Reference: PDD-21-2022

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. **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

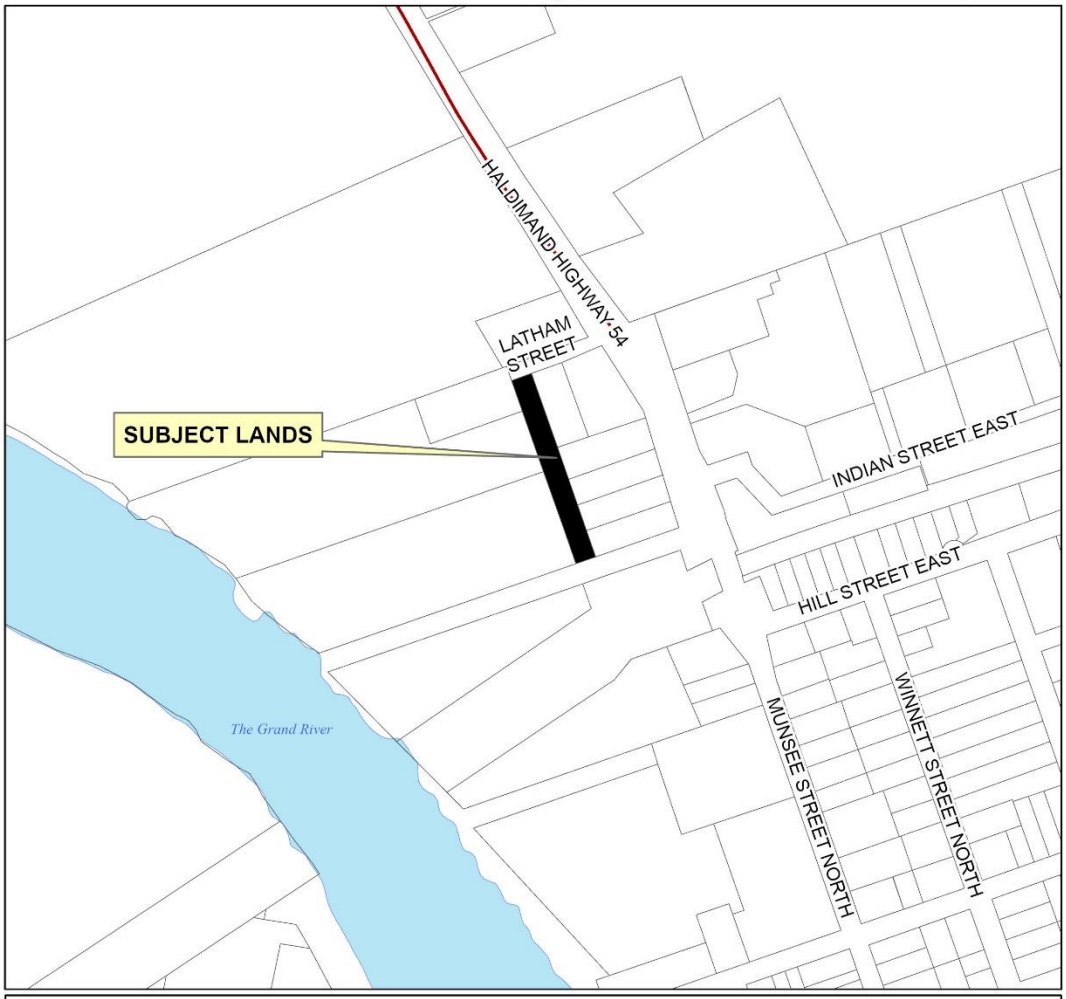
_____
CLERK

MAP A - Key Map

Haldimand County
Urban Area of Cayuga
Ward 2

0 50 100 150 200
Metres





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

_____ _____
MAYOR CLERK

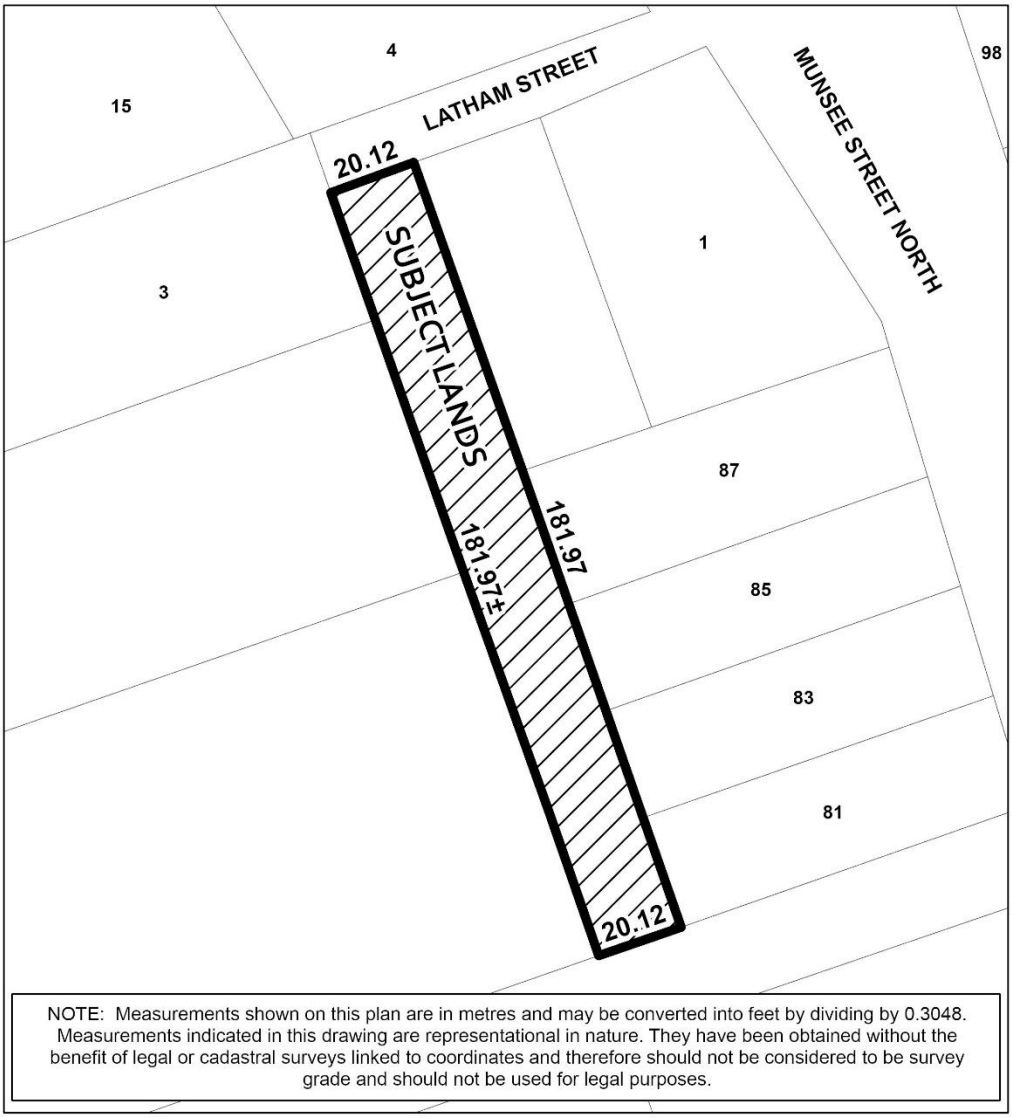
Ref: PLZ-HA-2021-213

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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



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-2021-213

PURPOSE AND EFFECT OF BY-LAW -HC/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