

THE CORPORATION OF HALDIMAND COUNTY

By-law Number /21

Being a by-law to amend Zoning By-law HC 1-2020, as amended, in the name of Scott Hoover.

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 Concession 1 Part Lot 4, Geographic Township of Rainham, 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" to Haldimand Zoning By-law HC 1-2020, as amended, is hereby further amended by identifying the "Subject Lands" which are shown on Map "A" and Part 1 on Map "B" attached hereto and forming part of this by-law, as having reference to Subsection A-1.
3. **THAT** Schedule "A-F7-1" to Haldimand Zoning By-law HC 1-2020, as amended, is hereby further amended by identifying the "Subject Lands" which are shown on Map "A" and Part 1 on Map "B" attached hereto and forming part of this by-law, are to be rezoned from 'Agricultural (A)' to (Lakeshore Residential (RL)' and having reference to the following special provision.
4. **THAT** the following subsection shall be added to Section 6.4.8.2 (Special Exceptions) of said By-law HC 1-2020:

"6.4.8.2

That on the lands delineated as having reference to this subsection, the following provisions shall apply:

- a) Notwithstanding the provisions of Section 4.23 Frontage on an Improved Street, the subject lands shall be permitted to gain access from the private road in existence on the date of passing of this by-law."

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

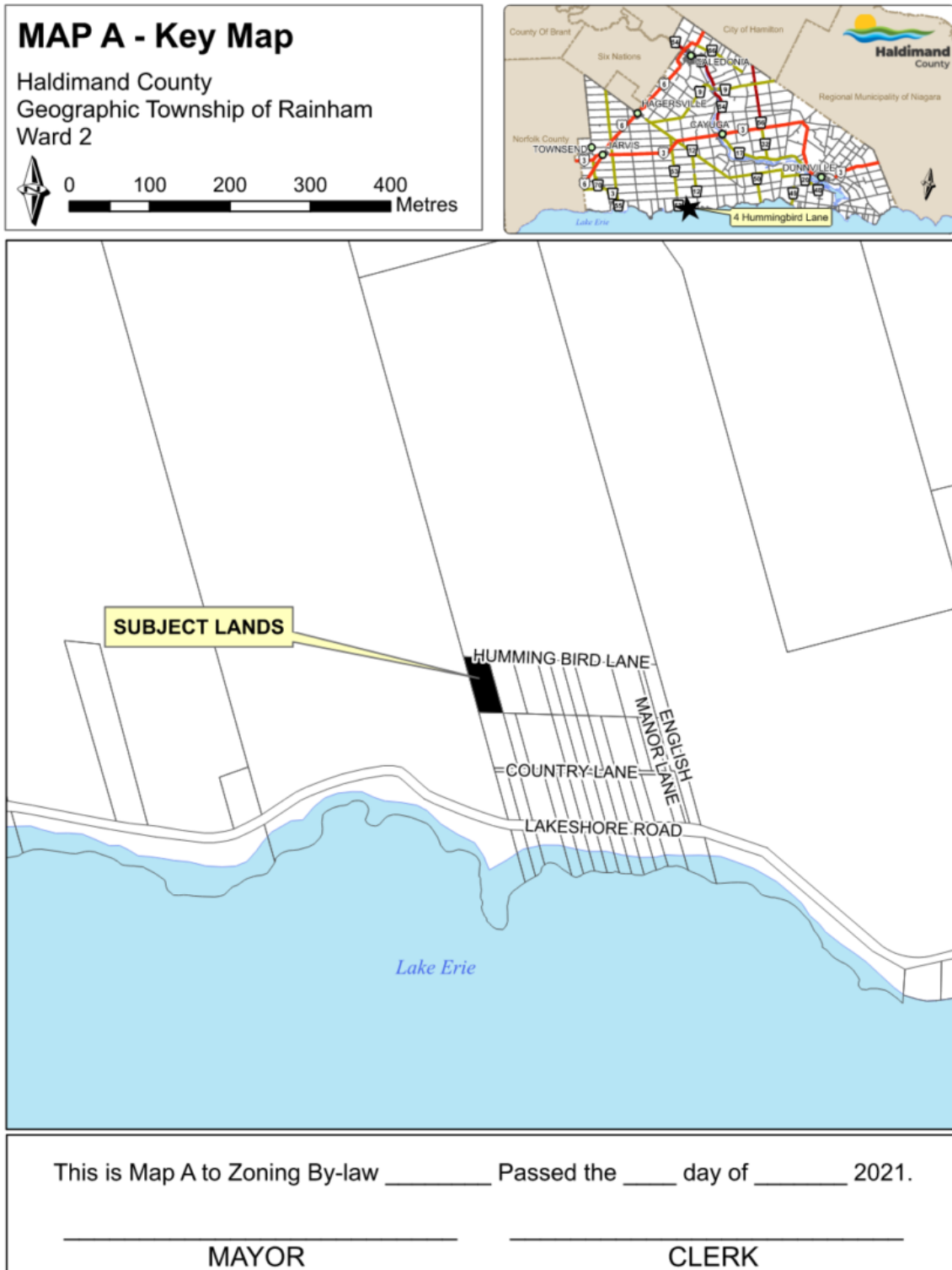
READ a first and second time this 26th day of April, 2021.

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

MAYOR

CLERK

Schedule "A"



Ref: PLZ-HA-2021-034

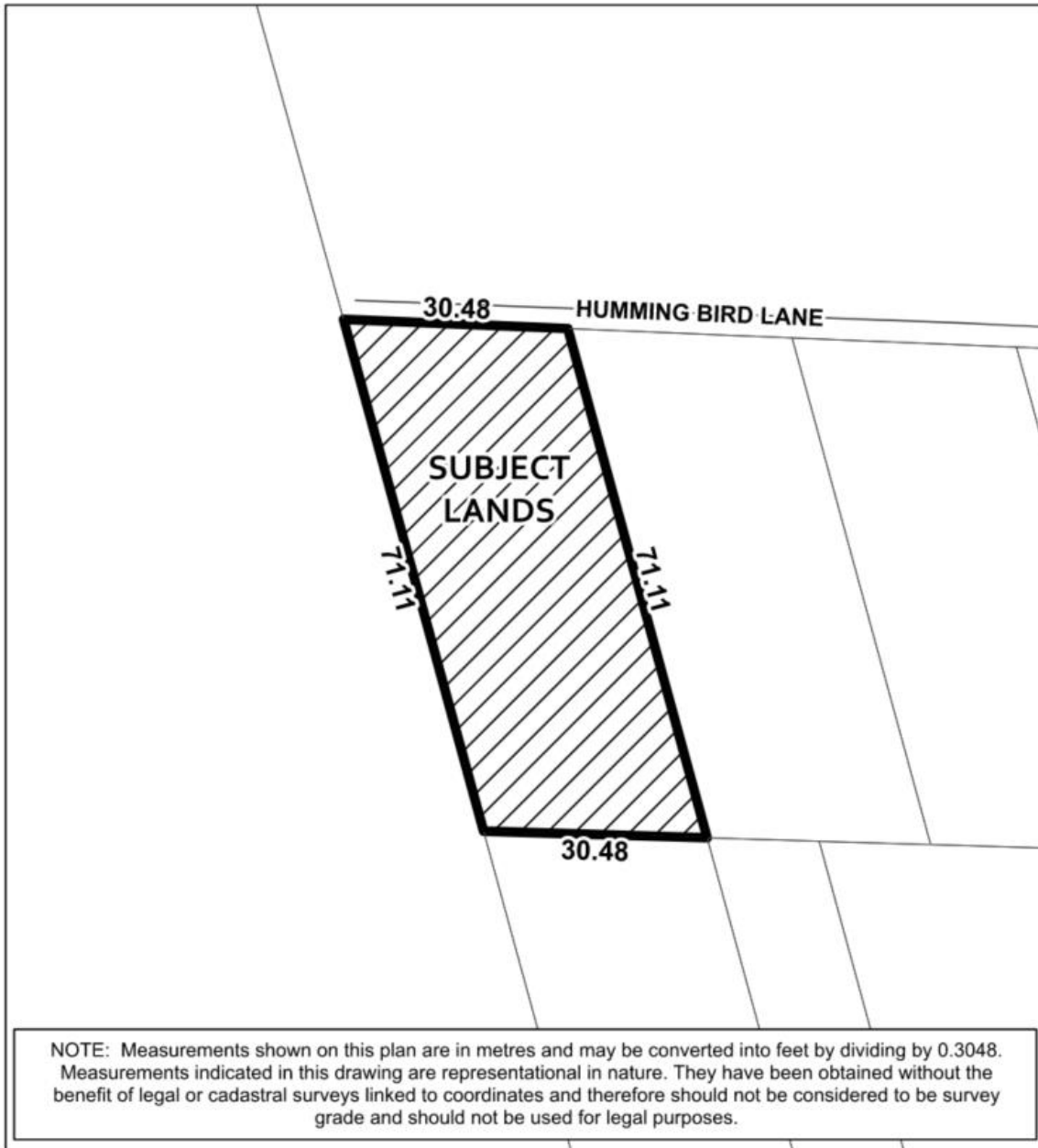
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MAP B - Detail Map

Haldimand County
Geographic Township of Rainham, Ward 2

SCALE - 1:750

0 5 10 15 20
Metres



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

MAYOR

CLERK

Ref: PLZ-HA-2021-034

PURPOSE AND EFFECT OF BY-LAW /21

The subject lands are legally described as RNH Concession 1 Part Lot 4, Geographic Township of Rainham.

The purpose of this by-law is to permit the construction of a vacation home dwelling with access from a private road for the subject lands.

In the Haldimand County Official Plan, the subject lands are designated as 'Lakeshore Node', and there are no policy conflicts or issues as no new development is proposed.

HC 1-2020 currently permits uses including: a farm; animal kennel; 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 therewith; structures accessory to a mine ventilation or emergency 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.

Following this zoning By-law Amendment, the provisions of the 'Lakeshore Residential (RL)' zone will apply, such that the proposed vacations dwelling home can be permitted with access from a private road.

Report Number:	PDD-31-2021
File Number:	PLZ-HA-2021-034
Name:	Scott Hoover
Roll #:	2810-158-002-07700-0000