

THE CORPORATION OF HALDIMAND COUNTY

By-law Number -HC/

Being a by-law to amend Zoning By-law HC 1-2020, as amended, for property described in the name of Haldimand War Memorial Hospital Charitable Corporation.

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 PLAN 396 PT LOT I, Dunnville 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 Urban Residential Type 2 (R2) *Zone* to Community Institutional (IC-H) *Zone* with a holding.
3. **THAT** the Holding “(H)” provision of this by-law shall be removed upon confirmation and granting of servicing allocation; archaeological investigation and approval; parking assessment and plan approval for 405 Broad Street West; Site Plan approval for 405 Broad Street West and the subject lands, including registration of required Site Plan Agreements; and approval of a Deeming By-law for the subject lands and 428 Broad Street West 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 26th day of September, 2022.

READ a third time and finally passed this 26th day of September, 2022.

MAYOR

CLERK

MAP A - Key Map

Haldimand County
Urban Area of Dunnville
Ward 6





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

_____ MAYOR _____ CLERK

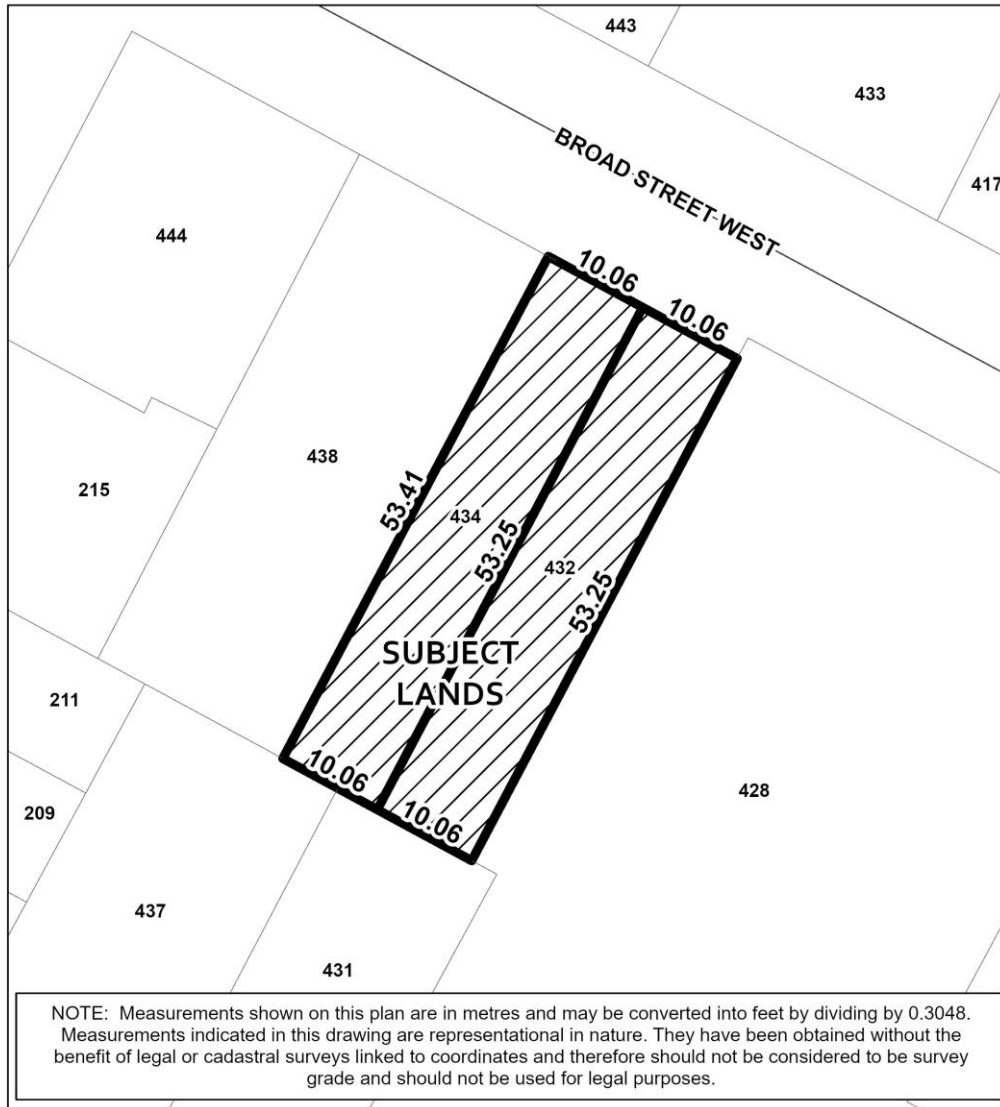
Ref: PLZ-HA-2022-066

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MAP B - Detail Map
 Haldimand County
 Urban Area of Dunnville, Ward 6

SCALE - 1:500
 0 10 20 30 40 Metres



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

_____ MAYOR _____ CLERK

Ref: PLZ-HA-2022-066

PURPOSE AND EFFECT OF BY-LAW /

The subject lands are legally described as PLAN 396 PT LOT I, Dunnville. The subject lands are municipally addressed as 432 and 434 Broad Street West, Dunnville.

The purpose of this by-law is to rezone the subject lands from Urban Residential Type 2 (R2) *Zone* to Community Institutional (IC) *Zone* to facilitate the expansion of Edgewater Gardens Long-Term Care Facility and the Haldimand War Memorial Hospital (HWMH) campus of care onto the subject lands.

The Holding (H) provision has been affixed to the zoning of the subject lands and can only be removed upon confirmation and granting of servicing allocation; archaeological investigation and approval; parking assessment and plan approval for 405 Broad Street West; Site Plan approval for 405 Broad Street West and the subject lands, including registration of required Site Plan Agreements; and approval of a Deeming By-law for the subject lands and 428 Broad Street West to the satisfaction of Haldimand County.

Report Number: PDD-36-2022
File No: PLZ-HA-2022-066
Related File No.: PLZ-HA-2022-105
Name: Haldimand War Memorial Hospital Charitable Corporation
Roll No. 2810.024.004.07900.0000