

THE CORPORATION OF HALDIMAND COUNTY

By-law Number /18

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

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 South Cayuga Concession 7 Part of Lot 15 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 “A11 F4” to Town of Haldimand Zoning By-law 1-H 86, as amended, is hereby further amended by rezoning the Subject Lands which are shown as “Subject Lands” on Maps “A” and “B” attached hereto to and forming part of this by-law from “Neighbourhood Institutional (IN)” Zone to “Hamlet Residential (RH)” Zone.
3. **THAT** Schedule “A11 F4” to Town of Haldimand Zoning By-law 1-H 86, as amended, is hereby further amended by identifying the Subject Lands which are shown as “Subject Lands” on Maps “A” and “B” attached hereto and forming part of this by-law as having reference to 36.444.
4. **AND THAT** the following subsection shall be added to Section 36 (Special Provisions for Particular Parcels of Land) of said By-law 1-H 86.

36.444 That notwithstanding the provisions of Section 14.2 – Zone Provisions of the ‘Hamlet Residential (RH)’ Zone, the following provisions shall apply to the buildings and structures existing on the date of passage of this By-law:

- | | | |
|------|---|--------------------|
| i) | Minimum Lot Area | 1218 square metres |
| ii) | Minimum Front Yard Setback | 4.5 metres |
| iii) | Minimum Left Interior Side Yard Setback | 1.8 metres |
| iv) | Minimum Rear Yard Setback | 6 metres |

That notwithstanding the provisions of Section 6.21 – Exemptions from Yard Provisions, the following provision shall apply to the building existing on the date of passage of this By-law:

- i) The existing steps may project into the required front yard 2 metres.

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

READ a first and second time this 25th day of June, 2018.

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

MAYOR

CLERK

MAP A - Key Map

Haldimand County
Geographic Township of South Cayuga
Ward 2

0 75 150 225 300

Metres

SUBJECT LANDS

SOUTH CAYUGA

RAINHAM ROAD

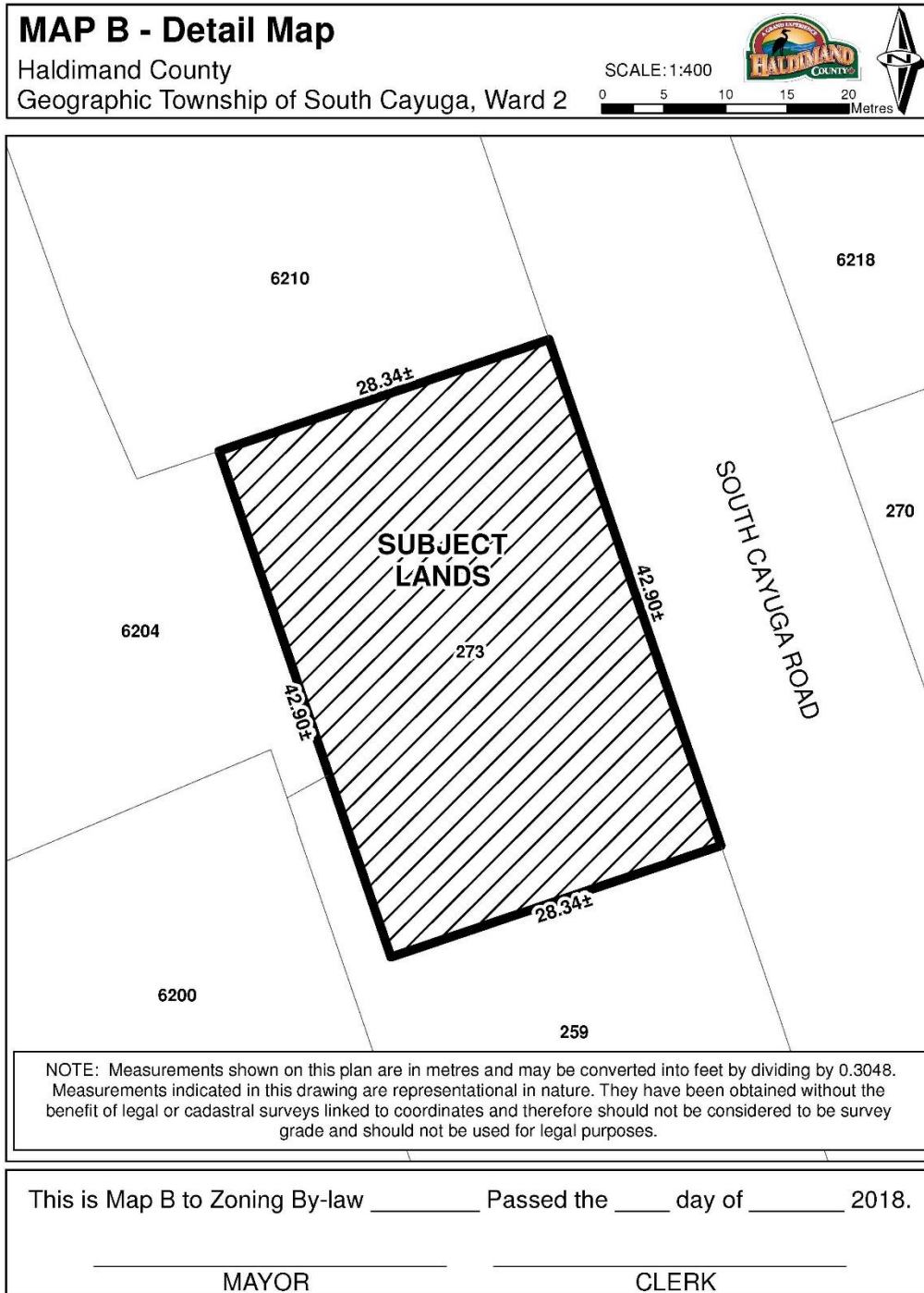
SOUTH CAYUGA ROAD

This is Map A to Zoning By-law _____ Passed the ____ day of _____ 2018.

MAYOR

CLERK

Ref: PLZ-HA-2018-094



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PURPOSE AND EFFECT OF BY-LAW ____-HC/18

This by-law affects lands described as Geographic Township of South Cayuga, Concession 7, Part of Lot 15, and municipally known as 273 South Cayuga Road.

The purpose of this by-law is to rezone the subject lands from the 'Neighbourhood Institutional (IN)' Zone to the 'Hamlet Residential (RH)' Zone to facilitate the conversion of the existing community centre into a one family dwelling house.

According to the Haldimand County Official Plan, the subject lands are designated 'Hamlet' and are located within the Hamlet of South Cayuga. The Official Plan recognizes that the traditional role of Hamlets as residential, social and commercial centres serving the surrounding agricultural community has / is changing with improvements to transportation. The emphasis on hamlets as agricultural service centres has lessened and increased their role as residential settlements. Also, the predominant use of lands within the 'Hamlet' designation is to be low density residential housing. The subject proposal conforms to the Haldimand County Official Plan.

The subject lands are currently zoned 'IN' Zone, which permits a school, community centre, nursing home, cemetery, place of worship including an accessory dwelling unit, day nursery, one dwelling unit in a permitted building, one family dwelling house located on a separate lot. The 'IN' Zone does not permit a stand-alone one family dwelling house. The 'RH' Zone permits a one family dwelling house. Relief is also provided for existing site conditions.

Report Number:	PED-PD-26-2018
File Number:	PLZ-HA-2018-094
Related File Number:	N/A
Name:	Haldimand County
Roll Number:	2810.157.002.09310