

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 as Plan Village Cayuga EGR Lots 25 26 N Mohawk St Pt Lots 25 26 S Norton St Pt Snow St RP 18R7803 Parts 7 and 8, known municipally as 29 Monture Street North, Cayuga.

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:

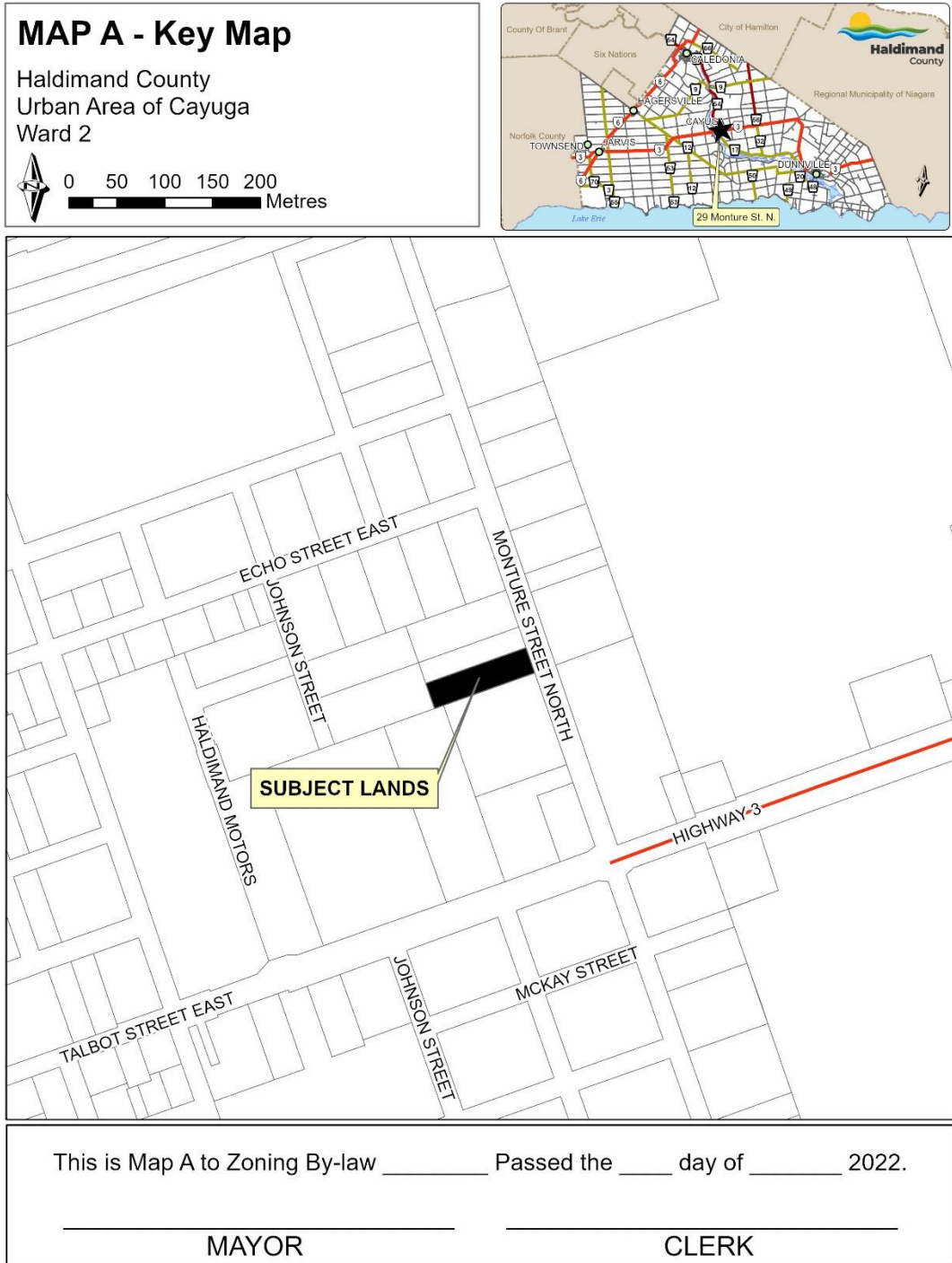
1. **THAT** Schedule "A" of By-law HC 1-2020, as amended, is hereby further amended by changing the zoning of the subject lands identified on Map "A" (attached to and forming part of this by-law) from Urban Residential Type 1-A (R1-A) *Zone* to Urban Residential Type 1-A (R1-A(H)) *Zone* with a Holding and Special Provision R1-A.1.
2. **THAT** 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.
3. **THAT** this by-law shall come into force in accordance with the provisions of the *Planning Act*.

READ a first and second time this 7th day of November, 2022.

READ a third time and finally passed this 7th day of November, 2022.

MAYOR

CLERK



Ref: PLZ-HA-2022-137

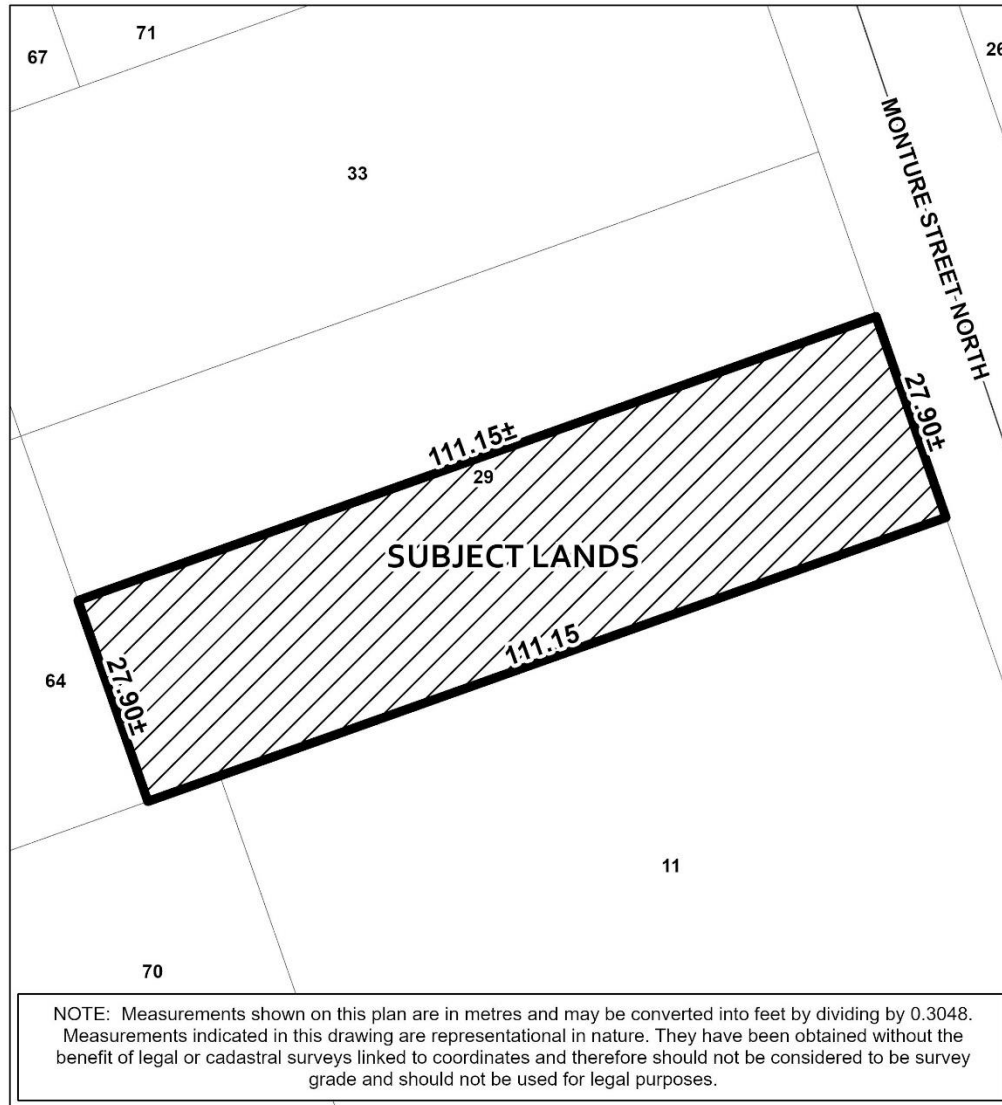
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MAP B - Detail Map

Haldimand County
Urban Area of Cayuga, Ward 2

SCALE - 1:700

0 10 20 30 40 Metres



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

MAYOR

CLERK

Ref: PLZ-HA-2022-137

PURPOSE AND EFFECT OF BY-LAW /22

The subject lands are legally described as Plan Village Cayuga East of the Grand River Lots 25 & 26 North of Mohawk Street, Part Lots 25 & 26 South of Norton Street, Part of Snow Street and Parts 7 & 8 plan 18R7803.

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-47-2022
File No:	PLZ-HA-2022-137
Related File No:	PLB-2022-007
Name:	DePagter
Roll No.	2810-156-002-06200-0000