

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 Barry and Patricia Koeppe.

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 RNH CON 1 PT LOT 5, 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-F7-1 of the Haldimand County Zoning By-law HC 1-2020 is amended by rezoning the Subject Lands from ‘Agricultural (A)’ to ‘Lakeshore Residential (RL)’.
3. **THAT** Schedule A-F7-1 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 RL.1.
4. **THAT** the following subsection be amended to Section 6.4.4 (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 2

That notwithstanding the provisions of Section 4.2 ‘Accessory Uses, Buildings and Structures to Residential Uses’, the shed existing on Part 2 of the Subject Lands on the date of passage of this By-law may continue without a principle use.

5. **THAT** the ‘Holding – “H”’ provision shall remain in place until:
 - i. The Ministry of Heritage, Sport, Tourism and Culture Industries (MHSTCI) approves an archaeological assessment; and
 - ii. The County approves a lot grading plan and a grading agreement is registered on the title of the property.

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

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

MAP A - Key Map

Haldimand County
Geographic Township of Rainham
Ward 2



0 100 200 300 400
Metres



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

MAYOR

CLERK

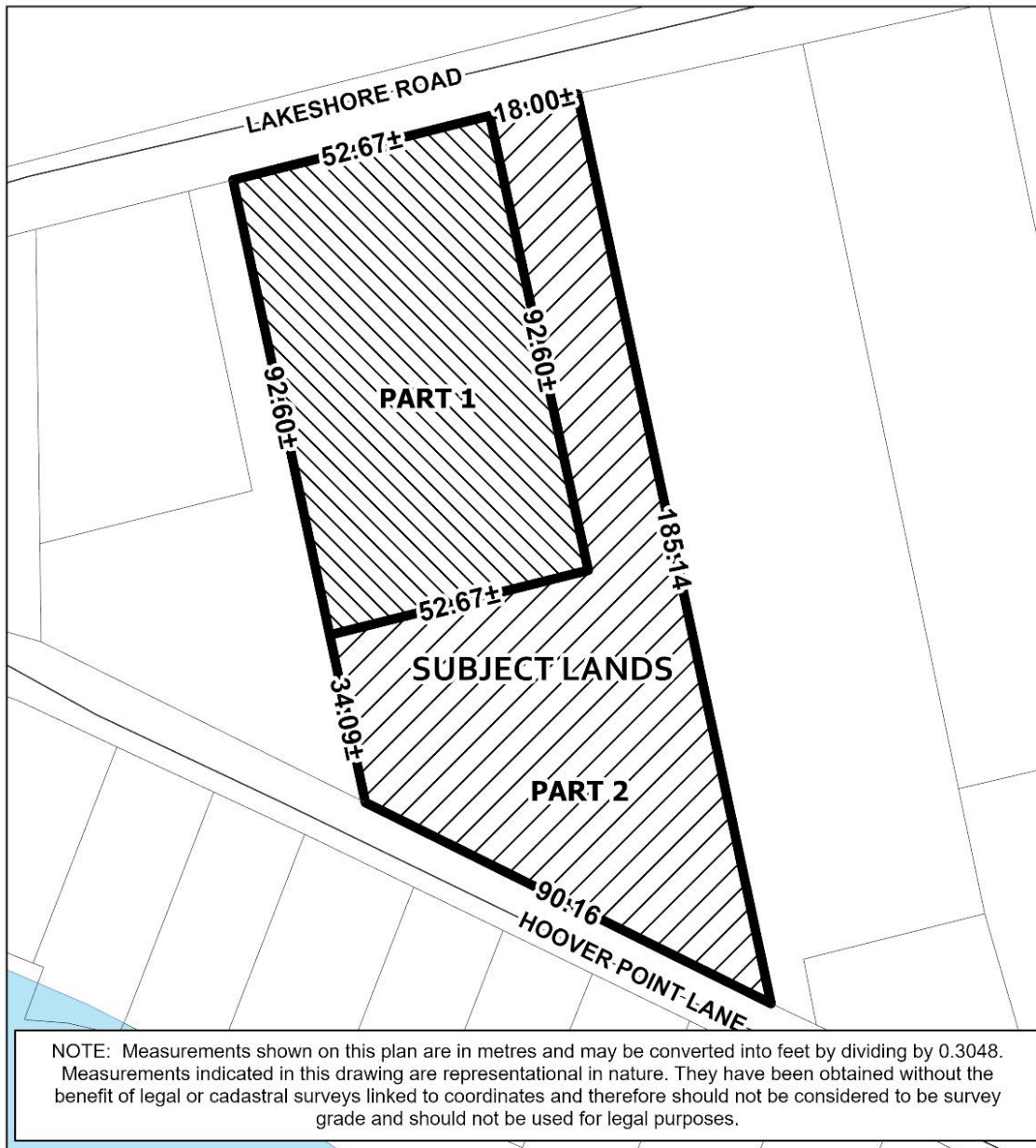
MAP B - Detail Map

Haldimand County
Geographic Township of Rainham, Ward 2



SCALE - 1:1,100

0 10 20 30 40 Metres



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

MAYOR

CLERK

Ref: PLZ-HA-2021-021

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

The Committee of Adjustment conditionally approved consent application PLB-2020-111 to create a new building lot. This Zoning By-law is required to fulfill conditions of consent.

The subject lands are designated 'Resort Residential' and are located in a lakeshore node. The lakeshore nodes are areas with concentrated existing developments which are predominantly recreational residences, and may included related commercial, institutional and recreational facilities servicing the area. The lakeshore nodes are characterized by nodal or linear form of development in lakeshore locations.

The subject lands are currently zoned 'Agriculture (A)' Zone. The purpose of this Zoning By-law is to:

1. Rezone the subject lands (Parts 1 and 2) from the 'Agriculture (A)' Zone to the 'Lakeshore Residential (RL)' Zone in line with the Official Plan designation;
2. Add a special provision to permit the existing shed on Part 2 of the subject lands to continue without a principle use;
3. Affix a Holding (H) provision to the zoning of the subject lands (Parts 1 and 2) to finalize the lot creation but require the owners to address archaeological and stormwater requirements in accordance with Provincial and County policies prior to obtaining future building permits.

The H provision can be removed from Part 1 and Part 2 of the subject lands at different time. The removal must be approved by the General Manager of Community & Development Services.

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| Report: | PDD-27-2021 |
| File Number: | PLZ-HA-2021-021 |
| Related File Number: | PLB-2020-111 |
| Name: | Barry and Patricia Koeppe |
| Roll Number: | 2810-158-002-13800-0000 |