

THE CORPORATION OF HALDIMAND COUNTY

By-law Number XXXX-HC/XX

Being a by-law to amend Zoning By-law HC 1-2020, as amended, for property described in the name of Haldimand War Memorial 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 PT LOT J RP 18R5909 PART 1, Known Municipally as 437 Lock Street, 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 service allocation; archaeological investigation and approval; parking assessment and plan approval for 405 Broad Street West and the subject lands, including registration of the required Site Plan Agreements; and approval of a Deeming By-law for the subject lands and 428, 432 and 434 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*.

ENACTED this 24th day of June, 2024.

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 _____ 2024.

MAYOR **CLERK**


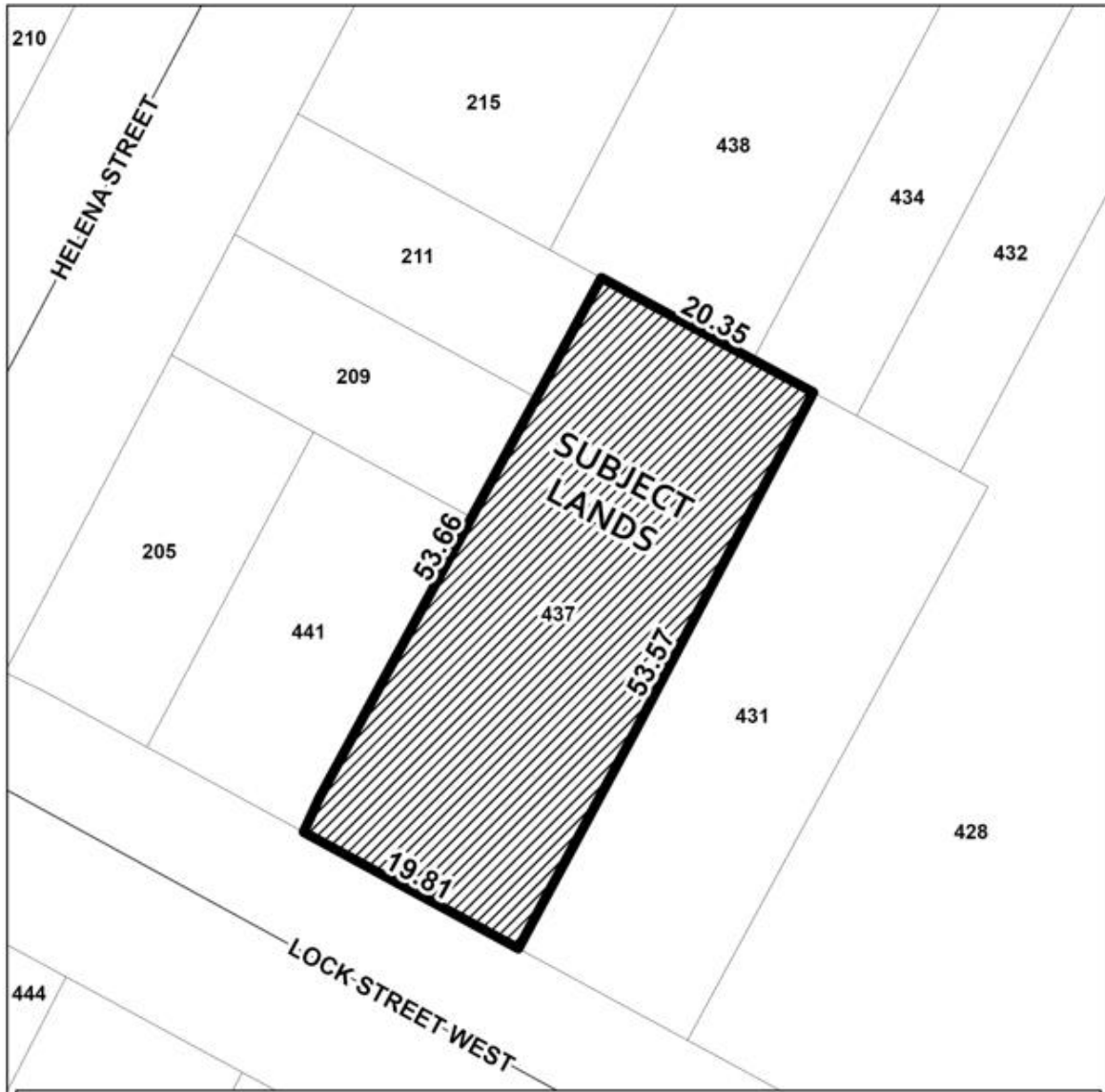
Ref: PLZ-HA-2024-030

T:\Planning and Economic Development\PD\GIS\Applications\2024\PLZ\PLZ-HA-2024-030 (Haldimand War Memorial Hospital)\PLZ-HA2024030\PLZ-HA2024030.aprx

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



SCALE - 1:500
 0 10 20 Metres

NOTE: Measurements shown on this plan are in metres and may be converted into feet by dividing by 0.3048. Measurements indicated in this drawing are representational in nature. They have been obtained without the benefit of legal or cadastral surveys linked to coordinates and therefore should not be considered to be survey grade and should not be used for legal purposes.

This is Map B to Zoning By-law _____ Passed the ____ day of _____ 2024.

_____ MAYOR _____ CLERK

Ref: PLZ-HA-2024-030

PURPOSE AND EFFECT OF BY-LAW XX/XX

The subject lands are legally described as PLAN 396 PT LOT I PART LOT J RP 18R5909 PART 1 and known municipally as 437 Lock Street, 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, 432 and 434 Broad Street West to the satisfaction of Haldimand County.

Report Number:	PDD-09-2024
File No:	PLZ-HA-2024-030
Related File No.:	PLZ-HA-2022-066 and PLZ-HA-2022-105
Name:	Haldimand War Memorial Hospital Charitable Corporation
Roll No.	2810.024.004.05400.0000