

THE CORPORATION OF HALDIMAND COUNTY

By-law Number /21

Being a by-law to amend Zoning By-law HC 1-2020 in the name of Miranda Curley and Justin Moore.

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 lands described as SHERBROOKE CON BF PT LOT 14, 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 “M6” of the Haldimand County Zoning By-law HC 1-2020, as amended, is further amended by identifying the Subject Lands on Maps “A” and “B” attached to this by-law as having reference to Subsection A.4.
3. **THAT** Schedule “M6” of the Haldimand County Zoning By-law HC 1-2020, as amended, is further amended by rezoning the Subject Lands on Maps “A” and “B” attached to this by-law from “Agriculture (A)” Zone to “Agriculture – Holding (A-H)” Zone.
4. **THAT** the following subsection shall be added to Section 11.4.1 (special Exceptions) of said By-law HC 1-2020:

11.4.1.4 A.4 That on the lands delineated as having reference to this subsection, the following shall apply:
 - Section 4.23 Frontage On an Improved Street shall not apply; and
 - That notwithstanding Section 11.3 Zone Provisions for the Agricultural and Development Zones, the required lot frontage shall be 0 metres on an improved street.
5. **THAT** the ‘Holding - “H”’ provision shall remain in place until:
 - i. The owners enter into a limited servicing agreement with the County and register the agreement on the title of the subject lands;
 - ii. The owners provide an acceptable certificate of liability issuance to the County; and
 - iii. The owners install appropriate private road signage on Hoto Line to the satisfaction of the County.

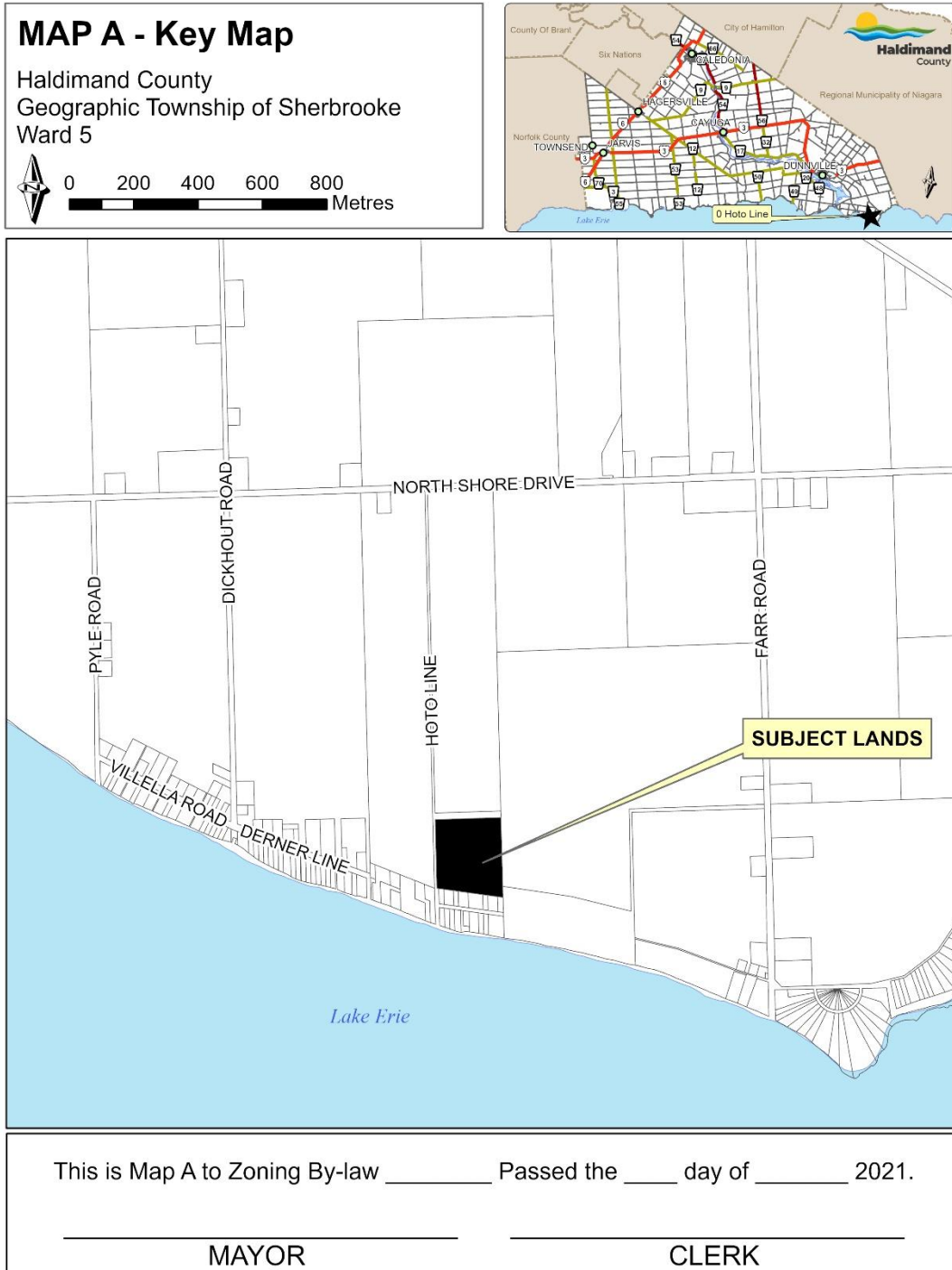
6. **AND THAT** this by-law shall take force and effect on the date of final approval of the related Official Plan Amendment.

READ a first and second time this 26th day of April, 2021.

READ a third time and finally passed this 26th day of April, 2021.

MAYOR

CLERK



Ref: PLZ-HA-2020-192

T:\Planning and Economic Development\PD\GIS\Applications\2020\PLZ\PLZ-HA-2020-192\PLZ-HA-2020-192 0 Hoto Line (Curley)\FLOP2020191PLZ2020192\PLZ2020191PLZ2020192.aprx

MAP B - Detail Map

Haldimand County

Geographic Township of Sherbrooke, Ward 5

SCALE - 1:2,500

0 25 50 75 100 Metres



This is Map B to Zoning By-law _____ Passed the ____ day of _____ 2021.

MAYOR

CLERK

Ref: PLZ-HA-2020-192

PURPOSE AND EFFECT OF BY-LAW NO. XX-HC/21

The subject lands are described as SHERBROOKE CON BF PT LOT 14, and have no municipal address. The subject lands front onto the east side of Hoto Line (a private road) and have access to North Shore Drive (a public road) via Hoto Line. The subject lands are illustrated on the attached Maps "A" and "B".

The subject lands are zoned 'Agriculture' in the Town of Haldimand Zoning By-law HC 1-2020 and are subject to special provision 37.294 which permits, together with the property to the north, a windmill. The subject lands are currently vacant and front onto a private road (Hoto Line). The Zoning By-law does not permit development fronting onto private roads. This Amendment to the Zoning By-law will facilitate permissions for a year-round dwelling and related residential accessory buildings on the subject lands.

The 'Holding - "H"' provision has been affixed to the zoning of the subject lands to restrict the issuance of building permits until the owners have registered a limited servicing agreement on the title of the subject lands, the owners have provided an acceptable certificate of liability issuance to the County, and the owners have installed private road signage along Hoto Line to the satisfaction of the County to reduce the liability of the County relating to permitting year-round development on Hoto Line (a private road).

Report Number:	PDD-26-2021
File Number:	PLZ-HA-2020-192
Related File Number:	PLOP-HA-2020-191
Name:	Miranda Curley and Justin Moore
Roll Number:	2810-025-002-11302-0000