

## THE CORPORATION OF HALDIMAND COUNTY

By-law Number -HC/22

**Being a by-law to amend Zoning By-law HC 1-2020, as amended, for property described in the name of Riverside Walk Inc.**

**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, CHAPTER P.13, 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 lands described as PLAN 14472 PT LOT 29 and shown on Maps “A” and “B” attached to and forming part of this by-law.
2. **THAT** Schedule “A” of By-law HC 1-2020, as amended, is hereby further amended by changing the zoning of the lands identified as Lots 1 – 12 and Retained Land on Map “B” (attached to and forming part of this by-law) from Agricultural (A) *Zone* to Hamlet Residential (RH) *Zone*.
3. **THAT** Schedule “A” of By-law HC 1-2020, as amended, is hereby further amended by delineating the lands identified as Lots 1 – 12 and Retained Land on Map “B” (attached to and forming part of this by-law) as having reference to Subsection RH.4.
4. **THAT** Subsection 6.4.7 Special Exceptions is hereby further amended by adding the following:

6.4.7.4 RH.4 In lieu of the corresponding provisions in the RH *Zone*, the following shall apply:

- a) the *existing* building on Lot 11 shall be deemed a residential *accessory building* and be permitted until the main *dwelling* is established;
- b) the *building height* of the *existing* residential *accessory structure* on Lot 11, as *existing* on the date of the passing of this by-law, shall be deemed compliant;

- c) the maximum usable floor area of the *existing* residential *accessory structure* on Lot 11, as *existing* on the date of the passing of this by-law, shall be deemed compliant;
  - d) the maximum driveway width of a driveway within the municipal right-of-way shall be:
    - i. 3.5 metres for a lot having a *lot frontage* of 19.0 metres or less; or,
    - ii. 9.0 metres for a lot having a *lot frontage* greater than 19.0 metres;
  - e) the maximum driveway width within the lot shall be:
    - i. Equal to 50% of the *lot frontage* on a lot having greater than 12.0 metres and less than 19.0 metres of *lot frontage*; or,
    - ii. 9.0 metres for a lot having a *lot frontage* equal to or greater than 19.0 metres.
  - f) *minimum lot frontage*:
    - Lot 1 – 21.0 metres
    - Lots 4, 5, 6, and 8 – 17.0 metres
    - Lot 7 and 9 – 18.0 metres
    - Lot 10 – 20.0 metres
    - Block 14 – 6.0 metres
  - g) *minimum lot area*:
    - Lot 1 – 1,800 square metres
5. **THAT** Schedule “A” of By-law HC 1-2020, as amended, is hereby further amended by changing the zoning of the lands identified as Block 13 and Block 14 on Map “B” (attached to and forming part of this by-law) from Agricultural (A) *Zone* to Open Space (OS) *Zone*.
6. **THAT** Schedule “A” of By-law HC 1-2020, as amended, is hereby further amended by delineating the lands identified as Block 13 on Map “B” (attached to and forming part of this by-law) as having reference to Subsection OS.3.
7. **THAT** Subsection 10.4 Special Exceptions is hereby further amended by adding the following:

10.4.1.3 OS.3 Notwithstanding the uses *permitted* in the OS Zone, only the following uses shall be permitted:

- a) stormwater management pond

The provisions in the OS Zone shall not apply.

8. **THAT** Schedule “A” of By-law HC 1-2020, as amended, is hereby further amended by delineating the lands identified as Block 14 on Map “B” (attached to and forming part of this by-law) as having reference to Subsection OS.4.

9. **THAT** Subsection 10.4 Special Exceptions is hereby further amended by adding the following:

10.4.1.4 OS.4 Notwithstanding the uses *permitted* in the OS Zone, only the following uses shall be permitted:

- a) Floodplain

The provisions in the OS Zone shall not apply.

10. **AND THAT** this by-law shall come into force in accordance with the provisions of the *Planning Act*.

READ a first and second time this \_\_\_\_ day of Month, 2022.

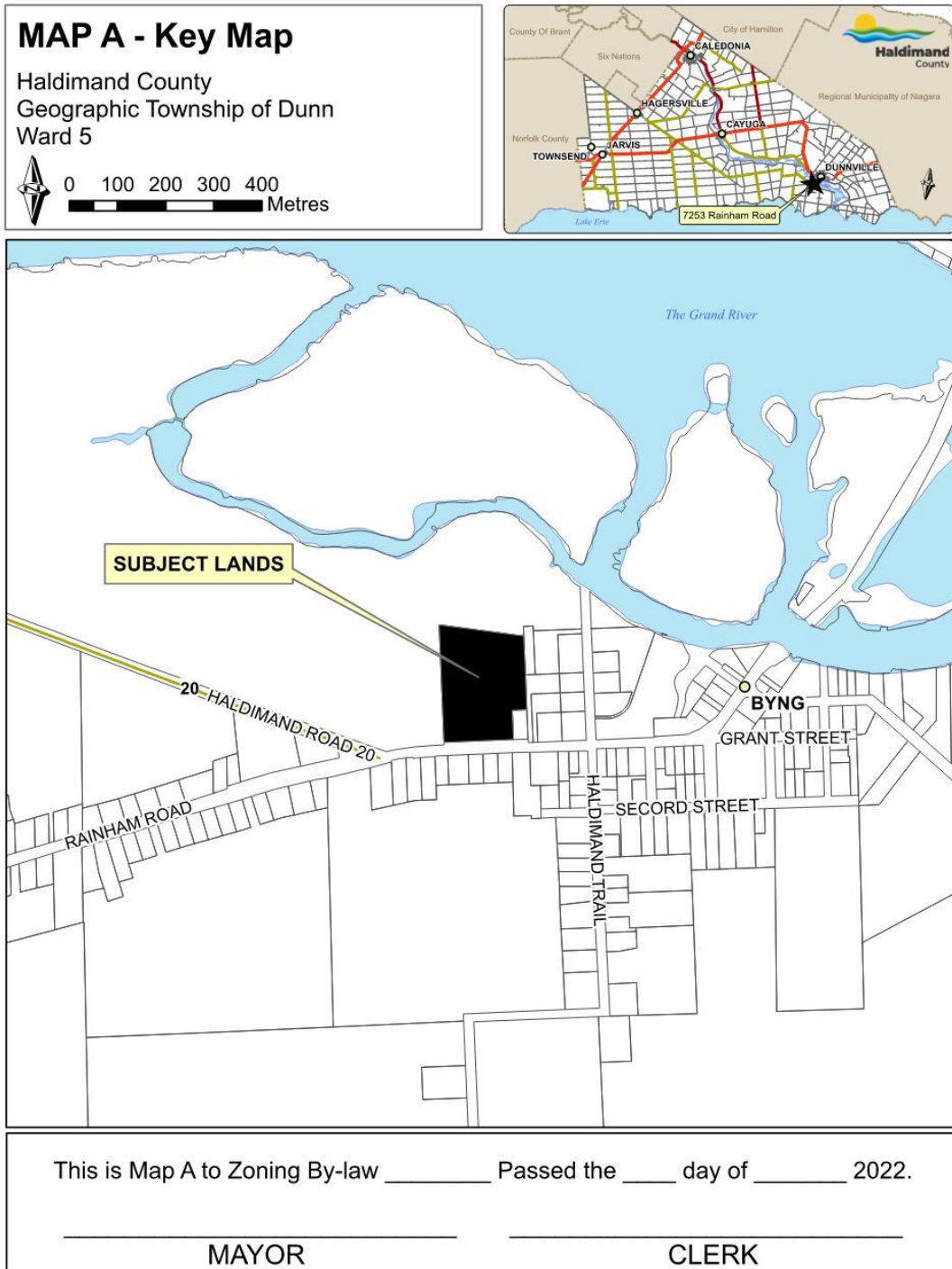
READ a third time and finally passed this \_\_\_\_ day of Month, 2022.

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MAYOR

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CLERK



Ref: PLZ-HA-2020-167

T:\Planning and Economic Development\PD\GIS\Applications\2020\PL28T\PL28T-2020-166 & PLZ-16A-2020-167 Byng Subdivision\PL28T2020166PLZ2020167\PL28T2020166PLZ2020167.aprx

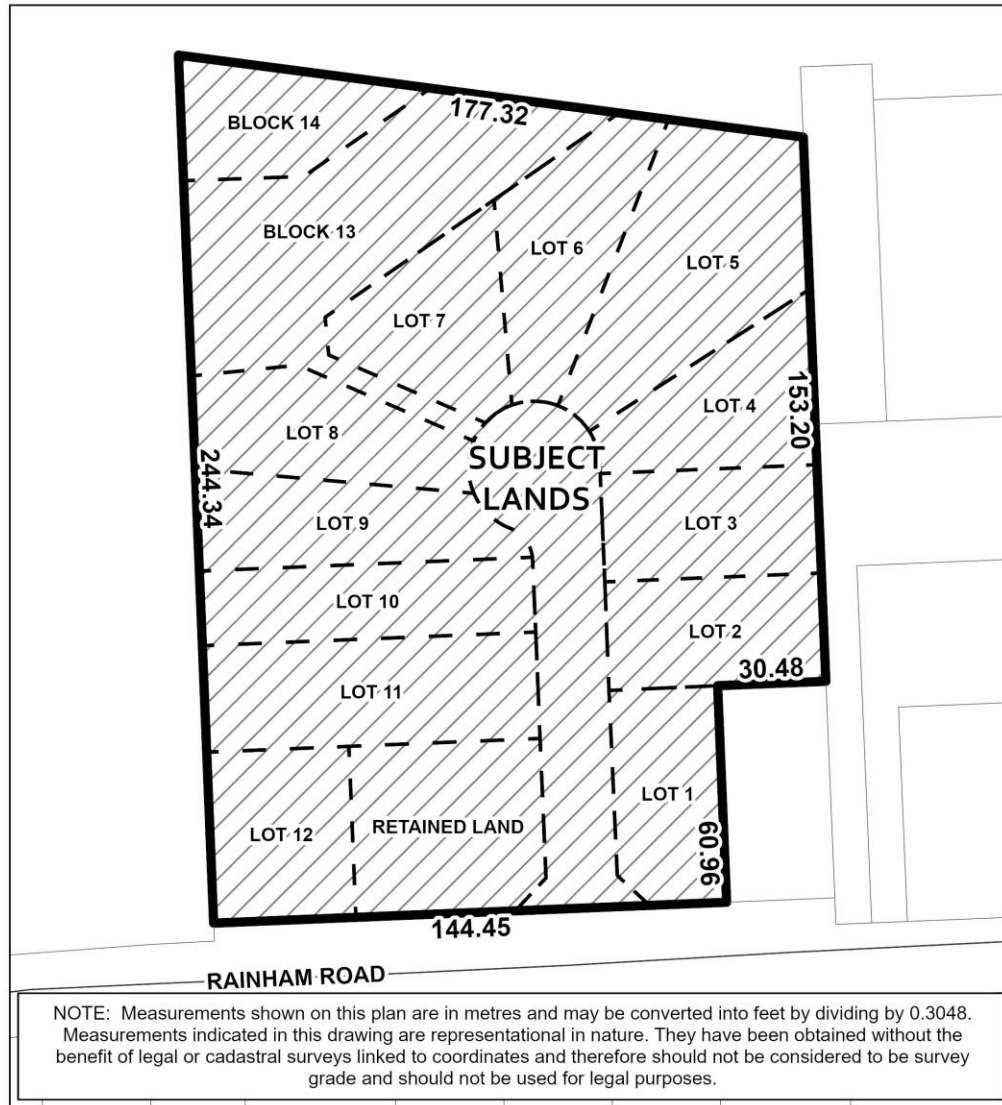
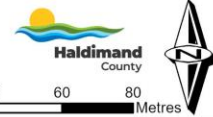
# **MAP B - Detail Map**

Haldimand County

Geographic Township of Dunn, Ward 5

SCALE - 1:1,500

0 20 40 60 80 Metres



This is Map B to Zoning By-law \_\_\_\_\_ Passed the \_\_\_\_ day of \_\_\_\_\_ 2022.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK

Ref: PLZ-HA-2020-167

**PURPOSE AND EFFECT OF BY-LAW /22**

The subject lands are legally described as PLAN 14472 PT LOT 29.

The purpose of this by-law is to rezone the subject lands from 'Agricultural (A)' Zone to 'Hamlet Residential (RH)' Zone with special provisions to implement a Plan of Subdivision.

Report Number:	PDD-40-2022
File No:	PLZ-HA-2020-167
Related File No.:	PL28T-2020-166
Name:	Riverside Walk Inc.
Roll No.	2810.021.001.10200.0000