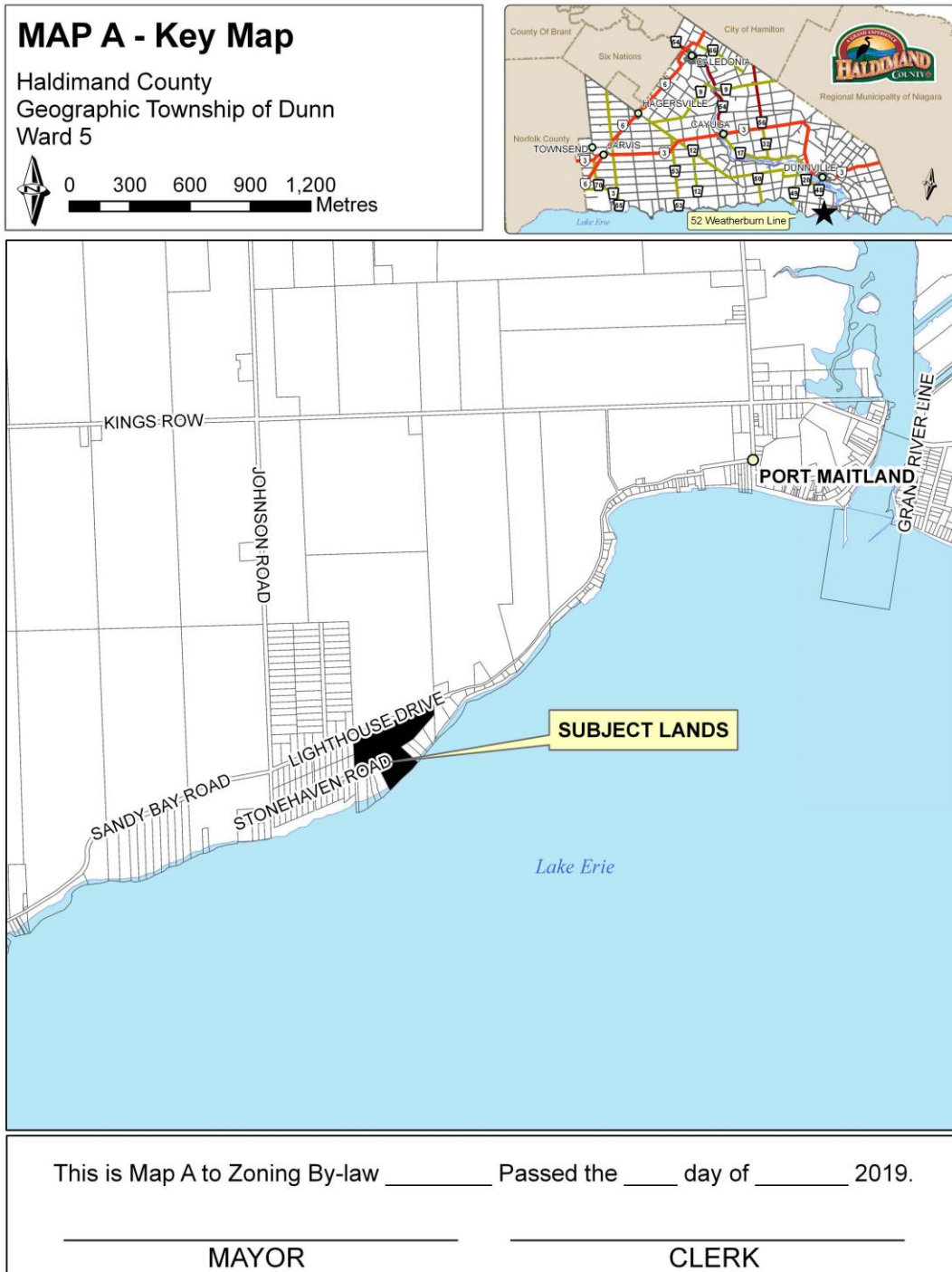
4. **AND THAT** this by-law shall take force and effect on the date of final approval of Official Plan Amendment HCOP-47 to the Haldimand County Official Plan.

READ a first and second time this 11th day of February, 2019.

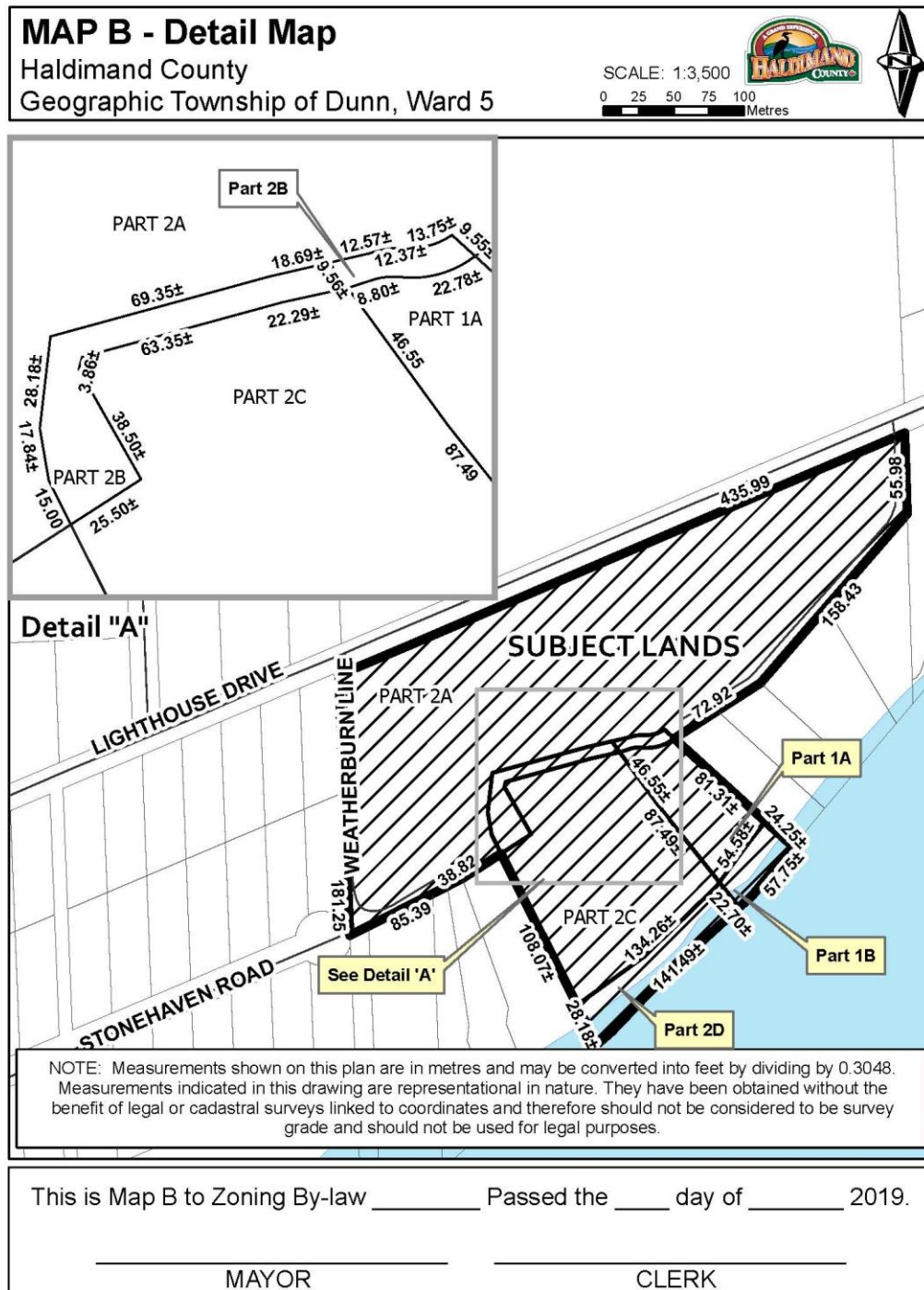
READ a third time and finally passed this 11th day of February, 2019.

MAYOR

CLERK



Ref: PLZ-HA-2018-152



Ref: PLZ-HA-2018-152

PURPOSE AND EFFECT OF BY-LAW NO. /19

This by-law affected lands located on the south side of Lighthouse Drive and the east side of a private roads known as Green's Line and Weatherburn Line. The lands are described as Part of Lot 20, Concession 5, South of Dover Road, Geographic Township of Dunn, now in Haldimand County, and are municipally known as 52 Weatherburn Line.

The purpose of this by-law is to amend the zoning of the subject lands from 'Agricultural (A)' Zone to 'Seasonal Residential (RS)' Zone with special provisions to grant relief from the requirements for lot frontage on an improved street and permit the lot frontage to be nil to facilitate new lot creation through a subsequent consent application. Amending the zoning to 'Seasonal Residential (RS)' Zone would facilitate the opportunity for one new lot and the development of a seasonal residential dwelling. Permitted uses in the 'RS' Zone include a summer cottage and an existing one family dwelling house.

A related Official Plan Amendment to the Haldimand County Official Plan (HCOP-47) to redesignate the lands from 'Agriculture' to 'Resort Residential' also affects the subject lands.

Report:	PDD-03-2019
File Number:	PLZ-HA-2018-152
Related File Number:	PLOP-HA-2018-151
Roll Number:	2810.021.003.00250
Name:	Otto and Cornelia Bulk