

## THE CORPORATION OF HALDIMAND COUNTY

By-law No.        /19

**Being a by-law to amend Zoning By-law 1-DU 80, as amended, of the Town of Dunnville 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. P13, as amended;

**AND 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 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 Town of Dunnville Zoning By-law 1-DU 80, as amended, is hereby further amended by rezoning the Subject Lands which are shown on Maps “A” and “B” from “Urban Residential Type 1” to “Urban Residential Type 2 - Holding”.
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:  
  
37.574        That on the lands delineated as having reference to this subsection, the following provisions shall apply:
  - i.        Notwithstanding the provisions of Section 9.2 c) iii) – Minimum Yard Requirements – Interior Side Yard, the minimum interior side yard shall be 1.2 metres.
4.     **THAT** the ‘Holding – “H”’ provision applied to the Subject Lands, shall remain in place until such time as a lot grading and drainage plan has been submitted and approved for the lands subject to the by-law.
5.     **AND THAT** this by-law shall take force and effect on the day of passing.

READ a first and second time this 21<sup>st</sup> day of January, 2019.

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

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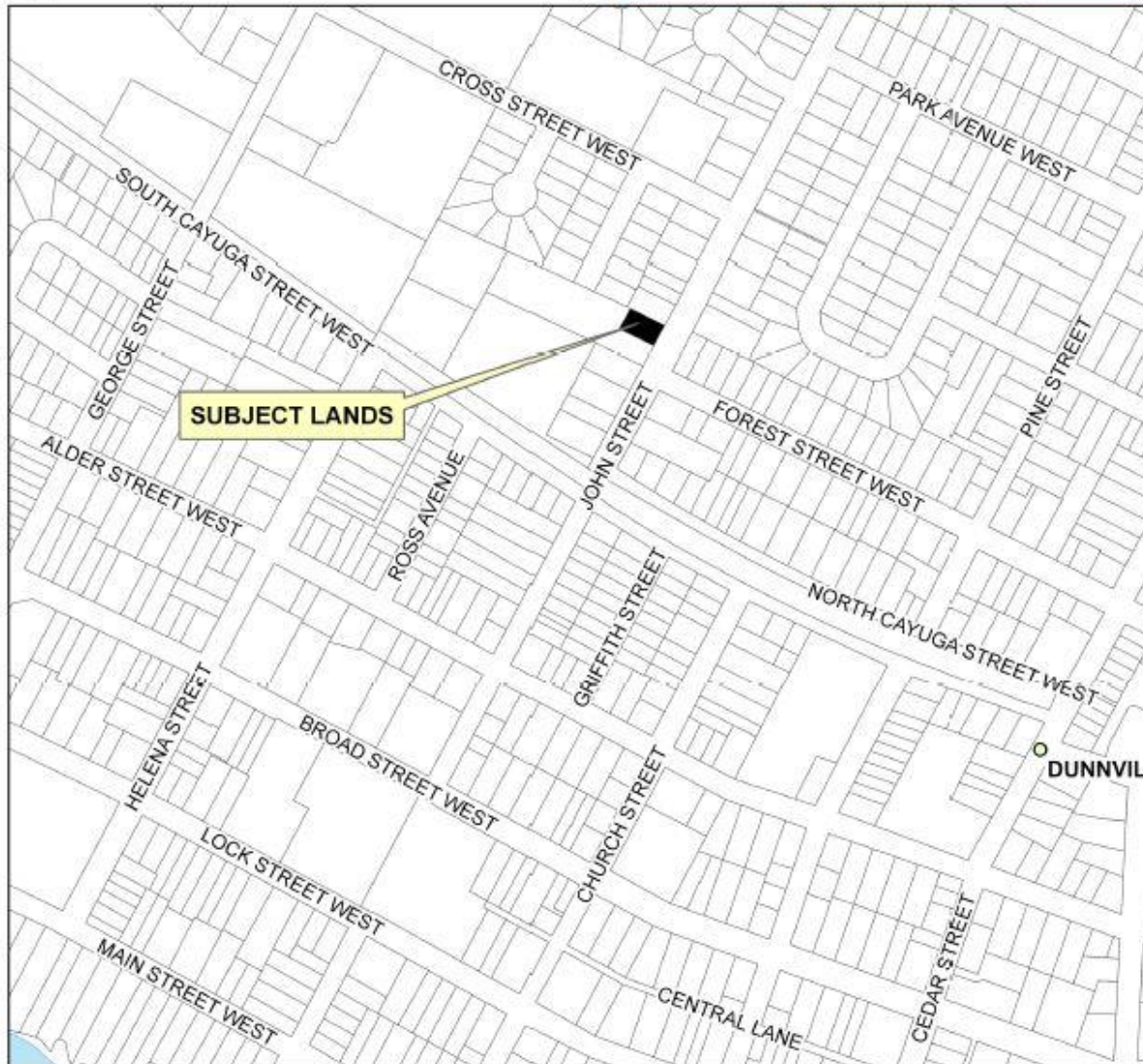
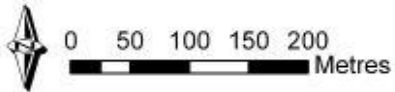
MAYOR

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DEPUTY 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 \_\_\_\_\_ 2019.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK

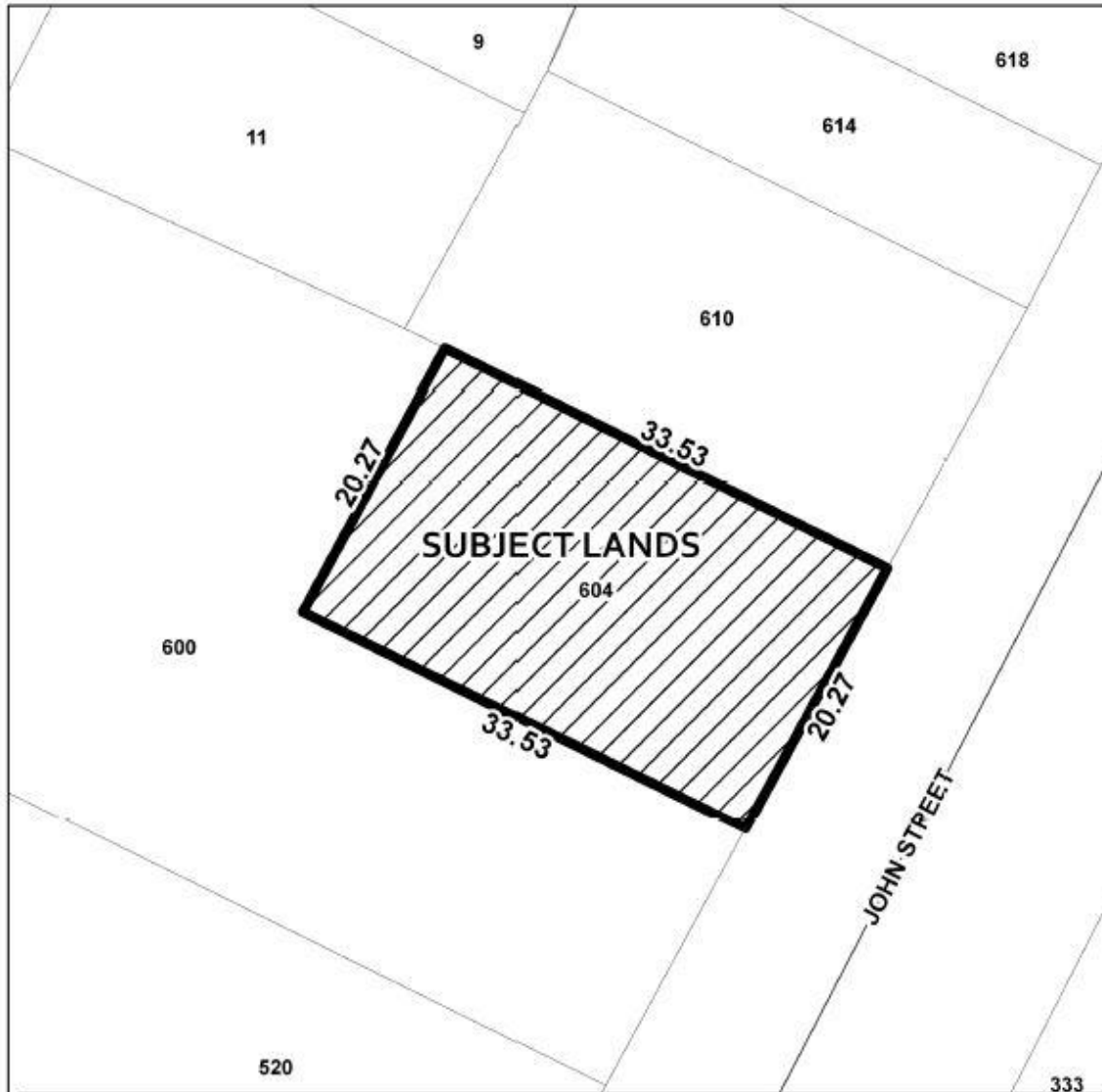
Ref. PLZ-HA-2018-173

# **MAP B - Detail Map**

Haldimand County  
Urban Area of Dunnville, Ward 6

SCALE: 1:400

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 \_\_\_\_\_ 2019.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK

Ref: PLZ-HA-2018-173

**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 permitted uses as described for this designation.

There will be a special provision applied to address the deficiencies for interior side yard setbacks, due to the fact that the proposed development will have a side yard setback of 1.2 metres. The Zoning By-law permits this setback as of right only where it is directly adjacent to an attached garage. For the proposed develop the attached garage will likely be in the middle of the dwelling units. The proposed setback of 1.2 metres will be addressed through special provision 37.574.

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