

THE CORPORATION OF HALDIMAND COUNTY

By-law Number /20

Being a by-law to amend Zoning By-law NE 1-2000, as amended, of the City of Nanticoke in the name of 2159974 Ontario 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, Chapter 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** that this by-law shall apply to lands described as PCL 4-1 SEC CON 7 (WALPOLE); PT LT 4 CON 7 NANTICOKE PT 1, 2 & 4 18R4108 EXCEPT PL 126, PL 131, PT 1-4, 18R4320 & 18M16; S/T HC58063; HALDIMAND COUNTY and being shown on Maps 'A' and 'B' attached hereto to form a part of this by-law.
2. **THAT** Schedule "A3" to Zoning By-law NE 1-2000 of the City of Nanticoke, as amended, is hereby further amended by removing the 'Holding – "H"' symbol from the lands as shown on Maps 'A' and 'B' attached hereto to form a part of this by-law.
3. **AND THAT** this by-law shall take force and take effect on the date of passing.

READ a first and second time this 16th day of June, 2020.

READ a third time and finally passed this 16th day of June, 2020.

MAYOR

CLERK

MAP A - Key Map

Haldimand County
Geographic Township of Walpole
Ward 1

0 100 200 300 400

Metres

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

MAYOR

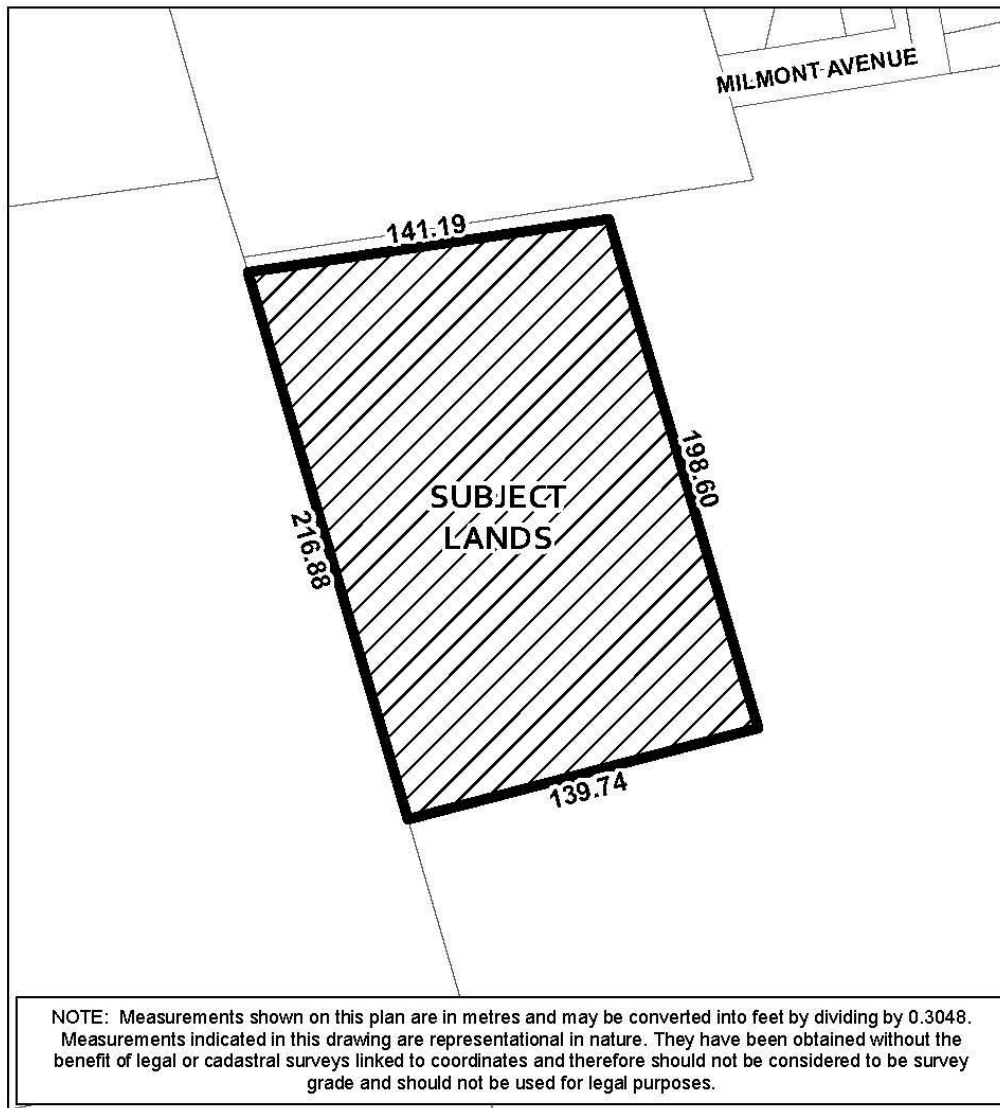
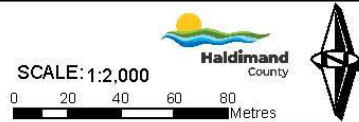
CLERK

Ref: 158-HC-04 & 568-HC-08

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MAP B - Detail Map

Haldimand County
Geographic Township of Walpole, Ward 1



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

MAYOR

CLERK

Ref: 158-HC-04 & 568-HC-08

PURPOSE AND EFFECT OF BY-LAW NO. –HC/20

This by-law affects lands described as geographic township of Walpole, Concession 7, Part of Lot 4. The subject lands are located in the urban settlement boundary of Jarvis and have no municipal address.

The purpose of this by-law is to remove a ‘Holding – “H”’ provision from the site specific ‘Urban Residential Type 4 (R4.1)’ Zone to facilitate the development of a 47 unit group townhouse development on the subject lands on a private road connecting into John Street.

The first “H” provision was affixed to the zoning of the subject lands when the subject lands were rezoned in 2004 through By-law 158-HC/04 to ensure the owner completes an Environmental Impact Statement (EIS) and assesses means of mitigating possible methane gas (including soils and hydrogeological investigation, if necessary) to the satisfaction of the County and any recommendations noted in the EIS and methane mitigation assessment are addressed in the site plan and/or site plan agreement. A second holding provision was affixed to the subject lands in 2008 via by-law 568-HC-08 to ensure servicing capacity has been allocated to the proposed development, a site plan has been approved for the development, and a site plan agreement has been registered on title. The basis for the removal of the “H” provision is that the site plan application is progressing and all of these items will be adequately addressed through the site plan process prior to site plan approval or at the building permit stage.

The lands are designated ‘Residential’ in the Haldimand County Official Plan and zoned a site specific ‘Urban Residential Type 4 (R4.1)’ Zone.

File Number:	Z-HA-23/2003
Report Number:	PDD-19-2020 / PED-PD-14-2004
Related File Number:	PLSP-HA-2011-110
Roll Number:	2810-331-005-00300-0000
Name:	2159974 Ontario Inc.