

## THE CORPORATION OF HALDIMAND COUNTY

By-law Number /21

**Being a by-law to amend the Zoning By-law HC 1-2020, as amended, of Haldimand County in the name of DICO Developments Inc.**

**WHEREAS** Haldimand County is authorized 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** this by-law shall apply to the lands described as Plan 905, Block 42, Part Lots 1 and 2, RP 18R625, Parts 1 and 2, Town of Hagersville, 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 “A,C4-2” to Haldimand County Zoning By-law HC 1-2020, as amended, is further amended by rezoning the Subject Lands which are shown on Maps “A” and “B” from “Service Commercial” to “Urban Residential Type 5 - Holding (R5 - H)” with Special Provision R5.1.
3. **THAT** the following subsection shall be added to Section 6.4.4 (Special Provisions for Particular Parcels of Land) of said By-law HC 1-2020:
  - 6.4.4.1 R5.1 That on the lands delineated as having reference to this subsection, the following provisions shall apply:
    - i. Notwithstanding the zone provisions under Section 6.3, a left interior side yard of 3 m is permitted.
    - ii. Notwithstanding the zone provisions under Section 6.3, a minimum gross floor area of 38.5 m<sup>2</sup> is permitted for one unit.
    - iii. Notwithstanding the zone provisions of Section 5.1, a minimum of 100 parking spaces is permitted.

4. **AND THAT** this by-law shall take force and effect on the day of passing.

READ a first and second time this 16<sup>th</sup> day of February, 2021.

READ a third time and finally passed this 16<sup>th</sup> day of February, 2021.

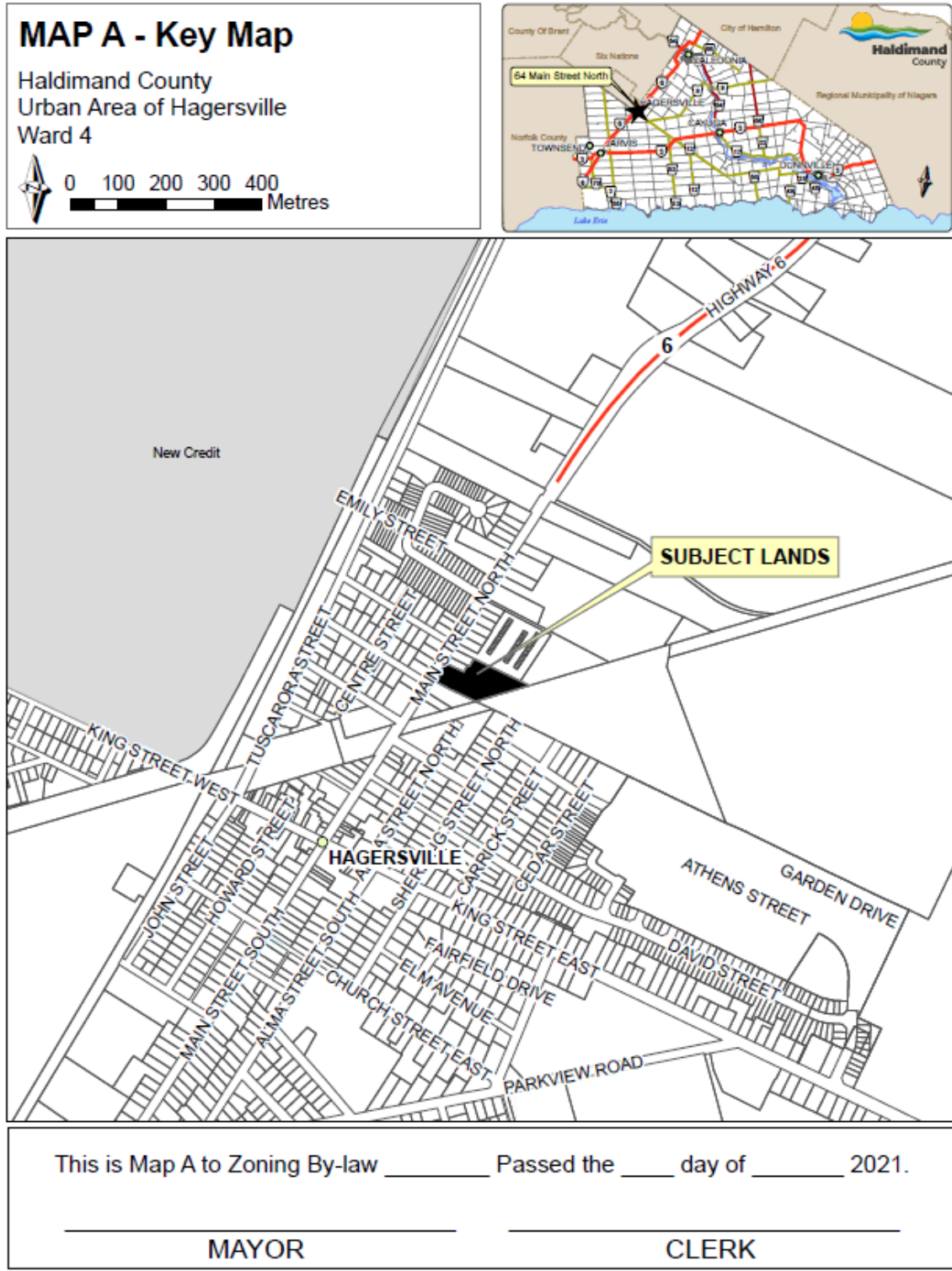
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MAYOR

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CLERK

**Schedule "A"**



Ref: PLZ-HA-2020-143

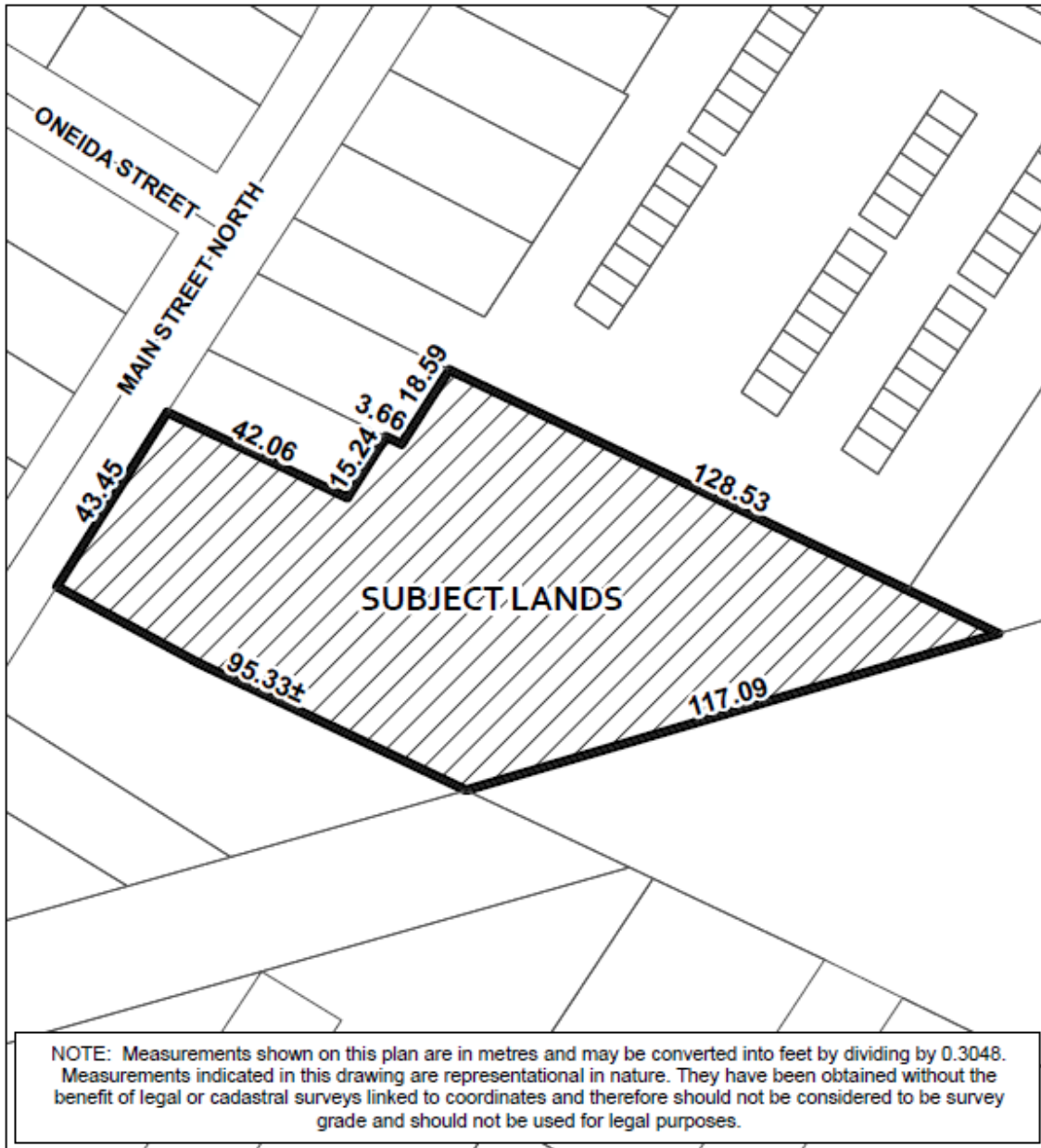
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**MAP B - Detail Map**

Haldimand County  
Urban Area of Hagersville, Ward 4

SCALE - 1:1,170

0 10 20 30 40  
Metres



This is Map B to Zoning By-law \_\_\_\_\_ Passed the \_\_\_\_ day of \_\_\_\_\_ 2021.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK

Ref: PLZ-HA-2020-143

## PURPOSE AND EFFECT OF BY-LAW

/21

This by-law amendment applies to the lands located south-west of Main Street North in Hagersville, and legally described as Plan 905, Block 42, Part Lots 1 and 2, RP 18R625 Parts 1 and 2, Town of Hagersville.

The purpose of this by-law is to re-zone the subject lands from “Service Commercial” to “Urban Residential Type 5”. The special provision will provide alternative zone provisions to permit the proposed 5 storey residential development.

The lands are designated Community Commercial within the Haldimand County Official Plan, and have been subject to an Official Plan Amendment to Residential to support the proposed uses.

In order to ensure appropriate on-site development, this proposal will be subject to site plan control. This review will address design considerations such as stormwater management, lot grading, location of entrances, photometrics, buffering and servicing.

The Holding (H) provision has been placed on the property to ensure that a traffic impact study is completed and any impacts (to site layout and/or roadway improvements) are addressed; and a final site plan and agreement are approved by the County.

Report Number:	PDD-07-2021
File No:	PLZ-HA-2020-143
Related File No.:	PLOP-HA-2020-144
Name:	DICO Developments Inc.
Roll No.	2810-154-003-10300