

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.

Notwithstanding the provisions of subsection 5.2.15, *tandem parking spaces* shall be permitted.

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

READ a first and second time this 16th day of May, 2022.

READ a third time and finally passed this 16th day of May, 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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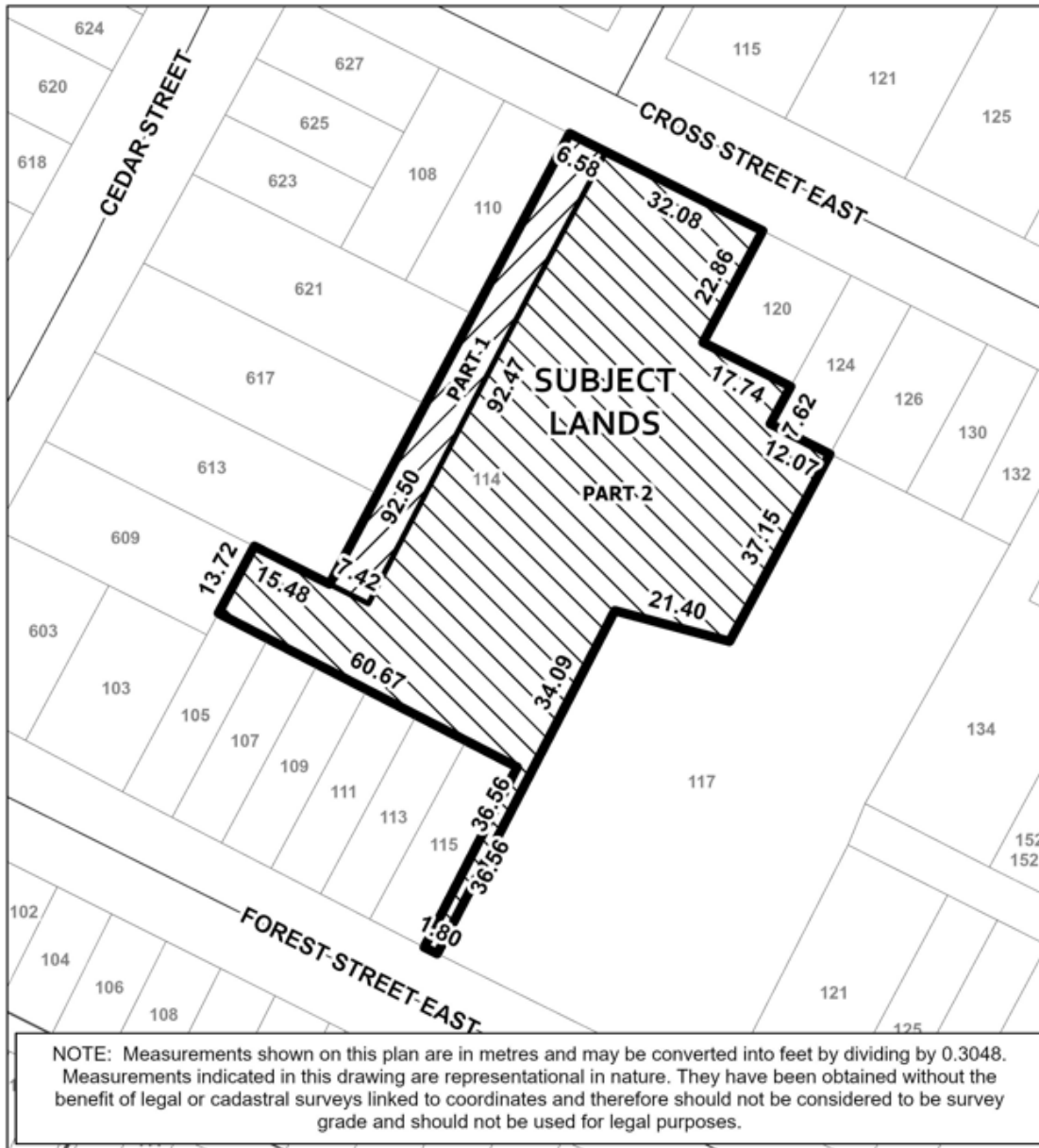
MAP B - Detail Map

Haldimand County

Urban Area of Dunnville, Ward 6

SCALE: 1:1,000

0 10 20 30 40 Metres



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” with a special provision. The special provision will permit relief for building height and for frontage per block, as well as permission for tandem parking spaces.

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

Report Number:	PDD-20-2022
File No:	PLZ-HA-2021-184
Name:	Richardson Group Dunnville Ltd.
Roll No.	2810-024-005-06200-0000