

THE CORPORATION OF HALDIMAND COUNTY

By-law Number -HC/23

Being a by-law to amend Zoning By-law HC 1-2020 in the name of Joseph Anacleto

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 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.6 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 and the applicants enter into a drainage agreement and limited servicing agreement for the property.

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

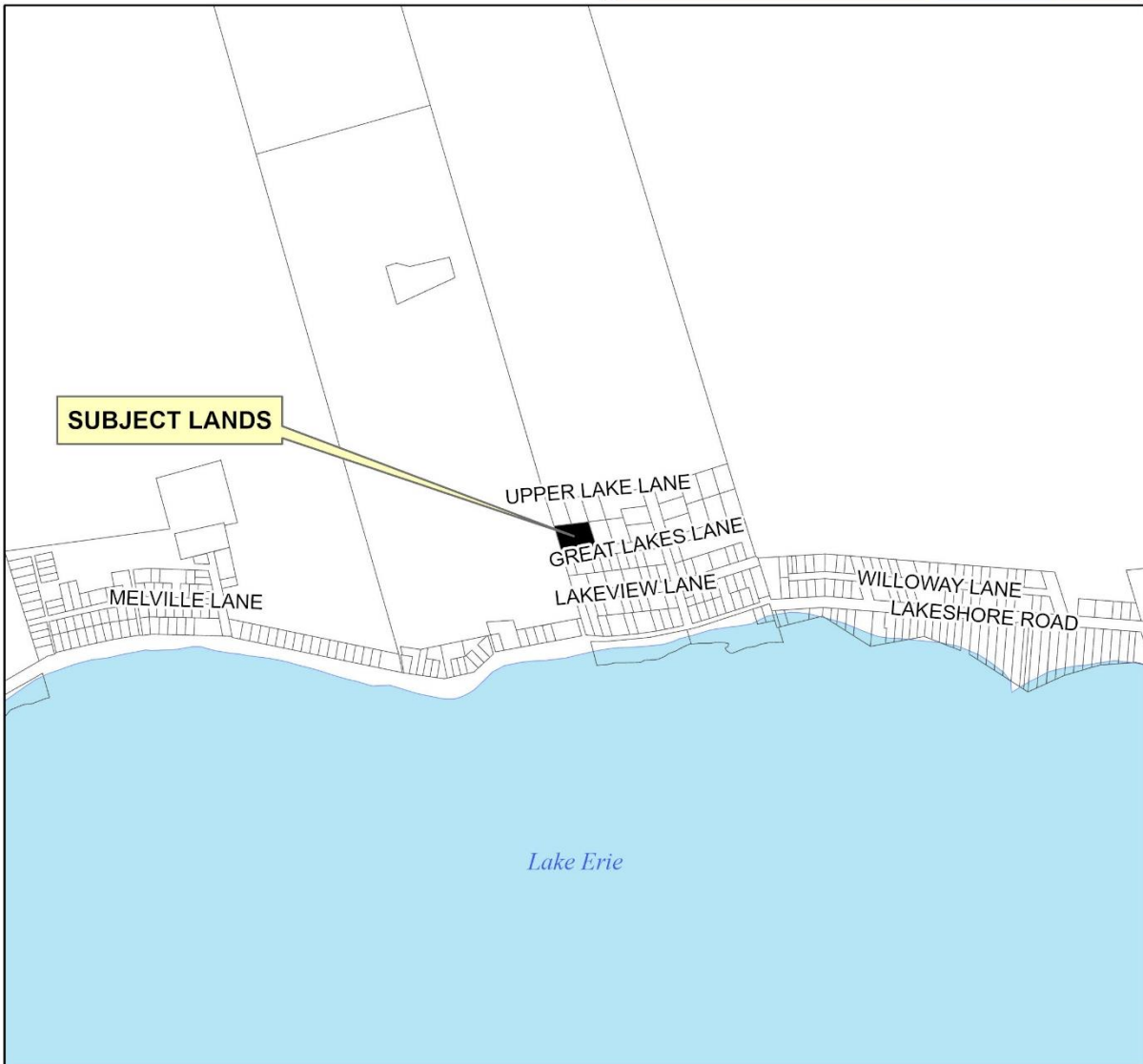
READ a first and second time this 6th day of March, 2023.

READ a third time and finally passed this 6th day of March, 2023.

MAYOR

CLERK

MAP A - Key Map
 Haldimand County
 Geographic Township of Rainham
 Ward 2

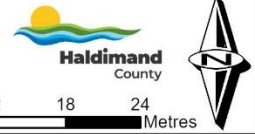


This is Map A to Zoning By-law _____ Passed the ____ day of _____ 2023.

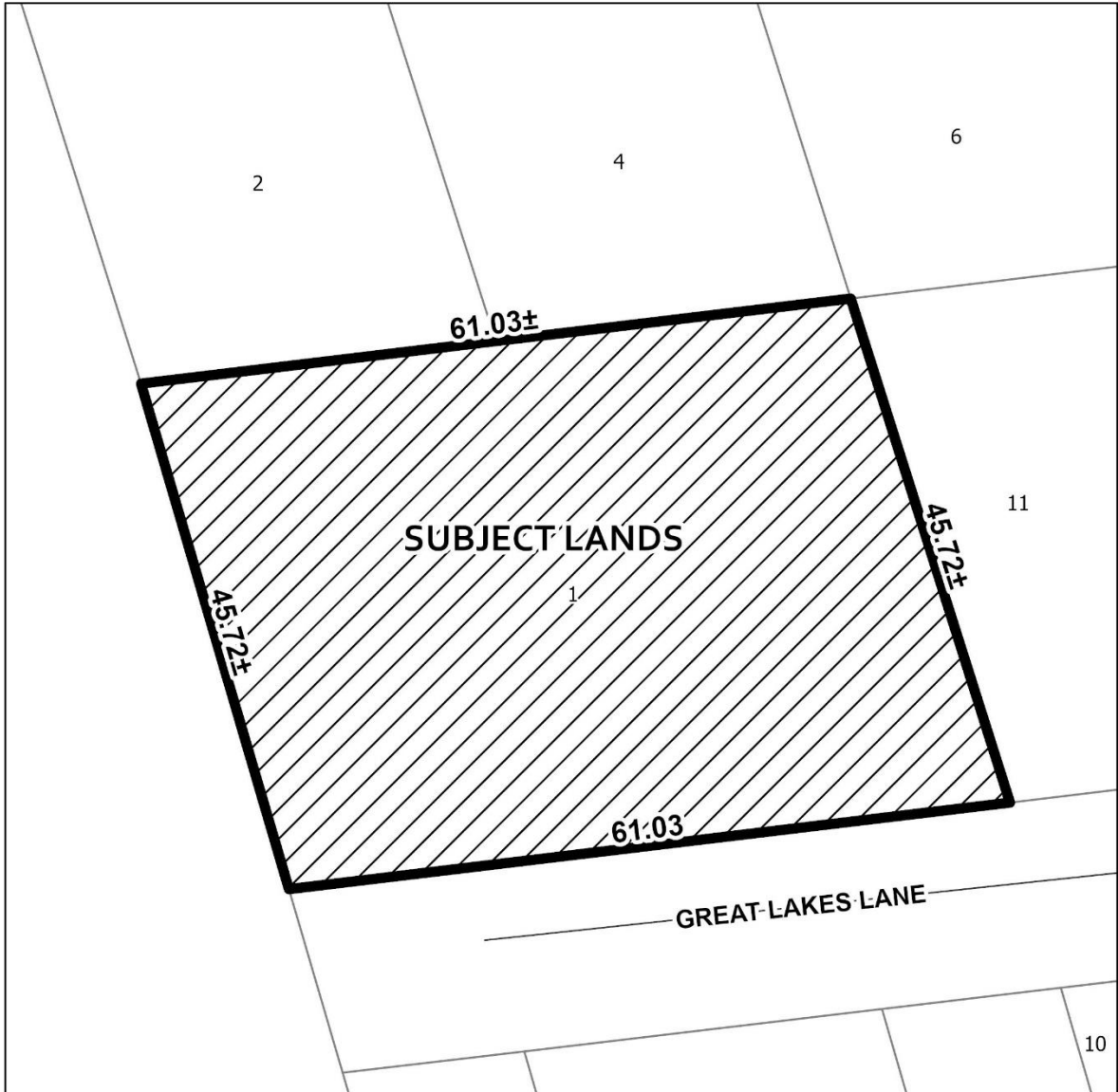
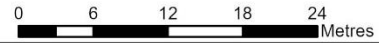
_____ MAYOR _____ CLERK

MAP B - Detail Map

Haldimand County
Geographic Township of Rainham, Ward 2



SCALE - 1:500



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 _____ 2023.

_____ MAYOR _____ CLERK

Ref: PLZ-HA-2022-146

PURPOSE AND EFFECT OF BY-LAW NO. -HC/23

The subject lands are described as RNH CON 1 PT LOT 9 and are municipally known as 1 Great Lakes 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 include 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 ensure a Limited Servicing Agreement, with a Drainage and Grading Component, in completed 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-03-2023
File Number:	PLZ-HA-2022-146
Related File Number:	N/A
Name:	ANACLETO, Joseph
Roll Number:	2810158002410000000