

## THE CORPORATION OF HALDIMAND COUNTY

By-law Number -HC/23

**Being a by-law to amend Zoning By-law HC 1-2020, as amended, for property in the name of McMullen**

**WHEREAS** Haldimand County is authorized to enact this by-law, by virtue of the provisions of Section 34 and 36(1) 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 Concession 5 SDR, Part Lot 18 South Dover Road being Parts 8 and 9 plan 18R5416, Geographic Township of Dunn, known municipally as 4 Dearden Lane 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 subject lands identified on Map "A" (attached to and forming part of this by-law) from Lakeshore Residential (RL) *Zone* to Lakeshore Residential (RL-H) *Zone* with a Holding (H) Provision.
3. **THAT** Schedule "A" of By-law HC 1-2020, as amended, is hereby further amended by delineating the lands identified as the subject lands on Map "A" (attached to and forming part of this by-law) as having reference to Subsection 6.4.8.7 RL.7.
4. **THAT** Subsection 6.4 Special Exceptions is hereby further amended by adding the following:

6.4.8.7 RL.7 In lieu of the corresponding provisions in the RL *Zone*, the following shall apply:

- a) minimum *lot frontage (interior lot)*: 12.19 metres.

Notwithstanding section 4.23 a *vacation home dwelling* and related *accessory buildings or structures* shall be *permitted* without *lot frontage* on an *improved street*.

5. **THAT** the Holding "(H)" provision of this by-law shall be removed upon the execution of a Limited Servicing Agreement to the satisfaction of Haldimand County.

6. **AND THAT** this by-law shall become effective upon final approval of the related Amendment number HCOP-71 to the Haldimand County Official Plan.

READ a first and second time this 8<sup>th</sup> day of May, 2023.

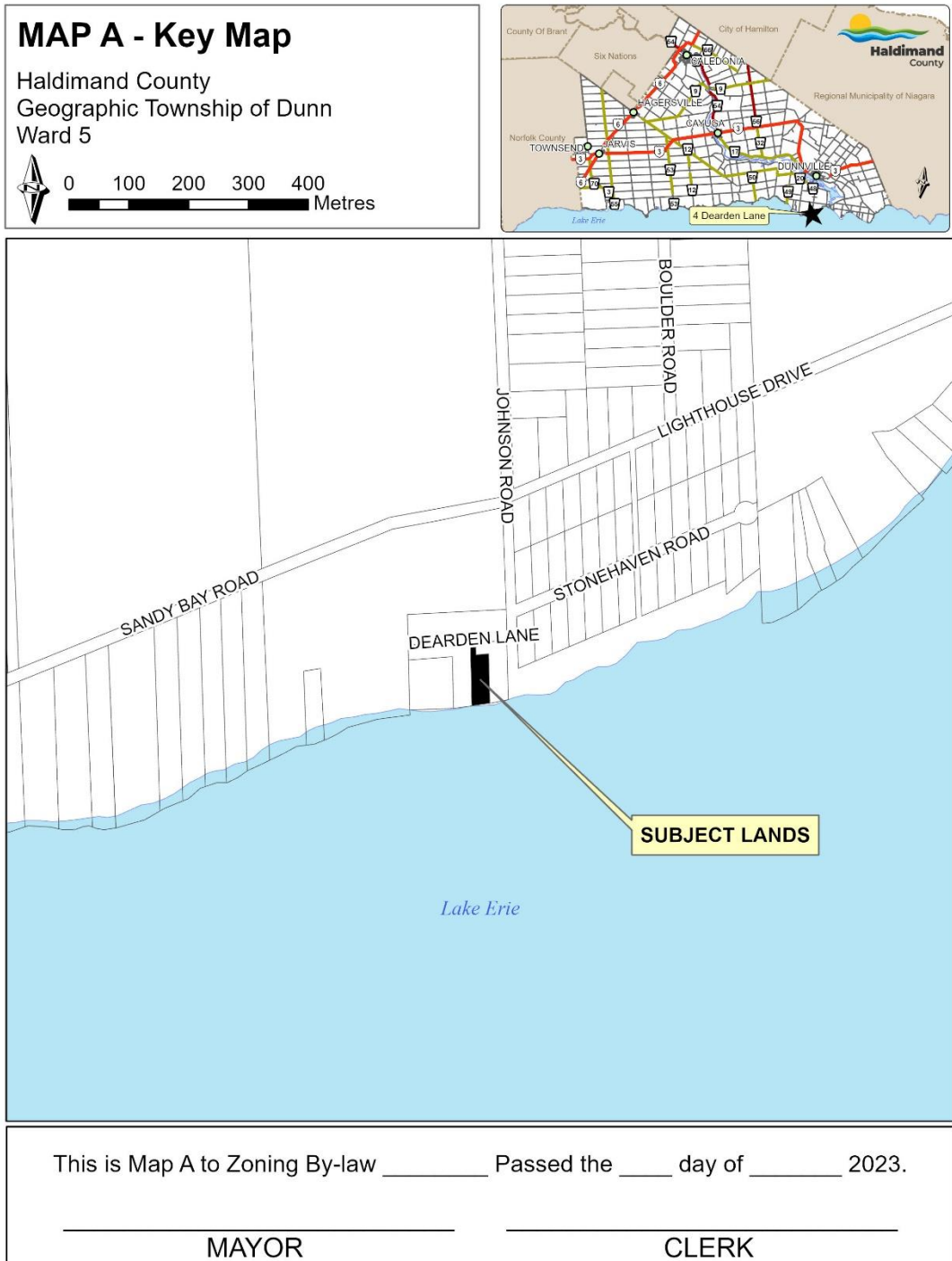
READ a third time and finally passed this 8<sup>th</sup> day of May, 2023.

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MAYOR

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CLERK



Ref: PLOPZB-2022-153

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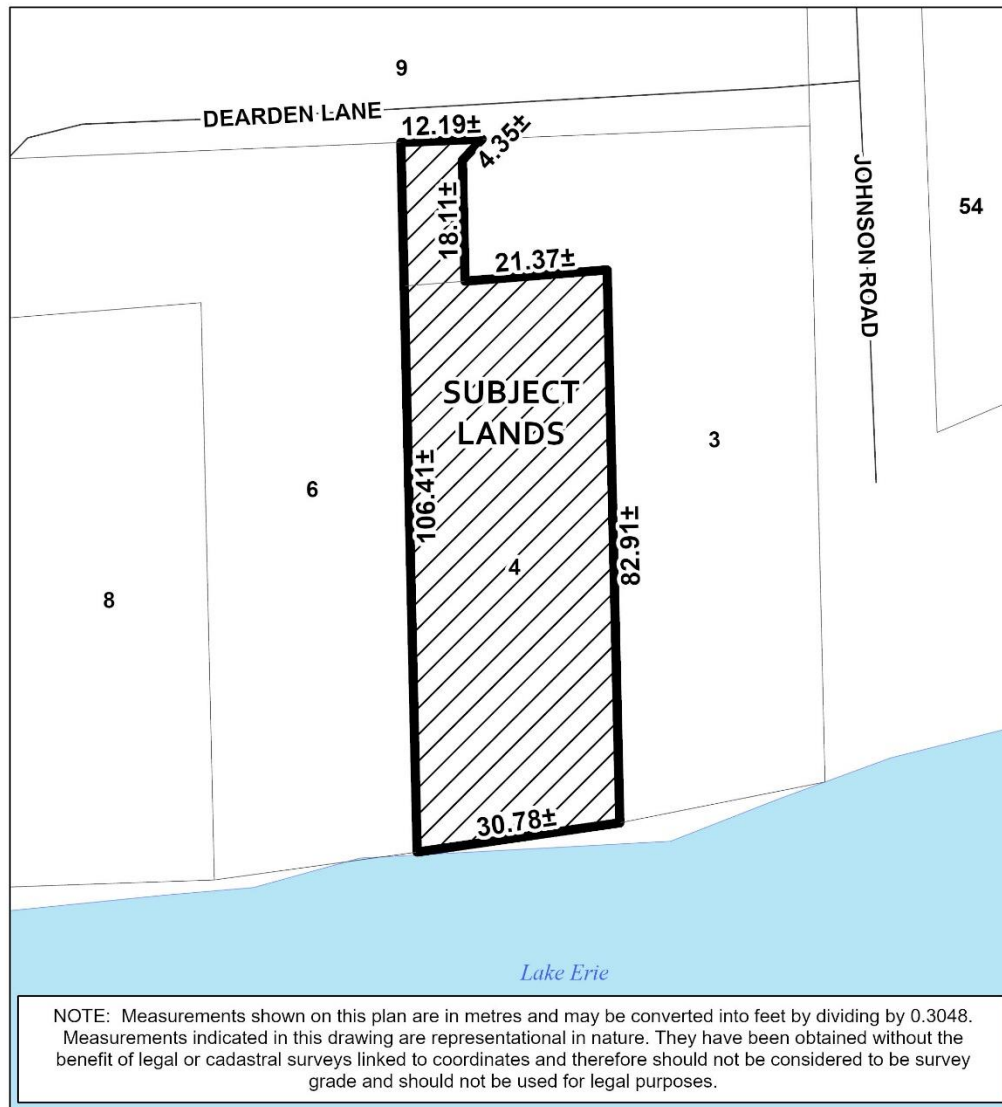
# **MAP B - Detail Map**

Haldimand County

Geographic Township of Dunn, Ward 5

SCALE - 1:800

0 10 20 30 40 Metres



This is Map B to Zoning By-law \_\_\_\_\_ Passed the \_\_\_\_ day of \_\_\_\_\_ 2023.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK

Ref: PLOPZB-2022-153

**PURPOSE AND EFFECT OF BY-LAW -HC/23**

The subject lands are legally described as Dunn Concession 5 SDR, Part Lot 18 South Dover Road being Parts 8 and 9 plan 18R5416, known municipally as 4 Dearden Lane.

The purpose of this by-law is to permit the development of a vacation home dwelling and related accessory structures on the subject lands with 12.19 metres of frontage on a private road.

This by-law will also apply a 'Holding -H' provision to the subject lands to ensure that a Limited Service Agreement is entered into and registered on title.

Report Number:	PDD-01-2023
File No:	PLOP/ZB-HA-2023-153
Related File No.:	PLB-2023-008
Name:	McMullen
Roll No.	2810. 021.001.27600.0000