

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 names of Schilstra
and DeHaan**

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 5 SDR, Part Lot 19 DEP, 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 "A7 – Figure 2" 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 'Agriculture' to 'Seasonal Residential – Holding'.
3. **THAT** Schedule "A7 – Figure 2" 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 37.579.
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:

37.579 That on the lands delineated as having reference to this subsection, the following provisions shall apply: That in addition to Subsection 15.1 Permitted Uses of the Seasonal Residential (RS) Zone, a one family dwelling house is also permitted.

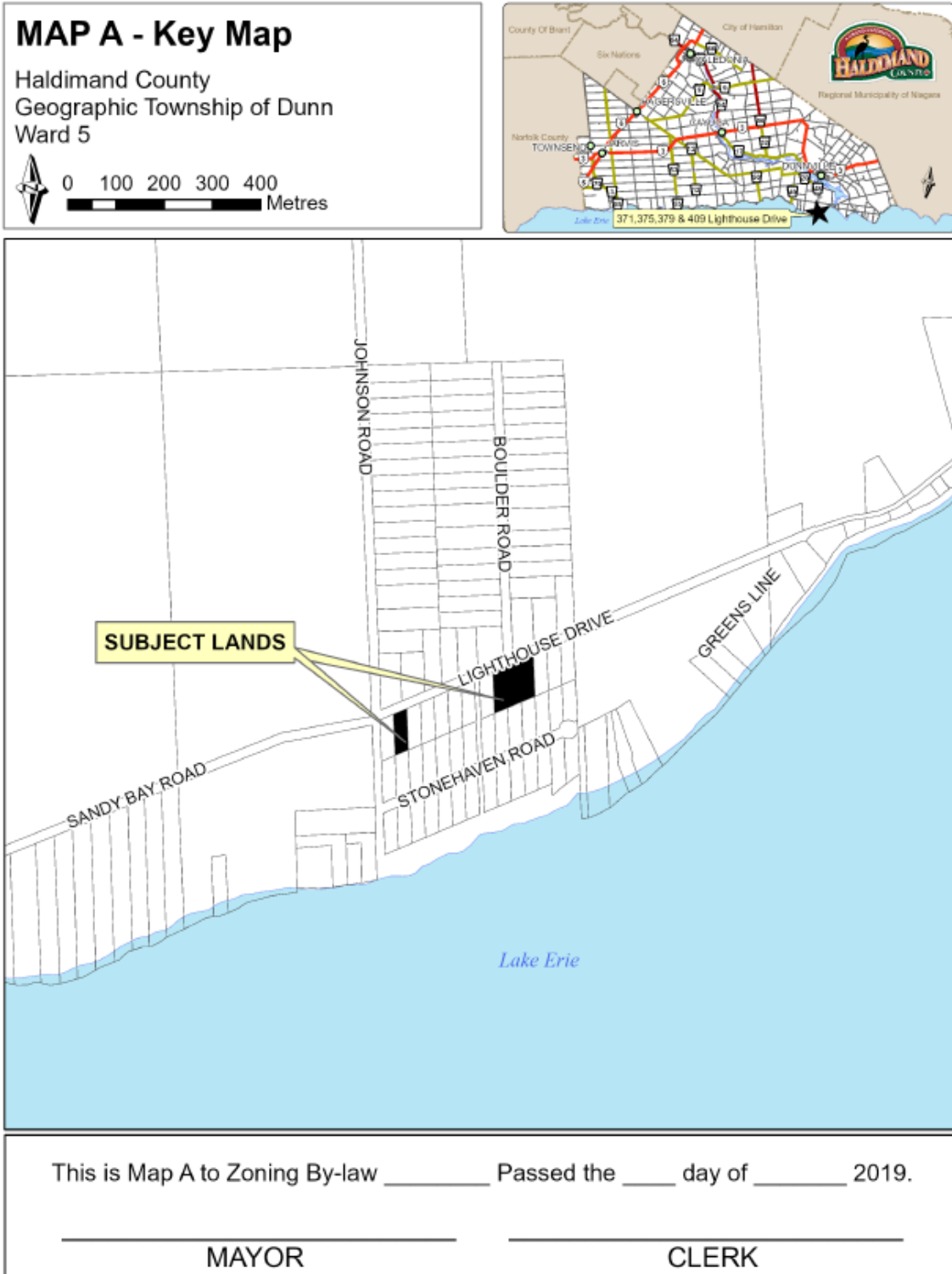
5. **THAT** the Holding (H) provision shall remain in place on the subject lands on Map B attached to this by-law until such time as grading and septic plans are submitted to the County and approved for construction.
6. **THAT** Special Provision 37.4 be deleted from the subject lands on Map B attached to this by-law.
7. **AND THAT** this by-law shall take force and effect on the date of passage.

READ a first and second time this 3rd day of September, 2019.

READ a third time and finally passed this 3rd day of September, 2019.

MAYOR

CLERK



Ref: PLZ-HA-2019-112

MAP B - Detail Map
 Haldimand County
 Geographic Township of Dunn, Ward 5

SCALE: 1:2,000
 0 20 40 60 80 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 _____ 2019.

_____ MAYOR _____ CLERK

Ref: PLZ-HA-2019-112

PURPOSE AND EFFECT OF BY-LAW NO. /19

This by-law affects lands located on the south side of Lighthouse Drive, in the northern portion of the Johnson Road and Green's Line Lakeshore Node, and legally described as Concession 5 SDR, Part Lot 19 DEP, Geographic Township of Dunn, now in Haldimand County, and having no municipal addresses.

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 four proposed dwellings on four individual lots.

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

Report No.: PDD-31-2019
File No.: PLZ-HA-2019-112
Name: Schilstra and DeHaan
Roll No.'s: 2810-021-003-00137;
2810-021-003-00146;
2810-021-003-00147;
2810-021-003-00148.