

THE CORPORATION OF HALDIMAND COUNTY

By-law Number /2020

Being a by-law to amend Zoning By-law HC 1-2020 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 "A-M6" of the Haldimand County Zoning By-law HC 1-2020 is amended by rezoning the lands shown as Part 2 on Map "B" attached to this by-law from 'Agricultural (A)' to 'Lakeshore Residential (RL)'.
3. **THAT** Schedule "A-M6" of the Haldimand County Zoning By-law HC 1-2020 is 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 RL.1.
4. **THAT** the following subsection shall be added to Section 6.4.8 (Special Exceptions) of said By-law HC 1-2020:

6.4.8.1 RL.1 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 11 and the permissions included in Section 4.40.2 'Natural Hazard Lands Overlay', 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 4.23 '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 'Lakeshore Residential (RL)' Zone provisions contained in Section 6, 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

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.

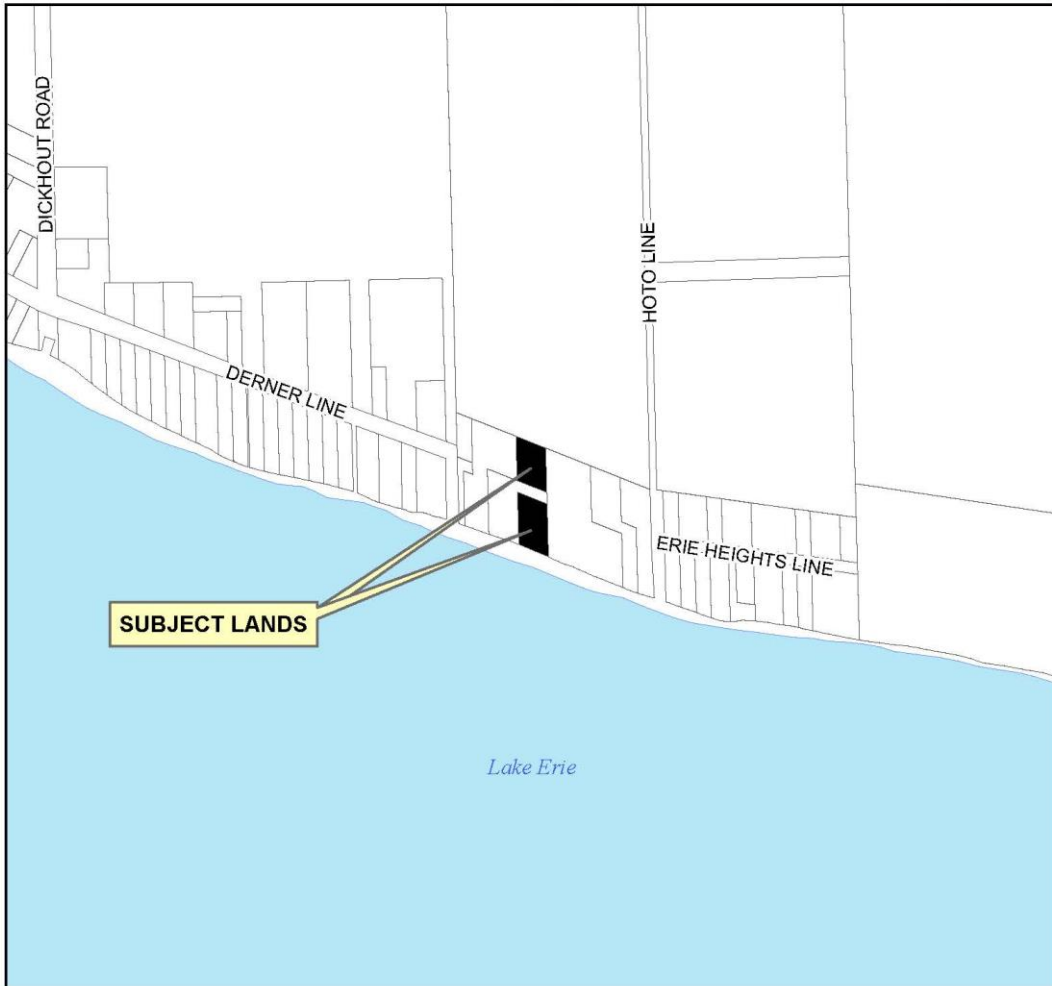
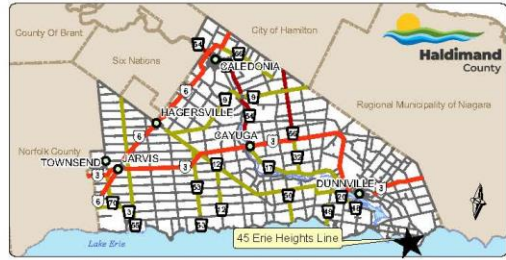
READ a third time and finally passed this 14th day of December, 2020.

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 ‘Lakeshore Residential (RL)’ 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; and
- 3) 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: 218002500210900000 & 2810025002111050000