

THE CORPORATION OF HALDIMAND COUNTY

By-law Number -HC/24

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

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 Lot 14, Part of Lot 13, Cayuga, Haldimand County 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 General Commercial (CG) *Zone* to Urban Residential Type 1-B (R1-B (H)) *Zone* with a holding.
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 6.4.1.2.4 R1-B.4.
4. **THAT** Subsection 6.4 Special Exceptions is hereby further amended by adding the following:

In lieu of the corresponding provisions in the R1-B *Zone*, the following shall apply:

- a) Notwithstanding the provisions of Subsection 4.2 Accessory Uses, Buildings and Structures to Residential Uses, the maximum accessory building coverage shall be 112 square metres;
- b) Notwithstanding the provisions of Subsection 4.2 Accessory Uses, Buildings and Structures to Residential Uses, the maximum accessory building height shall be 7.78 metres;

- c) Notwithstanding the provisions of Subsection 4.20 Exemptions from Yard Provisions, balconies are permitted no closer than 1.0 metre from the interior lot line;
 - d) Notwithstanding the provisions of Subsection 4.55 Secondary Suites, the maximum secondary suite size shall be 93 square metres.
5. **THAT** the Holding “(H)” provision of this by-law shall be removed upon acceptance of a partial grading plan and registration of a development agreement relating to grading 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 that 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. **AND THAT** this by-law shall come into force in accordance with the provisions of the *Planning Act*.

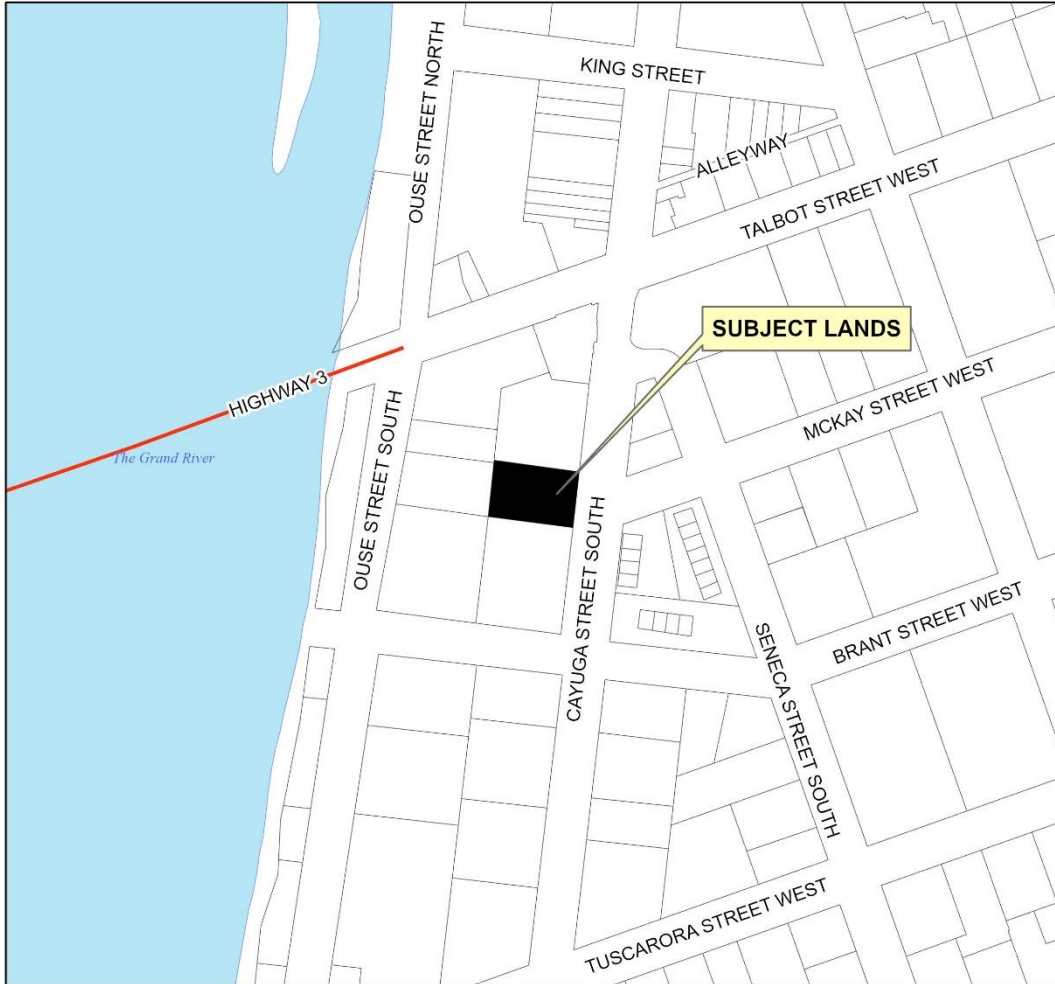
ENACTED this 16th day of December, 2024.

MAYOR

CLERK

MAP A - Key Map

Haldimand County
Urban Area of Cayuga
Ward 2



This is Map A to Zoning By-law _____ Passed the ____ day of _____ 2024.

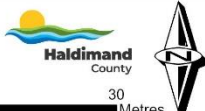
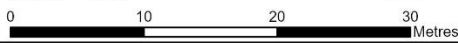
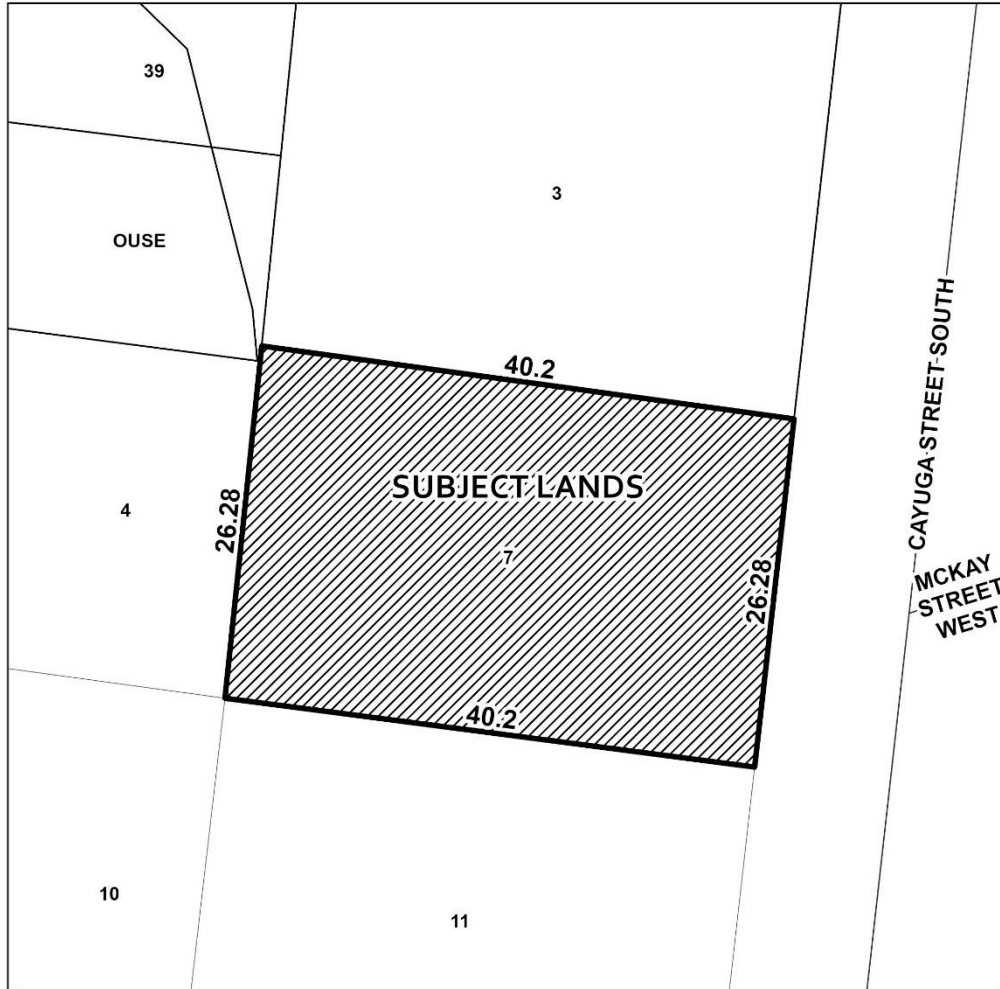
_____ MAYOR _____ CLERK

Ref: PLZ-HA-2024-099

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MAP B - Detail Map
 Haldimand County
 Urban Area of Cayuga, Ward 2

SCALE - 1:400

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-2024-099

PURPOSE AND EFFECT OF BY-LAW -HC/24

The subject lands are legally described as Lot 14, Part of Lot 13, Cayuga, RP 18R4156 Parts 1 & 2, Cayuga, Haldimand County.

The purpose of this by-law is to rezone the subject lands from “General Commercial (CG)” Zone to “Urban Residential Type 1-B – Holding (R1-B(H))” Zone with a special exception to permit the construction of a detached garage with a secondary suite located above the garage. The purpose of the special exception is to increase the maximum accessory building coverage, maximum building height, and maximum secondary suite area and to permit a balcony to be located closer to the interior lot line than permitted.

A Holding “(H)” provision has been affixed to the zoning of the subject lands to require acceptance of a partial grading plan and registration of a development agreement relating to grading. This by-law authorizes the General Manager of Community & Development Services to remove the Holding “(H)” provision once the conditions are satisfied and the said General Manager issues a memo to the same effect.

Report Number: PDD-29-2024
File No: PLZ-HA-2024-099
Name: Byleveld
Roll No.: 2810.156.001.13800.0000