

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 Pedro & Shouwstra

WHEREAS this by-law is enacted in accordance with Sections 34 and 36 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 4 South of Dover Road, Part Lot 6 RP 18R7513 Part 3, Geographic Township of Dunn, now in Haldimand County and being shown on Maps 'A' and 'B' and being shown as the subject lands on Map 'B' attached hereto to form a part of this by-law.
2. **THAT** Schedule "A6 – Figure 1" 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' and being shown as the subject lands on Map 'B' attached hereto and forming part of this by-law, as being rezoned from 'Seasonal Residential' to 'Seasonal Residential – Holding'.
3. **THAT** Schedule "A6 – Figure 1" 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' and being shown as the subject lands on Map 'B' attached hereto and forming part of this by-law, as having reference to Subsection 37.578.
4. **THAT** the following subsection shall be added to Section 37 (Special Provisions for Particular Parcels of Land) of said By-law 1-DU 80:

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

- i. That in addition to Subsection 15.1 Permitted Uses of the Seasonal Residential (RS) Zone, a one family dwelling house is also permitted.
- ii. That notwithstanding Subsection 15.2 b) of the Seasonal Residential (RS) Zone, the minimum lot frontage shall be 5 m.

5. **THAT** the Holding (H) provision shall remain in place on the subject lands on Map B attached to this by-law until such time as septic plans are submitted to the County and approved for construction.

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

READ a first and second time this 1st day of April, 2019.

READ a third time and finally passed this 1st day of April, 2019.

MAYOR

DEPUTY CLERK

Schedule "A"



Ref: PLZ-HA-2018-193

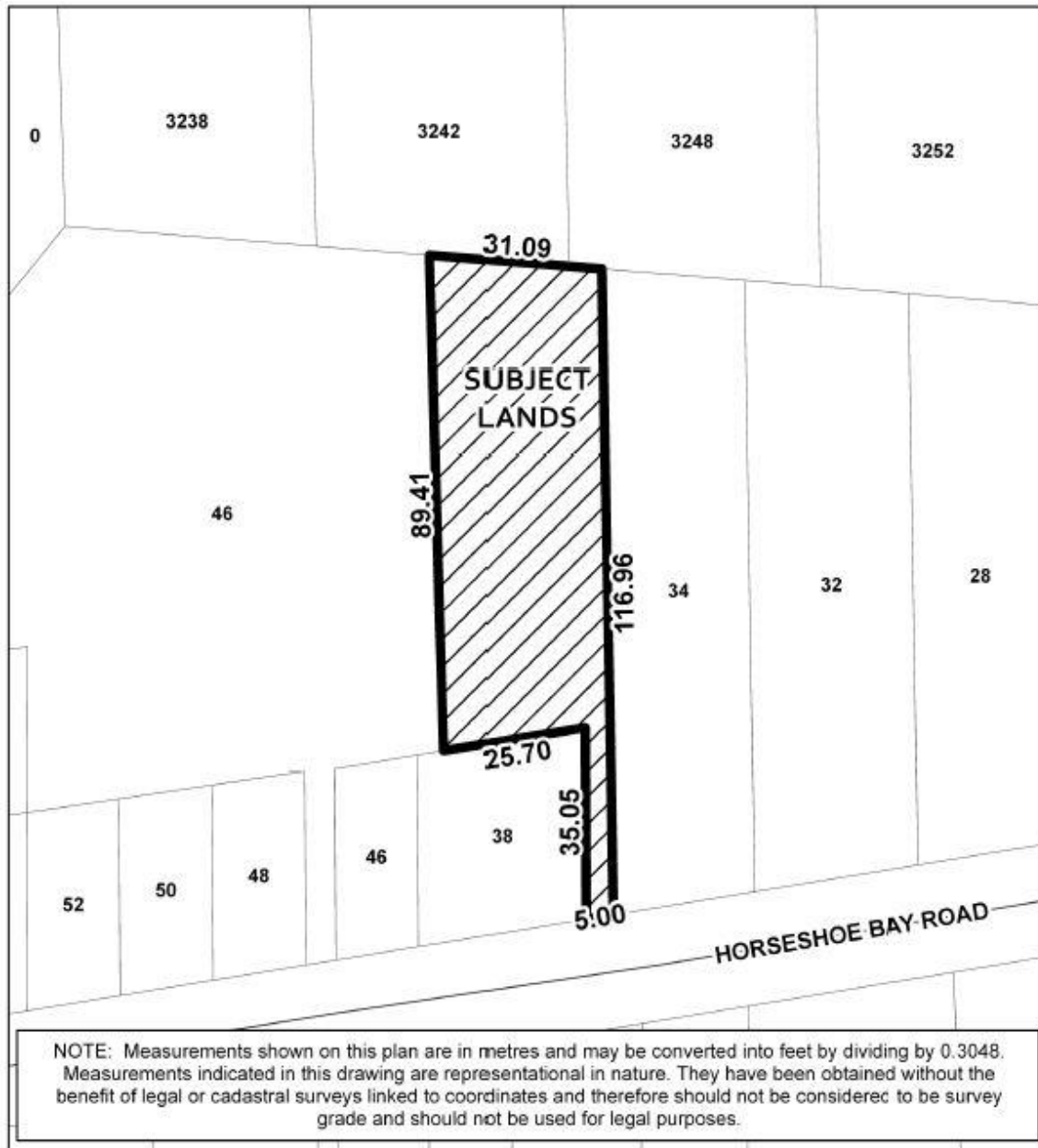
MAP B - Detail Map

Haldimand County

Geographic Township of Dunn, Ward 5

SCALE: 1:1,000

0 10 20 30 40 Metres



This is Map B to Zoning By-law _____ Passed the ____ day of _____ 2019.

MAYOR

CLERK

Ref: PLZ-HA-2018-193

PURPOSE AND EFFECT OF BY-LAW NO. /19

This by-law affects lands located on the north side of Horseshoe Bay Road, in the eastern portion of the Blott Point Lakeshore Node, and legally described as Concession 4 South of Dover Road, Part Lot 6 RP 18R7513 Part 3, Geographic Township of Dunn, now in Haldimand County, and known municipally as 36 Horseshoe Bay Road.

The purpose of this by-law is to create a site specific permission by adding a one family dwelling house (single detached residential dwelling) to the list of permitted uses of the 'Seasonal Residential (RS) Zone'. This would allow for year-round occupancy of a proposed dwelling. In addition, this zoning by-law amendment seeks to recognize a frontage deficiency where the property can provide 5 m of direct frontage and the RS zone requires 30 m.

According to the Haldimand County Official Plan, the lands affected by the proposed amendment are designated Resort Residential Node.

Report No.: PDD-10-2019
File No.: PLZ-HA-2018-193
Name: Pedro & Shouwstra
Roll No.: 2810-021-002-35117