

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 Merdry Developments Inc. ('Holding – "H" provision removal)

WHEREAS Haldimand County is empowered to enact this by-law, by virtue of the provisions of Sections 34 and 36 of the Planning Act, R.S.O. 1990, Chapter 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 Part Lot 8 Concession 1 Sherbrooke, Parts 1, 2, 3, 4, 5, 6, 7, 8, 9 and 10 Plan 18R7555, subject to easements over Parts 2, 5, 9 and 10 Plan 18R7555, as in HC234821, HC298118, HC245897, HC304023, HC141978, HC147414, HC133534, HC170240, HC300180, HC191512, HC192248, HC156948, HC271705, HC240327, HC282644, HC272795, HC163930, HC135877, HC153769, HC143146, HC273653 and HC171062; subject to an easement over Parts 2, 4, 5, 6, 8, 9 & 10 Plan 18R7555 as in HC189960; subject to an easement over Parts 2 & 10 Plan 18R7555 as in HC258691; subject to an easement in gross over parts 2, 7, 8, 9 & 10 Plan 18R7555 as in CH64111; subject to an easement over Part 2 Plan 18R7555 as in CH74469 and being designated as Lots 1 to 9 and Blocks 10 to 14 on Plan 18-M-55 and being as shown on Maps 'A' and 'B' attached hereto to form a part of this by-law.
2. **THAT** Schedule "A9, Figure 1" to Zoning By-law 1-DU 80 of the Town of Dunnville, as amended, is hereby further amended by removing the 'Holding-"H"' symbol from the lands being as shown on Maps 'A' and 'B' attached hereto to form a part of this by-law.
3. **AND THAT** this by-law shall take force and take effect on the date of passing.

READ a first and second time this 17th day of December, 2018.

READ a third time and finally passed this 17th day of December, 2018.

MAYOR

CLERK

Schedule "A"

MAP A - Key Map

Haldimand County
Geographic Township of Sherbrooke
Ward 5

0 75 150 225 300

Metres

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

MAYOR

CLERK

MAP B - Detail Map

Haldimand County

Geographic Township of Sherbrooke, Ward 5

SCALE: 1:1,500



0 10 20 30 40
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 on Warnick and Lyons Road within the resort residential node of Niece Road, and described as Part Lot 8 Concession 1 Sherbrooke, Parts 1, 2, 3, 4, 5, 6, 7, 8, 9 and 10 Plan 18R7555, subject to easements over Parts 2, 5, 9 and 10 Plan 18R7555, as in HC234821, HC298118, HC245897, HC304023, HC141978, HC147414, HC133534, HC170240, HC300180, HC191512, HC192248, HC156948, HC271705, HC240327, HC282644, HC272795, HC163930, HC135877, HC153769, HC143146, HC273653 and HC171062; subject to an easement over Parts 2, 4, 5, 6, 8, 9 & 10 Plan 18R7555 as in HC189960; subject to an easement over Parts 2 & 10 Plan 18R7555 as in HC258691; subject to an easement in gross over parts 2, 7, 8, 9 & 10 Plan 18R7555 as in CH64111; subject to an easement over Part 2 Plan 18R7555 as in CH74469 and being designated as Lots 1 to 9 and Blocks 10 to 14 on Plan 18-M-55 and shown on the attached maps.

The purpose of this by-law is to remove a 'Holding-"H"' provision from the 'Seasonal Residential (RS)' zone on all nine (9) lots within the subdivision to facilitate future residential development on said lots. The basis for the removal of the "H" is that the subdivision and associated subdivision agreement have been approved and registered on title and sufficient security has been posted with the County for infrastructure works.

The lands are designated 'Resort Residential Node' in the Haldimand County Official Plan and the lands are zoned as 'Seasonal Residential (RS)' Zone. Of the nine (9) lots within the subdivision, the five (5) lots that front onto Warnick Road are allowed to be utilized for year round dwellings and the four (4) lots fronting onto a private road (Lyons Road) only permit a seasonal dwelling.

File No.:	N/A
Report No.:	PD-43-2018
Related File No.:	28T-98503-DU3; Z-DU 12/89: & AG-HA-2/2003.
Related Report No.:	255/88 & 152/98
Roll No.:	2810-025-001-19350; 2810-025-001-20250; 2810-025-001-20350; 2810-025-001-18700
Name:	Merdry Development Inc. (Archie Merigold)