

THE CORPORATION OF HALDIMAND COUNTY

By-law Number /21

Being a by-law to amend Zoning By-law HC 1-2020 in the names of 912737 Ontario Inc.

WHEREAS Haldimand County is empowered 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 Plan 14472 Part 3 Geographic Township of Dunn, 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 "K5-11" to Haldimand Zoning By-law HC 1-2020, as amended, is hereby further amended by identifying the Subject Lands which are shown as 'Subject Lands' 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** the lands shown on "Map A" and "Map B" are rezoned to 'Hamlet Residential (RH)' and shall be subject to the provisions of section 6 of said By-law HC 1-2020:
- 4. **AND THAT** this by-law shall take force and effect on the day of passing.

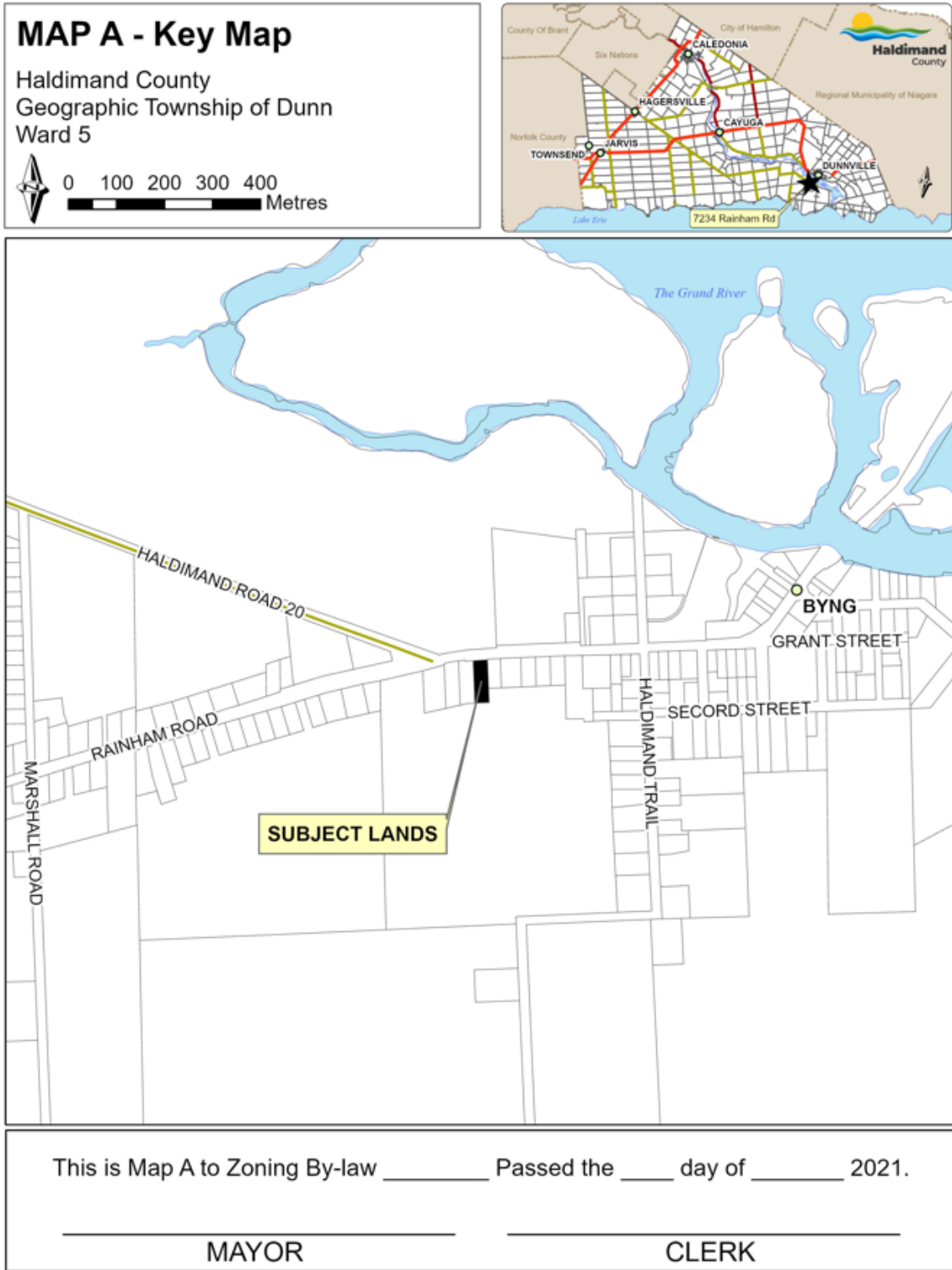
READ a first and second time this 22nd day of November, 2021.

READ a third time and finally passed this 22nd day of November, 2021.

MAYOR

CLERK

Schedule "A"





Ref: PLZ-HA-2021-169

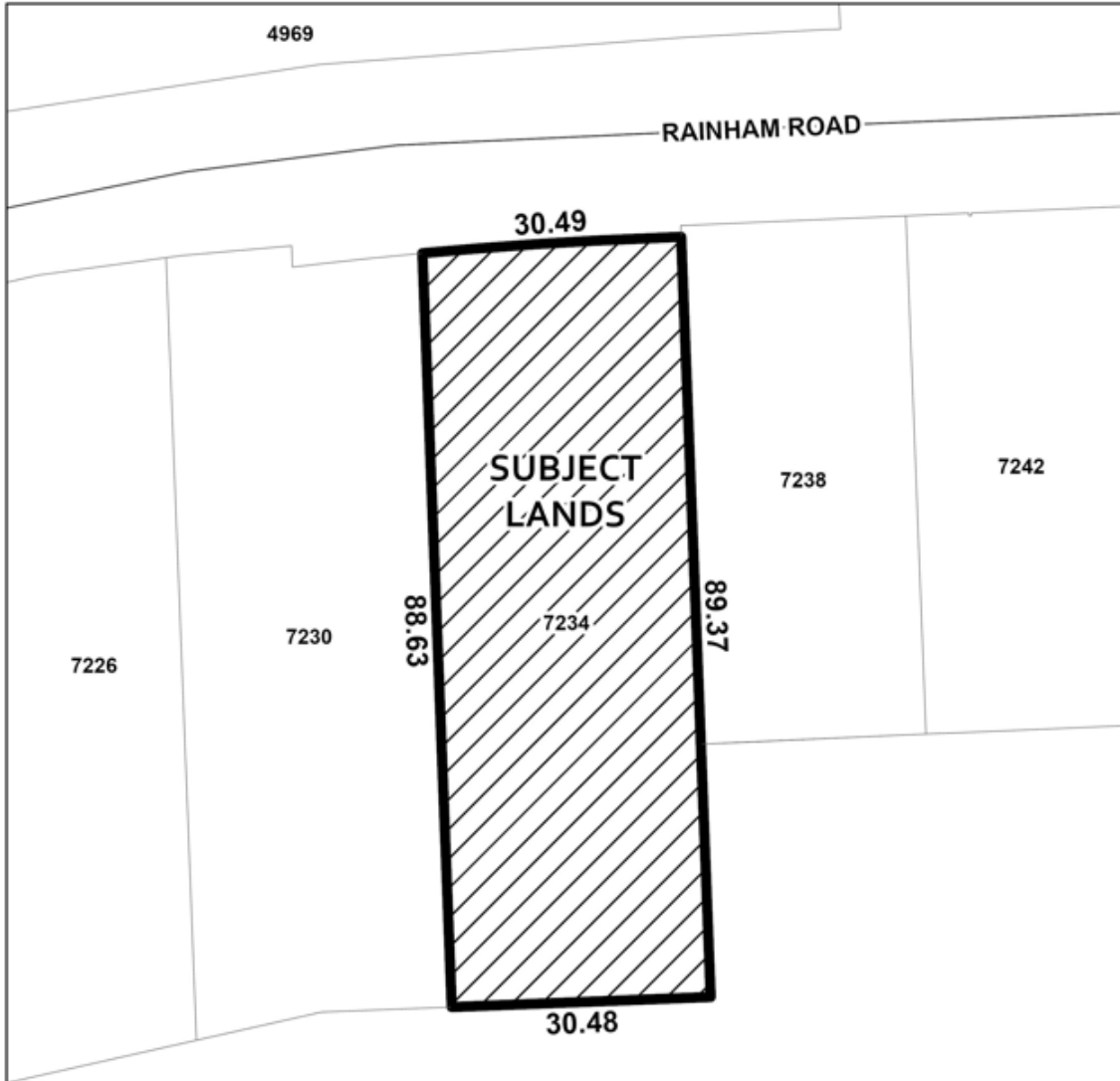
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Schedule "B"

MAP B - Detail Map
 Haldimand County
 Geographic Township of Dunn, Ward 5

SCALE: 1:700
 0 5 10 15 20 Metres



NOTE: Measurements shown on this plan are in metres and may be converted into feet by dividing by 0.3048. Measurements indicated in this drawing are representational in nature. They have been obtained without the benefit of legal or cadastral surveys linked to coordinates and therefore should not be considered to be survey grade and should not be used for legal purposes.

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

_____ MAYOR _____ CLERK

Ref: PLZ-HA-2021-169

PURPOSE AND EFFECT OF BY-LAW /21

The subject lands are legally described as Plan 14472 Part 3 Geographic Township of Dunn, municipally known as 7234 Rainham Road.

The purpose of this by-law is to permit the conversion of the existing structure into a single family dwelling for the subject lands.

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

HC 1-2020 which permits uses such as: an accessory boutique, day care nursery, accessory financial institution, medical office, accessory pharmacy, place of entertainment, place of sports and recreation, private club, accessory restaurant, accessory fast food restaurant, accessory take-out restaurant, accessory retail store, trade school, animal hospital, day care, medial office, place of sports and recreation, private club, cemetery, community centre, cultural facility, hospital, hostel, long term care home, business office, place of assembly, place of worship, retirement home, elementary school, private school, secondary school, post-secondary school, training and rehabilitation centre, fair or exhibition grounds, golf course. Residential uses are permitted in the form of those that were legally existing on the date of passing of the by-law, or that are accessory to a permitted use.

The uses that will be permitted following the passing of this by-law will be scoped to those permitted in the 'Hamlet Residential' (RH) zone which are: Bed and Breakfast Establishment, Single Detached Dwelling, accessory secondary suite, home based business - home office, home based business - home occupation, home based business - home industry, backyard hens.

Report Number: PDD-51-2021
File Number: PLZ-HA-2021-169
Name: 912737 Ontario Inc
Roll #: 2810-021-001-09412-0000