

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 Tonino DiFranco.

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 SEN PLAN 216 PT LOTS 9 10 11 shown as the Subject Lands on Maps "A" and "B" attached hereto to form a part of this by-law.
2. **THAT** Schedule A-F3-2 of the Haldimand County Zoning By-law HC 1-2020 is amended by rezoning the Subject Lands from 'Community Institutional (IC)' to 'Hamlet Residential (RH)'.
3. **THAT** Schedule A-F3-2 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 RH.2.
4. **THAT** the following subsection be amended to Section 6.4.7 (Special Exceptions) of said By-law HC 1-2020:

6.4.7.2 RH.2 That on the lands delineated as having reference to this subsection the following provisions shall apply:
 - i. The lot line abutting Front Street South shall be deemed to be the front lot line.
 - ii. That notwithstanding the provisions of the Zoning By-law, the building existing on the subject lands shall be deemed to conform to the Zoning By-law.
5. **AND THAT** this by-law shall take force and effect on the date of passing.

READ a first and second time this 28th day of June, 2021.

READ a third time and finally passed this 28th day of June, 2021.

MAYOR

CLERK

MAP A - Key Map

Haldimand County
Geographic Township of Seneca
Ward 4

0 100 200 300 400

Metres

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

MAYOR

CLERK

Ref: PLZ-HA-2020-174

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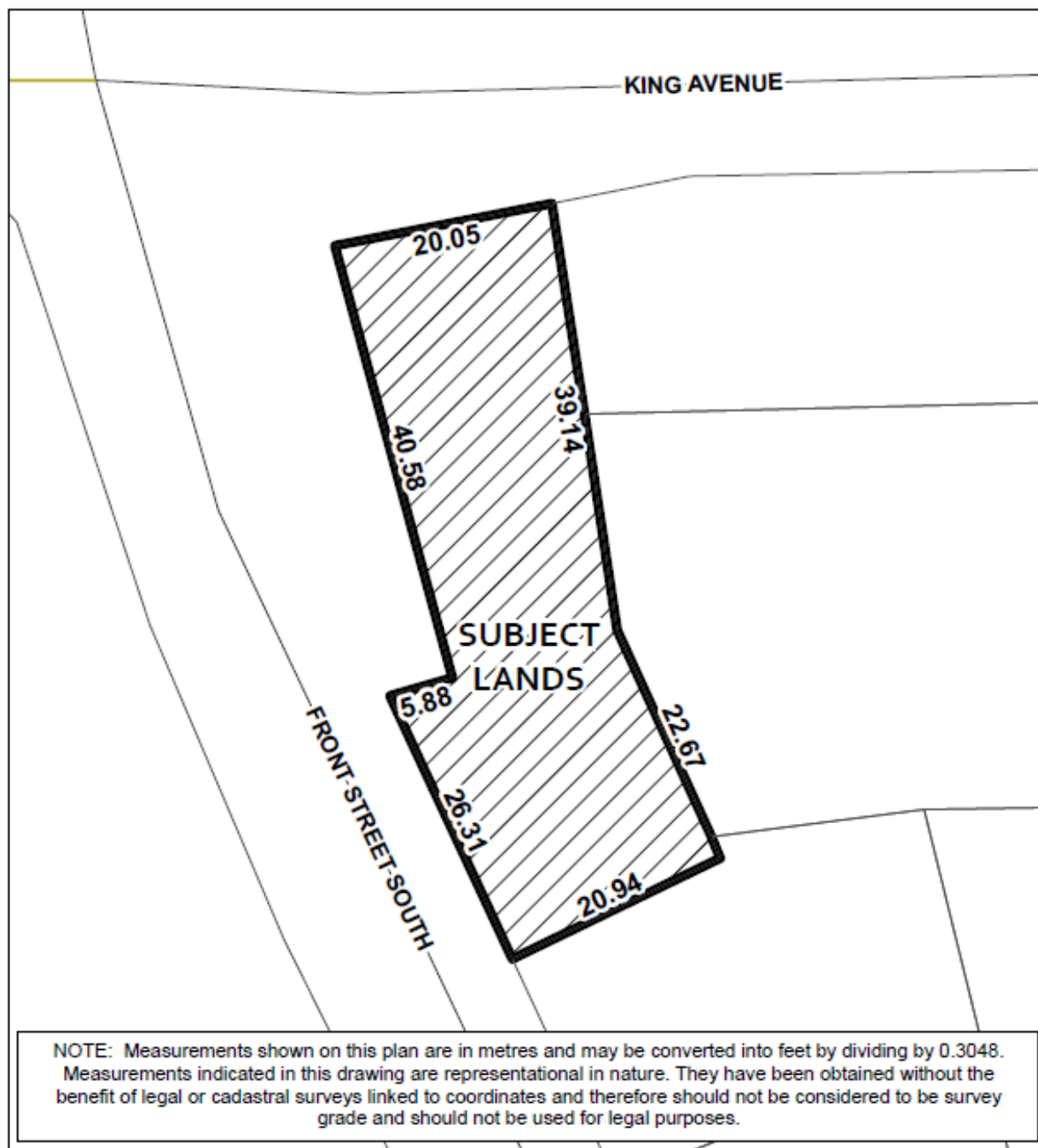
MAP B - Detail Map

Haldimand County

Geographic Township of Seneca, Ward 4

SCALE - 1:500

0 5 10 15 20 Metres



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

MAYOR

CLERK

Ref: PLZ-HA-2020-174

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

The subject lands are described as SEN PLAN 216 PT LOTS 9 10 11 and are municipally known as 39 Front Street South. The subject lands are designated 'Hamlet' and are located in the Hamlet of York. The subject lands are identified as being within the floodway / flood fringe.

The subject lands are currently zoned 'Community Institutional (IC)' Zone and are subject to the 'Hazard Land (HL)' overlay. The purpose of this Zoning By-law is to rezone the subject lands to the 'Hamlet Residential (RH)' Zone with a 'Hazard Land (HL)' overlay to permit the conversion of the existing building into a single family dwelling with bed and breakfast rooms. A special provision has been applied to the zoning of the subject lands to recognize existing zoning deficiencies related to lot size and building location and features. Parking requirements for the single detached dwelling and bed and breakfast rooms must conform to the Zoning By-law.

Report:	PDD-02-2021
File Number:	PLZ-HA-2021-174
Related File Number:	N/A
Name:	Tonio DiFranco
Roll Number:	2810-152-003-11000-0000