

THE CORPORATION OF HALDIMAND COUNTY

By-law Number /19

Being a by-law to amend the Zoning By-law 1-DU 80, as amended, of the Town Dunnville in the name of DeHaan Homes 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, c.P.13, as amended;

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 the authority to the General Manager of Community and Development Services 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 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 being shown as the Subject Lands on Maps 'A' and 'B' attached hereto to form part of the by-law.
2. **THAT** Schedule A4B to the Town of Dunnville Zoning By-law 1-DU 80, as amended, is hereby further amended by removing the 'Holding – "H"' provision from the subject lands being shown 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 3rd day of September, 2019.

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

MAYOR

DEPUTY CLERK

MAP A - Key Map

Haldimand County
Urban Area of Dunnville
Ward 5

0 125 250 375 500

Metres

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

MAYOR

CLERK

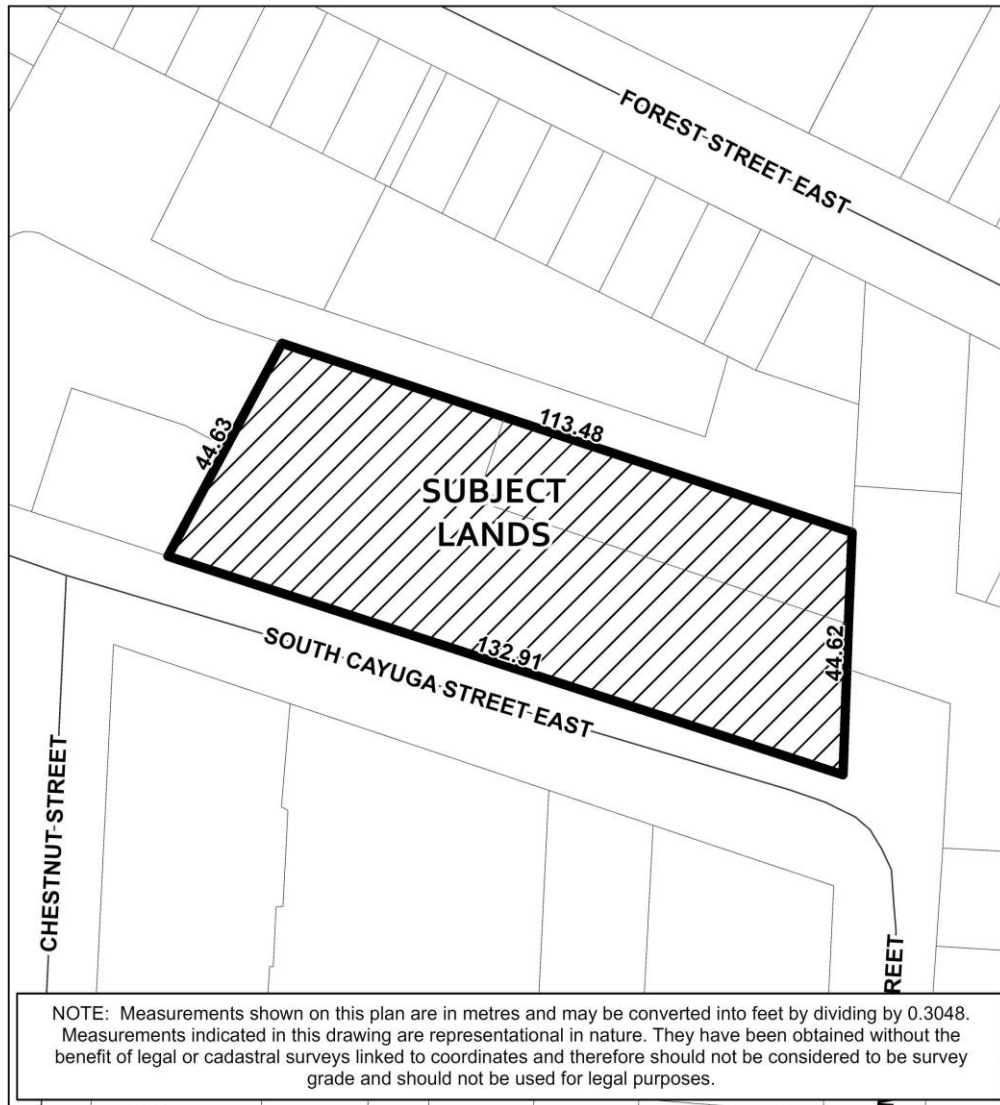
Ref: PLZ-HA-2019-053

MAP B - Detail Map

Haldimand County
Urban Area of Dunnville, Ward 5

SCALE: 1:1,000

0 10 20 30 40 Metres



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

MAYOR

CLERK

Ref: PLZ-HA-2019-053

PURPOSE AND EFFECT OF BY-LAW /19

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 Schedules 'A' and 'B'. The subject lands are currently vacant.

The purpose of this by-law is to remove the 'Holding – "H"' provision from the subject lands to permit the issuance of a building permit for a three storey, thirty unit apartment dwelling house at such time as the General Manager of Community and Development Services has approved the site plan application, has allocated water and wastewater services to the project, the Ministry of Environment, Conservation and Parks has approved a Record of Site Condition, and the Chief Building Official approves the noise mitigating windows and walls to be installed in the apartment dwelling house. The General Manager must issue a memo removing the 'Holding – "H"' provision before a building permit can be issued.

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