

## THE CORPORATION OF HALDIMAND COUNTY

By-law Number /18

**Being a by-law to amend Zoning By-law 1-DU 80, as amended, of the Town of Dunnville in the name of Deboer**

**WHEREAS** Haldimand County is empowered to enact this by-law, by virtue of the provisions of Section 34 of the *Planning Act*, R.S.O, 1990, c. P. 13, as amended;

**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 Moulton Concession 4 Part of Lot 9 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 "D2" to Town of Dunnville Zoning By-law 1-DU 80, as amended, is hereby further amended by identifying the Subject Lands which are shown as "Subject Lands" on Map "A" and Parts 1 and 2 on "Map 2" attached hereto and forming part of this by-law as having reference to Subsection 37.570.
3. **THAT** the following subsection shall be added to Section 37 (Special Provisions for Particular Parcels of Land) of said By-law 1-DU 80.

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

Part 1:

That notwithstanding the provision of Section 6.8 – Accessory Uses to Residential Uses, the maximum height of the existing accessory structure (garage) shall be 7.3 metres.

Part 2:

That notwithstanding the provision of Section 30.1 – Permitted Uses of the 'Agricultural (A)' Zone, a one family dwelling and home occupation shall not be permitted.

4. **AND THAT** this by-law shall take force and effect on the day of passing.

READ a first and second time this 25<sup>th</sup> day of June, 2018.

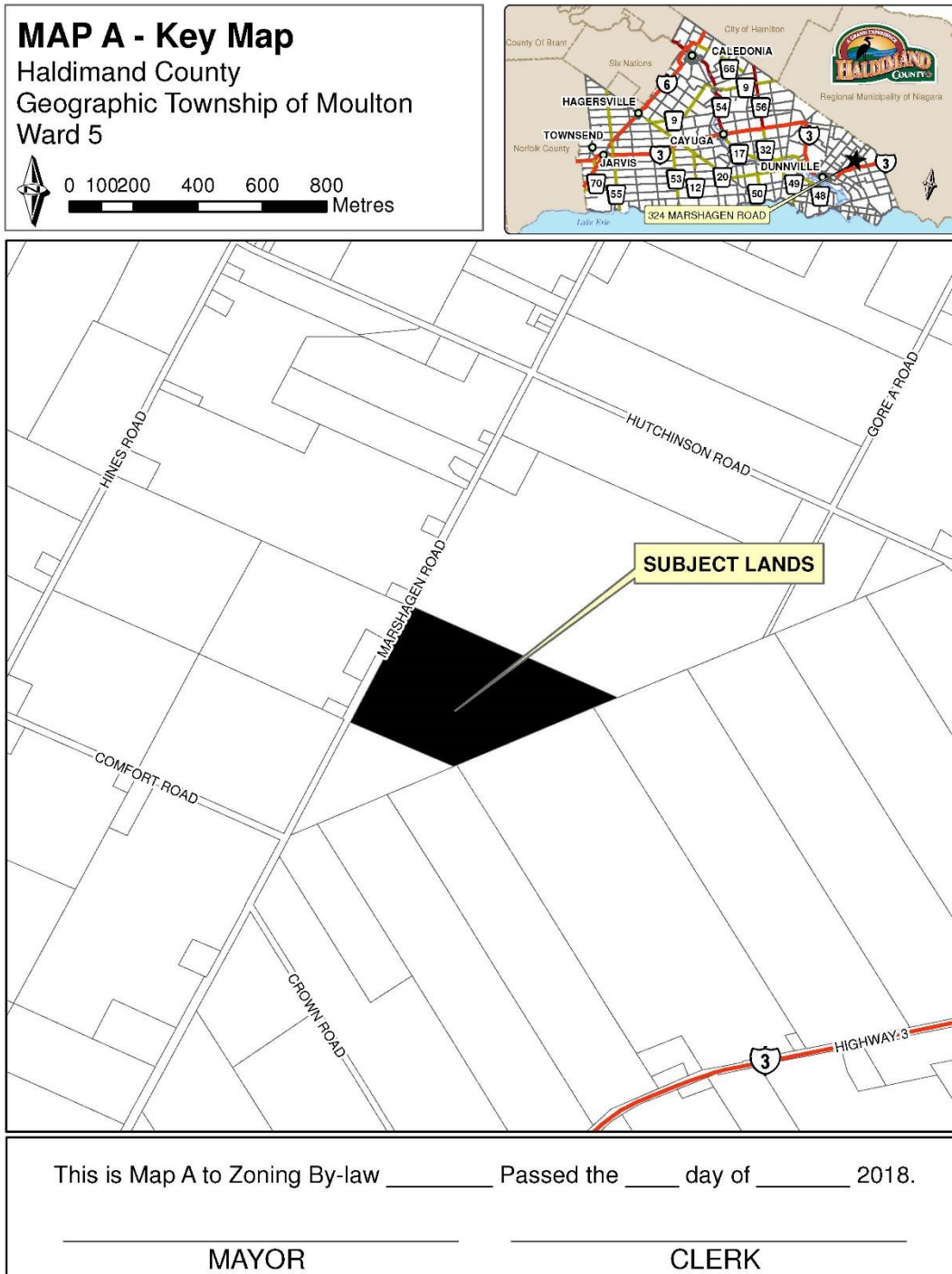
READ a third time and finally passed this 25<sup>th</sup> day of June, 2018.

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MAYOR

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CLERK



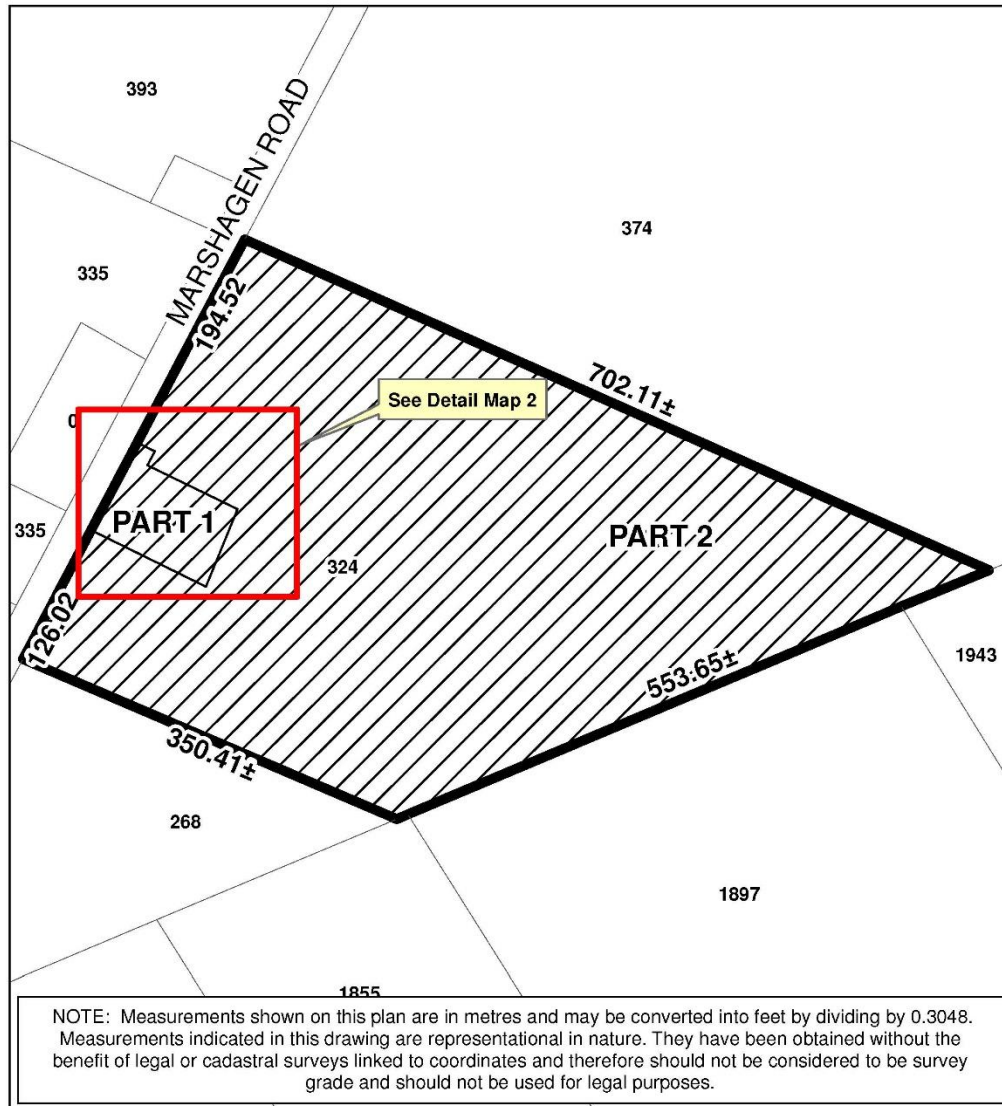
Ref: PLZ-HA-2018-086

**MAP B - Detail Map 1 of 2**

Haldimand County  
Urban Area of Moulton, Ward 5

SCALE: 1:4,600

0 50 100 150 200 Metres



This is Map B to Zoning By-law \_\_\_\_\_ Passed the \_\_\_\_ day of \_\_\_\_\_ 2018.

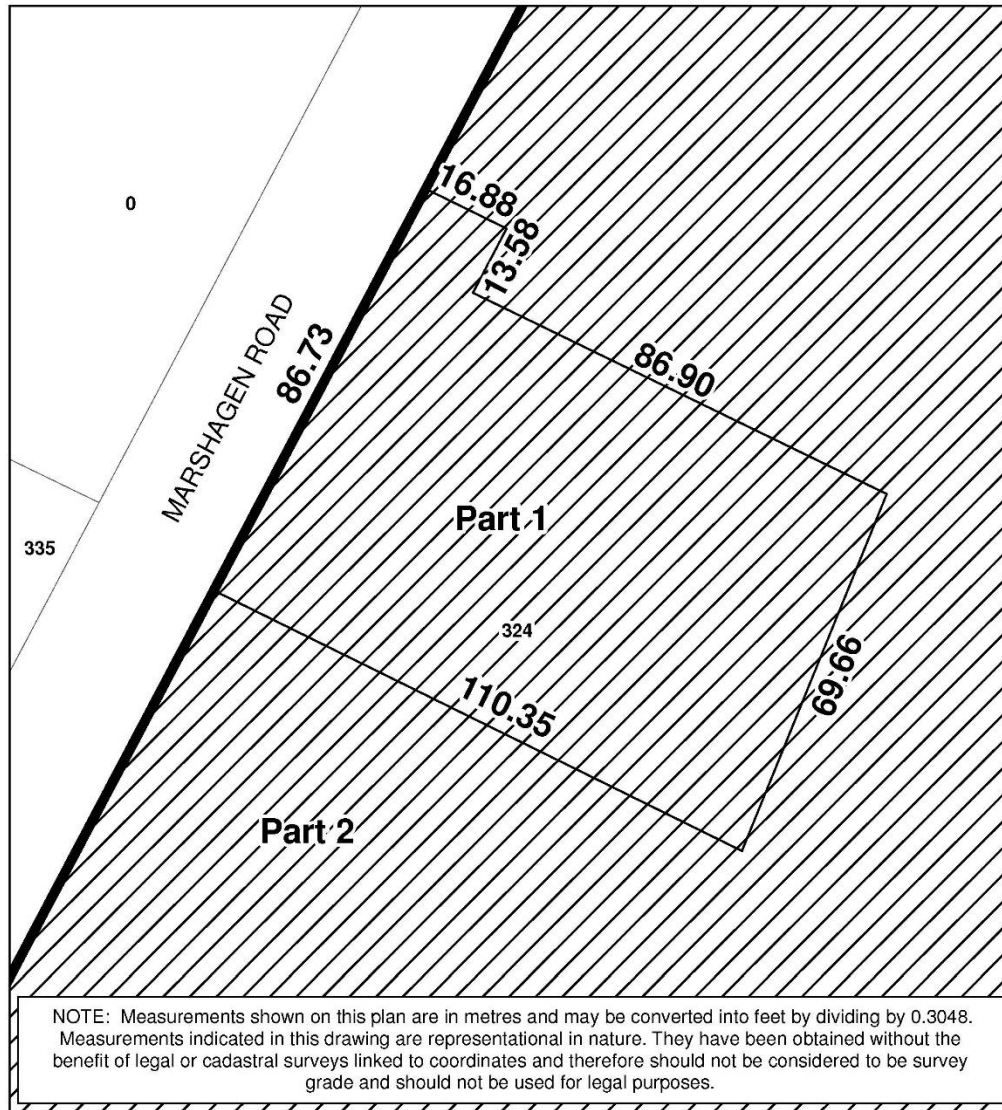
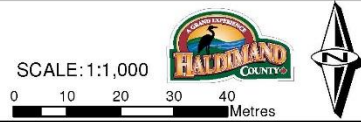
\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK

Ref: PLZ-HA-2018-086

**MAP B - Detail Map 2 of 2**

Haldimand County  
Urban Area of Moulton, Ward 5



This is Map B to Zoning By-law \_\_\_\_\_ Passed the \_\_\_\_ day of \_\_\_\_\_ 2018.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK

Ref: PLZ-HA-2018-086

**PURPOSE AND EFFECT OF BY-LAW \_\_\_\_-HC/18**

This by-law affects lands described as Geographic Township of Moulton, Concession 4, Part of Lot 9, and municipally known as 324 Marshagen Road.

The purpose of this by-law is to fulfill a condition of consent to sever a surplus farm dwelling lot through application PLB-2018-028 by prohibiting future residential development and home occupations on Part 2 of the subject lands (i.e. the retained farmlands). The purpose is also to permit the tall accessory structure to be maintained on Part 1 (i.e. the severed surplus farm dwelling lot).

According to the Haldimand County Official Plan, the subject lands are designated 'Agriculture'. There are no policy conflicts or issues as no new development is proposed.

According to the Town of Dunnville Zoning By-law 1-DU 80, the subject lands are zoned 'Agricultural (A)' Zone. The 'A' zone permits a farm; animal kennel; farm produce grading station; storage of school buses; seasonal storage of recreational vehicles and equipment as a secondary use to a permitted farm; commercial radio, television and tele-communication towers, but excluding any office or studio associated therewith; one family dwelling; mobile homes, trailers and bunkhouses for seasonal workers provided they are located on the farm on which the seasonal workers are employed; home occupation; farm stand; on-farm market; farm related processing; experiential activities.

All of the above uses will remain permitted as-of-right except for a one family dwelling and home occupation which shall be prohibited on Part 2 of the subject lands.

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|----------------------|-------------------------|
| Report:              | PED-PD-25-2018          |
| File Number:         | PLZ-HA-2018-086         |
| Related File Number: | PLB-2018-028            |
| Name:                | Deboer                  |
| Roll Number:         | 2810-023-005-11900-0000 |