

THE CORPORATION OF HALDIMAND COUNTY

By-law Number -HC/23

Being a by-law to amend Zoning By-law HC 1-2020, as amended, for property described in the name of Cornelia Bulk, Otto Bulk, and Black Rose Financial Services Inc.

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 PT LT 19 CON 5 S OF DOVER RD DUNN AS IN HC185469; T/W HC185469; Haldimand County 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 removing the symbol "(H)" on the subject lands identified on Map "A" (attached to and forming part of this by-law).
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 25th day of January, 2023.

READ a third time and finally passed this 25th day of January, 2023.

MAYOR

CLERK

MAP A - Key Map

Haldimand County
Geographic Township of Dunn
Ward 5

0 100 200 300 400

Metres

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

MAYOR

CLERK

Ref: PLRH-2022-101

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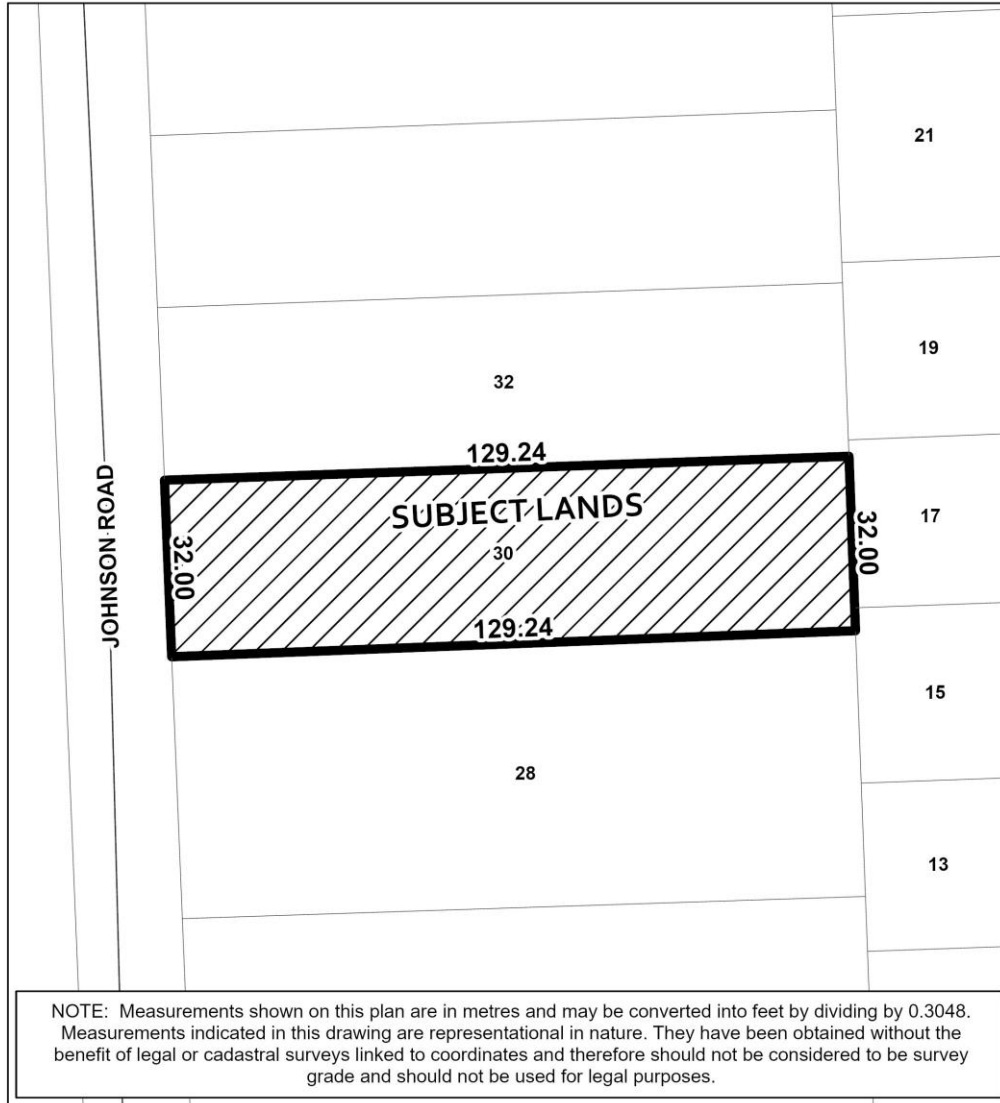
MAP B - Detail Map

Haldimand County

Geographic Township of Dunn, Ward 5

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: PLRH-2022-101

PURPOSE AND EFFECT OF BY-LAW -HC/23

The subject lands are legally described as PT LT 19 CON 5 S OF DOVER RD DUNN AS IN HC185469; T/W HC185469; Haldimand County. The subject lands are municipally known as 30 Johnson Road, Dunnville.

The purpose of this by-law is remove the Holding (H) provision from the 'Lakeshore Residential (RL)' Zone on the subject lands to facilitate the development of a single family dwelling. The Holding (H) provision was affixed to the zoning of the lots in this area (Lakeshore Node of Johnson Road) in 1988 due to the way in which the lots were created (via "checker-boarding") and to ensure development of the lots proceeded appropriately and safely. The basis for the Holding (H) provision removal is that the cash-in-lieu of parkland dedication fee has been provided, the applicant has registered the development agreement on the title of the subject lands, the County has approved a lot grading plan, and the County has approved septic plans.

Report Number:	PDD-41-2022
File No:	PLRH-2022-101
Name:	Cornelia Bulk, Otto Bulk, and Black Rose Financial Services Inc.
Roll No.	2810.021.003.00168.0000