

THE CORPORATION OF HALDIMAND COUNTY

By-law Number /20

Being a by-law to amend Zoning By-law 1 DU-80, as amended, of the Town of Dunnville in the name of Andrei Lissenkov.

WHEREAS Haldimand County is empowered to enact this by-law, by virtue of the provisions of Section 34 of the Planning Act, R.S.O. 1990, C. P13, 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 Part Lot 6, 2nd Cross Concession, Geographic Township of Moulton, and being shown as the Subject Lands on Maps "A" and "B" attached hereto to form a part of this by-law.
2. **THAT** Schedule "A2" to Town of Dunnville Zoning By-law 1 DU-80, as amended, is hereby further amended by identifying the Subject Lands which are shown as 'Subject Lands' on Map "A" and Parts 1 & 2 on Map "B" attached hereto and forming part of this by-law, as having reference to Subsection 37.X.

"37.X That on the lands delineated as having reference to this subsection, the following provisions shall apply:

Notwithstanding the provisions of Section 30.1 Permitted Uses in the Agricultural (A) zone, a one family dwelling house and home occupation shall not be permitted."

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

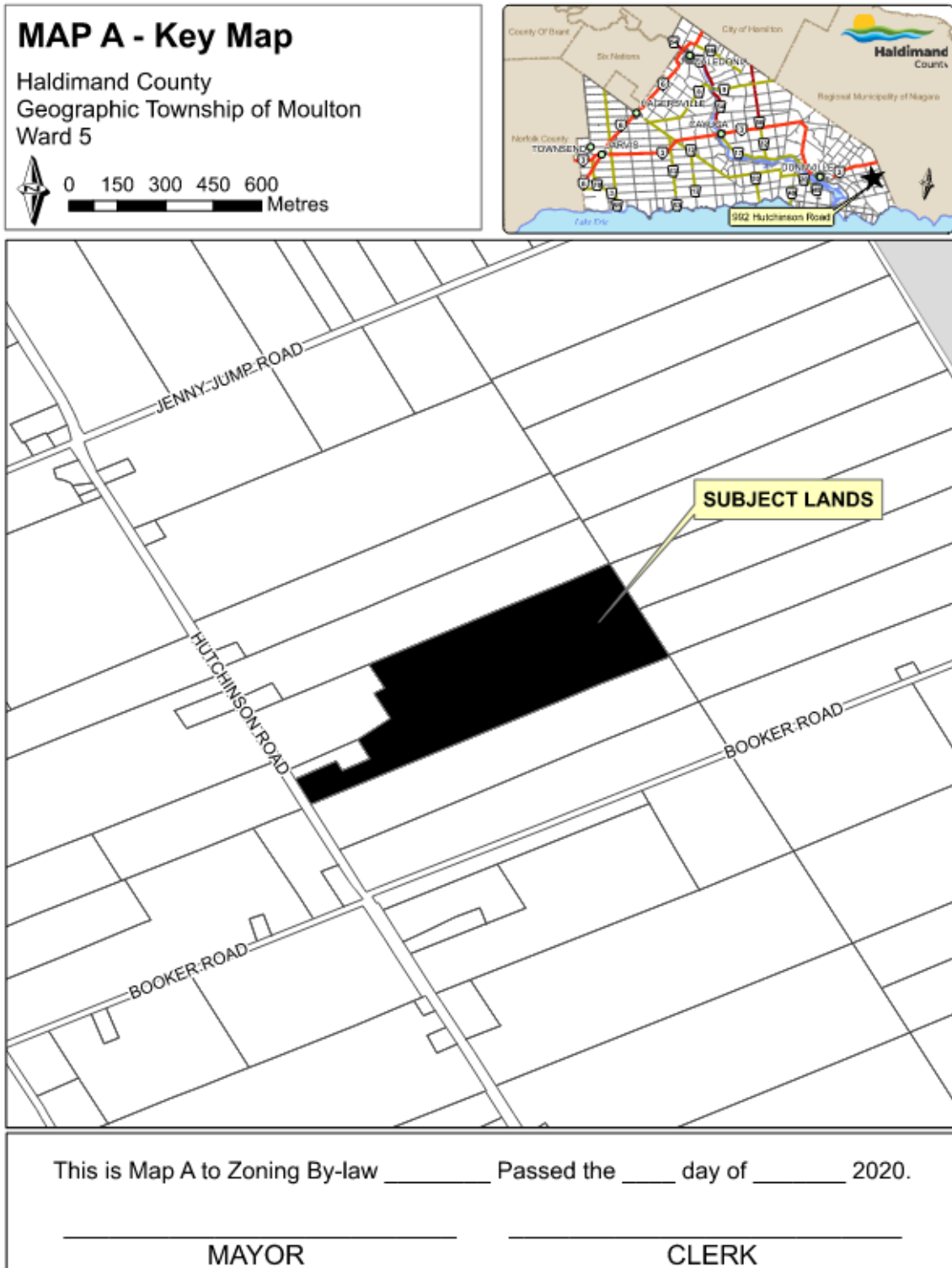
READ a first and second time this 16th day of June, 2020.

READ a third time and finally passed this 16th day of June, 2020.

MAYOR

CLERK

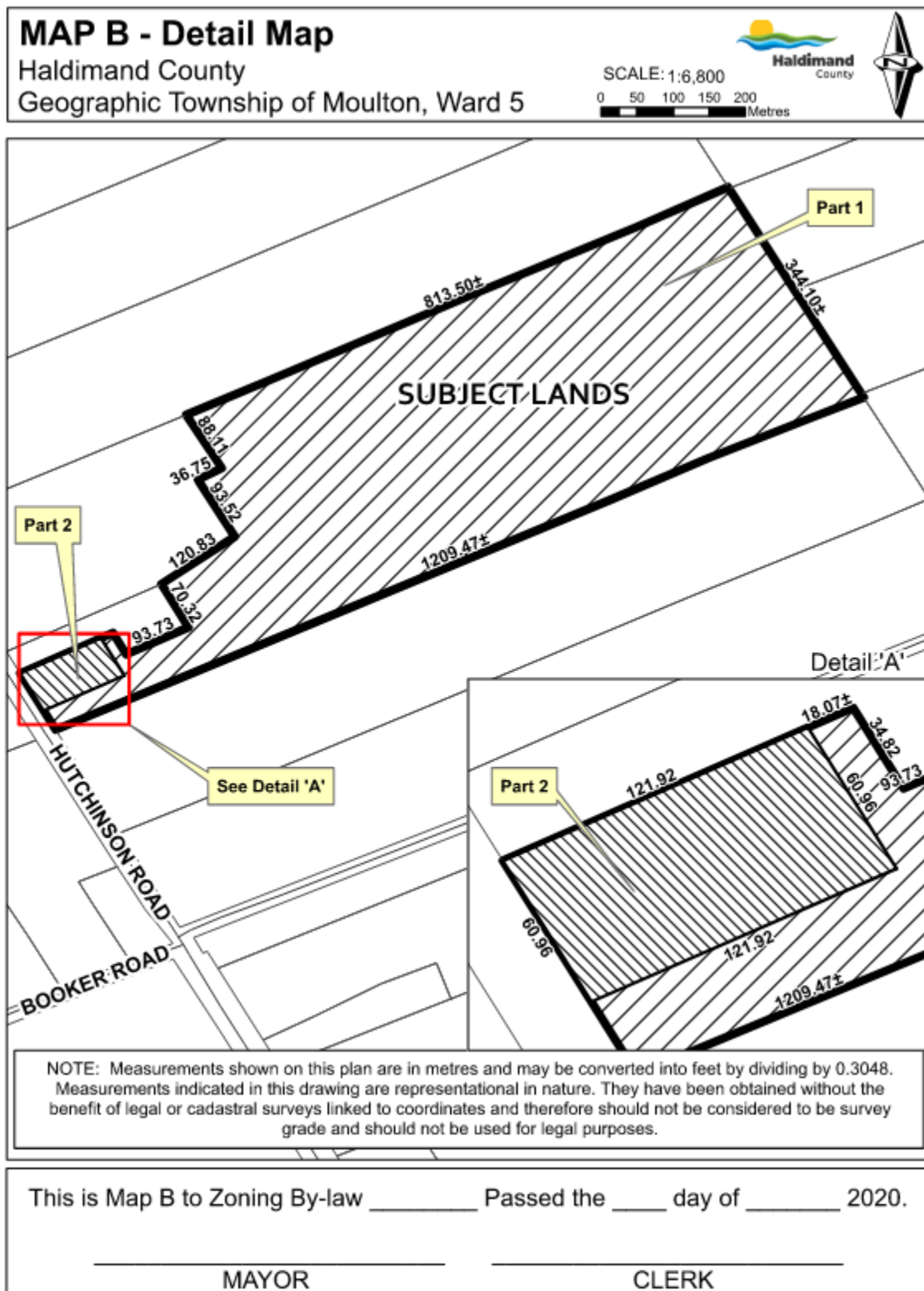
Schedule "A"



Ref: PLZ-HA-2020-053

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Schedule "B"



Ref: PLZ-HA-2020-053

PURPOSE AND EFFECT OF BY-LAW /20

The subject lands are legally described as Part Lot 6, 2nd Cross Concession, Geographic Township of Moulton, and known municipally as 992 Hutchinson Road. The purpose of this by-law is to fulfill a condition of consent for severance application PLB-2019-173 by removing the development opportunities for the retained farmland. In the Haldimand County Official Plan, the subject lands are designated as 'Agriculture' and there are no policy conflicts or issues as no new development is proposed. The lands are zoned 'Agricultural (A)' in the Town of Dunnville Zoning By-law 1 DU-80 which permits uses including farm, animal kennel, farm produce grading station, storage of school buses, seasonal storage of recreational vehicles and equipment as a secondary use to a permitted farm, commercial radio, television and telecommunication towers, but excluding any office or studio associated there with, structures accessory to a mine ventilation or emergency access shaft, one airstrip and one hangar, motor homes and bunk houses for seasonal workers provided they are located on the farm on which the seasonal workers are employed, one family dwelling house, farm stand, on-farm market, farm-related processing, experiential activities and home occupation.

Report Number: PDD-20-2020
File Number: PLZ-HA-2020-053
Name: Andrei Lissenkov
Roll # : 2810-023-004-12400-0000