

## THE CORPORATION OF HALDIMAND COUNTY

By-law Number XXXX-HC/XX

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

**WHEREAS** Haldimand County is authorized to enact this by-law, by virtue of the provisions of Section 34 and 36(1) 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, Part of Lot 24, in the Geographic Township of Walpole, know municipally as 2050 2<sup>nd</sup> Avenue, 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” as having reference to Subsection 6.4.8.9 RL.09.
4. **THAT** Subsection 6.4 Special Exceptions is hereby further amended by adding the following:

6.4.8.9 RL.09 In addition to the uses *permitted* in the RL *Zone*, the following shall apply:

- a) minimum lot area (corner lot): 464 square metres; and,
- b) minimum lot frontage (corner lot) 15.2 metres.

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 dwelling and related accessory buildings or structures shall be permitted to be erected, altered or enlarged on the subject lands without lot frontage on an improved street.

5. **THAT** the Holding “(H)” provision of this by-law shall be removed upon i) receipt of a letter from the Ontario Ministry of Tourism, Culture and Sport, stating the Archaeological Report for the subject lands has been accepted; and, ii) the lot grading plan has been submitted and implemented on site, to the satisfaction of Haldimand County.
  
6. **THAT** Schedule “A” of By-law HC 1-2020, as amended, is hereby further amended by removing the symbol “(H)” on the subject lands identified on Map “A” (attached to and forming part of this by-law) at such time as the General Manager of Community & Development Services is satisfied that all conditions relating to the “Holding – “H”” provision have been met and the said General Manager issues a memo to the same effect.
  
7. **THAT** this by-law shall come into force in accordance with the provisions of the *Planning Act*.

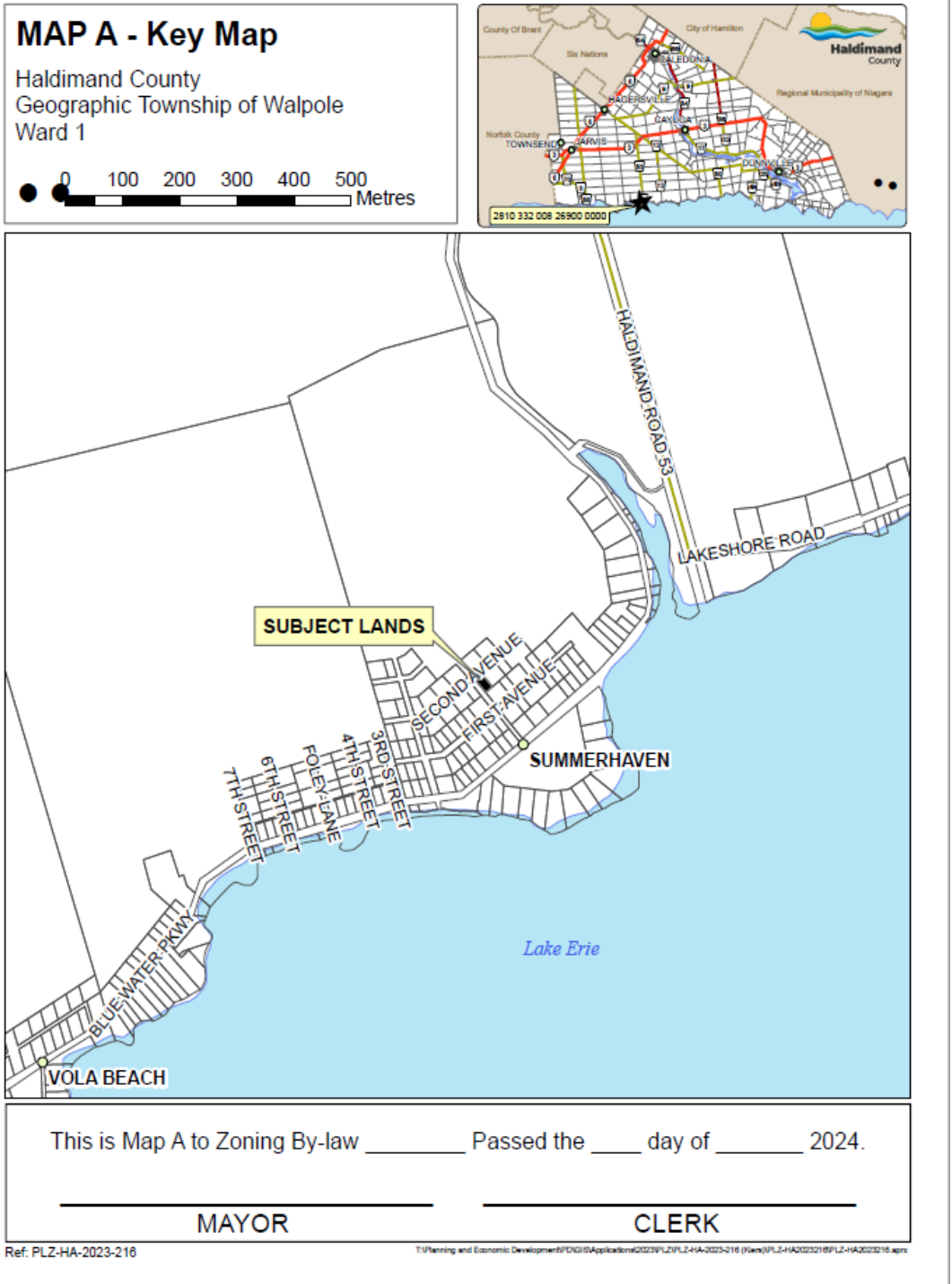
ENACTED this 27<sup>th</sup> day of May, 2024.

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MAYOR

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CLERK

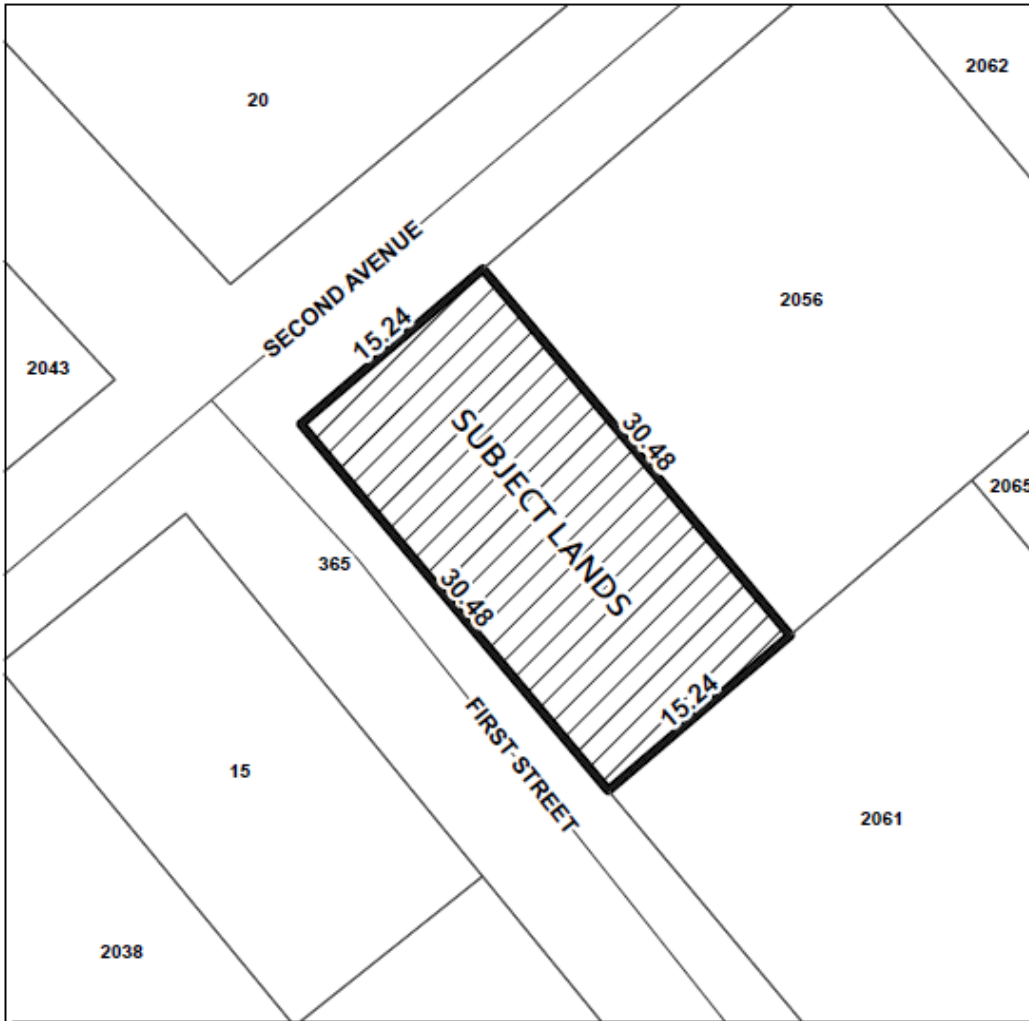


### MAP B - Detail Map

Haldimand County  
Geographic Township of Walpole, Ward 1



SCALE - 1:350



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 \_\_\_\_\_ 2024.

\_\_\_\_\_ MAYOR \_\_\_\_\_ CLERK

Ref: PLZ-HA-2023-216

**PURPOSE AND EFFECT OF BY-LAW XX/XX**

The subject lands are legally described as Concession 1, Part of Lot 24, in the Geographic Township of Walpole, know municipally as 2050 2nd Avenue.

The purpose of this by-law is to rezone the subject lands to allow the construction of a seasonal residential dwelling on a private road.

Report Number:	PDD-05-2024
File No:	PLZ-HA-2023-216
Name:	Kiers
Roll No.	2810.151.001.34400.0000