

THE CORPORATION OF HALDIMAND COUNTY

By-law Number /21

Being a by-law to amend Zoning By-law HC 1-2020, as amended, in the name of Barry and Patricia Koeppe ('Holding – "H"' provision removal).

WHEREAS Haldimand County is authorized to enact this by-law, by virtue of the provisions of Section 34 and 36 of the *Planning Act*, R.S.O 1990, C. P13, 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 RNH CON 1 PT LOT 5, having no municipal address 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-F7-1" of the Haldimand County Zoning By-law HC 1-2020, as amended, is further amended by removing the 'Holding "H"' provision from the Subject Lands being shown on Maps "A" and "B" attached to and forming part of this by-law at such time as the General Manager of Community & Development Services 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 effect on the date of passing.

READ a first and second time this 26th day of April, 2021.

READ a third time and finally passed this 26th day of April, 2021.

MAYOR

CLERK

MAP A - Key Map

Haldimand County
Geographic Township of Rainham
Ward 2

0 100 200 300 400

Metres

HUMMING BIRD LANE

COUNTRY LANE

CANDY LANE

SUBJECT LANDS

LAKESHORE ROAD

HOOVER POINT LANE

HOOVER POINT

Lake Erie

This is Map A to Zoning By-law _____ Passed the ____ day of _____ 2021.

MAYOR

CLERK

Ref: PLZ-HA-2021-021

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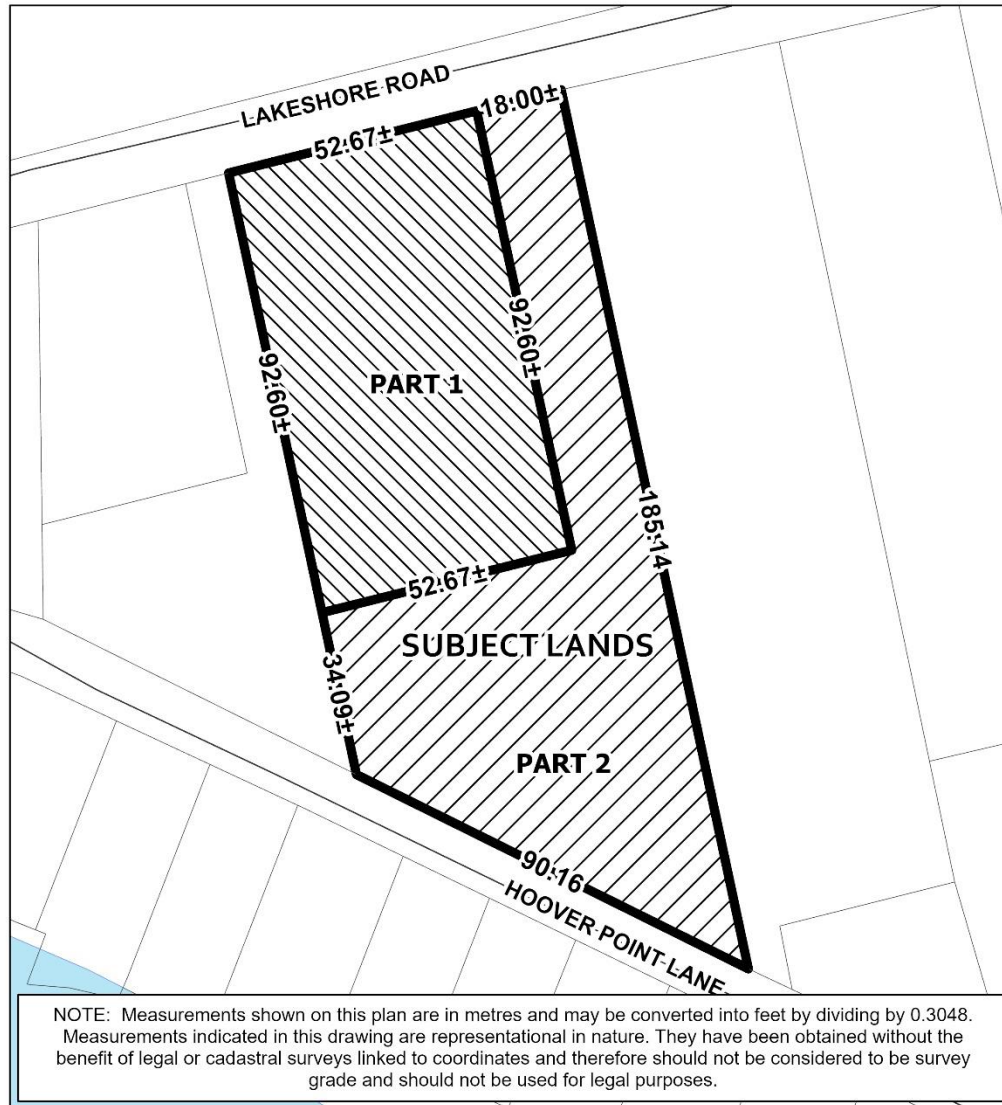
MAP B - Detail Map

Haldimand County

Geographic Township of Rainham, Ward 2

SCALE - 1:1,100

0 10 20 30 40 Metres



This is Map B to Zoning By-law _____ Passed the ____ day of _____ 2021.

MAYOR

CLERK

Ref: PLZ-HA-2021-021

PURPOSE AND EFFECT OF BY-LAW NO. XX-HC/21

The subject lands are described as RNH CON 1 PT LOT 5, and have no municipal address. The subject lands front onto the south side of Lakeshore Road (a public road) and back onto Hoover Point lane (a private road) in the Lakeshore Node of Hoover Point. The subject lands are illustrated on attached Maps "A" and "B".

The purpose of this by-law is to remove the Holding (H) provision from the subject lands to permit the issuance of residential building permits at such time as the General Manager of Community & Development Services is satisfied that:

- i. The Ministry of Heritage, Sport, Tourism and Culture Industries (MHSTCI) approves an archaeological assessment; and
- ii. The County approves a lot grading plan and a grading agreement is registered on the title of the property.

The H provision can be removed from Part 1 and Part 2 of the subject lands at different time. The General Manager must issue a memo remove the H provision before building permits can be issued.

Report:	PDD-27-2021
File Number:	PLZ-HA-2021-021
Related File Number:	PLB-2020-111
Name:	Barry and Patricia Koeppe
Roll Number:	2810-158-002-13800-0000