

THE CORPORATION OF HALDIMAND COUNTY

By-law No. /19

**Being a by-law to amend the Town of Dunnville Zoning By-law
1-DU 80, as amended, in the name of 2117041 Ontario Inc.**

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, c.P.13, as amended;

AND WHEREAS this by-law conforms to the Haldimand County Official Plan;

AND WHEREAS the Council of the Corporation of Haldimand County deems it appropriate to delegate authority to the General Manager of Planning and Economic Development to remove a 'Holding-"H"' provision from the zoning of certain lands.

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 395, Part Lot B, Regular, 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 "A4-B" to Zoning By-law 1-DU 80 of the Town of Dunnville, as amended, is hereby further amended by removing the 'Holding-"H"' provision from the lands being shown as subject lands on Maps 'A' and 'B' attached hereto to form a part of this by-law at such time as the General Manager of Community and Development Services is satisfied that all conditions relating to the 'Holding-"H"' provision have been met and the said General Manager issues a memo to the same effect.
3. **AND THAT** this by-law shall take force and effect on the date of passing.

READ a first and second time this 21st day of January, 2019.

READ a third time and finally passed this 21st day of January, 2019.

MAYOR

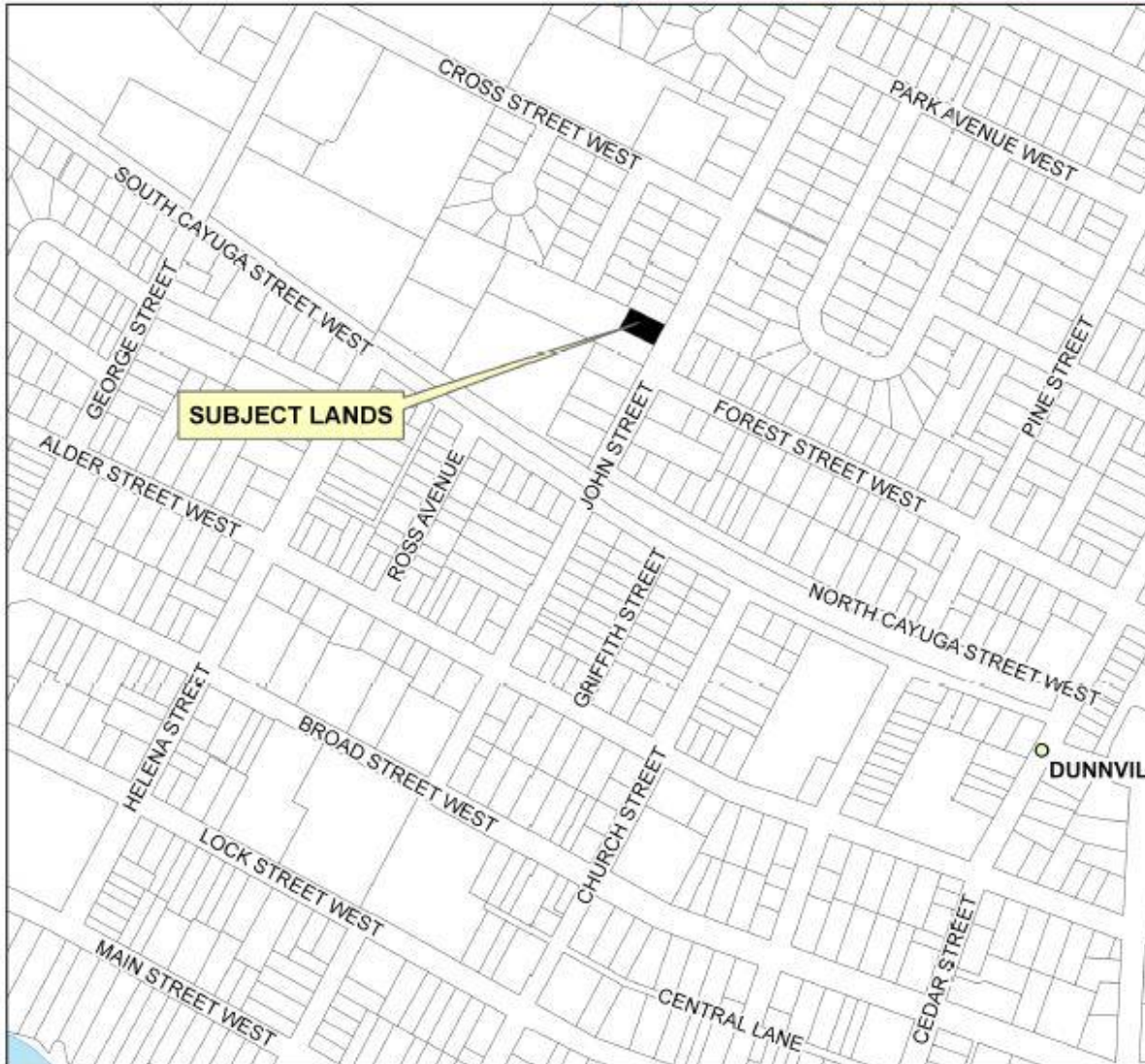
CLERK

MAP A - Key Map

Haldimand County
Urban Area of Dunnville
Ward 6



0 50 100 150 200
Metres



This is Map A to Zoning By-law _____ Passed the ____ day of _____ 2019.

MAYOR

CLERK

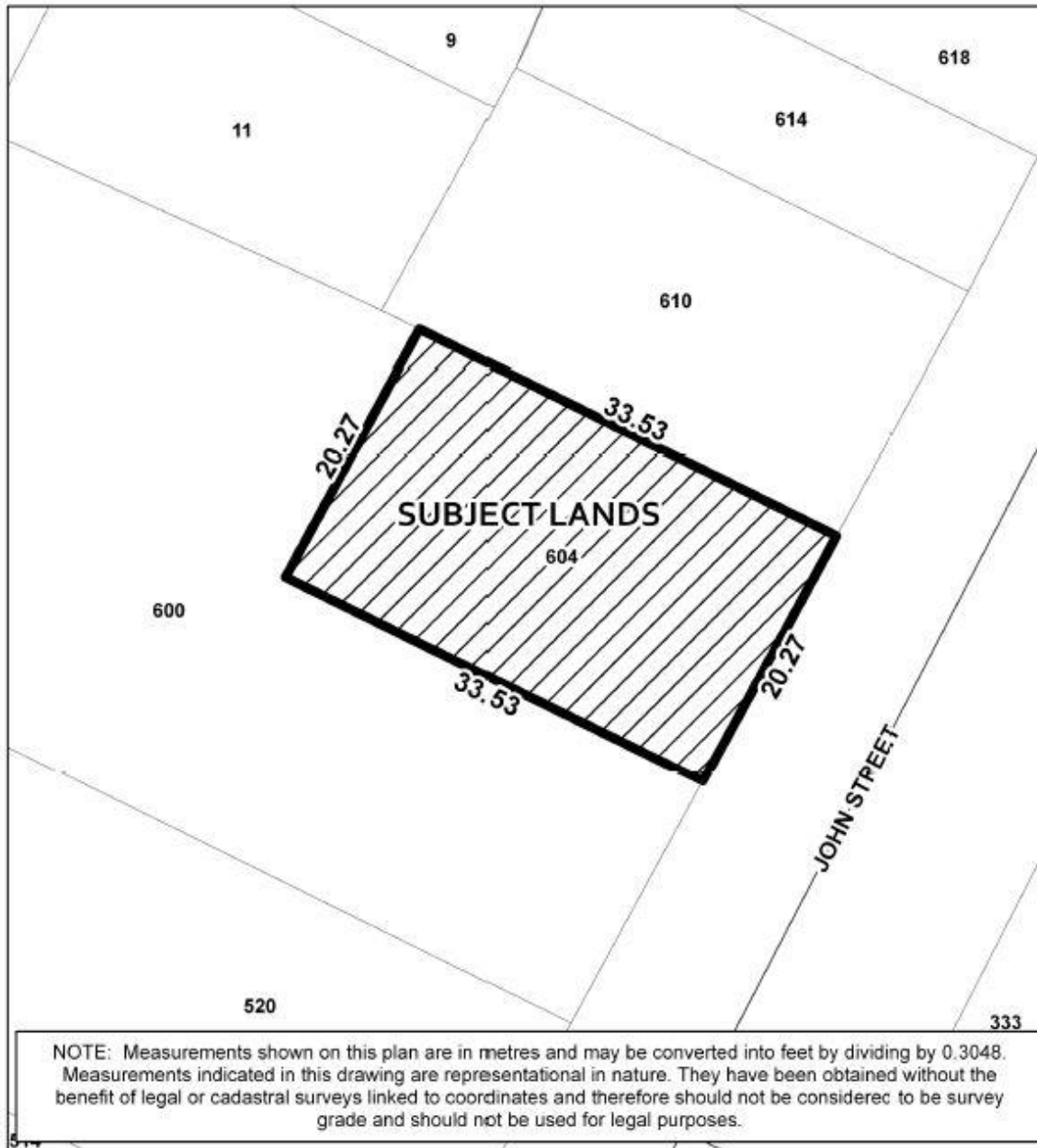
MAP B - Detail Map

Haldimand County

Urban Area of Dunnville, Ward 6

SCALE: 1:400

0 5 10 15 20 Metres



This is Map B to Zoning By-law _____ Passed the ____ day of _____ 2019.

MAYOR

CLERK

PURPOSE AND EFFECT OF BY-LAW

/19

The subject lands are legally described as: Plan 395, Part Lot B, Regular.

The purpose of this by-law is to rezone the subject lands from R1 to R2-H to permit the development of a semi detached dwelling, subject to the submission and approval of a lot grading and drainage plan.

In the Haldimand County Official Plan, the subject lands are designated as 'Residential' and there are no policy conflicts or issues since the proposed development will conform to the provisions of R2 Zone of the Town of Haldimand Zoning By-law 1-H 86.

The lands will be rezoned from 'Urban Residential Type 1' to 'Urban Residential Type 2-H' in the Town of Dunnville Zoning By-law 1-DU 80 which permits: a one family dwelling house in accordance with the provisions of the R1 zone and a two family dwelling house. Upon the receipt and approval of a lot grading and drainage plan, the 'H' Holding will be removed from the subject lands.

Report Number:	PDD-01-2019
File Number:	PLZ-HA-2018-173
Name:	2117041 Ontario Inc.
Roll #:	2810-024-006-28900