

THE CORPORATION OF HALDIMAND COUNTY

By-law Number /20

Being a by-law to amend Zoning By-law 1-H 86, as amended, of the Town of Haldimand in the name of Danko and Beatrice Dobes

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;

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 HAGERSVILLE PLAN 905, BLK 2, LOT 1, LOT 2 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 Haldimand Zoning By-law 1-H 86, as amended, is hereby further amended by rezoning the Subject Lands which are shown on Maps "A" and "B" from "Urban Residential Type 1 -A" 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-H 86:

36.459 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 and the applicant registers a Development Agreement 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 9th day of March, 2020.

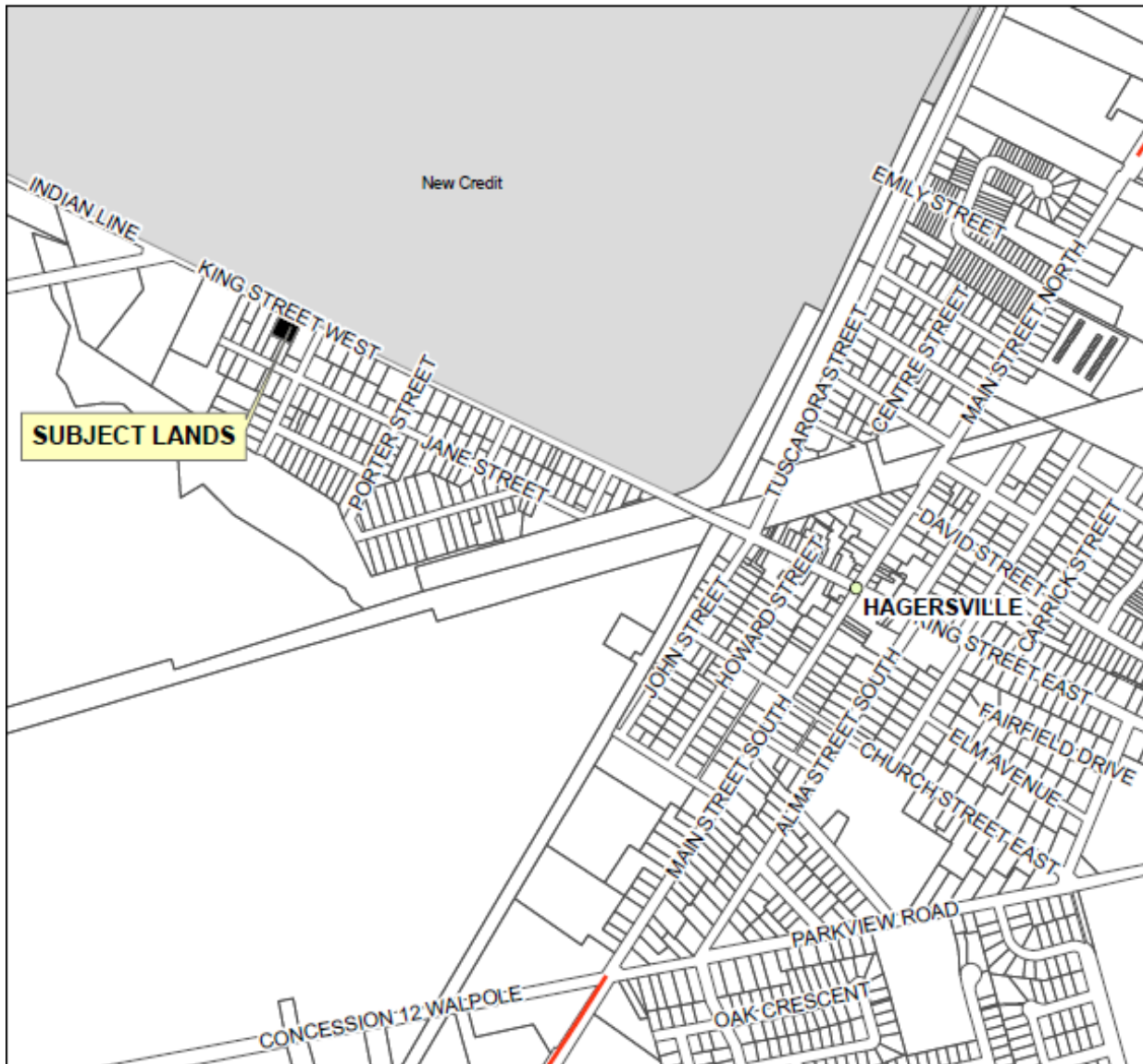
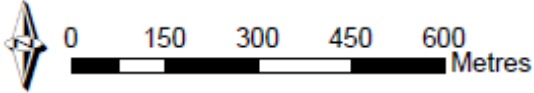
READ a third time and finally passed this 9th day of March, 2020.

MAYOR

CLERK

MAP A - Key Map

Haldimand County
Urban Area of Hagersville
Ward 4



This is Map A to Zoning By-law _____ Passed the ____ day of _____ 2020.

MAYOR

CLERK

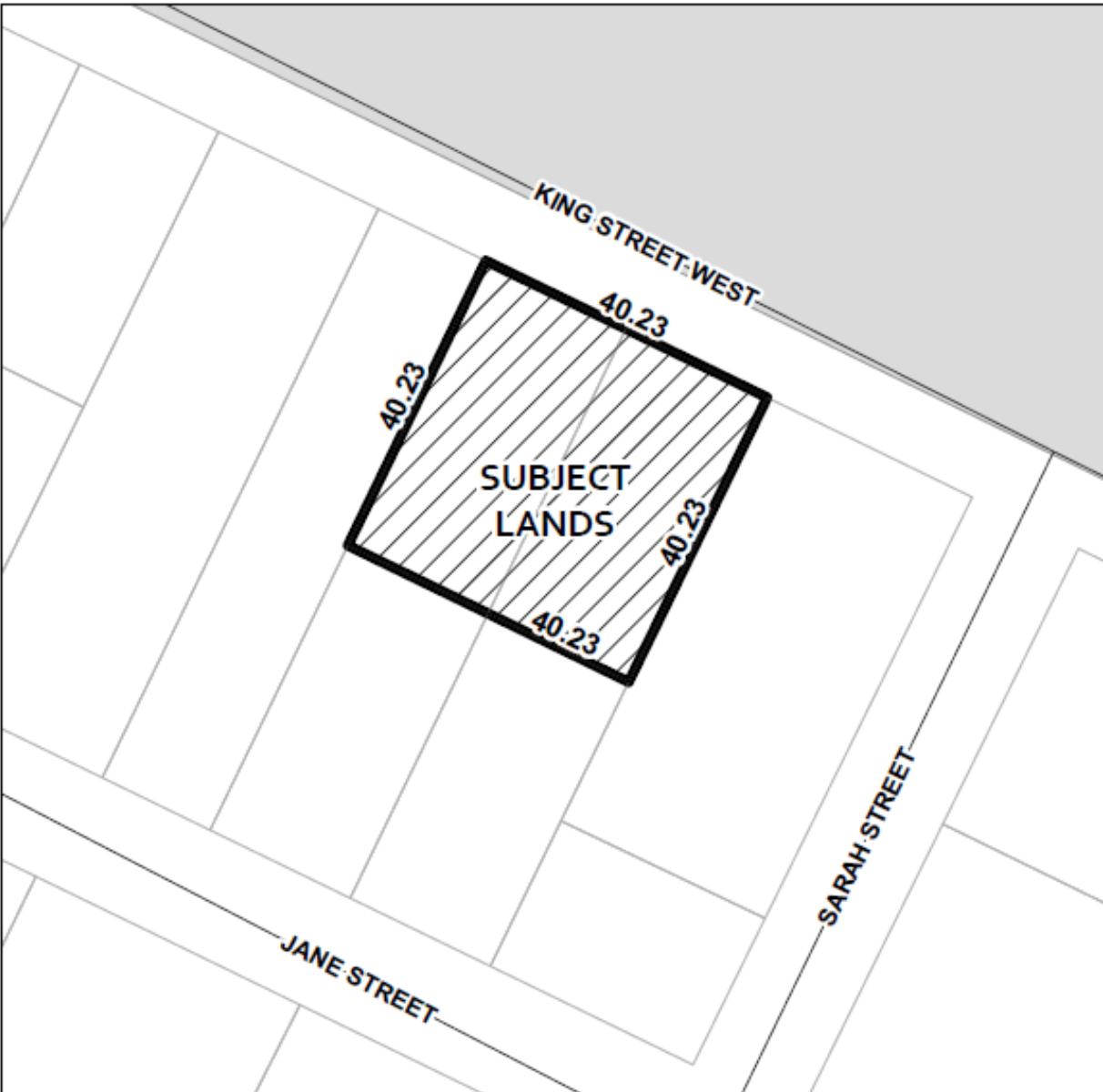
MAP B - Detail Map

Haldimand County

Urban Area of Hagersville, Ward 4

SCALE: 1:750

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 _____ 2020.

MAYOR

CLERK

PURPOSE AND EFFECT OF BY-LAW /20

The subject lands are legally described as: HAGERSVILLE PLAN 905, BLK 2, LOT 1, LOT 2.

The purpose of this by-law is to rezone the subject lands from R1 to R2-H to permit the development of semi detached dwellings, subject to the submission and approval of a lot grading and drainage plan and execution and registration of a development agreement.

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 proposed setback of 1.2 metres will be addressed through special provision 37.574.

The lands will be rezoned from 'Urban Residential Type 1 - A' to 'Urban Residential Type 2-H' in the Town of Haldimand Zoning By-law 1-H 86 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 execution and registration of a development agreement, the 'H' Holding will be removed from the subject lands.

Report Number:	PDD-06-2020
File Number:	PLZ-HA-2019-133
Name:	Danko and Beatrice Dobes
Roll #:	2810-154-001-00700