

## 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 CHANG.**

**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** Schedule “A” of By-law HC 1-2020, as amended, is hereby further amended by changing the zoning of the subject lands identified on Map “A” (attached to and forming part of this by-law) from Urban Residential Type 1-A (R1-A) *Zone* to Urban Residential Type 1-A (R1-A(H)) *Zone* with a Holding and Special Provision R1-A.1.
2. **THAT** Subsection 6.4 Special Exceptions is hereby further amended by adding the following:

6.4.1.1.1 R1-A.1 That on lands delineated as having reference to this subsection the following provisions shall apply:

That notwithstanding the provision of section 4.38 ‘Minimum Services’ a single detached dwelling and permitted accessory structures are permitted to be erected, altered or enlarged on the subject lands without connection to a sanitary sewer system.
3. **THAT** the Holding “(H)” provision of this by-law shall be removed upon the registration of a Partial Servicing and Grading Agreement to the satisfaction of Haldimand County.

4. **THAT** this by-law shall come into force in accordance with the provisions of the *Planning Act*.

READ a first and second time this 16<sup>th</sup> day of May, 2022.

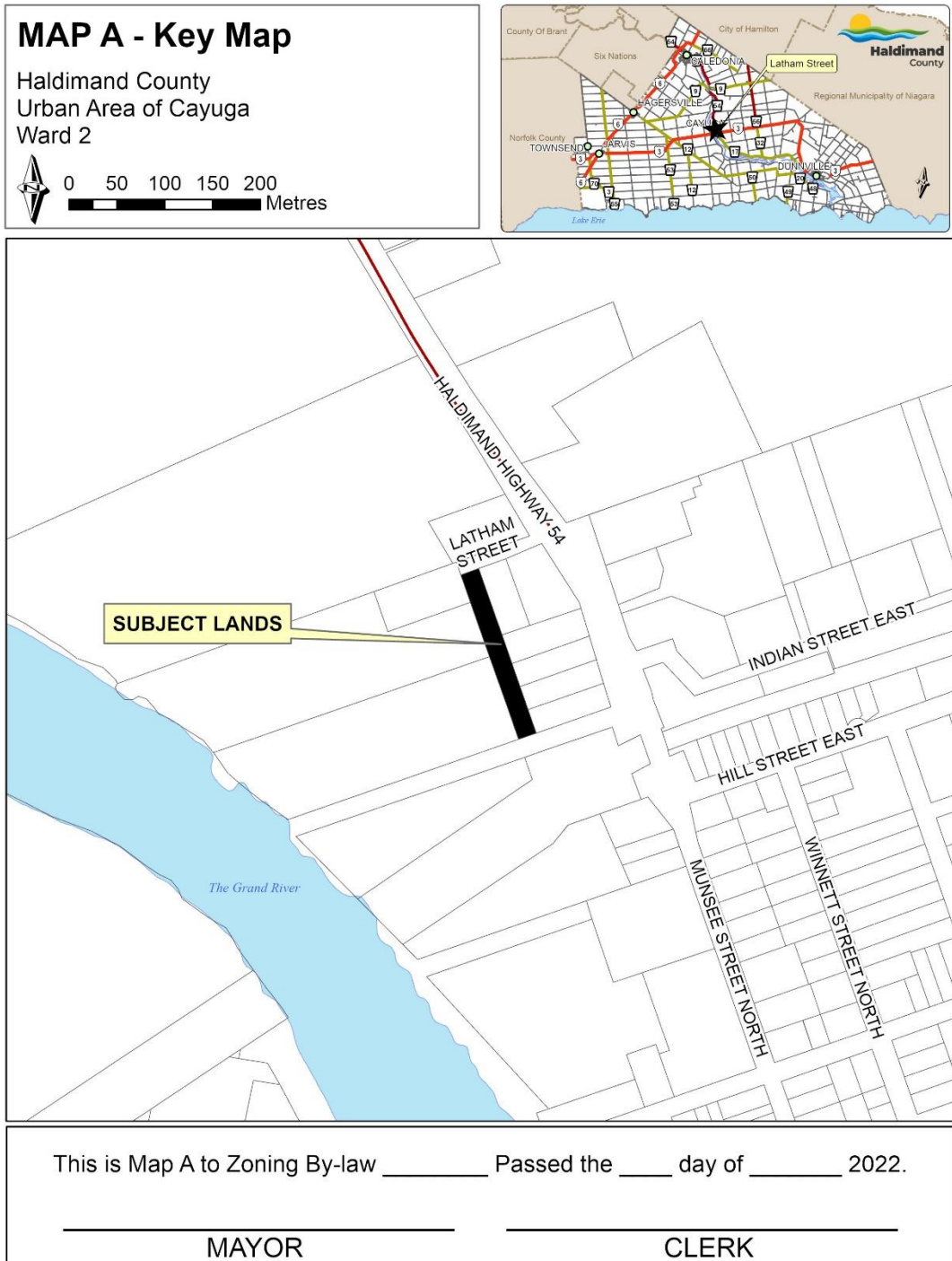
READ a third time and finally passed this 16<sup>th</sup> day of May, 2022.

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MAYOR

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CLERK



Ref: PLZ-HA-2021-213

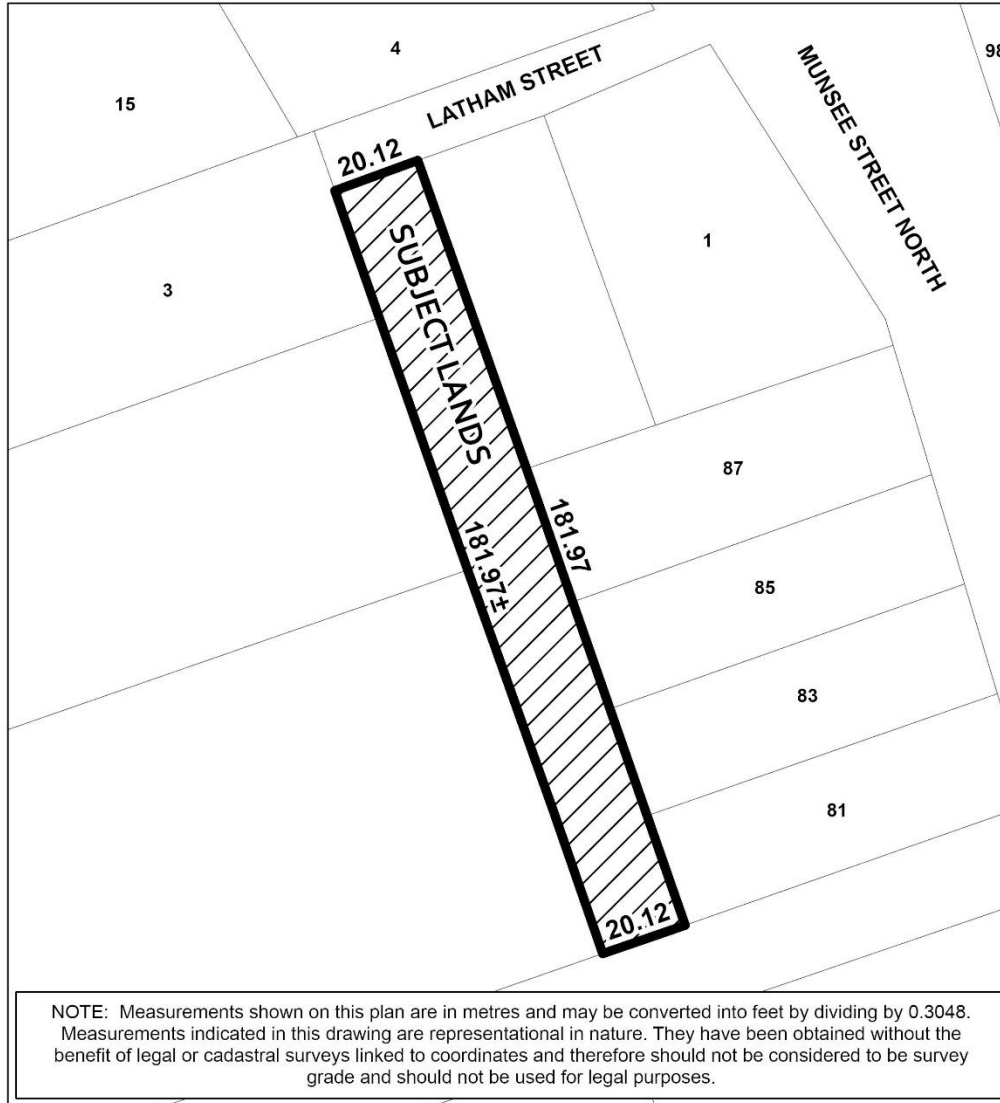
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# **MAP B - Detail Map**

Haldimand County  
Urban Area of Cayuga, Ward 2

SCALE - 1:1,200

0 10 20 30 40 Metres



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

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK

Ref: PLZ-HA-2021-213

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

The subject lands are legally described as Plan Village of Cayuga EGR PT BLK H and F S/S Indian St PT BLK I N/S Victoria St PT Ottawa ST Closed and RP 18R7521 Parts 1 to 3.

The purpose of this by-law is to permit the construction of a single detached dwelling without connecting to municipal sanitary services on the subject lands. Haldimand County Zoning By-law HC 1-2020 currently requires that all development within any urban settlement area is required to connect to a sanitary sewer system. Development will be permitted with an on-site sewage disposal system.

This by-law will also apply a 'Holding –H' provision to the subject lands to ensure that a Servicing and Grading Agreement is entered into with regards to the development of a single detached dwelling.

Report Number:	PDD-21-2022
File No:	PLZ-HA-2021-213
Name:	CHANG
Roll No.	2810-156-990-0100