

## THE CORPORATION OF HALDIMAND COUNTY

By-law Number /17

### Being a by-law to amend the Town of Haldimand Zoning By-law 1-H 86, as amended, in the name of Murden and Whyte

**WHEREAS** this by-law is enacted in accordance with Sections 34 and 36 of the *Planning Act*, R.S.O. 1990, c.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 the lands described as Plan 7483, Part Lot 65, Geographic Township of Rainham, now in Haldimand County and being shown as the subject lands on Maps 'A' and 'B' attached hereto to form a part of this by-law.
2. **THAT** Schedule "A13 – Figure 2" to the Town of Haldimand Zoning By-law 1-H 86, as amended, is hereby further amended by identifying the Subject Lands on Maps 'A' and 'B' attached hereto and forming part of this by-law, as being rezoned from 'Agriculture' to 'Seasonal Residential – Holding (RS-H)'.
3. **THAT** Schedule "A13 – Figure 2" to the Town of Haldimand Zoning By-law 1-H 86, as amended, is hereby further amended by identifying the Subject Lands on Maps 'A' and 'B' attached hereto and forming part of this by-law, as having reference to Subsection 36.439.
4. **THAT** the following subsection shall be added to Section 36 (Special Provisions for Particular Parcels of Land) of said By-law 1-H 86:

36.439      That on the lands delineated as having reference to this subsection, the following provision shall apply:

a)      General Provisions

- i.      That notwithstanding the applicable regulations contained in Section 6 (General Provisions), subsection 6.15 *Frontage on an Improved Street* shall not apply and a summer cottage and residential accessory structures shall be permitted on the private road.

b)      Zone Provisions

- i.      That notwithstanding the provisions of Section 15 *Zone Provisions of the 'Seasonal Residential (RS)' Zone* subsection 15.(2)(b) *'Minimum Lot Frontage'* shall be nil.

5. **THAT** the Holding (H) provision shall remain in place on the subject lands until such time as grading and septic plans are submitted to the County and approved for construction.
6. **AND THAT** this by-law shall take force and effect on the date of passage.

READ a first and second time this 11<sup>th</sup> day of December, 2017.

READ a third time and finally passed this 11<sup>th</sup> day of December, 2017.

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MAYOR

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CLERK

### MAP A - Key Map

Haldimand County  
Geographic Township of Rainham

0 50 100 200 300 400

Metres

SUBJECT LANDS

FEATHERSTONE POINT

Lake Erie

This is Map A to Zoning By-law \_\_\_\_\_ Passed the \_\_\_\_ day of \_\_\_\_\_ 2017.

\_\_\_\_\_

**MAYOR**

\_\_\_\_\_

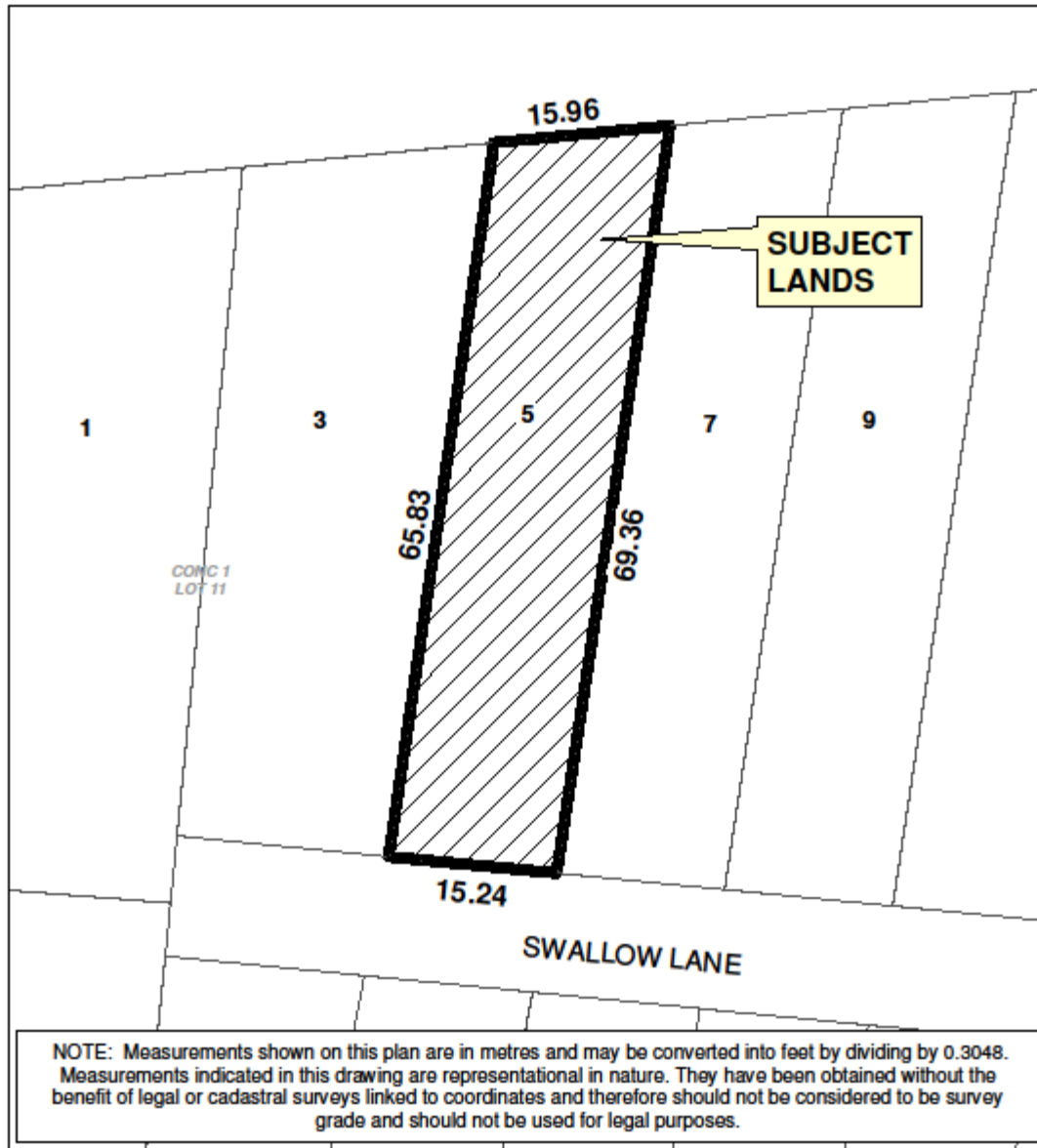
**CLERK**

Ref: PLZ-HA-2017-183

**MAP B - Detail Map**  
Haldimand County  
Geographic Township of Rainham

SCALE: 1:500

0 6 12 18 24 Metres



This is Map B to Zoning By-law \_\_\_\_\_ Passed the \_\_\_\_ day of \_\_\_\_\_ 2017.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK

Ref: PLZ-HA-2017-183

## PURPOSE AND EFFECT OF BY-LAW NO. /17

This by-law affects lands located on the north side of Swallow Lane, in the north-western portion of the Featherstone Point Lakeshore Node, and legally described as Plan 7483, Part Lot 65, Geographic Township of Rainham, now in Haldimand County, and municipally known as 5 Swallow Lane.

The purpose of this by-law is to rezone lands from 'Agriculture' to 'Seasonal Residential' and to recognize and existing frontage deficiency to facilitate the construction of a cottage.

According to the Haldimand County Official Plan, the lands affected by the proposed amendment are designated Resort Residential Node.

Report No.:	PED-PD-40-2017
File No.:	PLZ-HA-2017-183
Name:	Murden and Whyte
Roll No.:	2810-158-001-16000