

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 Eastway Investment Inc.

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 Concession 2 Part Lot 17 former geographic township of Walpole 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 changing the zoning of the subject lands identified on Map "A" (attached to and forming part of this by-law) from Open Space (OS) *Zone* to Urban Residential Type 1-B (R1-B (H)) *Zone* with a holding.
3. **THAT** the Holding "(H)" provision of this by-law shall be removed upon the execution of a subdivision agreement to the satisfaction of Haldimand County.
4. **AND THAT** this by-law shall come into force in accordance with the provisions of the *Planning Act*.

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

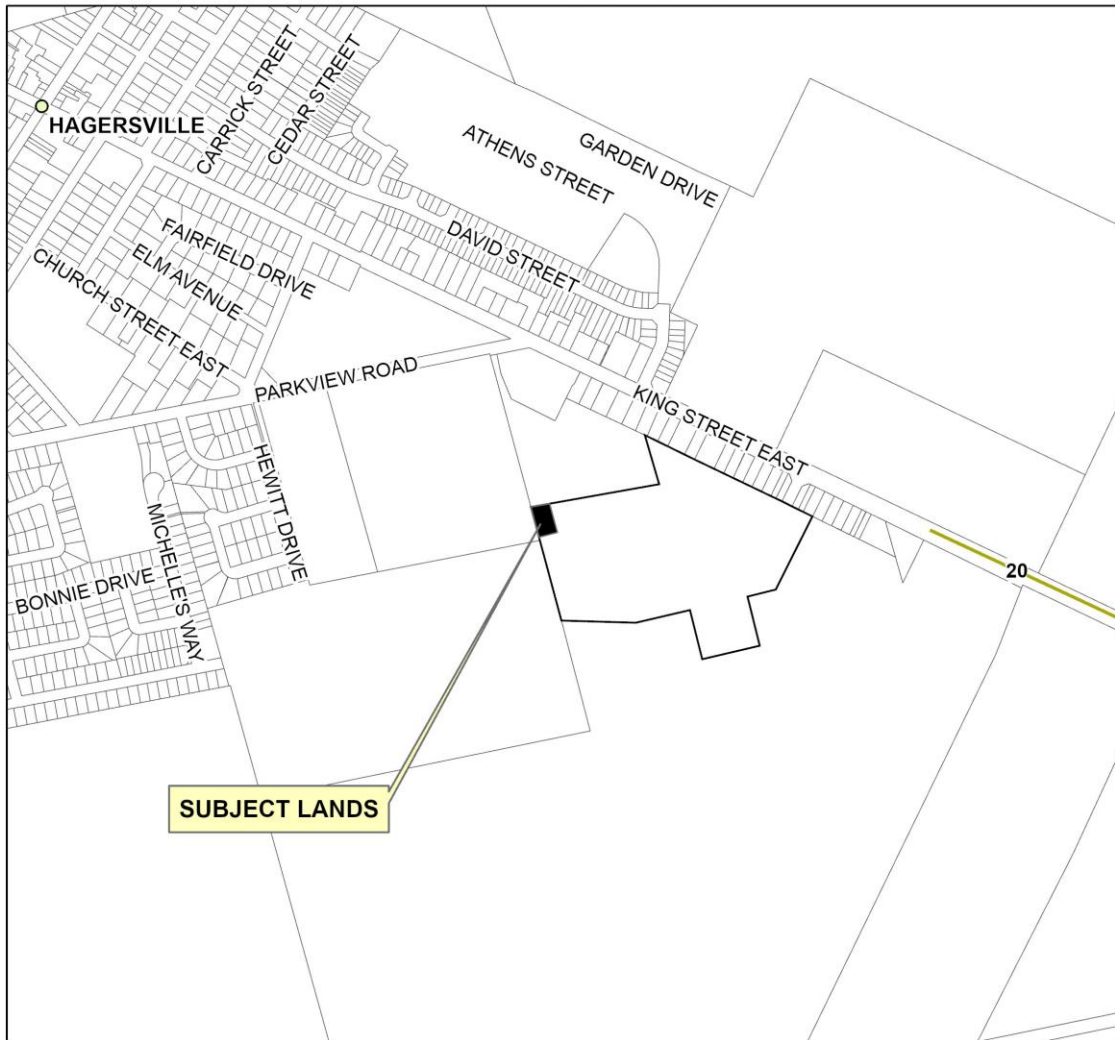
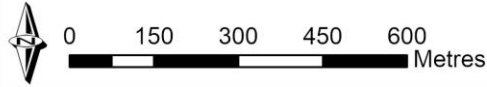
READ a third time and finally passed this 16th day of May, 2022.

DEPUTY MAYOR

CLERK

MAP A - Key Map

Haldimand County
Urban Area of Hagersville
Ward 4



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

MAYOR

CLERK

Ref: PLZ-HA-2021-238

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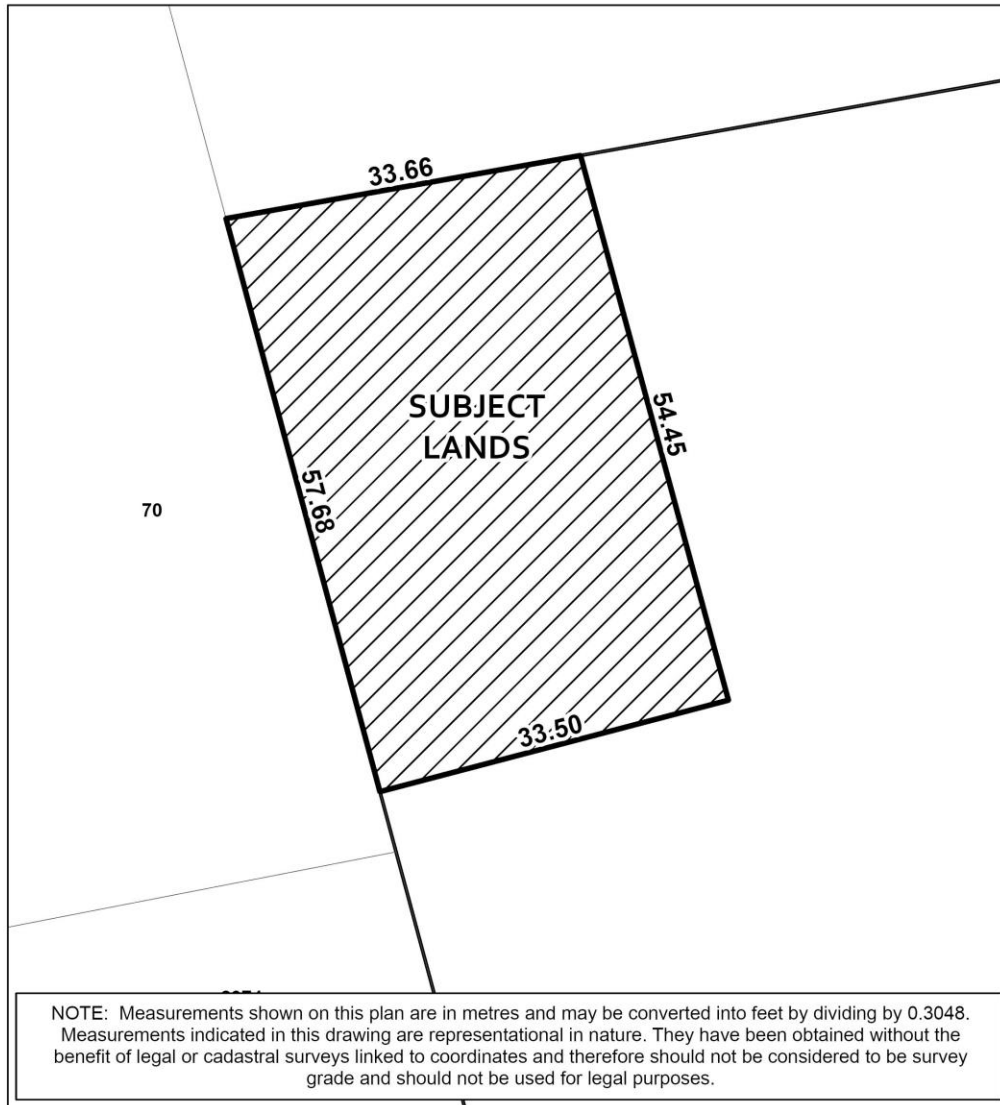
MAP B - Detail Map

Haldimand County

Urban Area of Hagersville, Ward 4

SCALE - 1:500

0 5 10 15 20 Metres



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

MAYOR

CLERK

Ref: PLZ-HA-2021-238

PURPOSE AND EFFECT OF BY-LAW -HC/22

The subject lands are legally described as concession 2, Part Lot 17, former geographic township of Walpole.

The purpose of this by-law is re-zone the subject lands from Open Space (OS) to Urban Residential Type 1-B (R1-B) to permit the use of the lands for residential development and to facilitate a concurrent redline request.

This by-law will also apply a “Holding – H” provision to the subject lands to ensure a Subdivision agreement is executed prior to development. The holding provision will bring the lands in line with the balance of the property.

Report Number:	PDD-18-2022
File No:	PLZ-HA-2021-238
Name:	Eastway Investment Inc.
Roll No.	2810.159.007.157050