

## THE CORPORATION OF HALDIMAND COUNTY

By-law Number /20

**Being a by-law to amend the Town of Dunnville Zoning By-law 1-DU 80, as amended, in the name of John & Nancy Vos**

**WHEREAS** this by-law is enacted in accordance with Section 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 all apply to lands described as former geographic township of Canborough, Concession 2, Part of Lots 6 to 8 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 "A1" of the Town of Dunnville Zoning By-law 1-DU, as amended, is hereby further amended by identifying Part 2 of Subject Lands on Maps 'A' and 'B' attached hereto to form part of this by-law as being amended from 'Agricultural (A)' Zone to 'Hazard Lands (HL)' Zone.
3. **THAT** Schedule "A1" of 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 to form part of this by-law as having reference to Subsection 37.584.
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:

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

### Part 1

That notwithstanding the permitted uses in the 'Agricultural (A)' Zone contained in Section 30, the only permitted use on Part 1 is general access.

### Part 2

That notwithstanding the permitted uses in the 'Hazard Land (HL)' Zone contained in Section 36, the only permitted use on Part 2 is general access.

Part 3

That notwithstanding the 'Agricultural (A)' Zone provisions contained in Section 30, the following shall apply:

- The minimum lot frontage shall be 27.46 metres
- The minimum right interior side yard setback shall be 5.42 metres

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

READ a first and second time this 19<sup>th</sup> day of May, 2020.

READ a third time and finally passed this 19<sup>th</sup> day of May, 2020.

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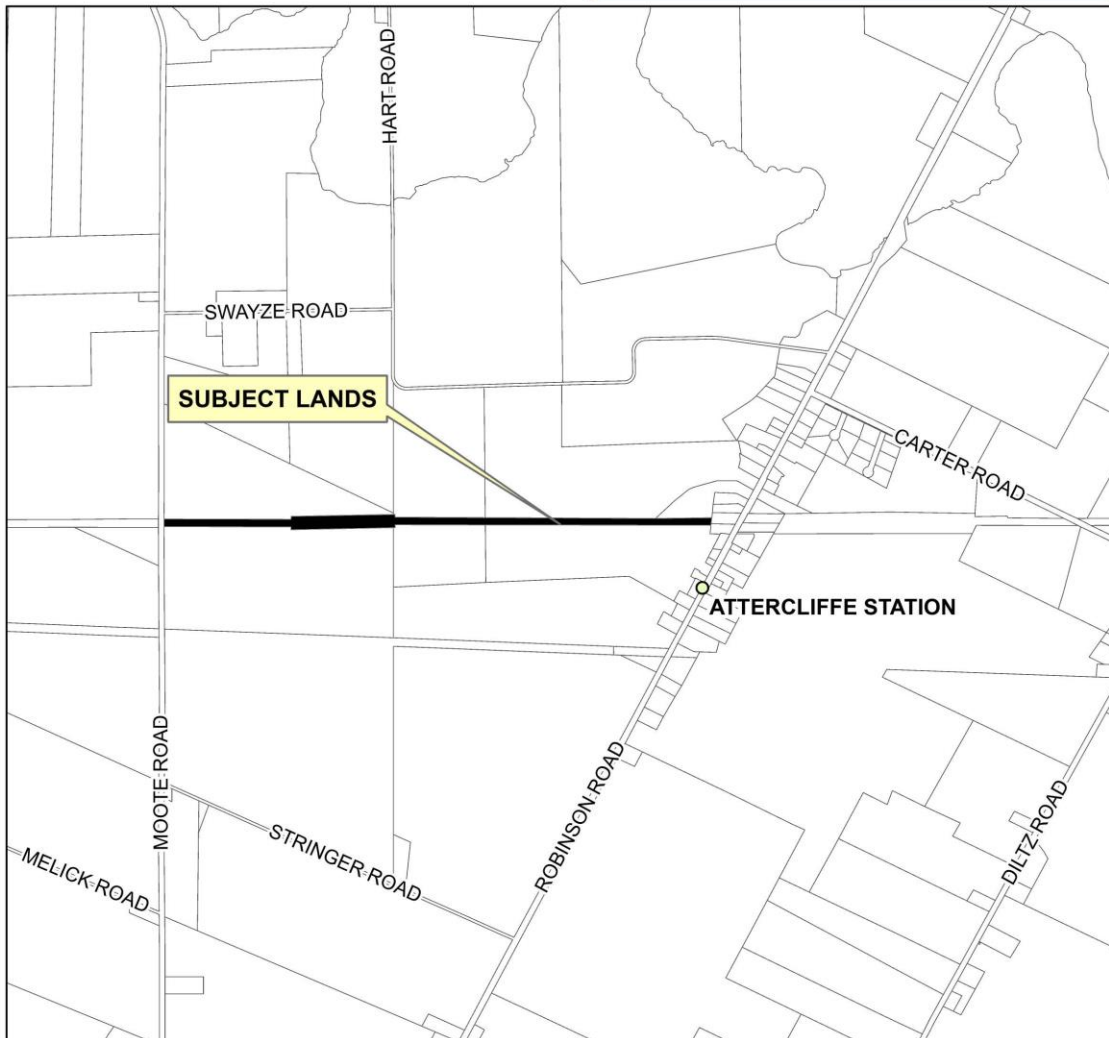
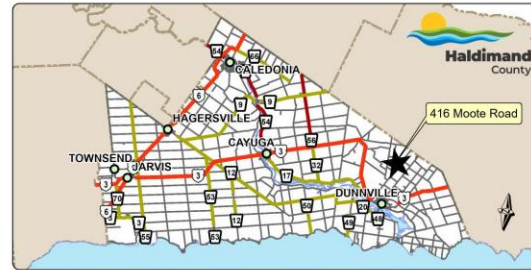
MAYOR

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CLERK

## MAP A - Key Map

Haldimand County  
Geographic Township of Canborough  
Ward 6



This is Map A to Zoning By-law \_\_\_\_\_ Passed the \_\_\_\_ day of \_\_\_\_\_ 2020.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK

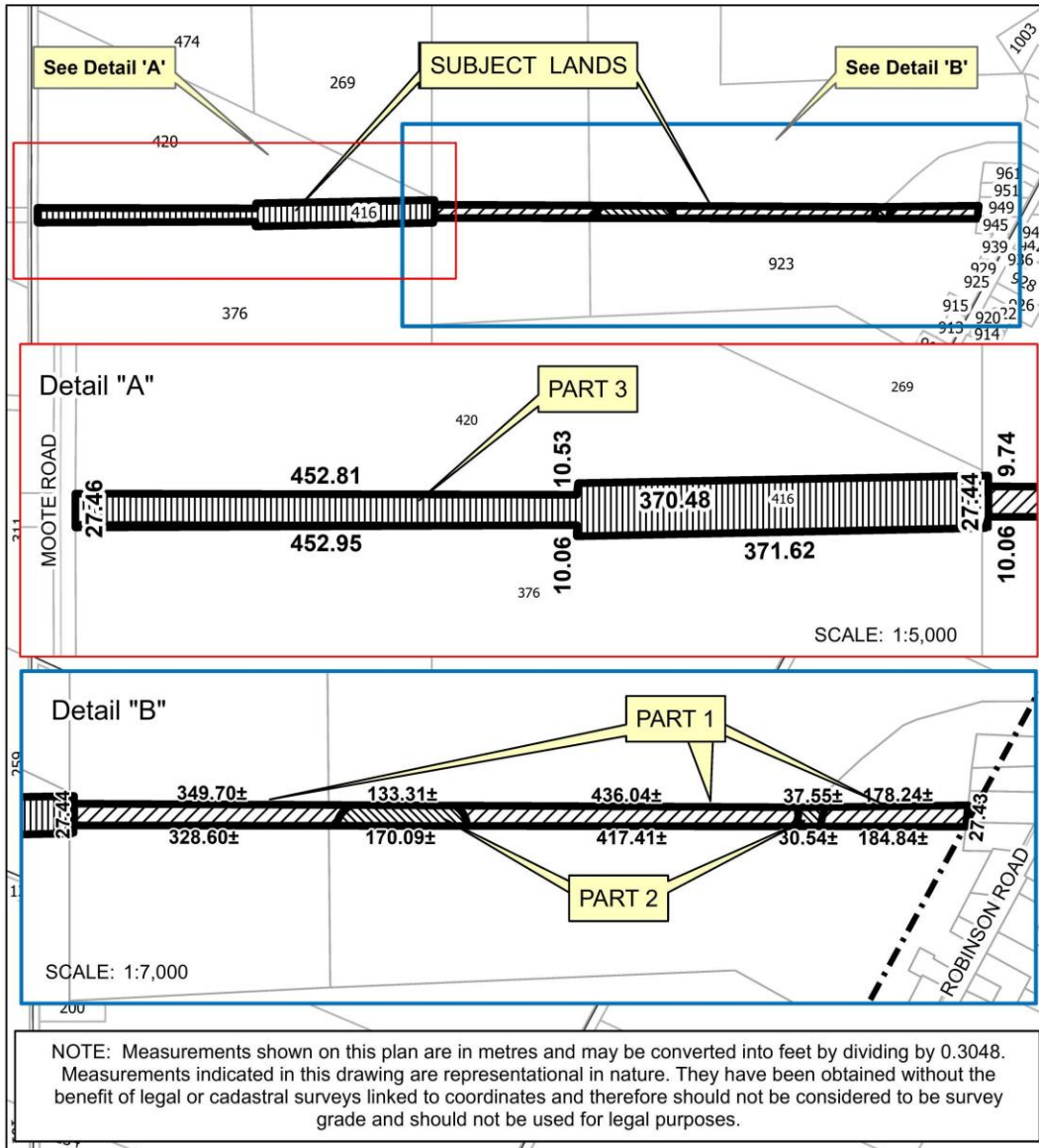
Ref: PLZ-HA-2020-001

**MAP B - Detail Map**

Haldimand County

Geographic Township of Canborough, Ward 6

SCALE: 1:11,500

0 80 160 240 320  
Metres

This is Map B to Zoning By-law \_\_\_\_\_ Passed the \_\_\_\_ day of \_\_\_\_\_ 2020.

\_\_\_\_\_  
MAYOR\_\_\_\_\_  
CLERK

Ref: PLZ-HA-2020-001

## PURPOSE AND EFFECT OF BY-LAW NO. /20

This by-law affects lands fronting onto the east side of Moote Road in the former geographic township of Canborough. The subject lands are legally described as former geographic township of Canborough, Concession 2, Part of Lots 6 to 8 now in Haldimand County, and are municipally known as 416 Moote Road.

The Committee of Adjustment approved consent application PLB-2019-130 on September 10, 2019 to sever a portion of the subject lands (Parts 1 and 2) having no frontage and being 3.09 hectares (7.64 acres) in size to add to the abutting farm parcel to the north and south and to retain the portion (Part 3) containing the dwelling having 27.46 metres of street frontage and being 3.0 hectares (7.44 acres) in size. Passing of this zoning by-law is required as a condition of the consent approval. The purpose of this by-law is to:

1. Remove all uses permitted in the 'Agricultural (A)' Zone on the severed lands (Parts 1 and 2) that form part of a former rail line and to permit only general access in accordance with the Record of Site Condition (RSC) regulations because the Owner did not obtain a RSC to change the use from rail to agricultural purposes;
2. Rezone portions of the rail area (Part 2) that coincide with the Niagara Peninsula Conservation Authority (NPCA) Regulated Features from the 'Agricultural (A)' Zone to the 'Hazard Lands (HL)' Zone; and
3. Recognize the existing reduced lot frontage and interior right side yard setback on Part 3 of the subject lands in the Zoning By-law.

The proposal conforms to Provincial and County Policy.

Report Number: PDD-11-2020  
File Number: PLZ-HA-2020-001  
Name: Vos  
Roll Number: 2810.022.003.07915.0000