

## THE CORPORATION OF HALDIMAND COUNTY

By-law Number /20

**Being a by-law to amend the Zoning By-law 1-DU 80, as amended, of the Town of Dunnville in the name of Mel LeBlanc and Lori Bearfoot.**

**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;

**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 MLT Range 2 from the Grand River, Part Lot 8, 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 “A4-A” 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” attached hereto and forming part of this by-law, as having reference to Subsection 37.587.
3. **THAT** the following subsection shall be added to Section 37 (Special Provisions for Particular Parcels of Land) of said By-law 1-DU 80:

“37.587

That on the lands delineated as having reference to this subsection, the following provisions shall apply: That in addition to Subsection 21.1 Permitted Uses of the Rural Commercial (CR) Zone, a one family dwelling house is also permitted.”

4. **AND THAT** This By-law shall take force and effect on the day of passing.

READ a first and second time this 31<sup>st</sup> day of August, 2020.

READ a third time and finally passed this 31<sup>st</sup> day of August, 2020.

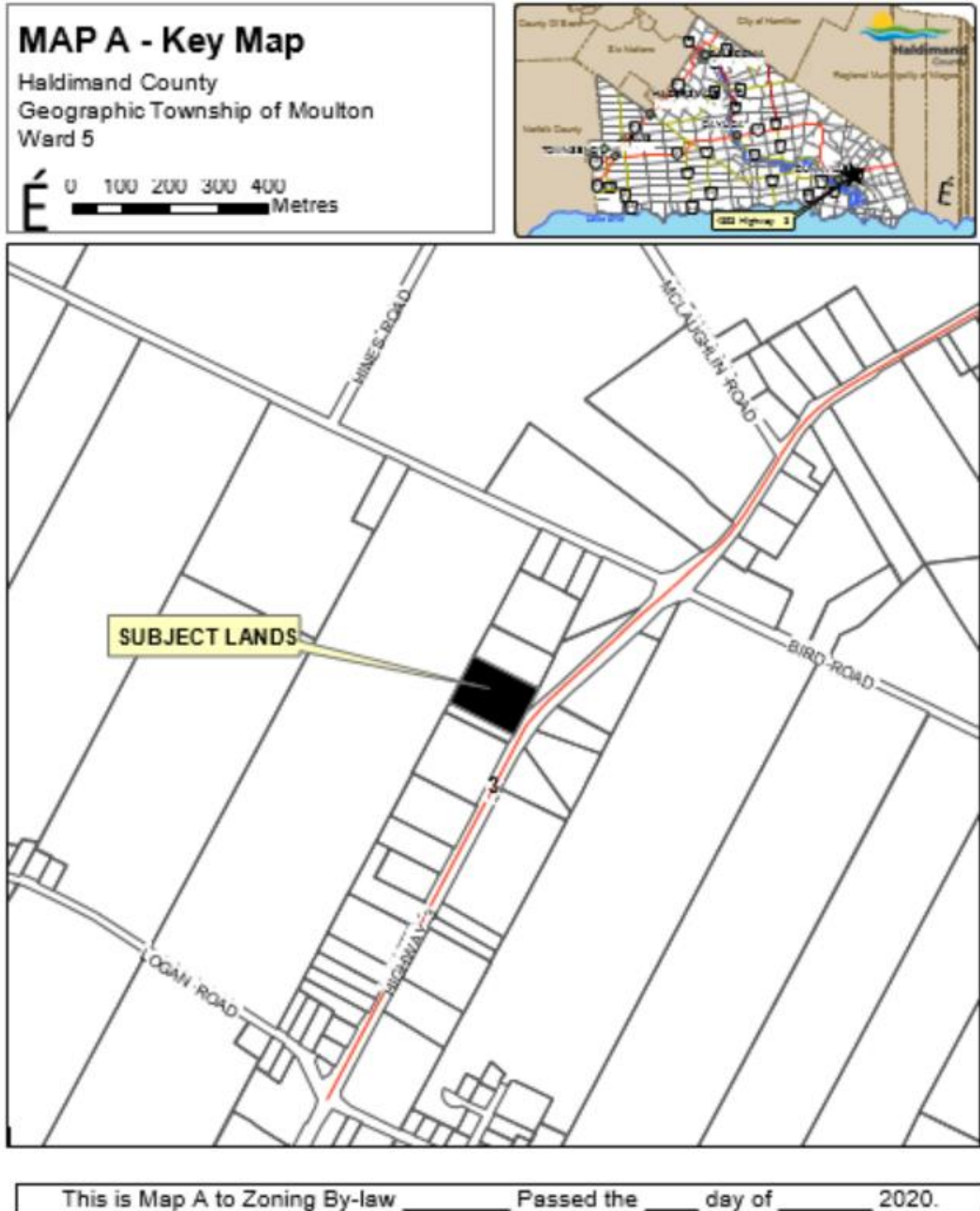
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MAYOR

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CLERK

Schedule "A"





**PURPOSE AND EFFECT OF BY-LAW /20**

The subject lands are legally described as: MLT Range 2 from the Grand River, Part Lot 8, Geographic Township of Moulton; and known municipally as 1393 HWY 3.

The purpose of this by-law is to facilitate to construction of a single family dwelling house in the Rural Commercial (CR) Zone whereas, the use is not permitted.

In the Haldimand County Official Plan, the subject lands are designated as 'Agriculture' and "Riverine Hazard Lands" there are no policy conflicts or issues with the proposed development.

The lands are zoned 'Rural Commercial (CR)' in the Town of Dunnville Zoning By-law 1-DU 80 which permits uses including country store, commercial greenhouse and tree and plant nursery and may include open storage accessory thereto, fruit and vegetable outlet, farm supply outlet, farm implement sales and service establishment and may include open storage accessory thereto, automobile service station and may include an accessory body shop, restaurant, place of assembly, animal hospital and one dwelling unit.

All of the above uses will remain permitted in addition to a one family dwelling house.

Report Number:	PDD-24-2020
File Number:	PLZ-HA-2020-077
Name:	Mel LeBlanc and Lori Bearfoot
Roll #:	2810-023-002-065000000