

## 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 Nighs Concrete Forming Inc.**

**WHEREAS** Haldimand County is authorized to enact this by-law, by virtue of the provisions of Section 34 and 36 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 Part of Lots 21 and 22 Registered Plan 343 in the Village of Jarvis 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 1 – A (R1-A) Zone* to *Urban Residential Type 2 (R2-H) Zone* with a Holding.
3. **THAT** the Holding “(H)” provision of this by-law shall be removed upon: the proponent entering into a grading agreement with the County and that the grading agreement be registered on title of the subject lands to the satisfaction of the General Manager of Community & Development Services.
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.

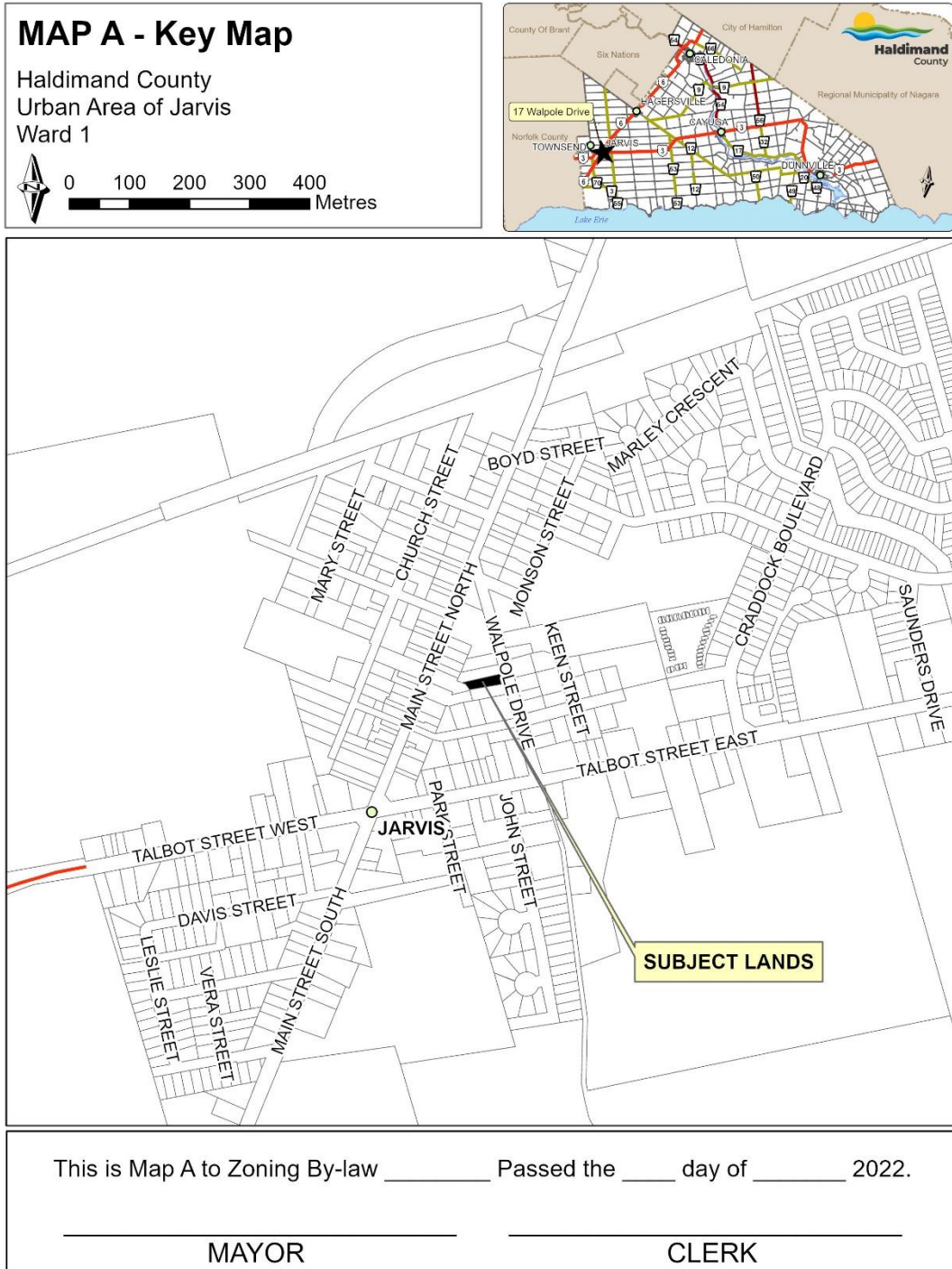
READ a third time and finally passed this 26th day of September, 2022.

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MAYOR

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CLERK



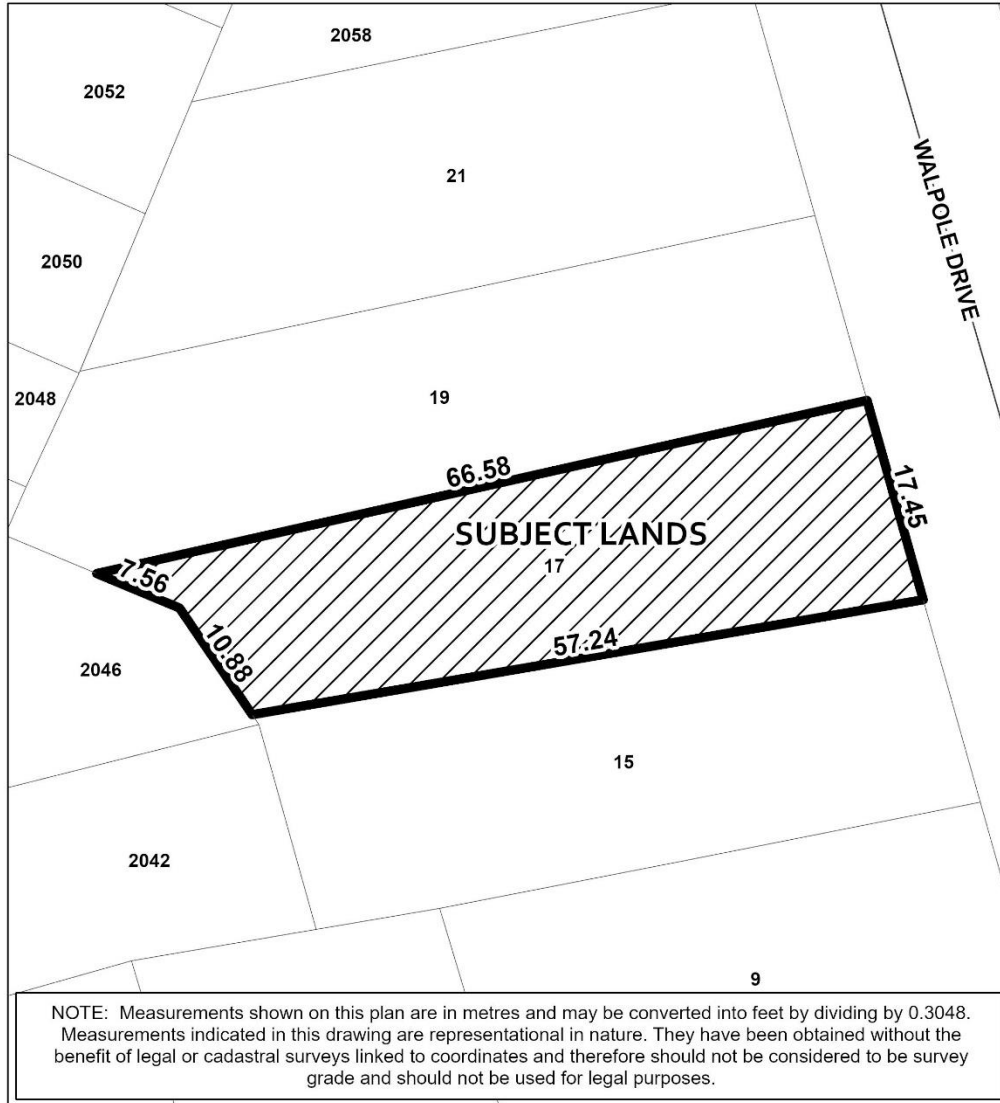
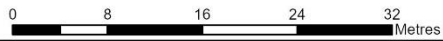
Ref: PLZ-HA-2022-078

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# **MAP B - Detail Map**

Haldimand County  
Urban Area of Jarvis, Ward 1

SCALE - 1:450



This is Map B to Zoning By-law \_\_\_\_\_ Passed the \_\_\_\_ day of \_\_\_\_\_ 2022.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK

Ref: PLZ-HA-2022-079

**PURPOSE AND EFFECT OF BY-LAW /22**

The subject lands are legally described as Part of Lots 21 and 22 Registered Plan 343 in the Village of Jarvis and municipally known as 17 Walpole Drive, Jarvis.

The subject lands are designated 'Residential' and are located in the Urban Area of Jarvis.

The purpose of this by-law is to rezone the subject lands from the Residential Type 1 - A (R1-A)" zone to the "Urban Residential Type 2 (R2-H)" zone with a Holding, in order to permit the development of a semi-detached dwelling on the lands.

The Holding (H) provision has been affixed to the zoning of the subject lands and can only be removed upon the proponent entering into a grading agreement with the County and that the grading agreement be registered on title of the subject lands to the satisfaction of the General Manager of Community & Development Services.

Report Number:	PDD-37-2022
File No:	PLZ-HA-2022-078
Name:	Walpole Drive Semi
Roll No.	2810.3310.011.2300.0000