

## 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 LJM Developments Inc.**

**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, Chapter 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** Schedule "A9 Figure 1" to Zoning By-law 1-DU 80, as amended, is hereby amended by identifying as having reference to those lands described as Concession 1, Part Lot 11, Sherbrooke, and being shown on Maps 'A' and 'B' attached hereto to form part of this By-law.
2. **THAT** Schedule "A9 Figure 1" to Zoning By-law 1-DU 80 is hereby further amended by re-zoning the Subject Lands shown on Maps 'A' and 'B' attached hereto from 'Agriculture' and 'Hazard Land' to 'Seasonal Residential with a Holding Provision (RS-H)'.
3. **AND THAT** Schedule "A9 Figure 1" to Zoning By-law 1-DU 80 is hereby further amended by identifying the Subject Lands shown on Maps 'A' and 'B' attached hereto, as having reference to subsection 37.\_\_\_\_.
4. **THAT** the following subsections shall be added to Section 37 (Special Provisions for Particular Parcels of Land) of the said By-law 1-DU 80:

37.\_\_\_\_

a) General Provisions

That notwithstanding the applicable regulations contained in Section 6 (General Provisions), subsection 6.15 Number of Dwelling Houses shall not apply.

b) Parking Provisions That notwithstanding, the applicable regulations contained in Section 7.10.4 Number of Parking Spaces for Non-Residential Uses, 1 for every 150 square metres of useable floor area shall be permitted for arenas, auditoriums, and stadiums

c) Zone Provisions That in addition to the Provisions of 15.2 – Zone Provisions of the Seasonal Residential (RS) Zone Subsection 15.1 Permitted Uses, a seasonal recreational community, consisting of 173 summer cottage sites, and a community centre/arena shall be permitted That notwithstanding the Provisions of Section 15.2 – Zone Provisions of the Seasonal Residential (RS) Zone,

i. Subsection 15.2 (a) Minimum Lot Area for each leasehold site lot shall be 375 square metres

ii. Subsection 15.2 (b) Minimum Lot Frontage for each leasehold

site lot shall be 15.0 metres

iii. Subsection 15.2 (c) (i) Minimum Front Yard for each leasehold site lot shall be 6.0 metres

iv. Subsection 15.2 (c) (ii) Minimum Exterior Side Yard for each leasehold site lot shall be 4.5 metres

v. Subsection 15.2 (c) (iii) Minimum Interior Side Yard for each leasehold site lot shall be 3 metres

vi. Subsection 15.2 (c) (iv) Minimum Interior Rear Yard for each leasehold site shall be 6 metres

That in addition to the Provisions of Section 15.2 – Zone Provisions of the Seasonal Residential (RS) Zone, the community/arena and every leasehold unit shall be connected to a communal water and sanitary sewer system

5. **AND THAT** the Holding (H) provision remain in place until clearance of an archeological assessment from the Ministry of Tourism Culture and Sport has been provided.
6. **AND THAT** this by-law shall take effect and force 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.

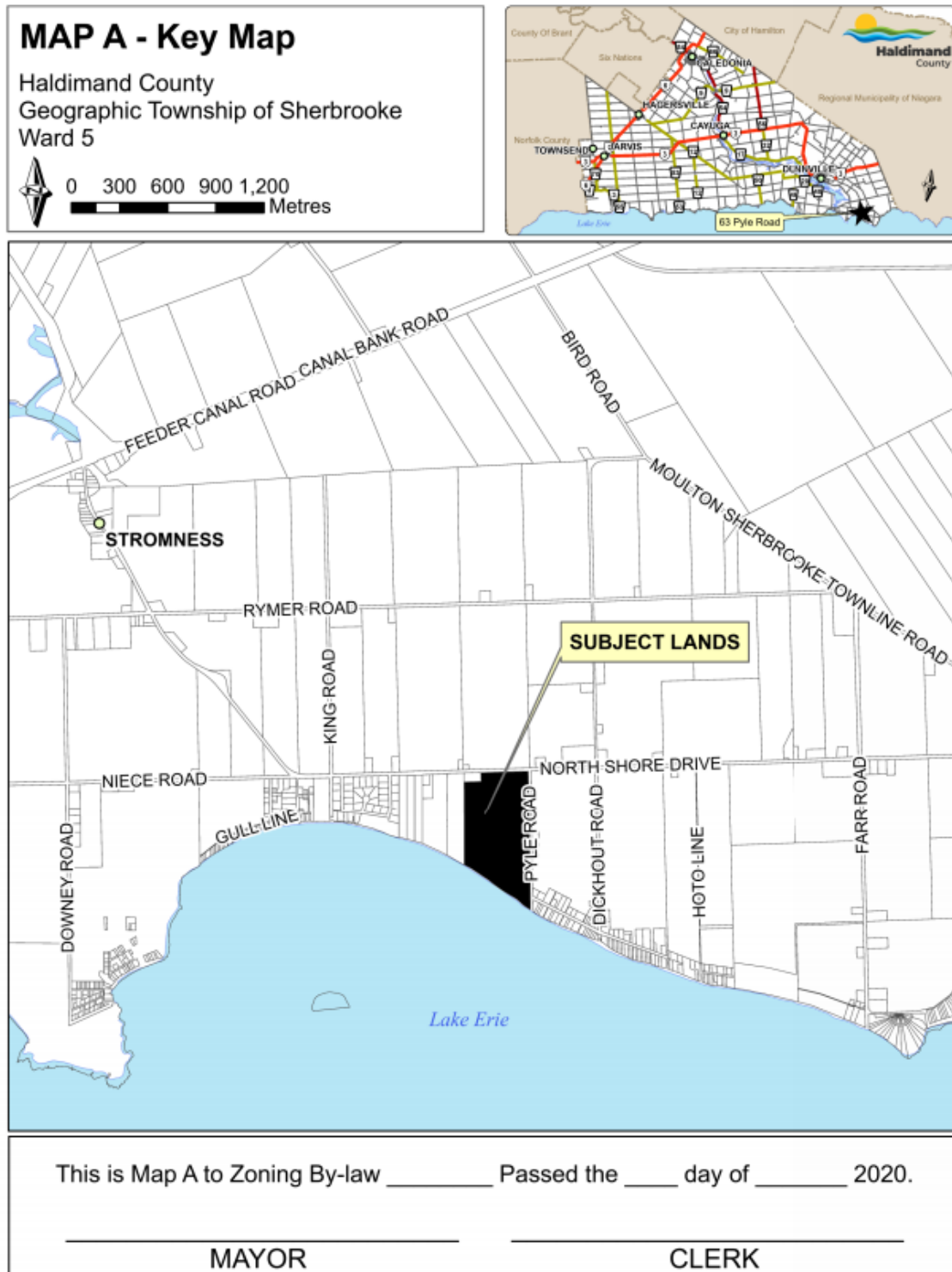
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MAYOR

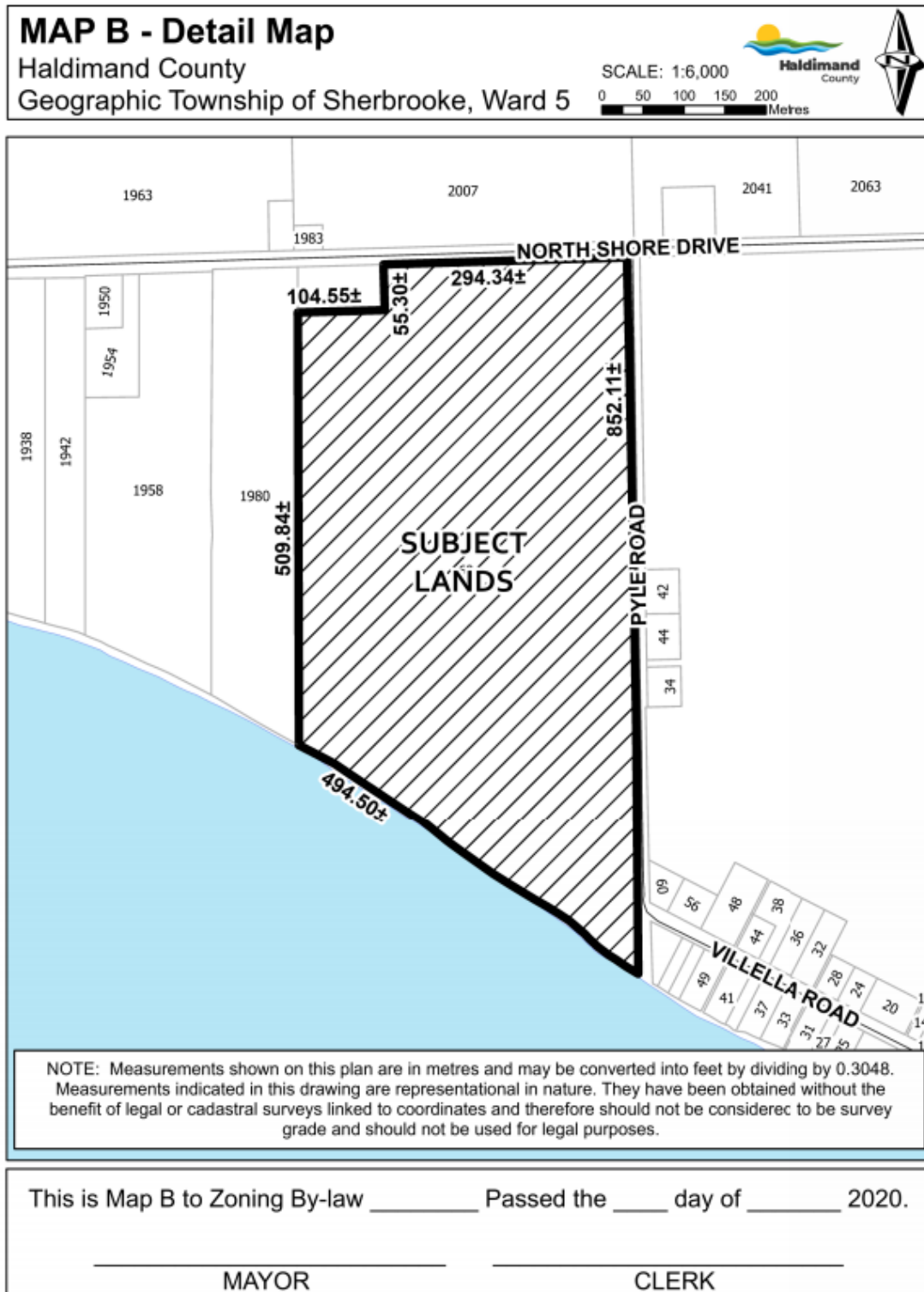
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CLERK

**Schedule “A”**



Ref: PLZ-HA-2020-036



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## PURPOSE AND EFFECT OF BY-LAW

/20

This by-law affects lands located west of Pyle Road (Sherbrooke) in a predominantly agricultural area. The lands are described as Concession 1, Part Lot 1, Sherbrooke; known municipally as 63 Pyle Road, Haldimand County.

The purpose of this by-law is to permit 173 seasonal residential cottages and one community centre on the subject lands through a rezoning and site specific Zoning By-law Amendment to By-law 1-DU 80.

In the Haldimand County Official Plan the subject lands are designated as 'Agriculture' which is also subject to a redesignation and site specific amendment to support the proposed use.

The permitted uses in the 'A' zone are: farm, animal kennel, farm produce outlet, 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, and experiential activities.

In order to ensure appropriate on site development, this proposal will be subject to site plan control. Site plan control will address aspects of future development such as stormwater management, lot grading, location of entrance, road upgrades, archeological and conservation authority concerns.

Report Number:	PDD-25-2020
File Number:	PLZ-HA-2020-036
Name:	LJM Developments Inc.
Roll No.	2810-025-002-0080-000