

By-law Number /21

Being a by-law to amend Zoning By-law HC 1-2020 in the name of Terry Bickford and Kim Meyers

AND WHEREAS this by-law conforms to the Haldimand County Official Plan,

1. **THAT** this by-law shall apply to the lands described as RNH CON 1 PT LOT 9, 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-G7-1 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-G7-1 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.2.
4. **THAT** the following subsection be amended to Section 6.4.8 (Special Exceptions) of said By-law HC 1-2020:

6.4.8.2 RL.2 That on the lands delineated as having reference to this subsection the following provisions shall apply:

That notwithstanding the provisions of Section 4.23 ‘Road Frontage on an Improved Street’ and Section 6.3 ‘Zone Provisions for Residential Zones’, a vacation home is permitted to be erected, altered or enlarged on the subject lands which front onto a private road.
5. **THAT** the ‘Holding – “H”’ provision shall remain in place until the County approves a lot grading plan or the applicants enter into a mutual drainage agreement for 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 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 Rainham
Ward 2

0 100 200 300 400

Metres

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

MAYOR

CLERK

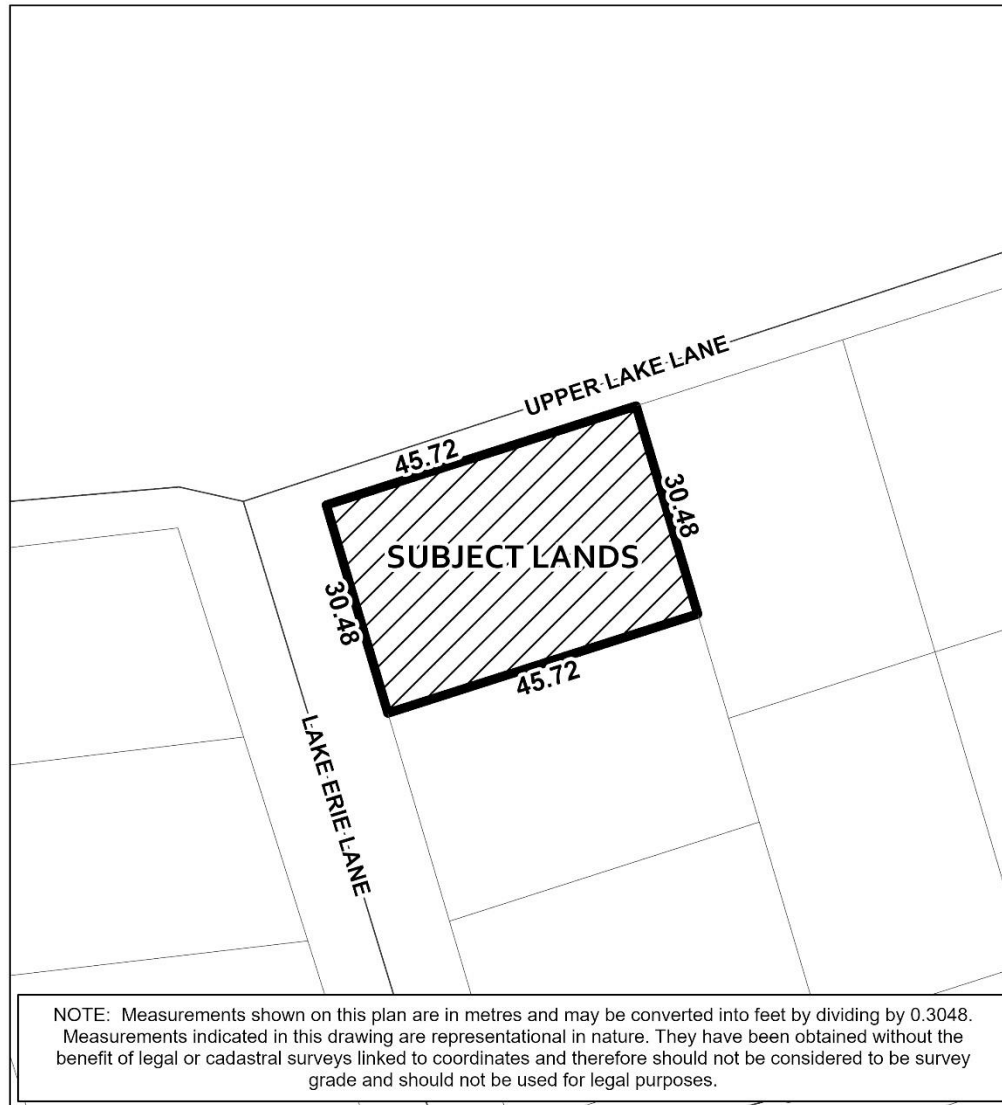
Ref: PLZ-HA-2021-067
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MAP B - Detail Map

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-2021-067

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

The subject lands are described as RNH CON 1 PT LOT 9 and are municipally known as 20 Lake Erie Lane. The subject lands are designated 'Resort Residential' and are located in the Lakeshore Node of Featherstone Point. 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 from the 'Agriculture (A)' Zone to the 'Lakeshore Residential (RL)' Zone to align the zoning of the subject lands with the Official Plan designation to permit a vacation home dwelling;
- 2) add a special provision to the zoning of the subject lands to permit the construction of a vacation home dwelling on the subject lands which fronts onto a private road, whereas the Zoning By-law requires improved public road or common element road frontage; and
- 3) affix a Holding (H) provision to the zoning of the subject lands to address stormwater requirements in accordance with Provincial and County policies prior to obtaining future building permits.

The removal must be approved by the General Manager of Community & Development Services.

Report:	PDD-36-2021
File Number:	PLZ-HA-2021-067
Related File Number:	N/A
Name:	Terry Bickford and Kim Meyers
Roll Number:	2810-158-002-42600-0000