

## THE CORPORATION OF HALDIMAND COUNTY

By-law Number XXXX-HC/24

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

**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 RNH PLAN 140 LOT 10, known municipally as 20 Featherstone Avenue and shown on Maps “A” and “B” attached to and forming part of this by-law.
2. **THAT** Schedule “A-H7-1” 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) *Zone* with a Special Exception and a Holding (H) Provision.
3. **THAT** Schedule “A-H7-1” 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 6.4.8.10 - RL.10.
4. **THAT** Subsection 6.4 Special Exceptions is hereby further amended by adding the following:

6.4.8.10 RL.10 In addition to the uses *permitted* in the RL *Zone*, a maximum of one (1) *secondary suite* shall be *permitted*.

A *secondary suite* shall only be permitted in the single detached dwelling existing on the date of passage of this By-law. No part of the *secondary suite* shall be permitted within any addition to the single detached dwelling that occurs after the date of passage of this By-law.

In lieu of the corresponding provisions in Section 4.2 (Accessory Uses, Buildings and Structures to Residential Uses), the following shall apply:

No *building*, or *structure* which is accessory to any *permitted* residential use in any *zone* shall:

- d) be nearer than 0.56 metres of a *lot line* within an *interior side yard* or *rear yard*.

In lieu of the corresponding provisions in Section 4.55 (Secondary Suites), the following shall apply:

Maximum Secondary Suite Size

- i. No greater than 40% of the *gross floor area* of the principal residential *dwelling* on the lot, up to a maximum size of 150 square metres if secondary suite is located within the primary dwelling.
5. **THAT** the Holding “(H)” provision of this by-law shall be remain in place until the submission and acceptance of a Lot Grading and Drainage plan and accompanying Development Agreement is registered on title, is completed to the satisfaction of Haldimand County.
  6. **THAT** Schedule “A=H7-1” 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 24<sup>th</sup> day of June, 2024.

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MAYOR

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

\_\_\_\_\_  
MAYOR

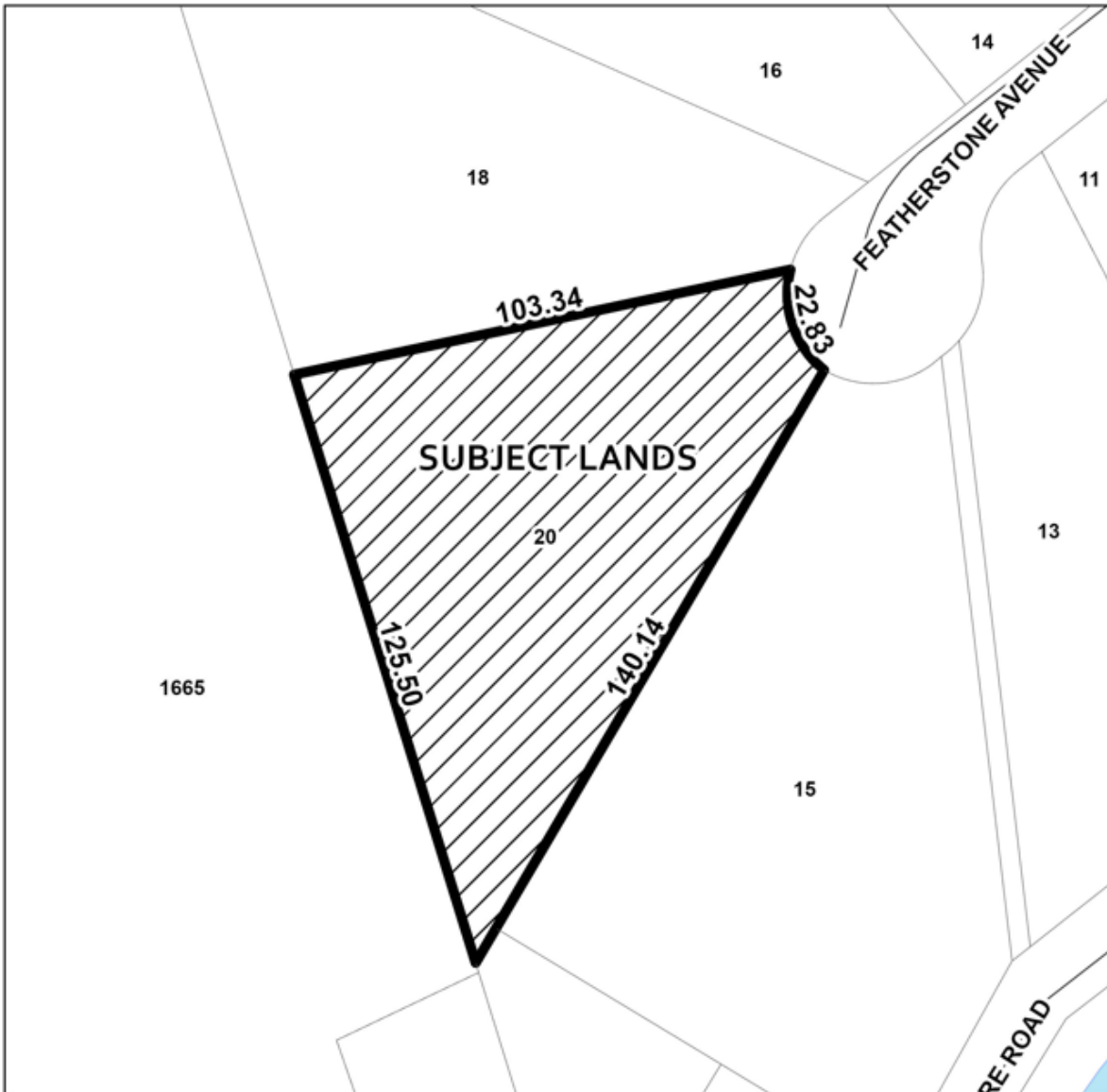
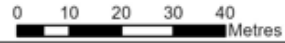
\_\_\_\_\_  
CLERK

### MAP B - Detail Map

Haldimand County  
Geographic Township of Rainham, Ward 2



SCALE - 1:1,200



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-2024-067

**PURPOSE AND EFFECT OF BY-LAW XX/24**

The subject lands are legally described as RNH PLAN 140 LOT 10 and municipally known as 20 Featherstone Avenue, in the geographic Township of Rainham, Haldimand County.

The purpose of this by-law is to facilitate the (1) the legalization (permitting) the use of a secondary suite in the 'Lakeshore Residential (RL)' Zone, (2), permitting a secondary suite that is larger than the maximum permitted size of 100 square metres (1,076.4 square feet), pursuant to Section 4.55 of Haldimand County Zoning By-law HC 1-2020, and (3), addressing the interior side yard setback deficiency of the existing accessory structure on the subject lands.

In addition, a Holding (H) Provision is being recommended due to prior concerns raised pertaining to lot drainage. As such, the Holding Provision shall remain in place until a Lot Grading and Drainage plan to be submitted and accepted, and registration of the accompanying Development Agreement is completed prior to any site alteration and development taking place.

Report Number:	PDD-13-2024
File No:	PLZ-HA-2024-067
Related File No.:	PLZ-HA-2023-121
Name:	David & Dawn Carter
Roll No.	2810.158.001.60178.0000