

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 ('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 authority to the General Manager of Planning and Economic Development 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 HAGERSVILLE PLAN 905, BLK 2, LOT 1, LOT 2, now in Haldimand County 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 Zoning By-law 1-H 86 of the Town of Haldimand, as amended, is hereby further amended by removing the 'Holding "H"' provision from the subject lands being shown as the subject lands on Maps 'A' and 'B' attached hereto to form a part of this by-law at such time as the General Manager of Planning and Economic Development 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 take effect on the date of passing.

READ a first and second time this 9th day of March, 2020.

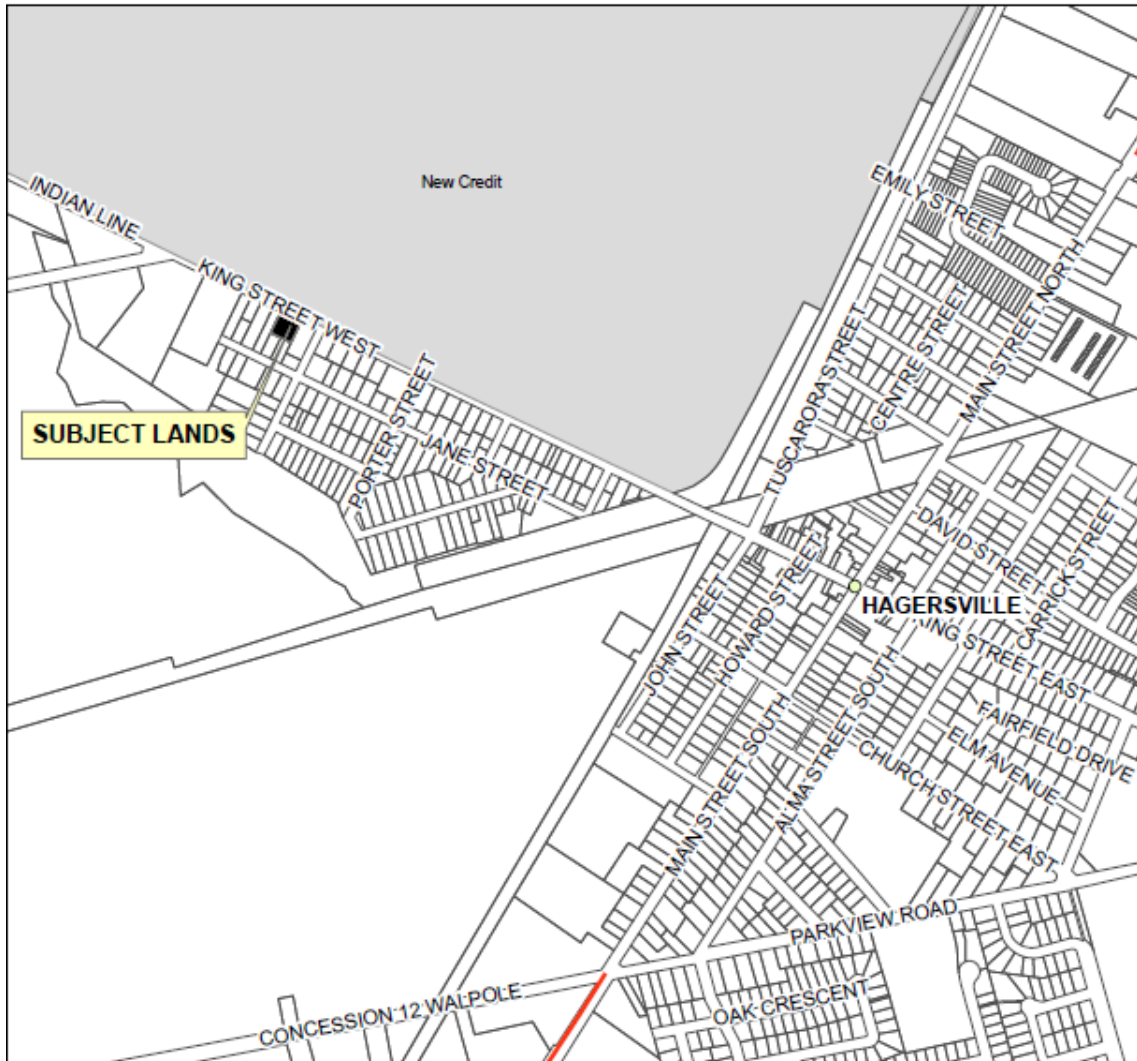
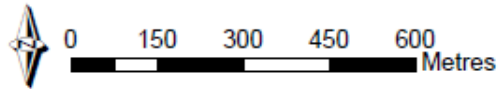
READ a third time and finally passed this 9th day of March, 2020.

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.

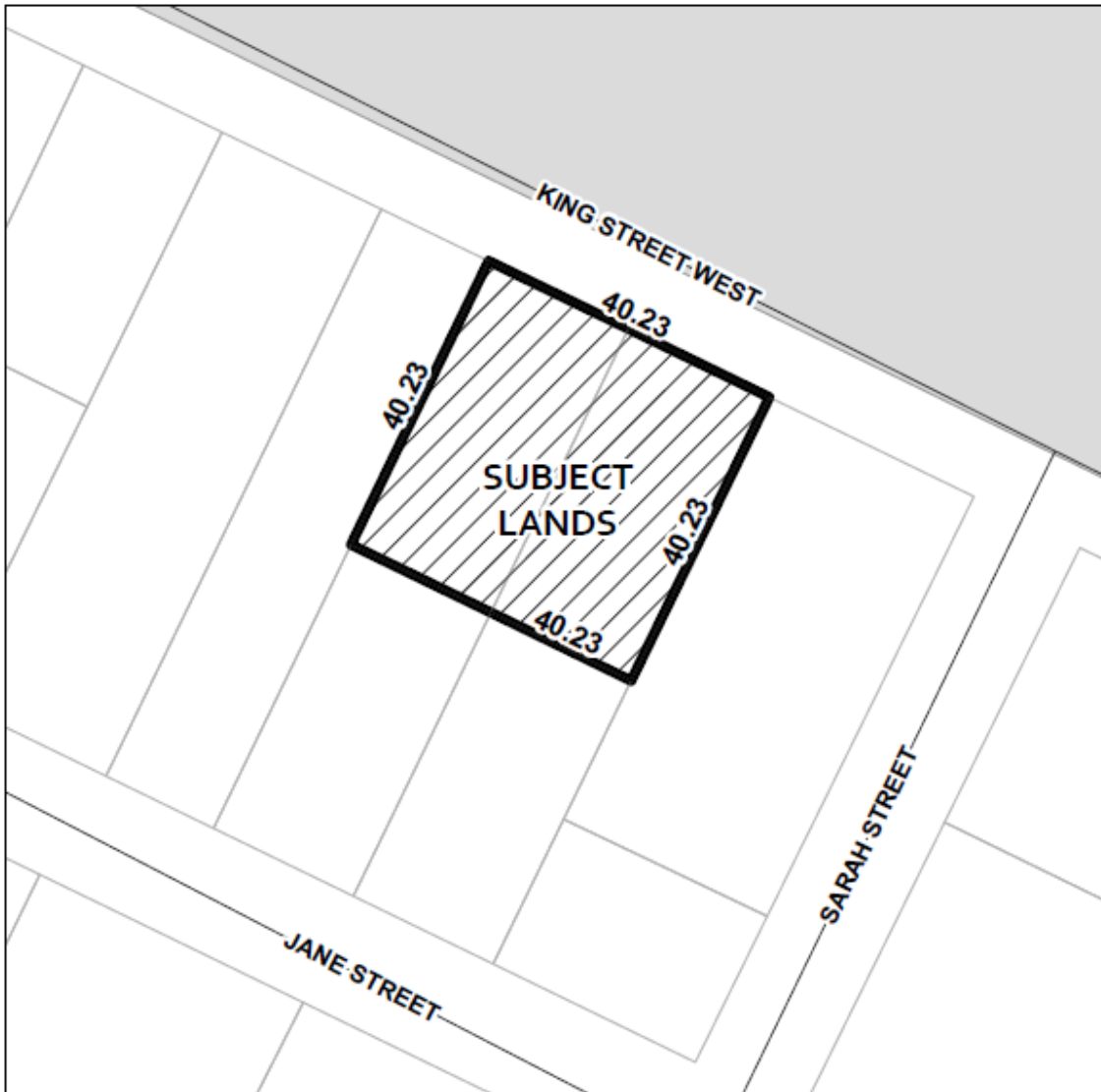
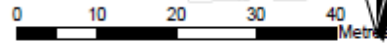
MAYOR

CLERK

MAP B - Detail Map

Haldimand County
Urban Area of Hagersville, Ward 4

SCALE: 1:750



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 NO. 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 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 provisions of R2 Zone of the Town of Haldimand Zoning By-law 1-H 86.

The lands will be rezoned from 'Urban Residential Type 1' to 'Urban Residential Type 2-H' in the Town of Haldimand Zoning By-law 1-H 86 which permits: a one family dwelling house and a two family dwelling house in accordance with the provisions of the R2 zone. Upon the receipt and approval of a lot grading and drainage plan and registering of the development agreement, the 'Holding "H"' provision will be removed from the subject lands.

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