

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 Haldimand War Memorial Hospital.

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 K PT LOT L 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 Urban Residential Type 2 (R2-H) *Zone* with a holding.
3. **THAT** Subsection 6.4 Special Exceptions is hereby further amended by adding the following:

6.4.2.3 R2.3 In addition to the uses *permitted* in the R2 *Zone*, a *parking lot* shall also be *permitted*.
4. **THAT** the Holding “(H)” provision of this by-law shall be removed upon: a site plan agreement being registered on title, which commits the parking on the subject lands to Edgewater Gardens and the HWMH; a Site Plan application being approved by the General Manager of Community & Development Services; and archaeological investigation and approval to the satisfaction of Haldimand County.
5. **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 26th day of September, 2022.

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

MAYOR

CLERK



Ref: PLZ-HA-2022-105

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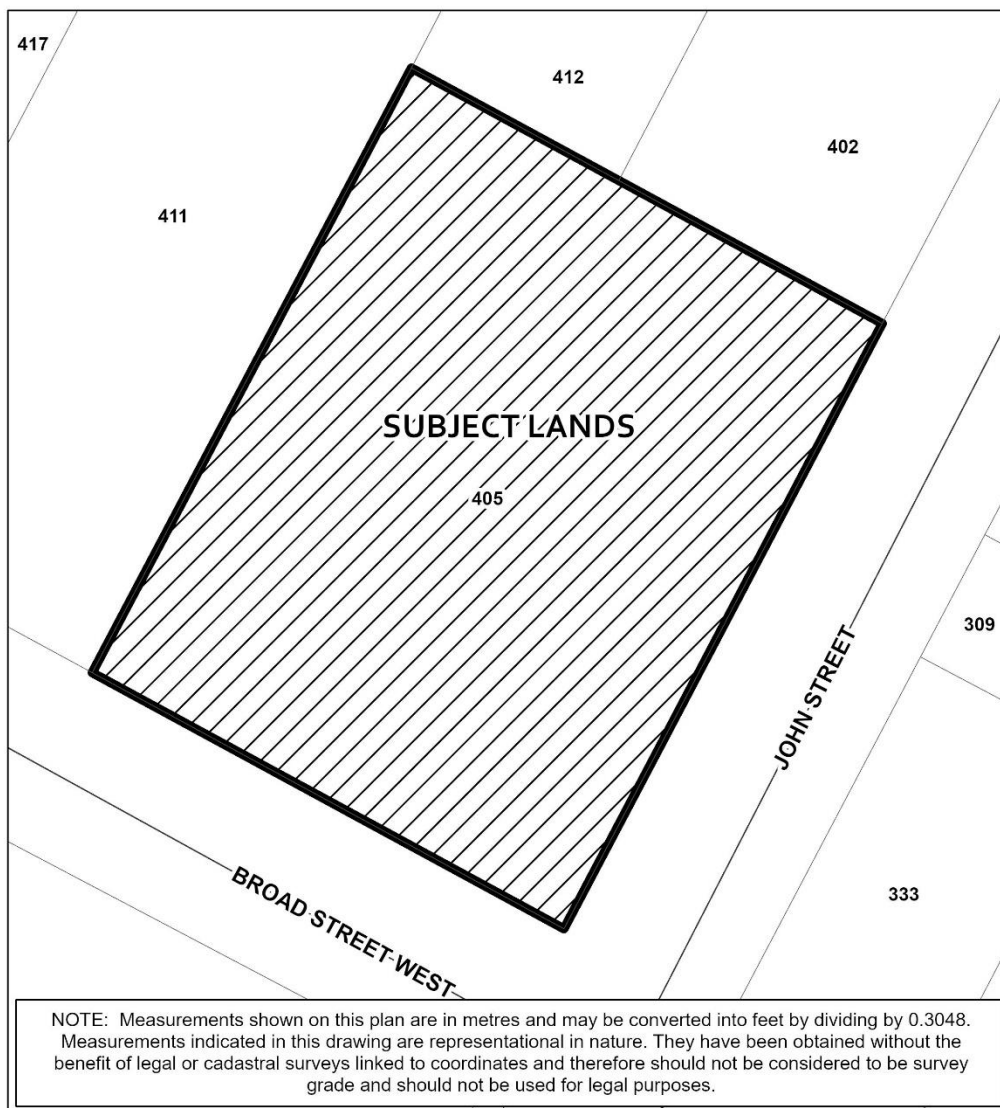
MAP B - Detail Map

Haldimand County

Urban Area of Dunnville, Ward 6

SCALE - 1:500

0 6 12 18 24 Metres



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

MAYOR

CLERK

Ref: PLZ-HA-2022-105

PURPOSE AND EFFECT OF BY-LAW /22

The subject lands are legally described as PLAN 396 PT LOT K PT LOT L and municipally addressed as 405 Broad Street West, Dunnville.

The purpose of this by-law is to add a special provision to the subject lands to permit a parking lot as the principle use to supply parking to the Haldimand War Memorial Hospital campus, including the Edgewater Gardens Long-Term Care facility.

The Holding (H) provision has been affixed to the zoning of the subject lands and can only be removed upon a site plan agreement being registered on title, which commits the parking on the subject lands to Edgewater Gardens and the HWMH; a Site Plan application being approved by the General Manager of Community & Development Services; and archaeological investigation and approval to the satisfaction of Haldimand County.

The subject lands have also been placed under Site Plan Control.

Report Number:	PDD-42-2022
File No:	PLZ-HA-2022-105
Name:	Haldimand War Memorial Hospital
Roll No.	2810.024.004.10500.0000