

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 Samuel Kidd.

WHEREAS Haldimand County is authorized to enact this by-law, by virtue of the provisions of Sections 34 and 36 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 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 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.3.
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.3 That on the lands delineated as having reference to this subsection the following provisions shall apply:

i. 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.

ii. Notwithstanding the definition of "vacation home" in said By-law HC 1-2020 and for the purposes of this By-law, a "seasonal vacation home" shall be defined as a dwelling containing only one dwelling unit which is used as a seasonal place of residence on an occasional basis from April 1st to October 31st in the same calendar year for recreation and relaxation purposes. Occupation of the vacation home outside of April 1st to October 31st is not permitted.

iii. That notwithstanding the provisions of Section 6.2.a the required front, rear and exterior side yard setbacks shall be 4.6 metres.

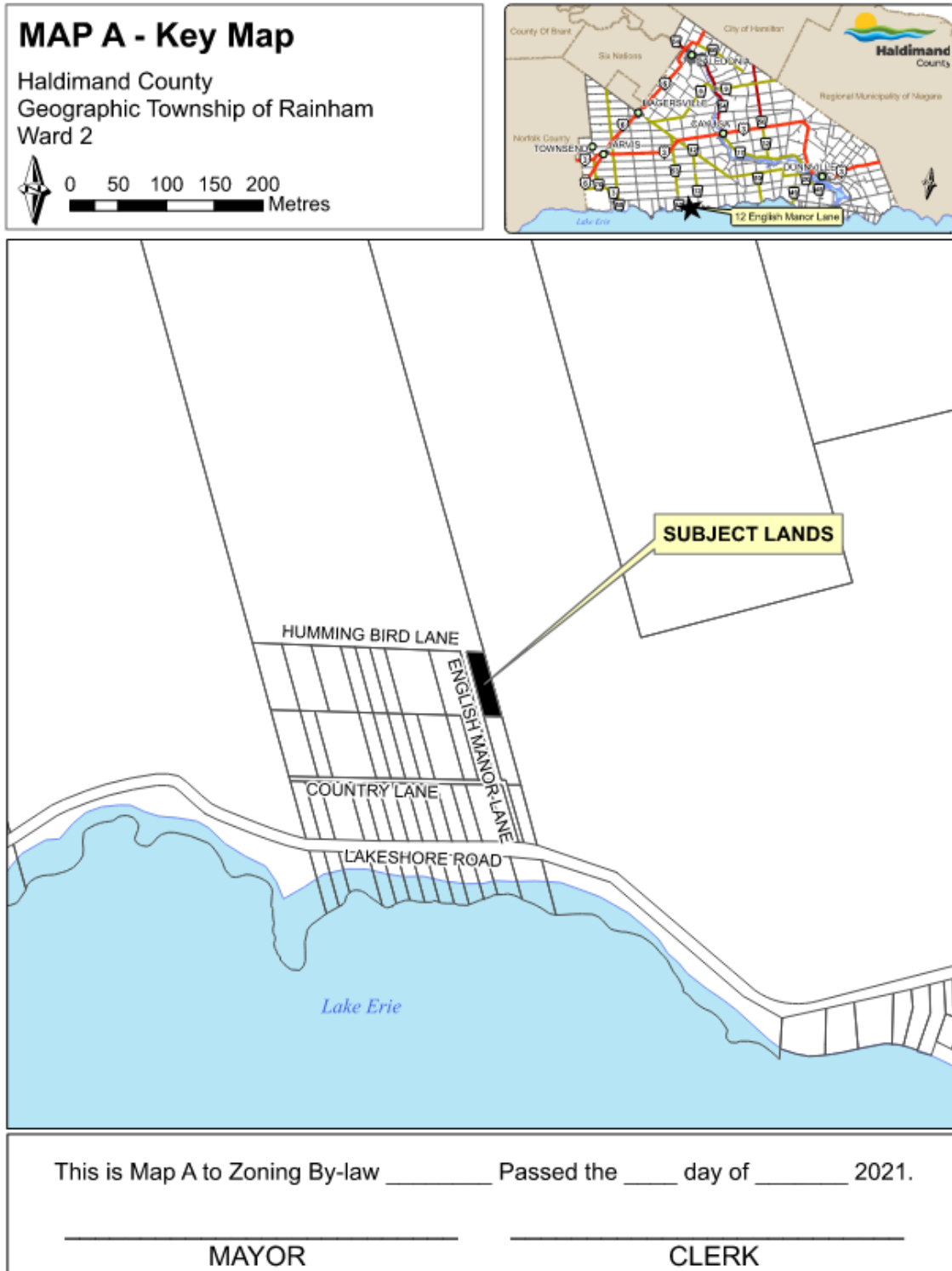
5. **THAT** the 'Holding – "H"' provision shall remain in place until the County and the owner enter into a Limited Servicing Agreement for the subject lands.
6. **AND THAT** this by-law shall take force and effect on the date of passing.

READ a first and second time this 30th day of August, 2021.

READ a third time and finally passed this 30th day of August 2021.

MAYOR

CLERK



Ref: PLZ-HA-2021-116

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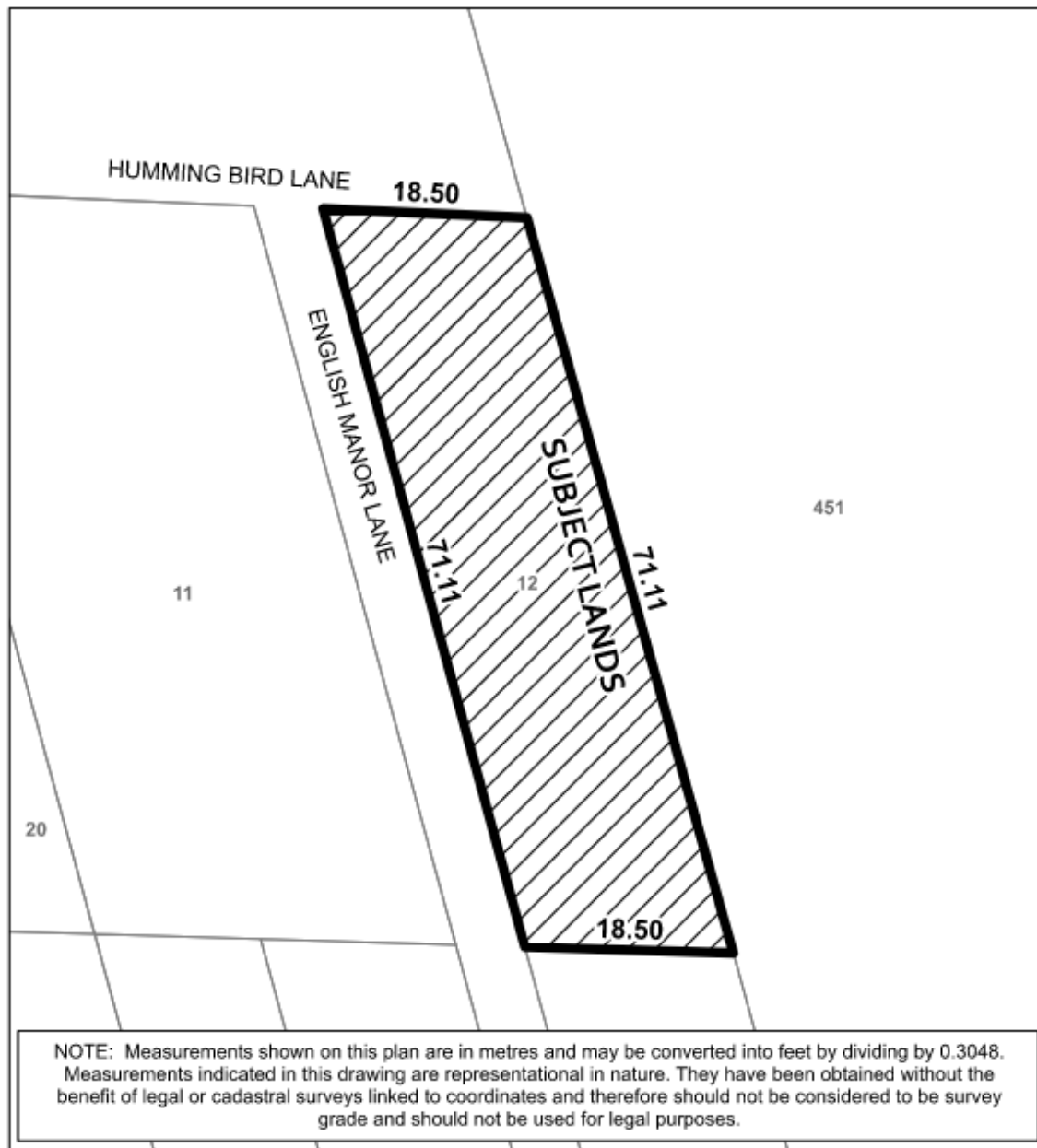
MAP B - Detail Map

Haldimand County

Geographic Township of Rainham, Ward 2

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-2021-116

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

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.

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

In the Haldimand County Official Plan, the subject lands are designated as 'Lakeshore Node', and there are no policy conflicts.

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.

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. The usage of the property has been restricted to ensure that the dwelling is only used for seasonal purposes, between April 1st and October 31st of the same calendar year. As well, relief is being provided from the front, rear and exterior side yard requirements of the Zoning By-law, such that the proposed 4.6 metre setbacks can be utilized.

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

Report:	PDD-46-2021
File Number:	PLZ-HA-2021-116
Related File Number:	N/A
Name:	Samuel Kidd
Roll Number:	2810-158-002-08800-0000