

THE CORPORATION OF HALDIMAND COUNTY

By-law Number /2020

Being a by-law to amend Zoning By-law 1-DU 80, as amended, of the Town of Dunnville in the name of Terry Parker and Gerald and Ruth Overholdt

WHEREAS Haldimand County is authorized 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 CON BF PT LOT 14, former Geographic Township of Sherbrooke, now in Haldimand County 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 “A10 Figure 1” of the Town of Dunnville Zoning By-law 1-DU 80, as amended, is hereby further amended by rezoning the lands shown as Part 2 on Map “B” attached to this by-law from ‘Agricultural (A)’ to ‘Seasonal Residential (RS)’ .
3. **THAT** Schedule “A10 Figure 1” 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 37.590.
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:

37.590 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 and the ‘Hazard Land (HL)’ Zone contained in Section 36, no development shall be permitted on the lands shown as Part 1 on Map “B” attached to this by-law.

Part 2

- i. That notwithstanding Subsection 6.16 ‘Frontage on an Improved Street’, a cottage and accessory residential

structures are permitted on the lands shown as Part 2 on Map "B" attached to this by-law.

- ii. That notwithstanding the 'Seasonal Residential (RS)' Zone provisions contained in Section 15, the following shall apply:
- The minimum lot frontage shall be 0 metres on an improved street
 - The front lot line shall be deemed the lot line abutting Erie Heights Line
 - The minimum lot size shall be 1,514 square metres

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

READ a first and second time this 14th day of December, 2020.

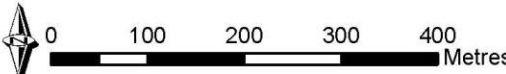
READ a third time and finally passed this 14th day of December, 2020.

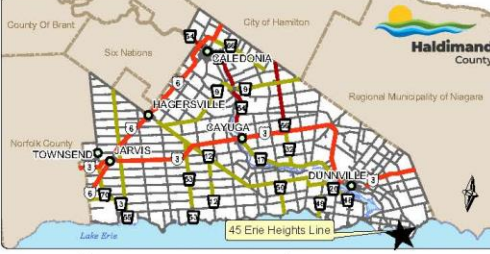
MAYOR

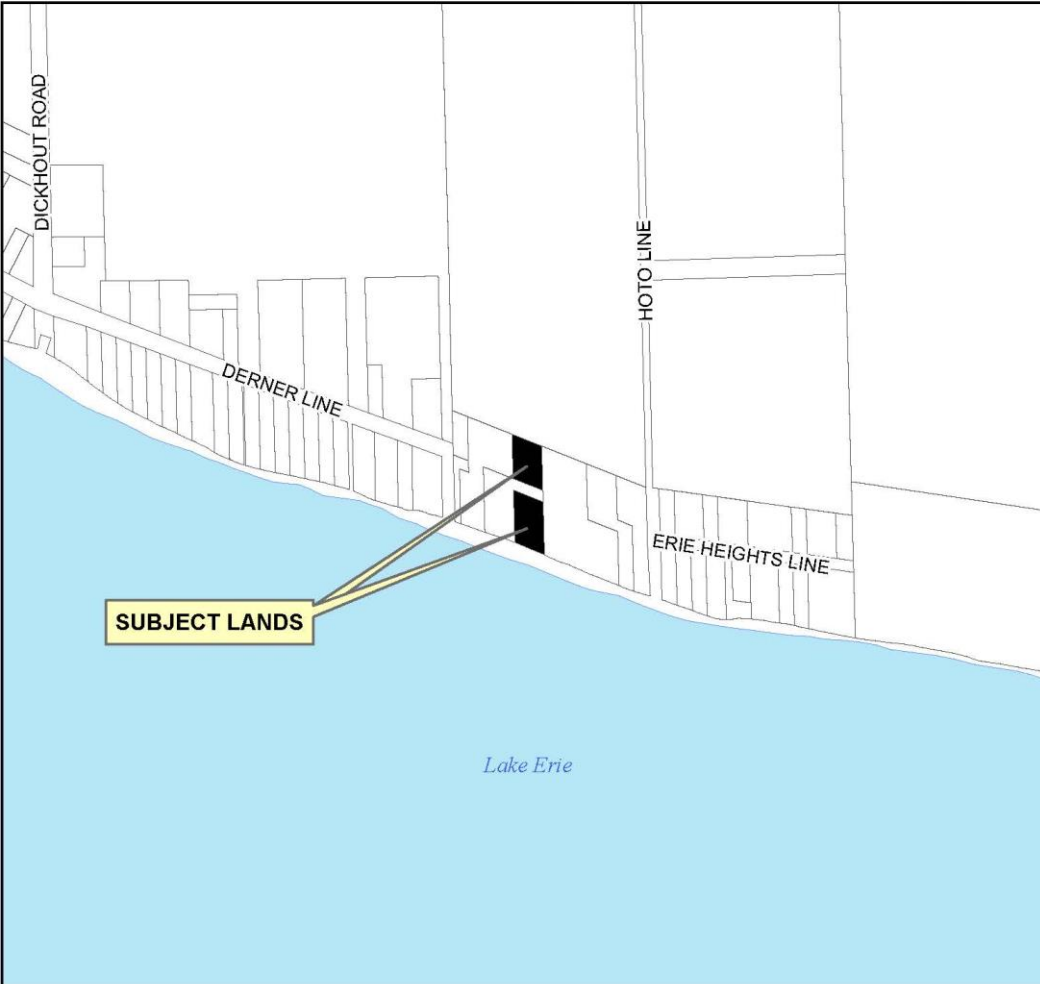
CLERK

MAP A - Key Map

Haldimand County
Geographic Township of Sherbrooke
Ward 5







This is Map A to Zoning By-law _____ Passed the ____ day of _____ 2020.

MAYOR

CLERK

Ref: PLZ-HA-2020-116

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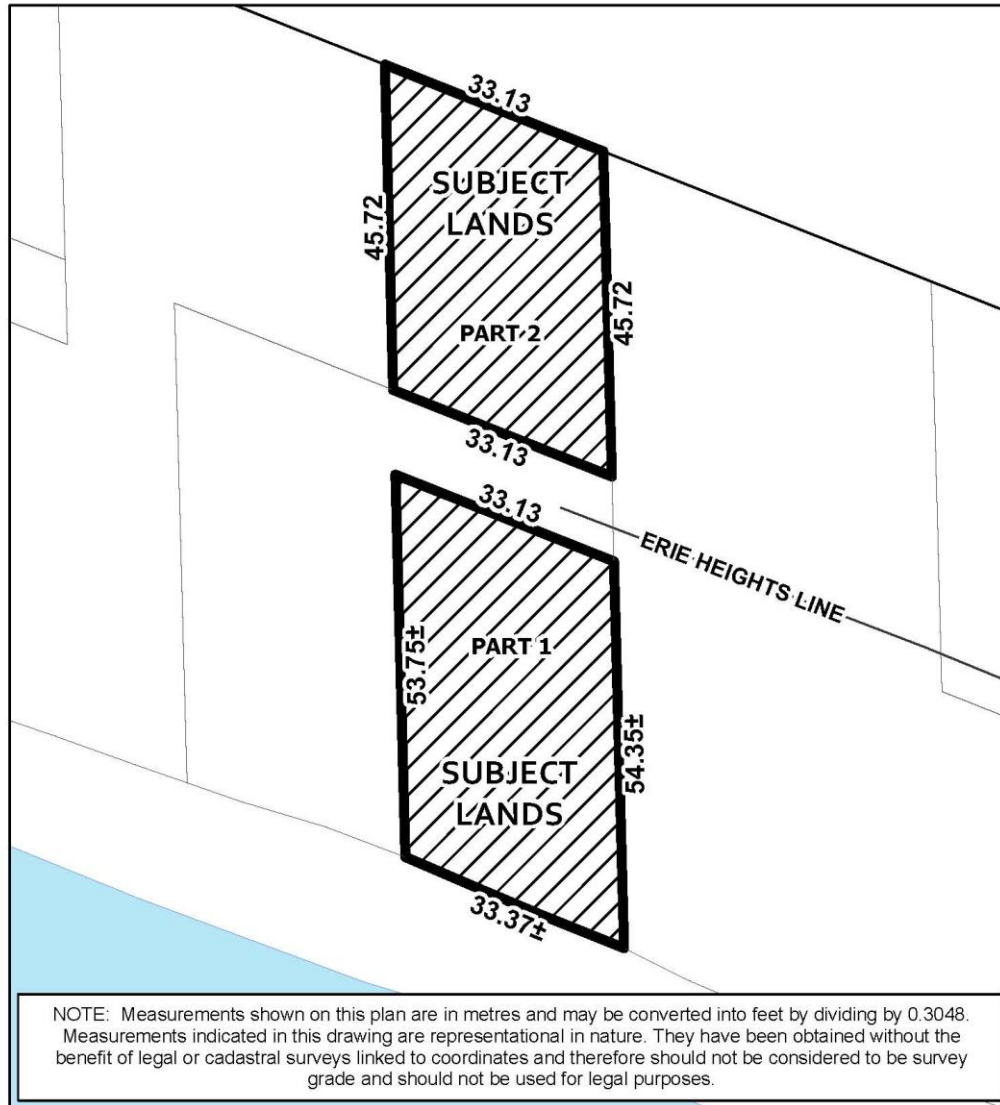
MAP B - Detail Map

Haldimand County

Geographic Township of Sherbrooke, Ward 5

SCALE: 1:750

0 5 10 15 20 Metres



This is Map B to Zoning By-law _____ Passed the ____ day of _____ 2020.

MAYOR

CLERK

Ref: PLZ-HA-2020-116

PURPOSE AND EFFECT OF BY-LAW NO. –HC/20

This by-law affects two lots (the lands shown as Parts 1 and 2 in Map “B”) fronting onto Erie Heights Line. The subject lands are legally described as CON BF PT LOT 14, former Geographic Township of Sherbrooke, now in Haldimand County. Part 1 of the subject lands are municipally known as 45 Erie Heights Line. Part 2 of the subject lands do not have a municipal address.

The purpose of this by-law is to:

- 1) To rezone Part 2 from the ‘Agricultural (A)’ Zone to the ‘Seasonal Residential (RS)’ Zone to permit a cottage on the vacant lot;
- 2) To permit the cottage to be relocated on Part 2 which fronts onto a private laneway, whereas the Zoning By-law requires frontage on an improved, public street;
- 3) To permit the cottage to be relocated on Part 2 which has a lot size of 1,514 square metres (16,304 square feet), whereas the Zoning By-law requires a minimum lot size of 1,855 square metres (19,967 square feet); and
- 4) To explicitly rezone Part 1 to remove all development permissions on the lot to reflect the erosion hazards.

The proposal conforms to Provincial and County policy.

Report Number: PDD-31-2020
File Number: PLZ-HA-2020-116
Name: Parker and Overholdt
Roll Number: 2180025002109000000 & 2810025002111050000