

THE CORPORATION OF HALDIMAND COUNTY

By-law Number /20

Being a by-law to amend Zoning By-law 1 DU-80, as amended, of the Town of Dunnville in the name of LJM Developments Inc.

WHEREAS Haldimand County is empowered to enact this by-law, by virtue of the provisions of Sections 34 and 41 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** Schedule "A9 Figure 1" to Zoning By-law 1-DU 80, as amended, is Concession 1, Part Lot 11, Sherbrooke; and being shown on Maps 'A' and 'B' attached hereto to form part of this By-law, are hereby declared as a Site Plan Control Area and shall be subject to the provisions of Section 41 of the *Planning Act*, R.S.O. 1990, Chapter P.13, as amended.
2. **THAT** all development on said lands shall be subject to and in accordance with a development agreement, if required, pursuant to Section 41 of the *Planning Act*, R.S.O. 1990, Chapter P.13, as amended.
3. **THAT** the General Manager of Community and Development Services, or designate, is hereby delegated the power and authority of the Council of Haldimand County, as granted under Section 41 of the *Planning Act*, R.S.O. 1990, Chapter P.13, as amended.
4. **AND THAT** this by-law shall take effect and force on the day of passing.

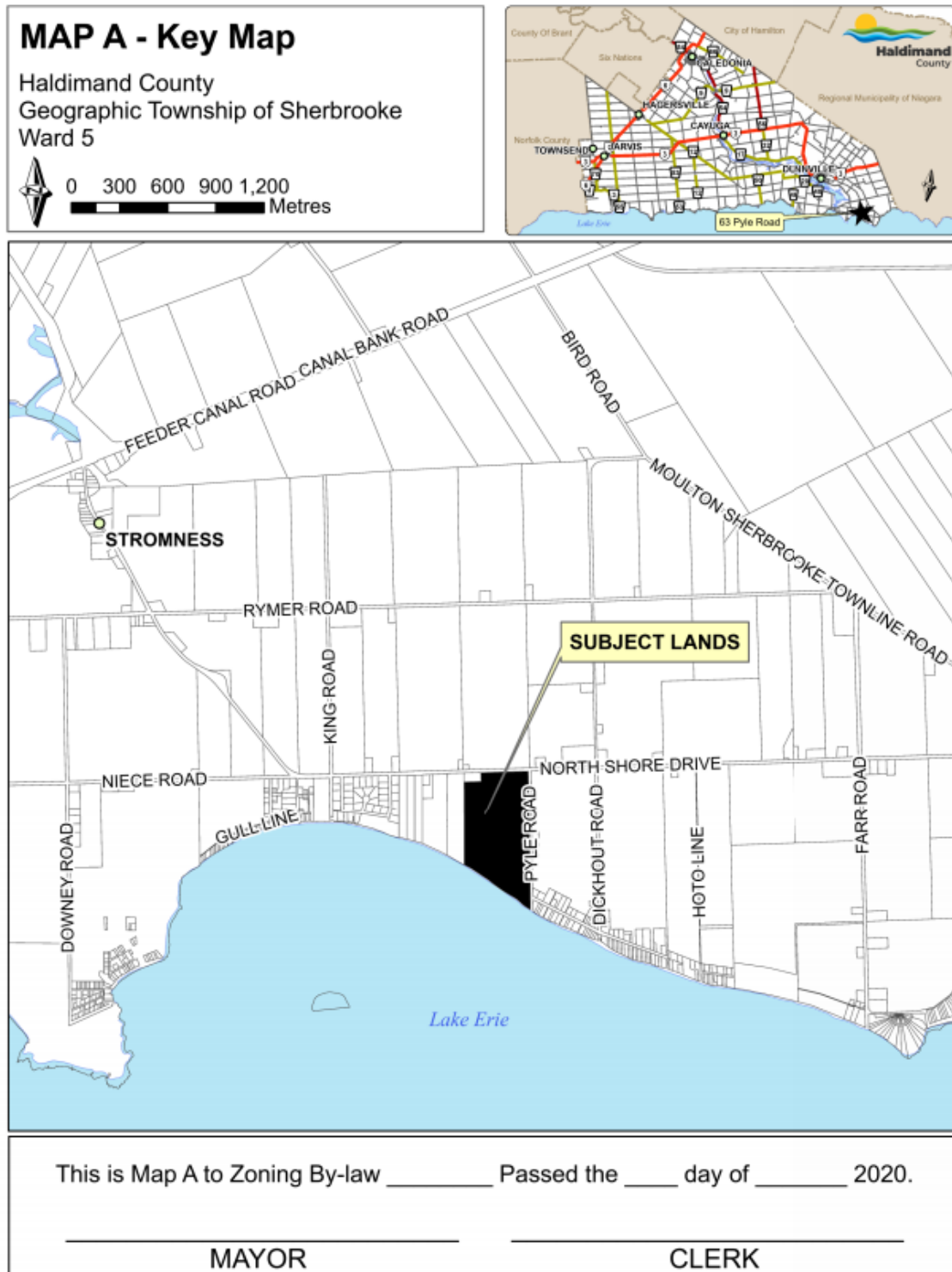
READ a first and second time this 31st day of August, 2020.

READ a third time and finally passed this 31st day of August, 2020.

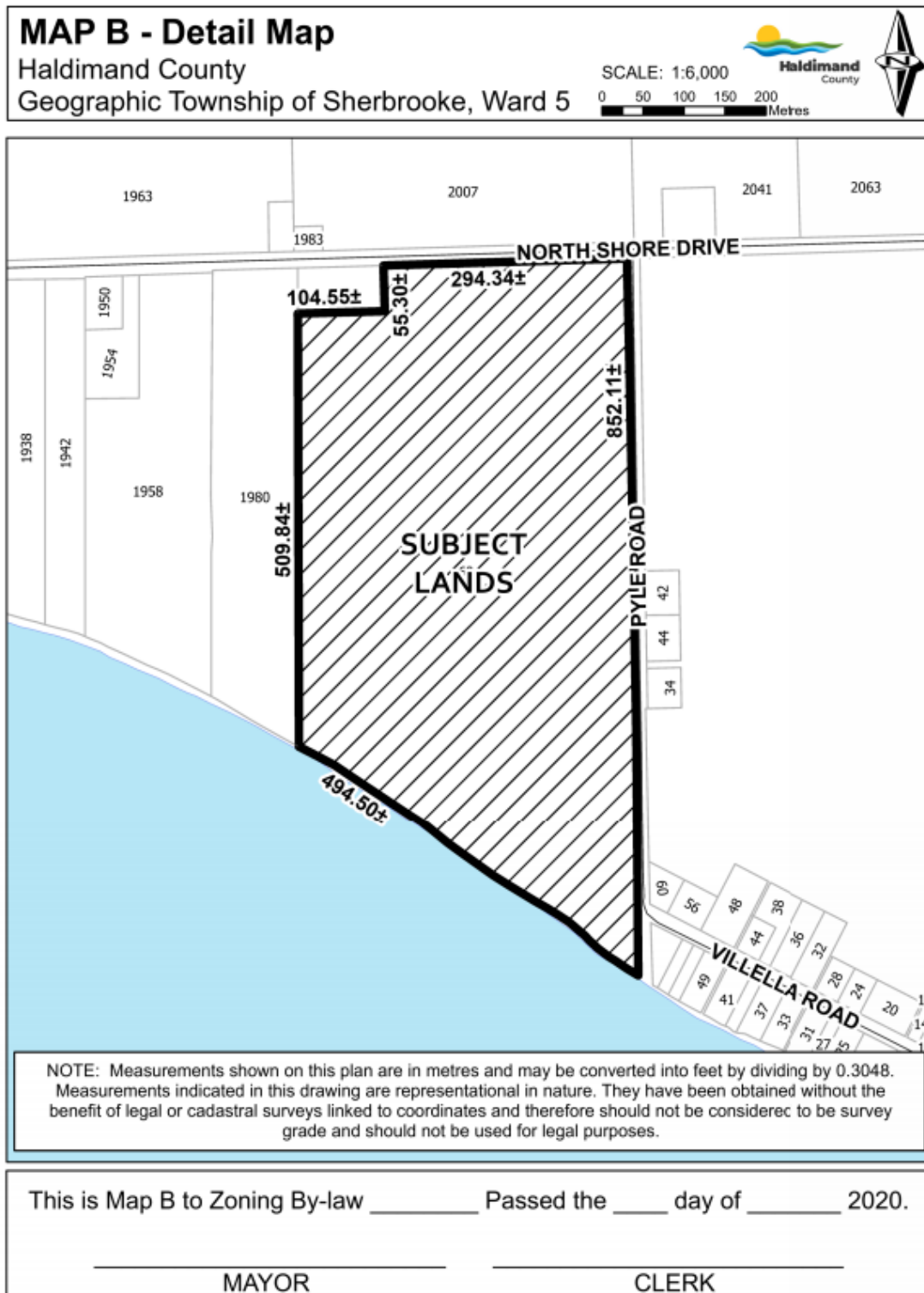
MAYOR

CLERK

Schedule “A”



Ref: PLZ-HA-2020-036



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PURPOSE AND EFFECT OF BY-LAW /20

This by-law affects lands located west of Pyle Road (Sherbrooke) in a predominantly agricultural area. The lands are described as Concession 1, Part Lot 11, Sherbrooke; known municipally as 63 Pyle Road, Haldimand County.

The purpose of this by-law is to designate the subject lands as a Site Plan Control area. Site Plan Control will ensure that any future development of a 173 seasonal cottage and 1 community centre condominium development on the subject parcel will be subject to a review by the County which will regulate many aspects of the development, including stormwater management, lot grading, location of entrance, parking area, conservation authority concerns, road upgrades, and archeological concerns.

Report Number:	PDD-25-2020
File Number:	PLZ-HA-2020-036
Name:	LJM Developments Inc.
Roll No.	2810-025-002-0080-000