

## 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 described in the name of Moon**

**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 Concession 1 Walpole Part of Lot 5 PCL D 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 delineating the lands identified as Part 1 of the subject lands on Map "A" (attached to and forming part of this by-law) as having reference to Subsection 11.4.110 .
3. **THAT** Subsection 11.4 Special Exceptions is hereby further amended by adding the following:

In lieu of the corresponding provisions in the A Zone, the following shall apply:

- a) minimum *front yard for an accessory building*: 1 metres;
  - b) minimum *interior side yard* for an accessory building: 0.7 metres
  - c) maximum *accessory building height*: 8.0 metres;
  - d) minimum required setback for the eave or gutter for an accessory building: 0 metres;
  - e) maximum *secondary suite size*: 112.2 square metres;
  - f) a secondary suite shall be permitted on a lot that is only accessible by a private road; and
  - g) that the *secondary suite* shall be considered a *dwelling, vacation home* as defined in Zoning By-law HC 1-2020 and may only be used on a seasonal basis.
4. **THAT** a Holding provision be applied to the subject lands as described as Concession 1 Walpole Part of Lot 5 PCL D and shown on Maps "A" and "B" attached to and forming part of this by-law.

5. **THAT** the Holding “(H)” provision of this by-law shall remain in place until such time as the proponent enters into a Limited Services Agreement; a survey plan is provided to confirm the property line and building locations for zoning; and an archaeological assessment is accepted by the Ministry of Tourism, Culture and Sport.
6. **THAT** this by-law shall come into force in accordance with the provisions of the *Planning Act*.

READ a first and second time this 16<sup>th</sup> day of October, 2023.

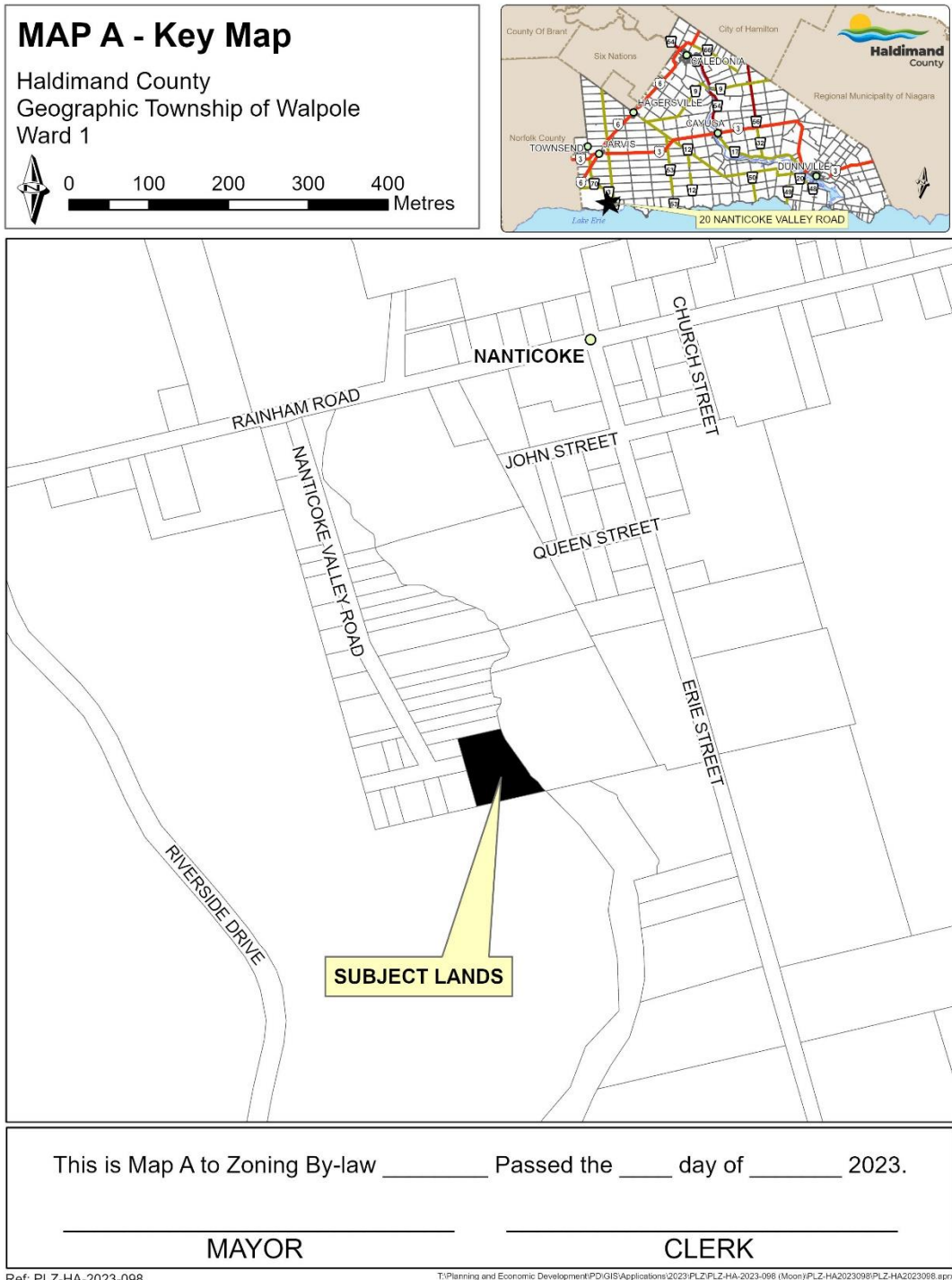
READ a third time and finally passed this 16<sup>th</sup> day of October, 2023.

---

MAYOR

---

CLERK



Ref: PLZ-HA-2023-098

T:\Planning and Economic Development\PD\GIS\Applications\2023\PLZ\PLZ-HA-2023-098 (Moon)\PLZ-HA2023098\PLZ-HA2023098.aprx

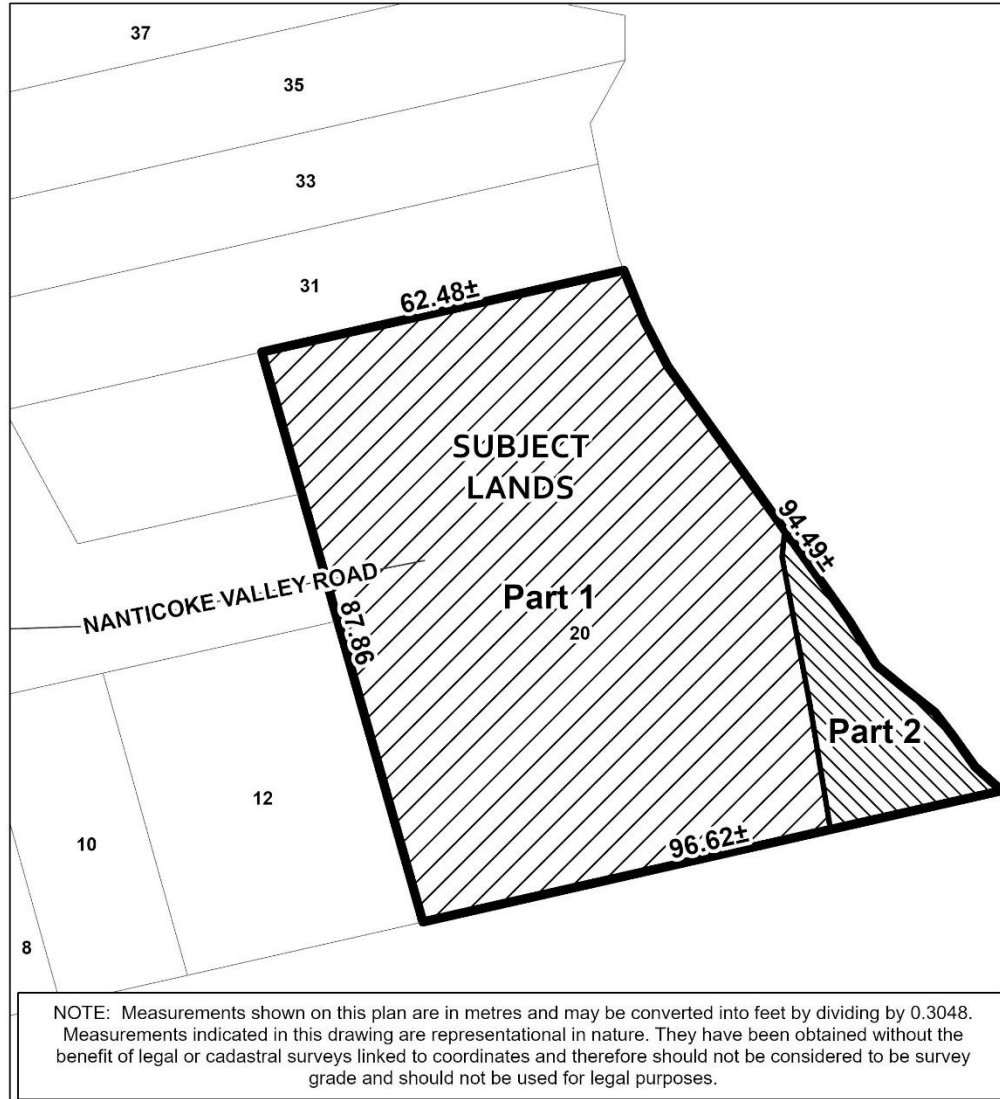
# **MAP B - Detail Map**

Haldimand County

Geographic Township of Walpole, Ward 1

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: PLZ-HA-2022-098

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

The subject lands are legally described as Concession 1 Walpole Part of Lot 5 PCL D and known municipally as 20 Nanticoke Valley Road.

The purpose of this by-law is to permit an accessory building with relief to the front yard, interior side yard, building height and eave and gutter setback and permit a secondary residential unit to be located within said accessory building with a maximum area of 112.2 sq. metres and located on a private road. Additionally, the secondary suit shall only be used for seasonal purposes.

A Holding Provision shall also be applied to the subject lands to ensure that a survey plan is provided identified the property boundaries and building locations; acceptance of an archaeological report; and the registration on title of a Limited Services Agreement.

Report Number:	PDD-19-2023
File No:	PLZ-HA-2023-098
Name:	Moon, Sherry
Roll No.	2810.332.001.37400