

THE CORPORATION OF HALDIMAND COUNTY

By-law Number XXXX-HC/23

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

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 Part Lot 29 South, Caithness, Caledonia and identified as Part 4 Plan 18R4293 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 Urban Residential Type 1-A (R1-A) *Zone* to Urban Residential Type 1-A (R1-A) *Zone* with a special exception.
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 6.4.1.1.2.
4. **THAT** Subsection 6.4 Special Exceptions is hereby further amended by adding the following:

6.4.1.1.2 R1-A.2

In lieu of the corresponding provisions in the R1-A *Zone*, the following shall apply to Part 1:

- a) minimum *lot area (corner lot)*: 464 square metres;
- b) minimum *front yard*: 4.65 metres;
- c) minimum *rear yard*: 6.44 metres;

Notwithstanding the provision of Section 3 Definitions, the following shall apply to Part 2, for the purpose of determining required building setbacks:

- d) The southern *lot line* shall be the *rear lot line*;
- e) The northern *lot line* shall be the *front lot line*;
- f) The eastern and western *lot lines* shall be *interior side lot lines*.

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

READ a first and second time this 18th day of December, 2023.

READ a third time and finally passed this 18th day of December, 2023.

MAYOR

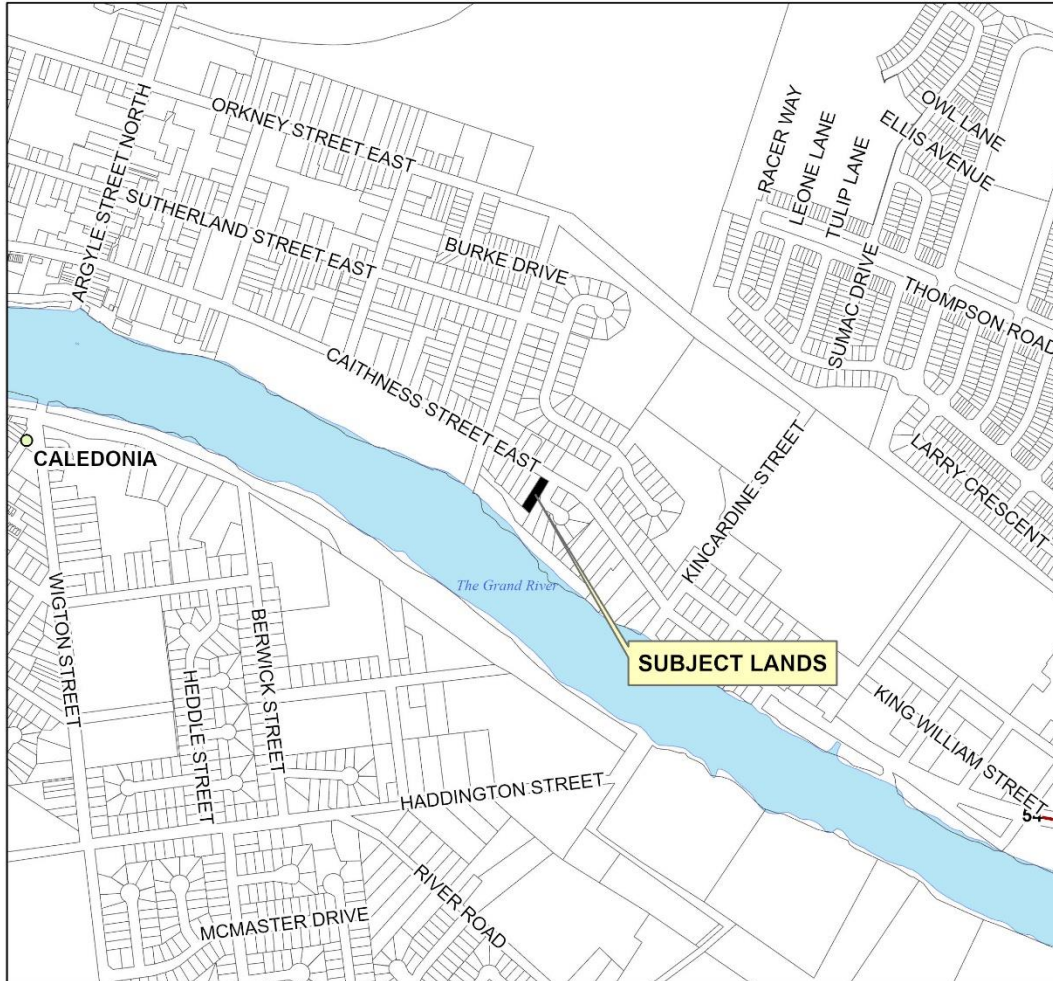
CLERK

MAP A - Key Map

Haldimand County
Urban Area of Caledonia
Ward 3



0 100 200 300 400
Metres



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

MAYOR

CLERK

Ref: PLZ-HA-2023-072

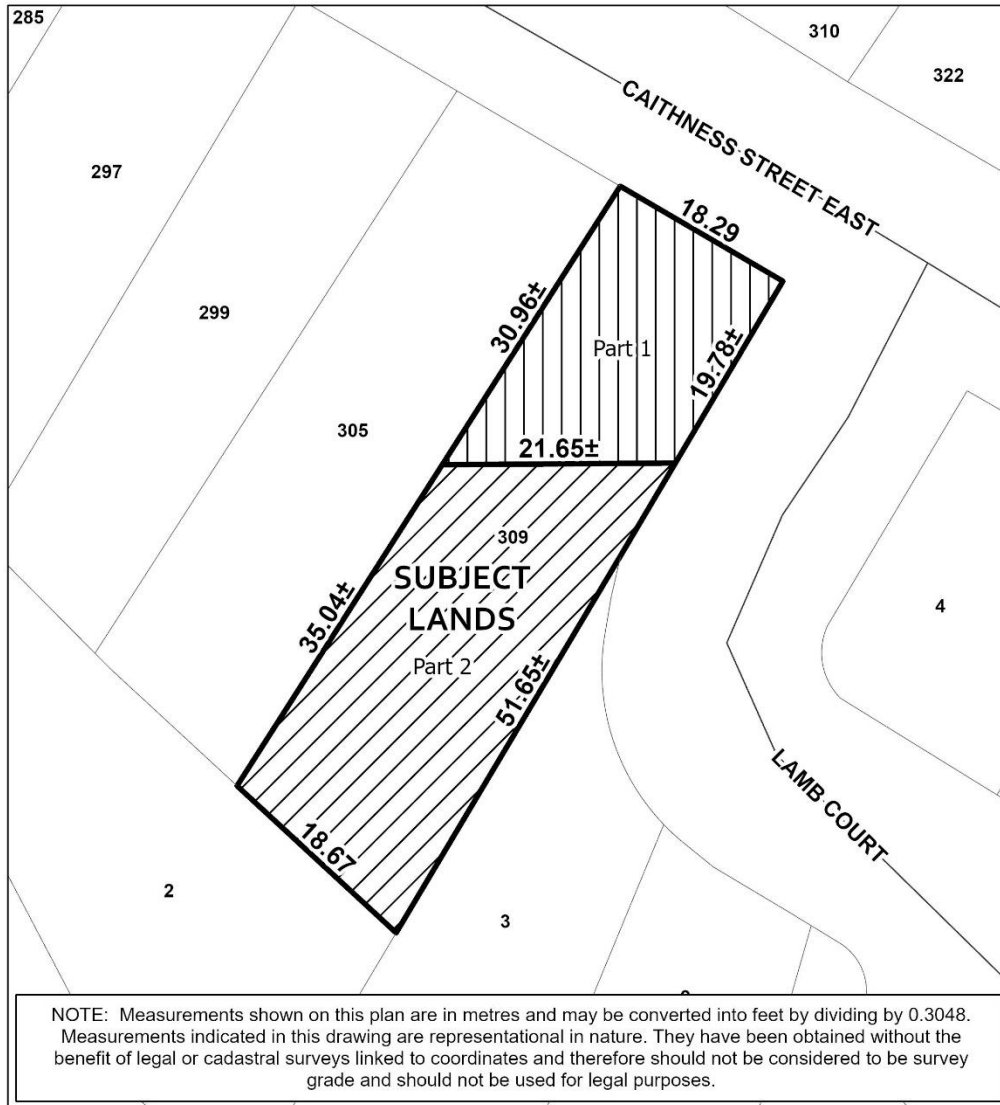
T:\Planning and Economic Development\PD\GIS\Applications\2023\PLZ\PLZ-HA-2023-072 (Muzloom)\PLZ-HA2023072\PLZ-HA2023072.aprx

MAP B - Detail Map

Haldimand County
Urban Area of Caledonia, Ward 3

SCALE - 1:500

0 6 12 18 24 Metres



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

MAYOR

CLERK

Ref: PLZ-HA-2023-072

PURPOSE AND EFFECT OF BY-LAW XX/23

The subject lands are legally described as Part Lot 29 South, Caithness, Caledonia and identified as Part 4 Plan 18R4293.

Map B – Part 1

The purpose of this by-law is to recognize the existing front yard setback of 4.65 metres and to permit a minimum required lot area of 464 square metres, and minimum rear yard setback of 6.44 metres.

Map B – Part 2

The purpose of this by-law is to identify the southern lot line, adjacent to the Grand River, as the rear lot line, the northern lot line as the front lot line, and the eastern and western lot lines as interior lot lines for the purposes of determining building setbacks.

Report Number:	PDD-30-2023
File No:	PLZ-HA-2023-072
Related File No.:	PLB-2023-071
Name:	Mazloun
Roll No.	2810.151.003.0250.0000