

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 Fess.

WHEREAS this by-law is enacted in accordance with Sections 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 4 South of Dover Road, Part Lot 6 DEP, Plan 49621 Parcels 10-13, 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 having reference to Subsection 37.583.
3. **THAT** the following subsection shall be added to Section 37 (Special Provisions for Particular Parcels of Land) of said By-law 1-DU 80:
 - 37.583 i. 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.
 - ii. Notwithstanding Subsection 6.8 Accessory Uses to Residential Uses, the maximum height for an accessory structure shall be 6.4 metres, and the maximum floor area shall be 87 square metres.

4. **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 November, 2019.

READ a third time and finally passed this 4th day of November, 2019.

MAYOR

CLERK

Schedule "A"



Ref: PLZ-HA-2019-126



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PURPOSE AND EFFECT OF BY-LAW NO. /19

This by-law affects lands located on the west side of Haldimand Road 49, in the eastern portion of the Horseshoe Bay Road Lakeshore Node, and legally described as Concession 4 South of Dover Road, Part Lot 6 DEP, Plan 49621 Parcels 10-13, Geographic Township of Dunn, now in Haldimand County, municipally known as 11 Haldimand Road 49.

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 relief is being granted to permit an accessory structure with a height of 6.4 metres and a floor area of 87 square metres.

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

Report No.:	PDD-39-2019
File No.:	PLZ-HA-2019-126
Name:	Fess
Roll No.:	2810-021-002-36100