

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
- 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 7th day of November, 2022.

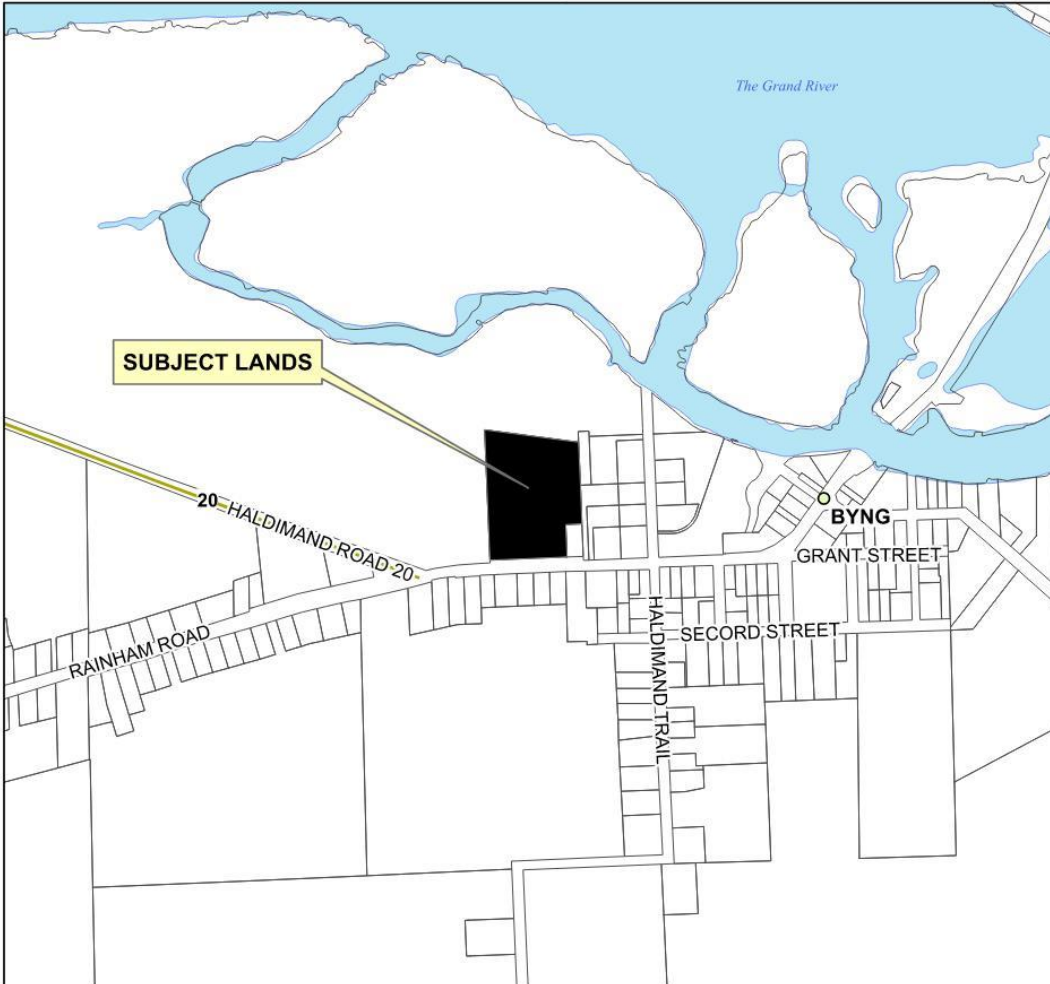
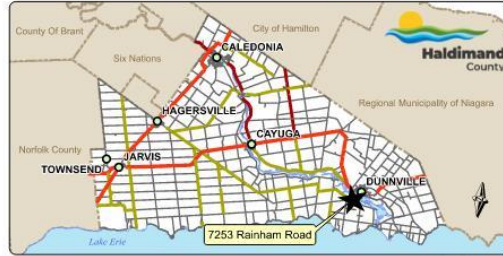
READ a third time and finally passed this 7th day of November, 2022.

MAYOR

CLERK

MAP A - Key Map

Haldimand County
Geographic Township of Dunn
Ward 5



This is Map A to Zoning By-law _____ Passed the ____ day of _____ 2022.

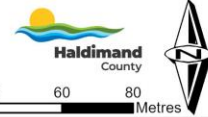
_____ MAYOR _____ CLERK

Ref: PLZ-HA-2020-167

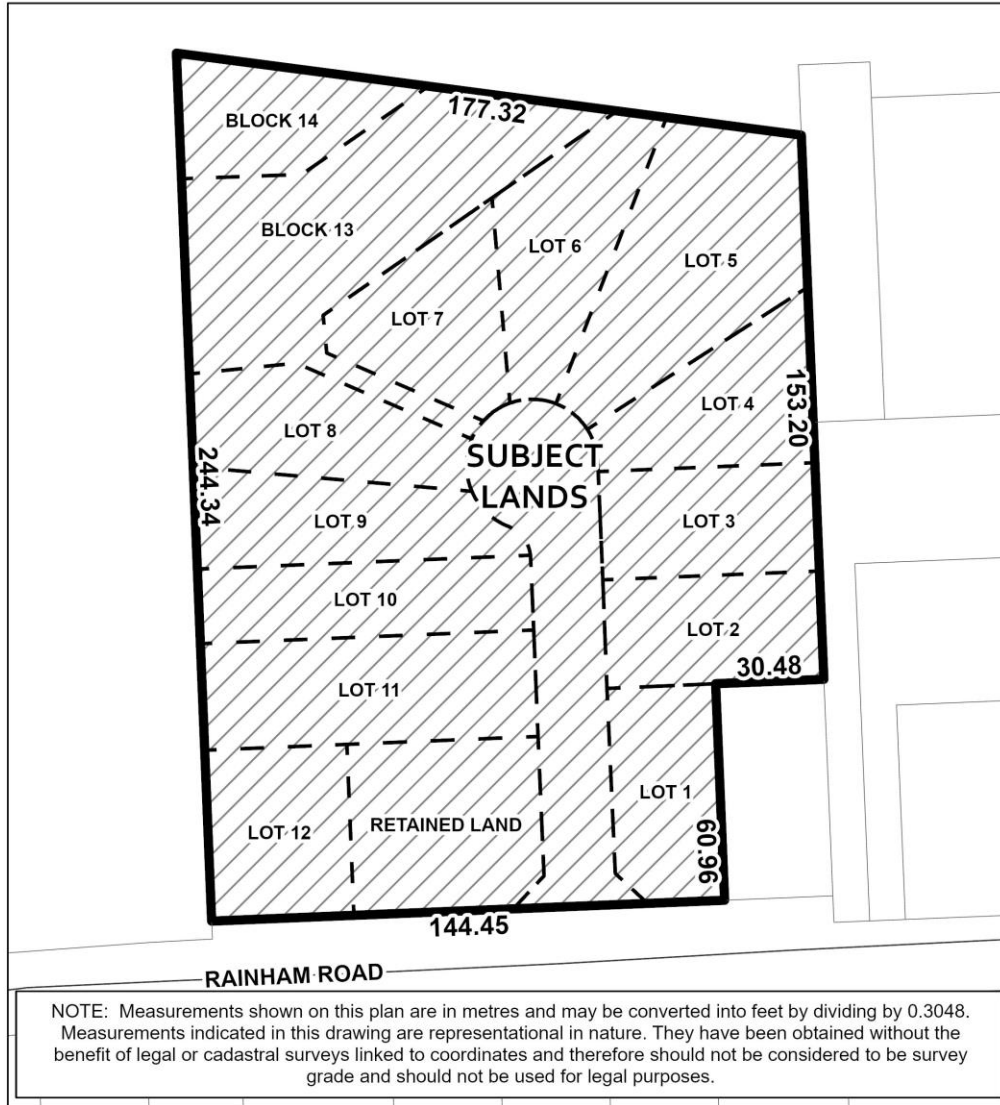
T:\Planning and Economic Development\PD\GIS\Applications\2020\PL28T\PL28T-2020-166 & PLZ-HA-2020-167 Byng Subdivision\PL28T2020166PLZ2020167\PL28T2020166PLZ2020167.aprx

MAP B - Detail Map

Haldimand County
Geographic Township of Dunn, Ward 5



SCALE - 1:1,500



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 -HC/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 and 'Open Space (OS)' 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