

# THE CORPORATION OF HALDIMAND COUNTY

By-law Number /19

## Being a by-law to designate lands within Registered Plan 395, 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;

**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 395 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 395, described as PLAN 395 PT LOT B, are hereby designated as being exempt from the provisions of subsection (5) of Section 50 of the *Planning Act*.
2. **THAT** Maps 'A' and 'B' as attached hereto form a part of this by-law.
3. **THAT** this exemption from the provisions of subsection (5) of Section 50 of the *Planning Act* shall expire on June 3<sup>rd</sup>, 2022.
4. **AND THAT** this by-law shall take force and effect on the date of passing.

READ a first and second time this 3<sup>rd</sup> day of June, 2019.

READ a third time and finally passed this 3<sup>rd</sup> day of June, 2019.

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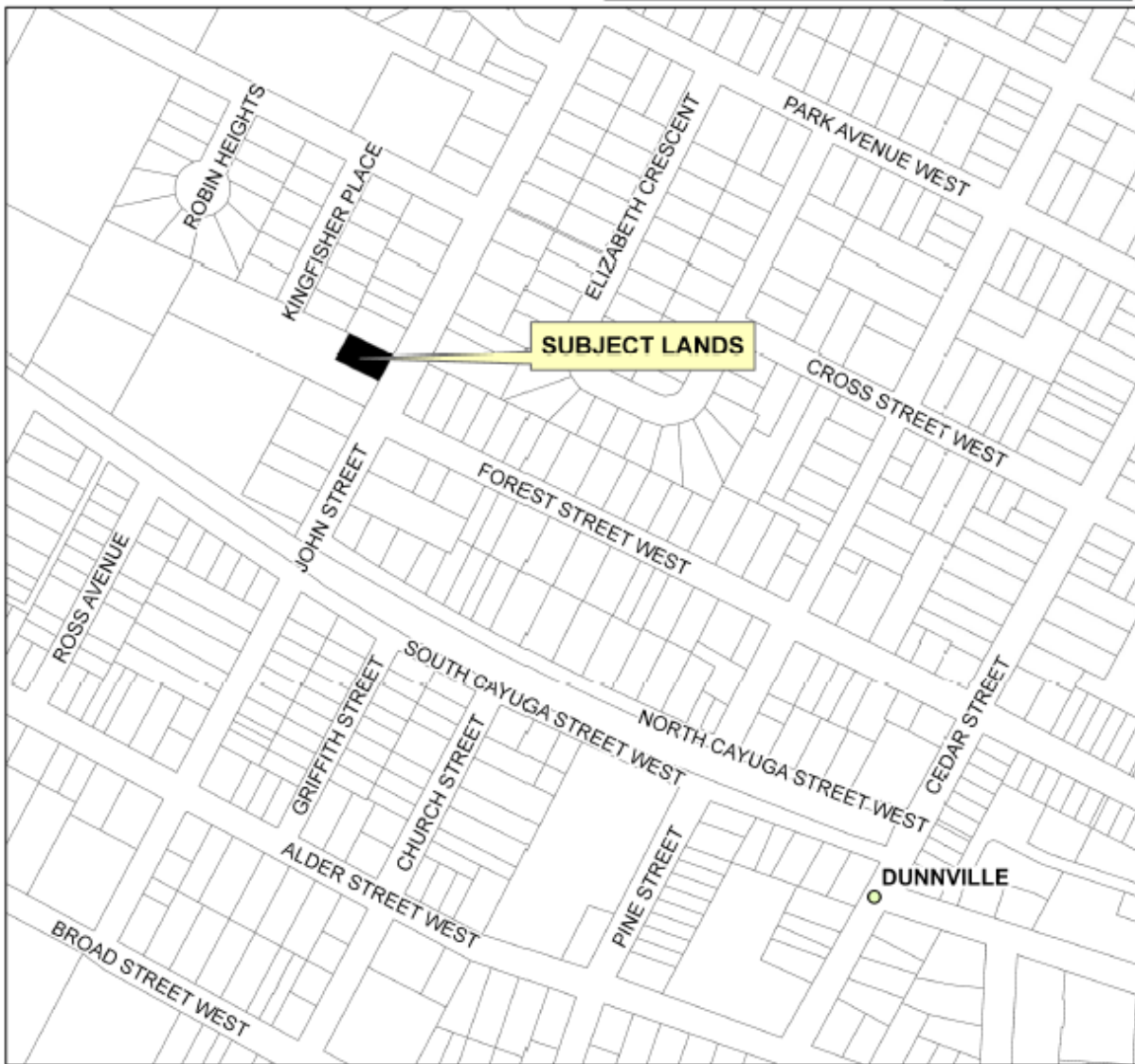
MAYOR

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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.

\_\_\_\_\_

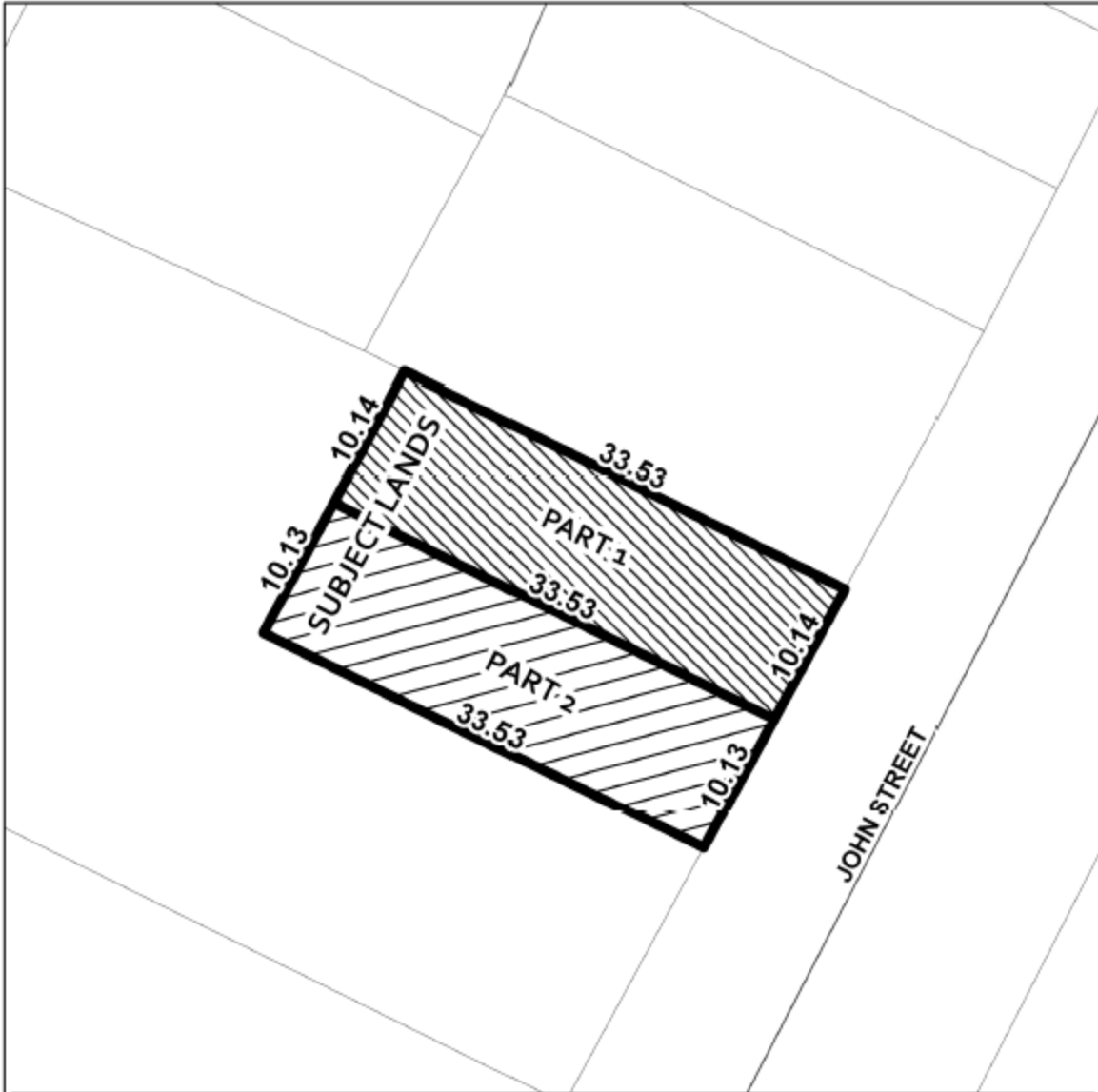
**MAYOR** **CLERK**

Ref. PLPL-HA-2019-057

# MAP B - Detail Map

Haldimand County  
Urban Area of Dunnville, Ward 6

SCALE: 1:400



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: PLPL-HA-2019-057

**PURPOSE AND EFFECT OF BY-LAW NO. /19**

This by-law affects lands located in the urban area of Dunnville on lands legally described as PLAN 395 PT LOT B. The subject lands are known municipally as 604 John Street, Dunnville.

The purpose of this by-law is to remove part lot control from the subject lands to allow for the construction of a semi-detached dwelling and facilitate the individual conveyance of the each unit (i.e. two (2) 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-2019-057  
Related File No's: PLZ-HA-2018-173  
Name: 2117041 Ontario Inc. (Silverthorne Homes)  
Roll No.: 2810-024-006-289000000