

**THE CORPORATION OF HALDIMAND COUNTY**

By-law Number        /19

**Being a by-law to amend the Haldimand County Official  
Plan, as amended, in the name of DeHaan Homes Inc.**

**WHEREAS** this by-law is enacted in accordance with Section 17 and 21 of the *Planning Act*, R.S.O., c.P.13, 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:**

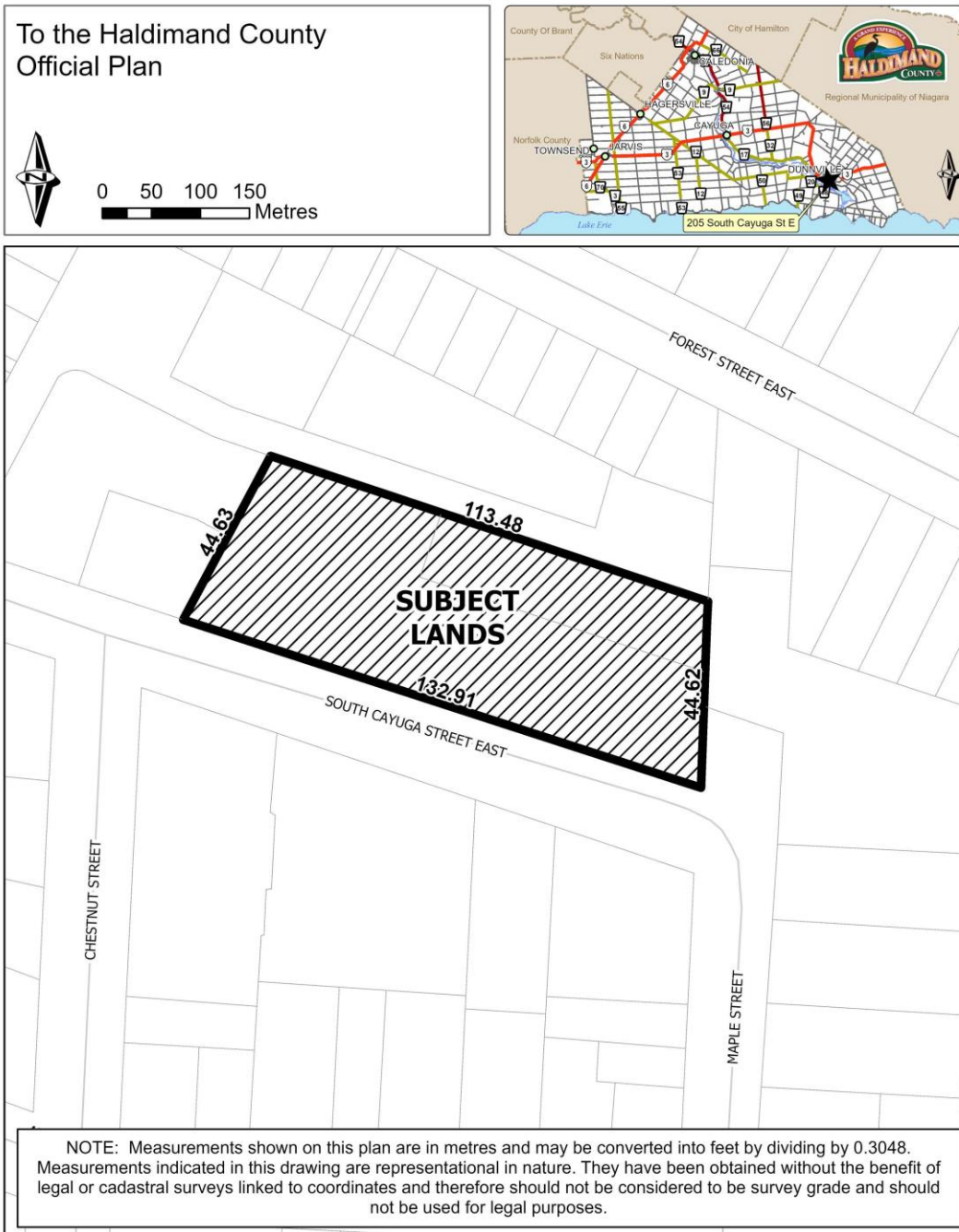
1.     **THAT** the Amendment to the Haldimand County Official Plan for a property described as PART OF BUFFALO AND BRANTFORD RAILROAD AS SHOWN ON PLAN 1696 IN HALDIMAND COUNTY designated as PARTS 1 AND 2 ON PLAN 18R-5603, AND PART 5 ON PLAN 18R-5965; known municipally as 205 South Cayuga Street East, consisting of the map and explanatory text, as attached to form a part of this by-law, be hereby adopted.
  
2.     **AND THAT** this by-law shall take force and effect on the date of passing hereof.

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

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

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
DEPUTY CLERK



**SCHEDULE 'A'**

Ref: PLOP-HA-2019-052

**AMENDMENT TO THE HALDIMAND COUNTY OFFICIAL PLAN****PART A: PREAMBLE TO THE AMENDMENT****1. Purpose of the Amendment:**

The purpose of this Official Plan Amendment is to amend the designation of certain lands from 'Community Commercial' to 'Residential' to facilitate the development of a three storey, thirty unit apartment dwelling house without a commercial use.

**2. Location of Land Affected:**

The subject lands are described as PART OF BUFFALO AND BRANTFORD RAILROAD AS SHOWN ON PLAN 1696 IN HALDIMAND COUNTY designated as PARTS 1 AND 2 ON PLAN 18R-5603, AND PART 5 ON PLAN 18R-5965, and are municipally known as 205 South Cayuga Street East, Dunnville. The location of the subject lands is illustrated on attached Schedule 'A'.

**3. Basis of the Amendment:**

The subject lands are designated 'Community Commercial' within the Haldimand County Official Plan. Within this designation, permitted uses include: retail and service commercial facilities; business; personal and professional offices; recreation and entertainment facilities; communication and transportation services; hotels; restaurants; private clubs, government offices, community and cultural facilities and public and private institutions. An in-effect zoning provision (37.238) on the subject lands limits the permitted uses to the sale of pet products, garden products, agricultural products and the processing and warehousing of feed. The previous uses on the subject lands have ceased and all structures have been removed.

The 'Community Commercial' designation permits residential apartment dwelling units; however, they are generally not permitted in the street level storefront portion of a building. The intent of the subject application is to re-designate the subject lands to 'Residential' to permit only residential development on the subject lands. A concurrent zoning by-law to allow the same is also being sought.

An Environmental Site Assessment, Transportation Impact Study, and Noise Study have been completed and there are no negative impacts perceived with the approval of the subject official plan amendment. A functional servicing report also demonstrates that the development is feasible.

**PART B: THE AMENDMENT**

The Haldimand County Official Plan is hereby amended as follows:

**1. Map Amendment:**

Schedule B.3 is hereby amended:

Identifying the lands shown as the subject lands on Schedule “A” of this amendment (attached to and forming part of this amendment) as being amended to “Residential” from “Community Commercial”.

PART C: ADDITIONAL INFORMATION

1. Implementation:

This amendment will be implemented by enacting an amendment to the Town of Dunnville Zoning By-law 1-DU 80. The zoning will be amended from ‘General Commercial (CG) Zone, Special Provision 37.238’ to ‘Urban Residential Type 5 (R5) Zone, Special Provision 37.238’ to permit the development of the three storey, thirty unit apartment dwelling house.

The subject lands will be also be subject to site plan control, which will ensure that the development is subject to detailed review by the County and its agencies.

Report Number: PDD-26-2019  
File Number: PLOP-HA-2019-052  
Related File Number: PLZ-HA-2019-053  
Roll Number: 2810.024.005.32980 & 2810.024.005.32985  
Name: DeHaan Homes Inc.