

## THE CORPORATION OF HALDIMAND COUNTY

By-law Number /19

### Being a by-law to amend the Town of Haldimand By-law in the name of Black Tower Investments

**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 Rainham Concession 5 Part Lot 6 Regular, Geographic Township of Rainham, now in Haldimand County and being shown on Maps 'A' and 'B' attached hereto to form a part of this by-law.
2. **THAT** Schedule "A12" to Town of Haldimand Zoning By-law 1-H 86, as amended, is hereby amended by rezoning the subject lands shown as Part 1 and Part 2 on Maps 'A' and 'B' attached hereto to form a part of this by-law from "Agricultural" and "Hamlet Commercial" to "Hamlet Residential – Holding".
3. **THAT** Schedule "A12" to Town of Haldimand Zoning By-law 1-H 86, as amended, is hereby amended by, is hereby further amended by identifying the subject lands shown on Maps 'A' and 'B' attached hereto and forming part of this by-law, as having reference to Subsection 36.452.
4. **THAT** the following subsection be added to section 36 Special Provisions for Particular Parcels of Land, as amended for Part 3 of the subject lands:

36.452

#### Part 1:

That notwithstanding the provisions of the 'Hamlet Residential (RH)' Zone of the Town of Haldimand Zoning By-law 1-H 86 to the contrary:

- i. Section 14.2 (a) Minimum Lot Area shall be 1,700 square metres.
- ii. Section 14.2 (b) Minimum Lot Frontage shall be 29 metres.

#### Part 2:

That notwithstanding the provisions of the 'Open Space (OS)' Zone of the Town of Haldimand Zoning By-law 1-H 86 to the contrary:

- i. Section 32.1 Permitted Uses for the lands shall be restricted to Stormwater Management Pond.
  - ii. Section 32.2 (b) Minimum Lot frontage shall be 4.00 metres.
- 5. **THAT** 'Holding – "H"' provision applied to the Subject Lands shown as Parts 1 and 2, shall remain in place until such time as final clearance of draft plan conditions has been completed, a subdivision agreement has been registered on title, and an archaeological assessment has been completed to the satisfaction of the Ontario Ministry of Tourism, Culture and Sport, for the lands subject to this by-law.
- 6. **AND THAT** this by-law shall take force and effect on the day of passing.

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.

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MAYOR

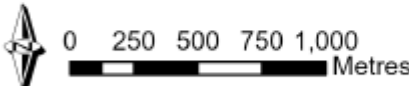
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DEPUTY CLERK


Schedule "A"

### MAP A - Key Map

Haldimand County  
Geographic Township of Rainham  
Ward 2







This is Map A to Zoning By-law \_\_\_\_\_ Passed the \_\_\_\_ day of \_\_\_\_\_ 2019.

\_\_\_\_\_

**MAYOR**

\_\_\_\_\_

**CLERK**

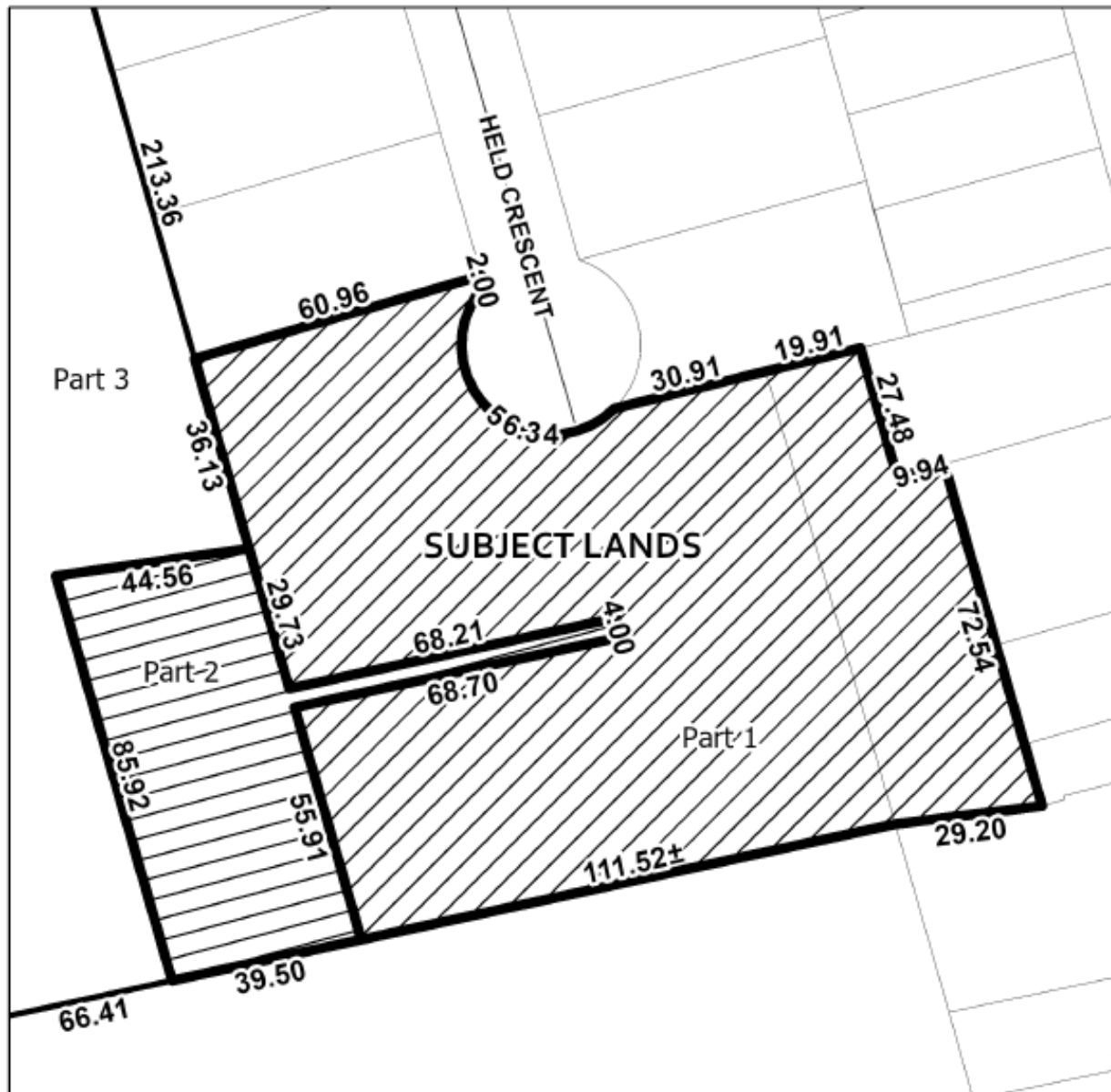
Ref: PLZ-HA-2019-010

**MAP B - Detail Map**

Haldimand County

Geographic Township of Rainham, Ward 2

SCALE: 1:1,200

0 10 20 30 40  
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

## PURPOSE AND EFFECT OF BY-LAW /19

This By-law amendment applies to the lands located west of Erie Street North, and legally described as Rainham Concession 5 Part Lot 6 Regular, Geographic Township of Rainham, now in Haldimand County. The property does not have an assigned municipal address.

The purpose of this by-law is to rezone the subject lands from “Agriculture (A)” and “Hamlet Commercial (CHA)” zone to a site-specific “Hamlet Residential (RH)” to facilitate the Fisherville Estates Plan of Subdivision for the development of 7 single detached dwellings and a block for stormwater infrastructure. The site-specific provisions will permit reduced lot area and lot frontage to facilitate the plan of subdivision.

The lands are designated Hamlet within the Haldimand County Official Plan.

PDD-33-2019  
Zoning File - PLZ-HA-2019-010  
Related File - PL28T-HA-2019-007  
Roll No. 2810.158.00.02000  
Black Tower Investments