

## 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 Richard Beldman Construction.**

**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 DUN CON 5 SDR PT LOT 19 DEP, 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 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 being rezoned from 'Seasonal Residential (RS)' to 'Seasonal Residential – Holding (RS-H)'.
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' attached hereto and forming part of this by-law, as having reference to Subsection 37.582.
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:

37.582            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 in the Seasonal Residential Zone (RS), a one family dwelling 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 a grading plan has been submitted and approved by the County and a Mutual Drainage Agreement (if required) has been registered on the title of all affected properties.
6. **AND THAT** this by-law shall take force and effect on the date of passage.

READ a first and second time this 15<sup>th</sup> day of October, 2019.

READ a third time and finally passed this 15<sup>th</sup> day of October, 2019.

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MAYOR

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CLERK

### MAP A - Key Map

Haldimand County  
Geographic Township of Dunn  
Ward 5

0 100 200 300 400

Metres

This is Map A to Zoning By-law \_\_\_\_\_ Passed the \_\_\_\_ day of \_\_\_\_\_ 2019.

\_\_\_\_\_

MAYOR

\_\_\_\_\_

CLERK

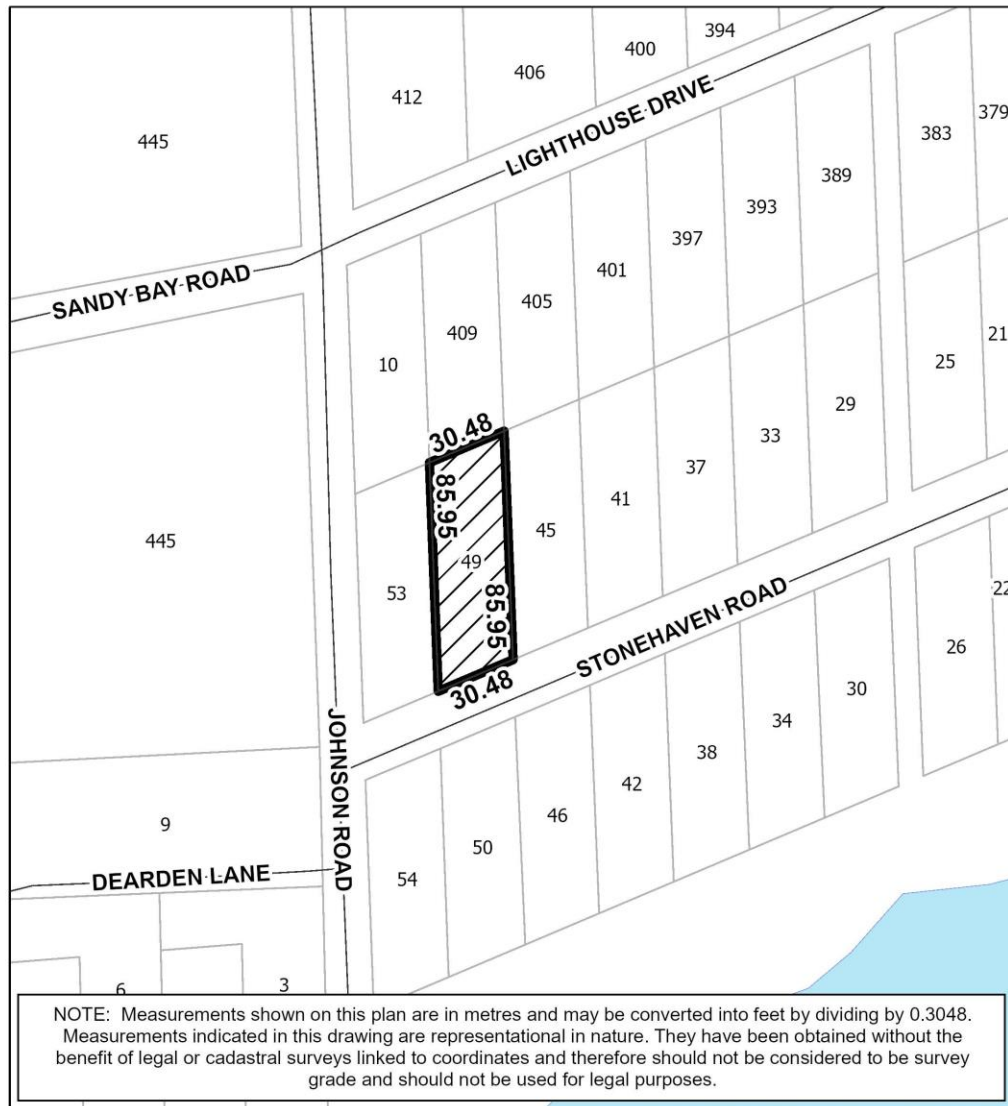
Ref: PLZ-HA-2019-131

**MAP B - Detail Map**

Haldimand County  
Geographic Township of Dunn, Ward 5

SCALE: 1:2,000

0 20 40 60 80  
Metres



This is Map B to Zoning By-law \_\_\_\_\_ Passed the \_\_\_\_ day of \_\_\_\_\_ 2019.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK

Ref: PLZ-HA-2019-131

## PURPOSE AND EFFECT OF BY-LAW NO. /19

This by-law affects lands fronting on the north side of Stonehaven Road in the Lakeshore Node of Johnson Road, legally described as DUN CON 5 SDR PT LOT 19 DEP, now in Haldimand County, and municipally known as 49 Stonehaven Road.

The purpose of this by-law is to create a site specific permission for the subject lands by adding a one family dwelling house (single detached residential dwelling) to the list of permitted uses in the 'Seasonal Residential (RS)' Zone. This will allow year-round occupancy of the dwelling that the proponent is currently constructing on the subject lands.

According to the Haldimand County Official Plan, the subject lands are designated 'Resort Residential Node'. The proposal conforms to the Haldimand County Official Plan.

A Holding (H) Provision has been affixed to the zoning of the subject lands to ensure that an as-built grading plan is approved by County staff and a Mutual Drainage Agreement (if required) is registered on title of all affected properties prior to occupancy of the dwelling to demonstrate that the subject lands are graded appropriately and all legal requirements are satisfied.

Report Number:	PDD-37-2019
File Number:	PLZ-HA-2019-131
Name:	Richard Beldman Construction
Roll Number:	2810.021.003.001.190000