

## THE CORPORATION OF HALDIMAND COUNTY

By-law Number -HC/22

**Being a by-law to amend Zoning By-law HC 1-2020, as amended, for property described in the name of Balogun**

**WHEREAS** Haldimand County is authorized to enact this by-law, by virtue of the provisions of Section 34 and 36(1) 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 57, Geographic Township of Dunn, now in Haldimand County and shown on Maps "A" and "B" attached to and forming part of this by-law.
2. **THAT** Schedule "A" of By-law HC 1-2020, as amended, is hereby further amended by removing the symbol "(H)" on the subject lands identified on Map "A" (attached to and forming part of this by-law).
3. **THAT** this by-law shall come into force in accordance with the provisions of the *Planning Act*.

READ a first and second time this 25<sup>th</sup> day of April, 2022.

READ a third time and finally passed this 25<sup>th</sup> day of April, 2022.

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MAYOR

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DEPUTY CLERK

### MAP A - Key Map

Haldimand County  
Geographic Township of Dunn  
Ward 5

0 200 400 600 800

Metres

This is Map A to Zoning By-law \_\_\_\_\_ Passed the \_\_\_\_ day of \_\_\_\_\_ 2022.

\_\_\_\_\_

**MAYOR**

\_\_\_\_\_

**CLERK**

Ref: 1-DU-88 & PLRH2022019

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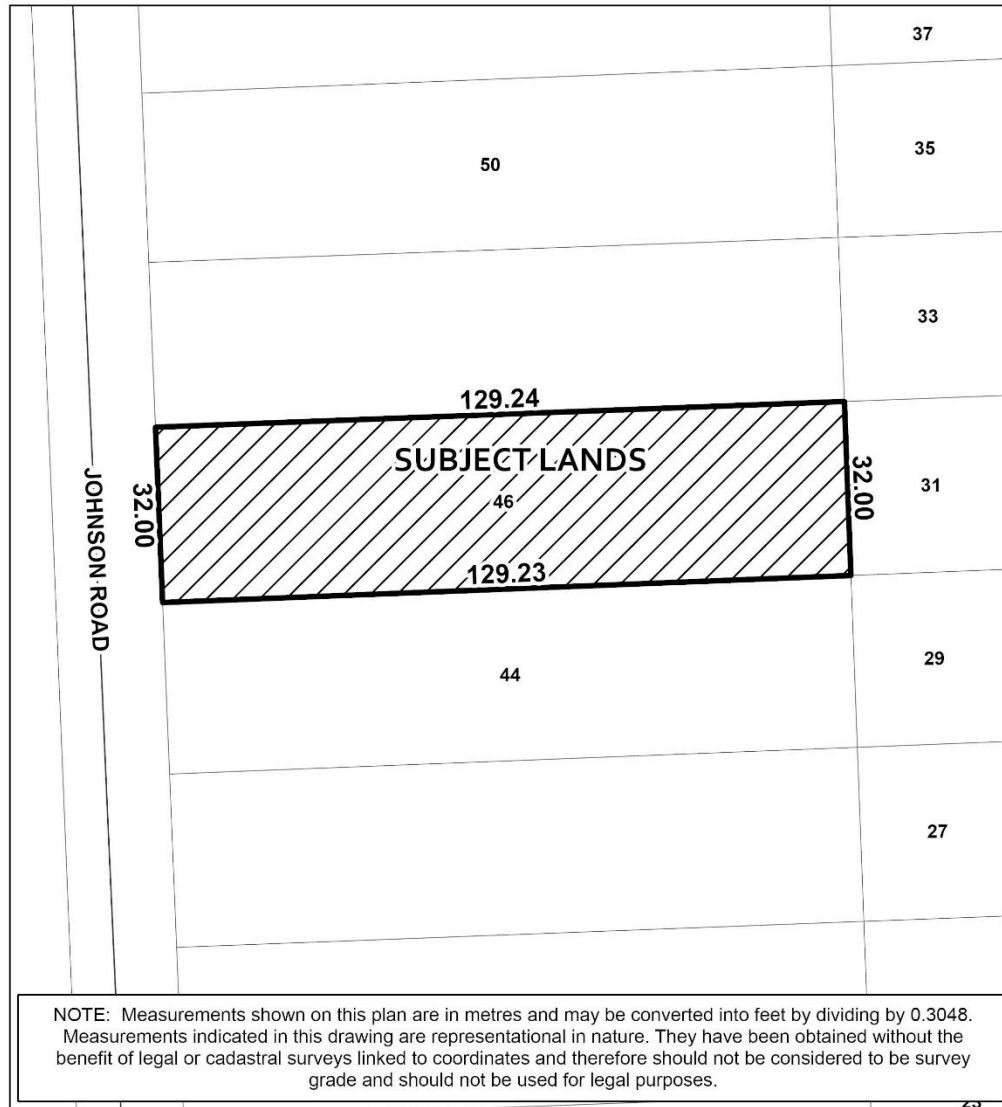
# **MAP B - Detail Map**

Haldimand County

Geographic Township of Dunn, Ward 5

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: 1-DU-88 & PLRH2022019

**PURPOSE AND EFFECT OF BY-LAW -HC/22**

The subject lands are legally described as Dunnville Concession 5, South of Dover Road, Part Lot 19 DEP 72117 Parcel 57, Geographic Township of Dunn, now in Haldimand County. The subject lands are municipally known as 46 Johnson Road, Dunnville.

The purpose of this by-law is remove the Holding (H) provision from the 'Lakeshore Residential (RL)' Zone on the subject lands to facilitate the development of a single family dwelling. The Holding (H) provision was affixed to the zoning of the lots in this area (Lakeshore Node of Johnson Road) in 1988 due to the way in which the lots were created (via "checker-boarding") and to ensure development of the lots proceeded appropriately and safely. The basis for the Holding (H) provision removal is that the cash-in-lieu of parkland dedication fee has been provided, the County has approved a lot grading plan, and the County has approved septic plans.

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|----------------|-------------------------|
| Report Number: | PDD-14-2022             |
| File No:       | PLRH2022019             |
| Name:          | Balogun                 |
| Roll No.       | 2810.021.003.001.780000 |