

THE CORPORATION OF HALDIMAND COUNTY

By-law No. /18

**Being a by-law to designate lands within Registered Plan 69,
now in Haldimand County, as Exempt from Part Lot Control**

WHEREAS Haldimand County is empowered to enact this by-law by virtue of the provisions of Section 50 (7) of the *Planning Act*, R.S.O. 1990, Chapter P.13, as amended;

AND WHEREAS a local municipality may by by-law provide that Section 50 (5) of the *Planning Act*; Part Lot Control, does not apply to land that is within such registered plan or plans of subdivision or part of them as are designated in the by-law;

AND WHEREAS it is deemed necessary to designate lands within Registered Plan 69 exempt from part lot control to eliminate the need for individual severance applications on each lot shown herein,

NOW THEREFORE, the Council of The Corporation of Haldimand County enacts as follows:

1. **THAT** the subject lands identified on Maps 'A' and 'B' attached hereto, being a portion of those lands within Registered Plan 69, described as PLAN 69 LOT 16 PT LOT 17 N MAIN ST, are hereby designated as being exempt from the provisions of subsection (5) of Section 50 of the *Planning Act*.
2. **AND THAT** Maps 'A' and 'B' as attached hereto form a part of this by-law.
3. **AND THAT** this exemption from the provisions of subsection (5) of Section 50 of the *Planning Act* shall expire on June 25, 2021.
4. **AND THAT** this by-law shall take force and effect on the date of passing.

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

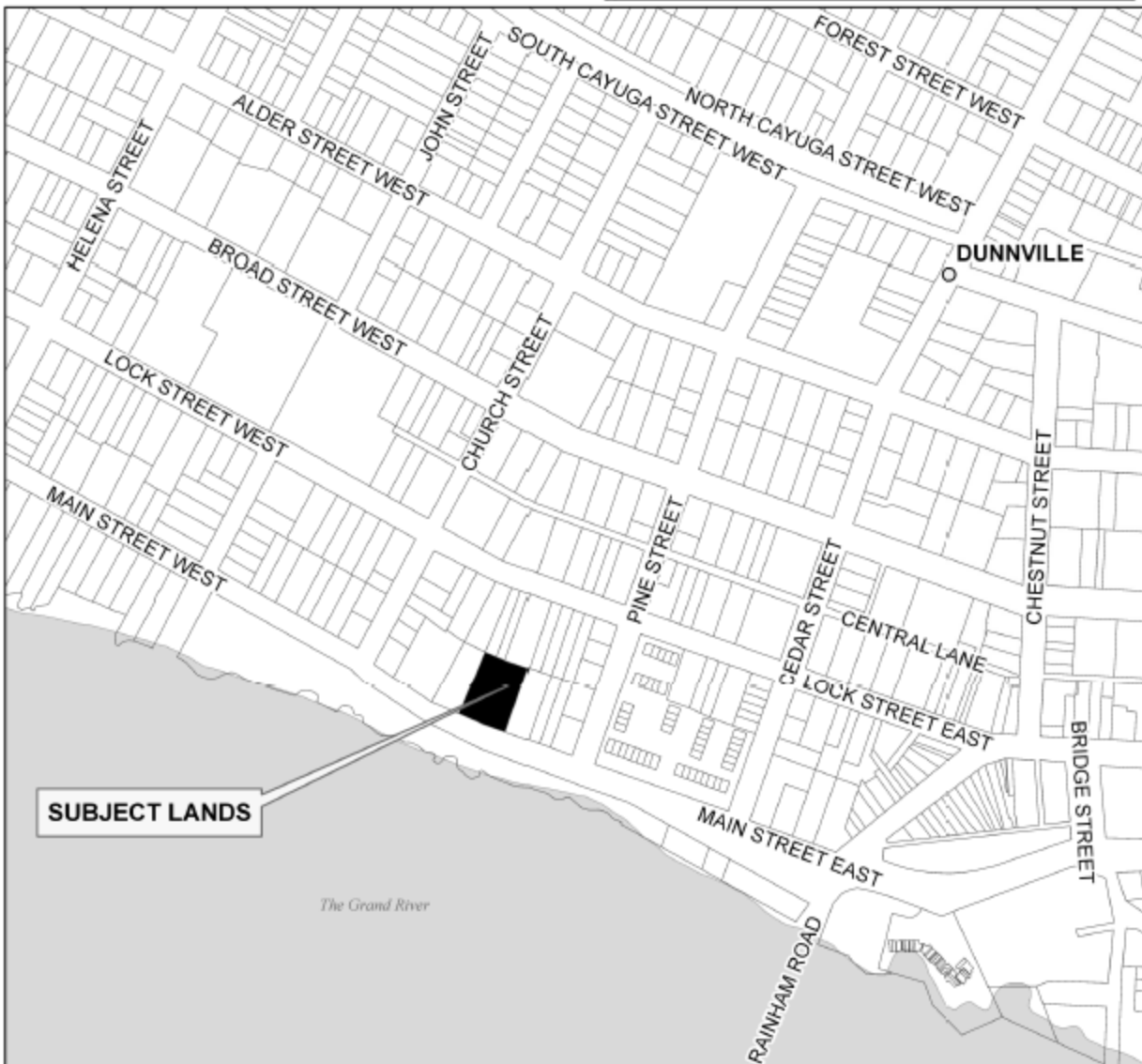
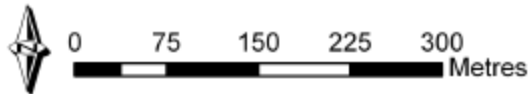
READ a third time and finally passed this 25th day of June, 2018.

MAYOR

CLERK

MAP A - Key Map

Haldimand County
Urban Area of Dunnville
Ward 6



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

MAYOR

CLERK

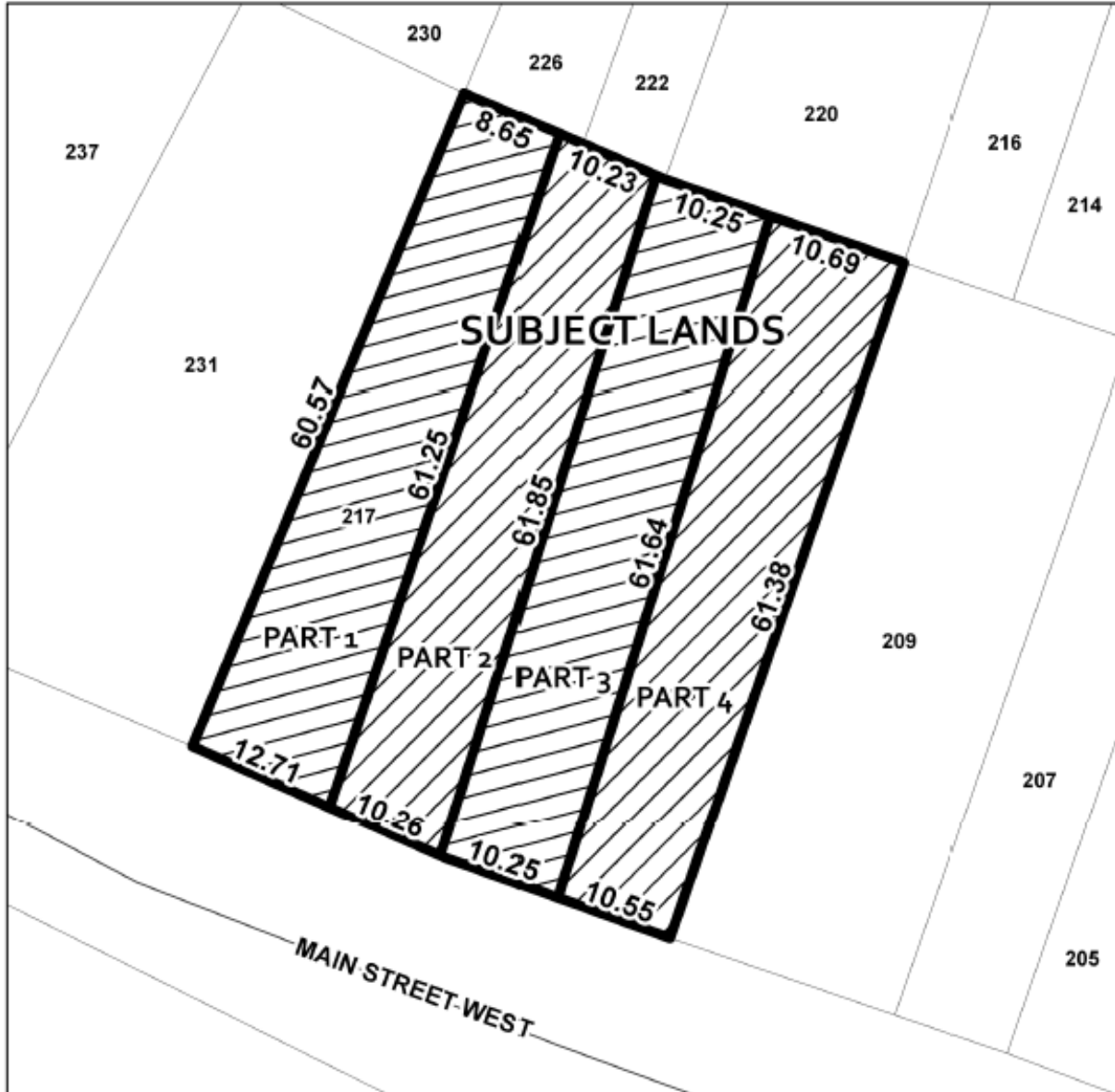
MAP B - Detail Map

Haldimand County

Urban Area of Dunnville, Ward 6

SCALE: 1:500

0 5 10 15 20 Metres



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 _____ 2018.

MAYOR

CLERK

PURPOSE AND EFFECT OF BY-LAW NO.

/18

This by-law affects lands located in the urban area of Dunnville on lands formerly used as a lawn bowling club, and legally described as PLAN 69 LOT 16 PT LOT 17 N MAIN ST. The subject lands are currently vacant and are known municipally as 217 Main Street West, Dunnville.

The purpose of this by-law is to remove part lot control from the subject lands to allow for the construction of two semi-detached dwellings and facilitate the individual conveyance of the each unit (i.e. four dwelling units in total).

The by-law has incorporated an expiration date three years from the date of passage. At the end of the three year period, the by-law would lapse and part lot control would be re-instated.

File No.:	PLPL-HA-2018-107
Related File No's:	PLZ-HA-2017-087
Name:	Silverthorne Homes (2117041 Ontario Inc.)
Roll No.:	2810-024-003-01100