

THE CORPORATION OF HALDIMAND COUNTY

By-law Number /21

Being a by-law to amend Zoning By-law HC 1-2020 in the name of Christopher and Dora White

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:

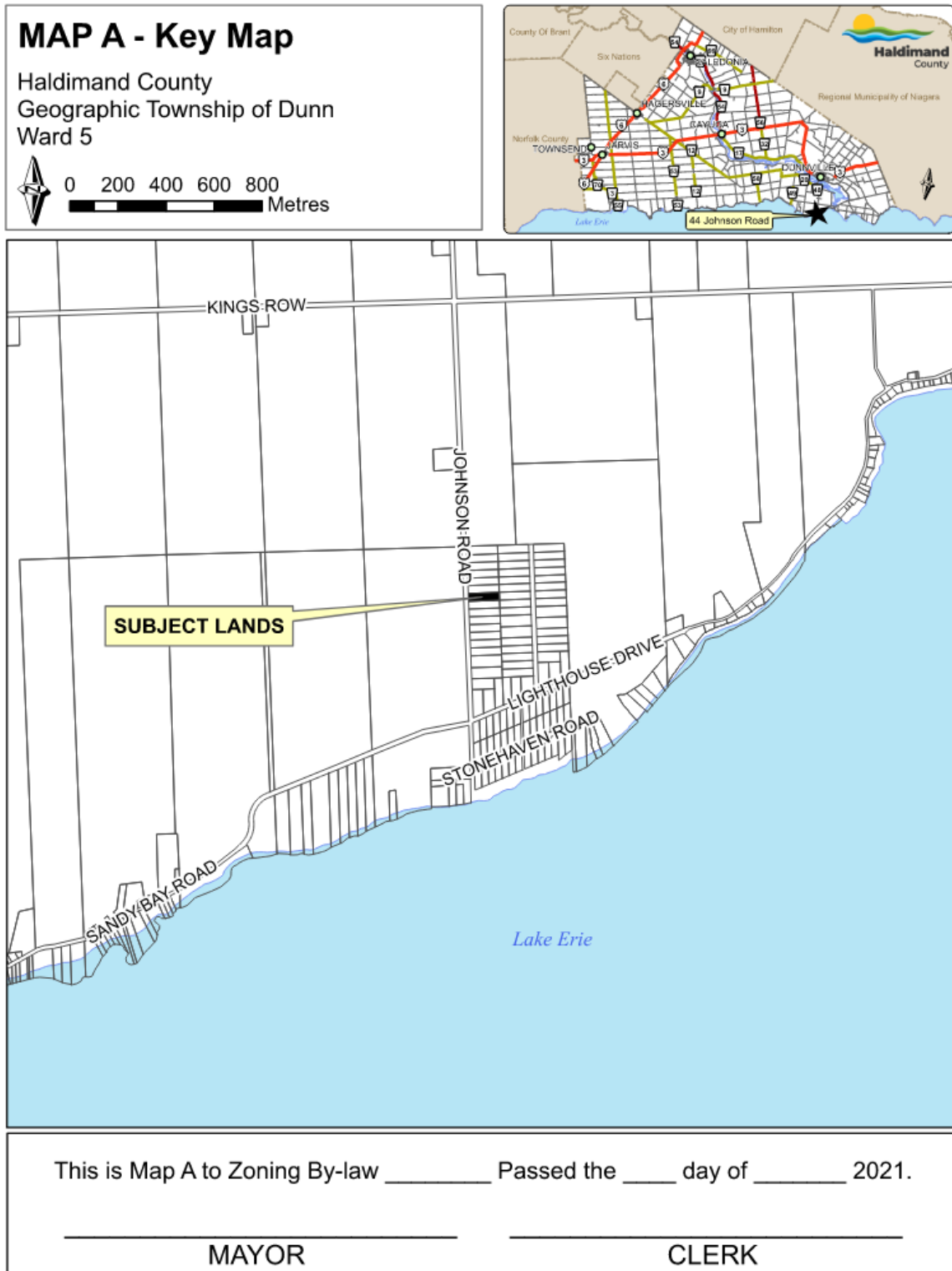
1. **THAT** this by-law shall apply to lands described as Dunnville Concession 5, South of Dover Road, Part Lot 19 DEP 72117 Parcel 46, Geographic Township of Dunn, now in Haldimand County, and known municipally as 44 Johnson Road, and being shown on Maps 'A' and 'B' attached hereto to form a part of this by-law.
2. **THAT** Schedule "K6" to Haldimand County Zoning By-law HC 1-2020, as amended, is hereby further amended by removing the 'Holding – "H"' symbol from lands being 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 effect on the date of passage.

READ a first and second time this 28th day of June, 2021.

READ a third time and finally passed this 28th day of June, 2021.

MAYOR

CLERK



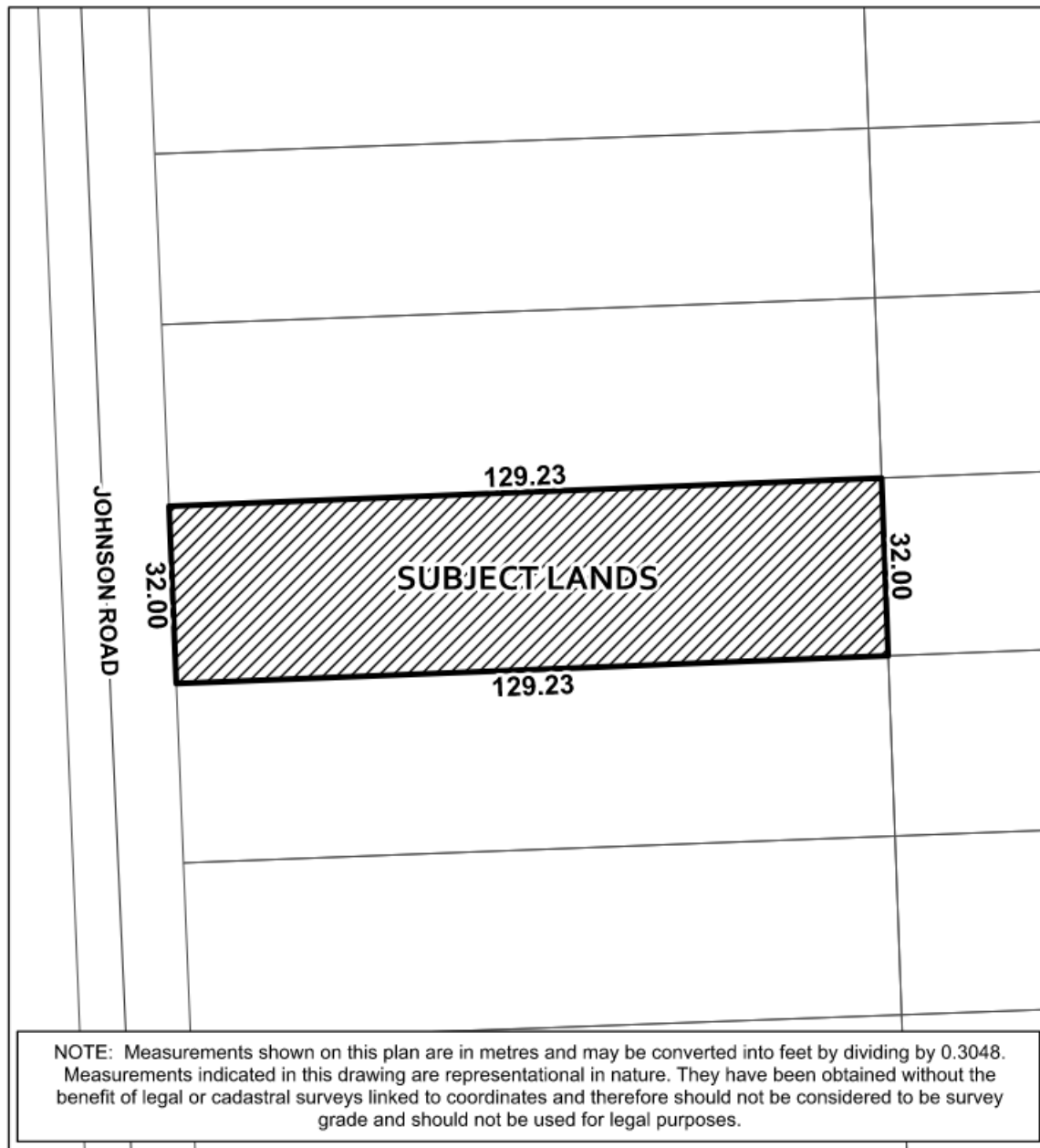
MAP B - Detail Map

Haldimand County

Geographic Township of Dunn, Ward 5

SCALE: 1:1,000

0 10 20 30 40 Metres



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

MAYOR_____
CLERK

PURPOSE AND EFFECT OF BY-LAW NO. _____/21

This by-law affects lands municipally known as 44 Johnson Road, Dunnville. The subject lands are located within the Resort Residential Node of Johnson's Road. The subject lands are described as Dunnville Concession 5, South of Dover Road, Part Lot 19 DEP 72117 Parcel 46, Geographic Township of Dunn, now in Haldimand County.

The purpose of this by-law is to remove a 'Holding – "H"' provision from the 'Lakeshore Residential (RL)' Zone to facilitate the development of a seasonal dwelling. The 'H' provision was affixed to the zoning of the subject lands in 1988 to ensure that a development agreement was executed prior to issuance of a building permit, which was to be related to an approved lot grading plan, as well as payment of parkland dedication fees. The basis for the removal of the "H" is that the grading plan has been approved, the property owners have signed the development agreement, and parkland dedication fees have been paid.

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|----------------|----------------------------|
| File Number: | N/A |
| Report Number: | PDD-37-2021 |
| Roll Number: | 2810-021-003-00178-0000 |
| Name: | Christopher and Dora White |