

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 Trailside Townsend GP Inc.

WHEREAS Haldimand County is authorized to enact this by-law, by virtue of the provisions of Section 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 lands described as Concession 13, Part Lot 24 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 delineating the lands identified as the subject lands on Map “A” (attached to and forming part of this by-law) as having reference to Subsection 7.4.1.1.
3. **THAT** Subsection 7.4 Special Exceptions is hereby further amended by adding the following:

7.4.1.1 CD.1 In addition to the uses *permitted* in the CD Zone, *dwelling, stacked townhouses* shall be *permitted*.

In lieu of the corresponding provisions in the CD Zone, the following shall apply:

- a) maximum *front yard*: 4 metres.

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

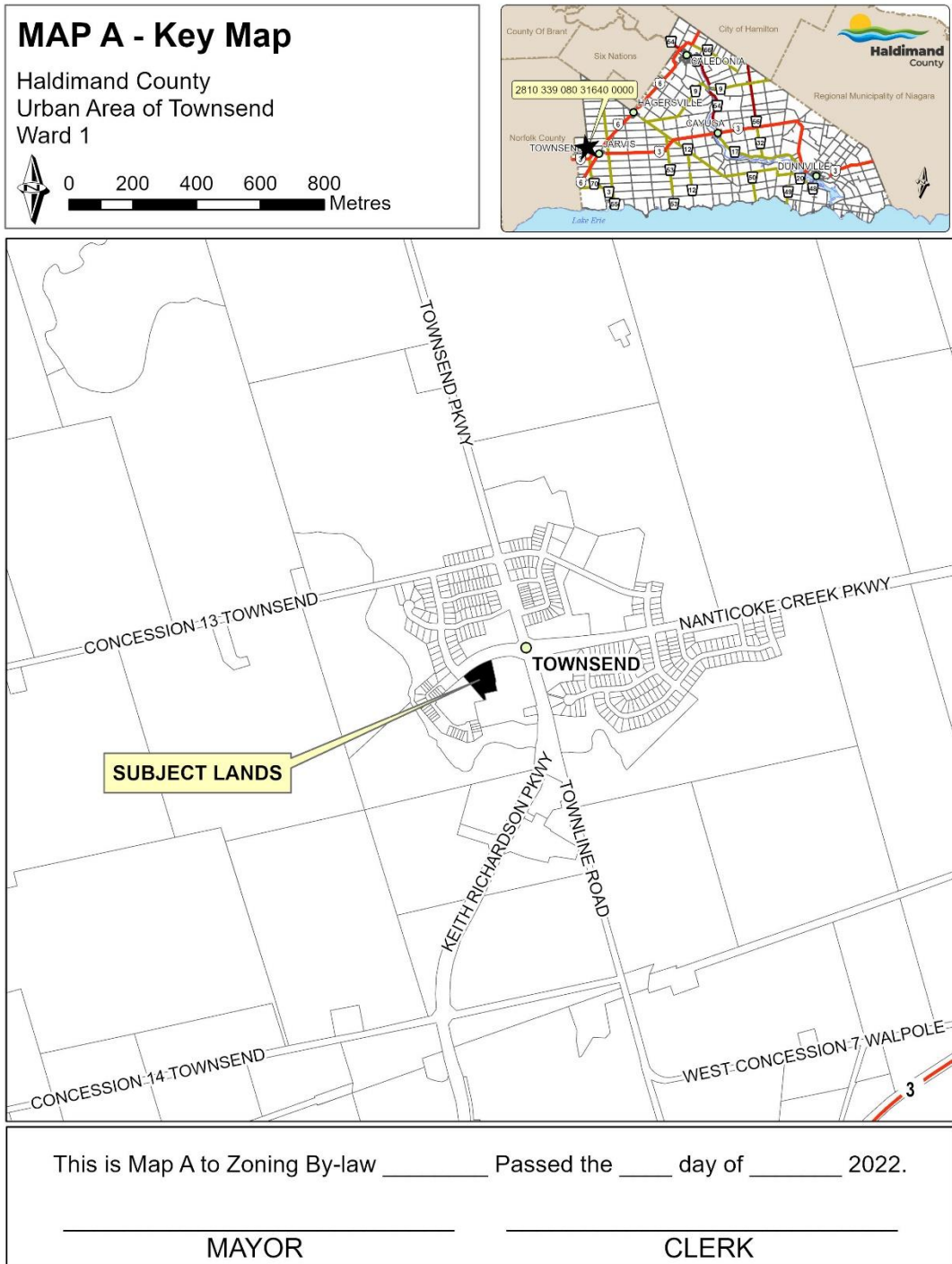
5. **AND THAT** this by-law shall become effective upon final approval of the related Amendment number HCOP-68 to the Haldimand County Official Plan.

READ a first and second time this 27th day of June, 2022.

READ a third time and finally passed this 27th day of June, 2022.

MAYOR

CLERK



Ref: PLOPZB-HA-2022-037

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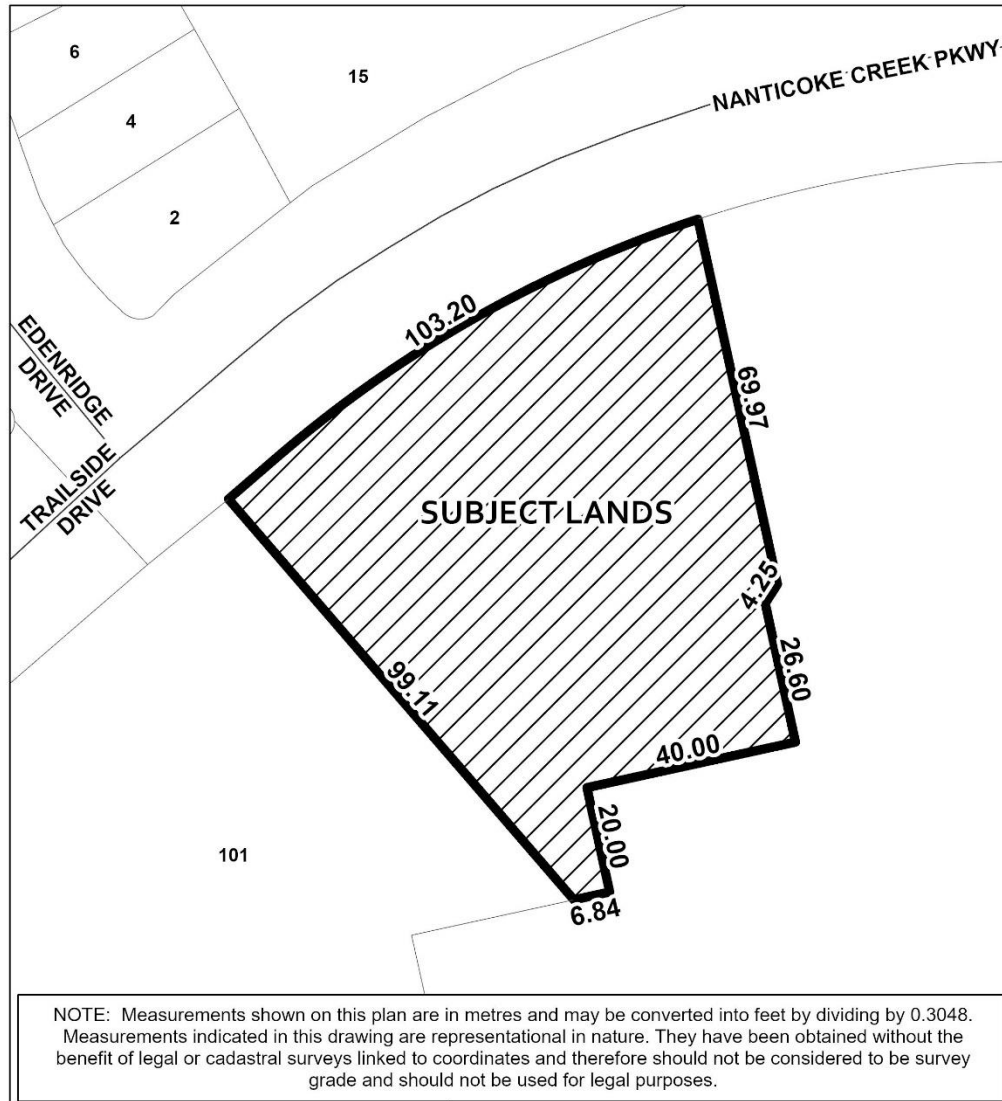
MAP B - Detail Map

Haldimand County

Urban Area of Townsend, Ward 1

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: PLOPZB-HA-2022-037

PURPOSE AND EFFECT OF BY-LAW /22

The subject lands are legally described as Concession 13, Part Lot 24, geographic township of Townsend.

The purpose of this by-law is to permit 66 stacked townhouse units on the subject lands.

Report Number:	PDD-27-2022
File No:	PLOPZB-2022-037
Name:	Trailside Townsend GP Inc.
Roll No.	2810.339.080.31640.0000