

THE CORPORATION OF HALDIMAND COUNTY

By-law Number /22

Being a by-law to amend Zoning By-law HC 1-2020, as amended, in the name of Richardson Group Dunnville Ltd.

WHEREAS Haldimand County is empowered to enact this By-law, by virtue of the provisions of Sections 34 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 987, Part Lot 1, Urban Area of Dunnville, and being shown as the Subject Lands on Maps “A” and “B” attached hereto to form part of this By-law.
2. **THAT** Schedule A to Haldimand County Zoning By-law HC 1-2020, as amended, is hereby further amended by rezoning the Subject Lands which are shown on Maps “A” and “B” from “Neighbourhood Institutional - Holding” and “Urban Residential Type 2” to “Urban Residential Type 4” with Special Provision R4.1.
3. **THAT** Schedule A to Haldimand County Zoning By-law HC 1-2020, as amended, is hereby further amended by removing Special Provision 37.351 from the Subject Lands which are shown on Maps “A” and “B”.
4. **THAT** Subsection 6.4 Special Exceptions is hereby further amended by adding the following:
 - 6.4.4.1 R4.1 In lieu of the corresponding provisions in the R4 Zone, the following shall apply:
 - a) maximum *building height*: 12 metres;
 - b) minimum *lot frontage (interior lot)* per block: 5.79 metres;
 - c) minimum *gross floor area*: 62.7 square metres;
 - d) number of *parking spaces*:
 - i. total *parking spaces*: 78
 - ii. residential *parking spaces*: 73
 - iii. visitor *parking spaces*: 4
 - iv. barrier-free *parking spaces*: 1
 - e) minimum number of *loading spaces*: 0

5. **AND THAT** this By-law shall become effective from and after the date of passing thereof.

READ a first and second time this 4th day of April, 2022.

READ a third time and finally passed this 4th day of April, 2022.

MAYOR

CLERK

MAP A - Key Map

Haldimand County
Urban Area of Dunnville
Ward 6

0 100 200 300 400

Metres

This is Map A to Zoning By-law _____ Passed the ____ day of _____ 2022

MAYOR

CLERK

Ref: PLZ-HA-2021-184

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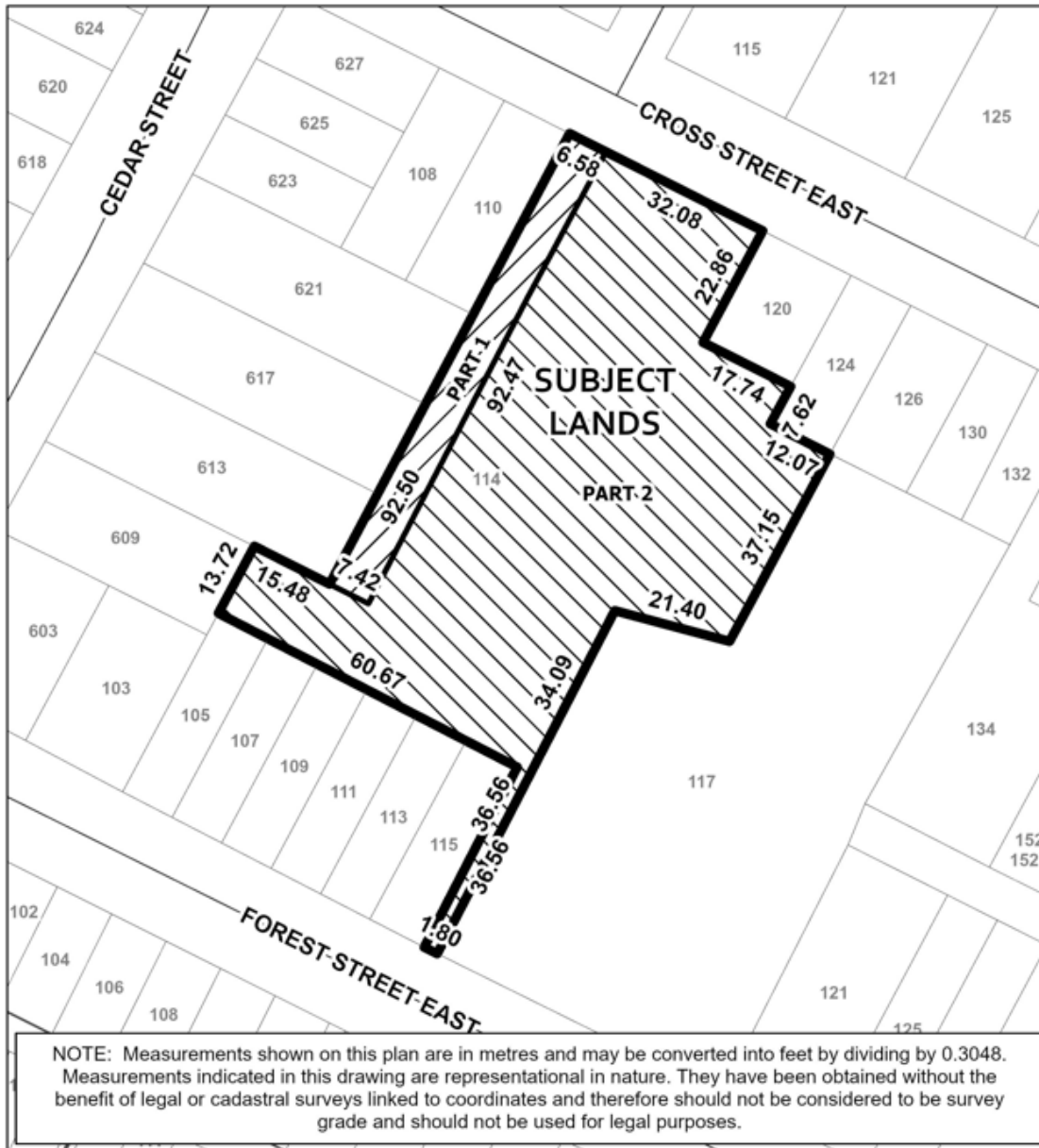
MAP B - Detail Map

Haldimand County

Urban Area of Dunnville, Ward 6

SCALE: 1:1,000

0 10 20 30 40 Metres



NOTE: Measurements shown on this plan are in metres and may be converted into feet by dividing by 0.3048. Measurements indicated in this drawing are representational in nature. They have been obtained without the benefit of legal or cadastral surveys linked to coordinates and therefore should not be considered to be survey grade and should not be used for legal purposes.

This is Map B to Zoning By-law _____ Passed the ____ day of _____ 2022.

MAYOR

CLERK

Ref: PLZ-HA-2021-184

PURPOSE AND EFFECT OF BY-LAW

/22

This By-law amendment applies to the lands located south of Cross Street East, in Dunnville, and legally described as Plan 987, Part Lot 1, Urban Area of Dunnville.

The purpose of this by-law is to re-zone the subject lands from “Neighbourhood Institutional – Holding” with Special Provision 37.351 and “Urban Residential Type 2” to “Urban Residential Type 4”. The special provision will provide alternative zone provisions to permit the proposed townhouse complex, with reductions to number of parking spaces, number of loading spaces, relief for building height, and relief for frontage per block.

The lands are designated Residential within the Haldimand County Official Plan.

Report Number:	PDD-04-2022
File No:	PLZ-HA-2021-184
Name:	Richardson Group Dunnville Ltd.
Roll No.	2810-024-005-06200-0000