

## THE CORPORATION OF HALDIMAND COUNTY

By-law Number XXXX-HC/24

**Being a by-law to amend Zoning By-law HC 1-2020, as amended, for property described in the name of Nominee Guys Inc..**

**WHEREAS** Haldimand County is authorized to enact this by-law, by virtue of the provisions of Section 34 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 5377 Part Lots 1 to 9, Part Lots 30 to 33, Lot 13, PL3339 Part Lot 8 First Range, Geographic Township of Moulton 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 Disposal Industrial (MMD) *Zone* to Light Industrial (ML) *Zone*.
3. **THAT** Schedule “A” of By-law HC 1-2020, as amended, is hereby further amended by delineating the lands identified as the subject lands on Map “A” (attached to and forming part of this by-law) as having reference to Subsection 8.4.4.1 – ML.1
4. **THAT** Subsection 8.4 Special Exceptions is hereby further amended by adding the following:
  - 8.4.4.1 ML.1 In lieu of the corresponding provisions in the ML *Zone*, the following shall apply:
    - a) minimum *rear yard*: 6 metres;
5. **THAT** Section 4.38 Minimum Services, shall not apply to the subject lands and the property is permitted to develop without connection to municipal systems.

6. **THAT** this by-law shall come into force in accordance with the provisions of the *Planning Act*.

ENACTED this 24<sup>th</sup> day of June, 2024.

---

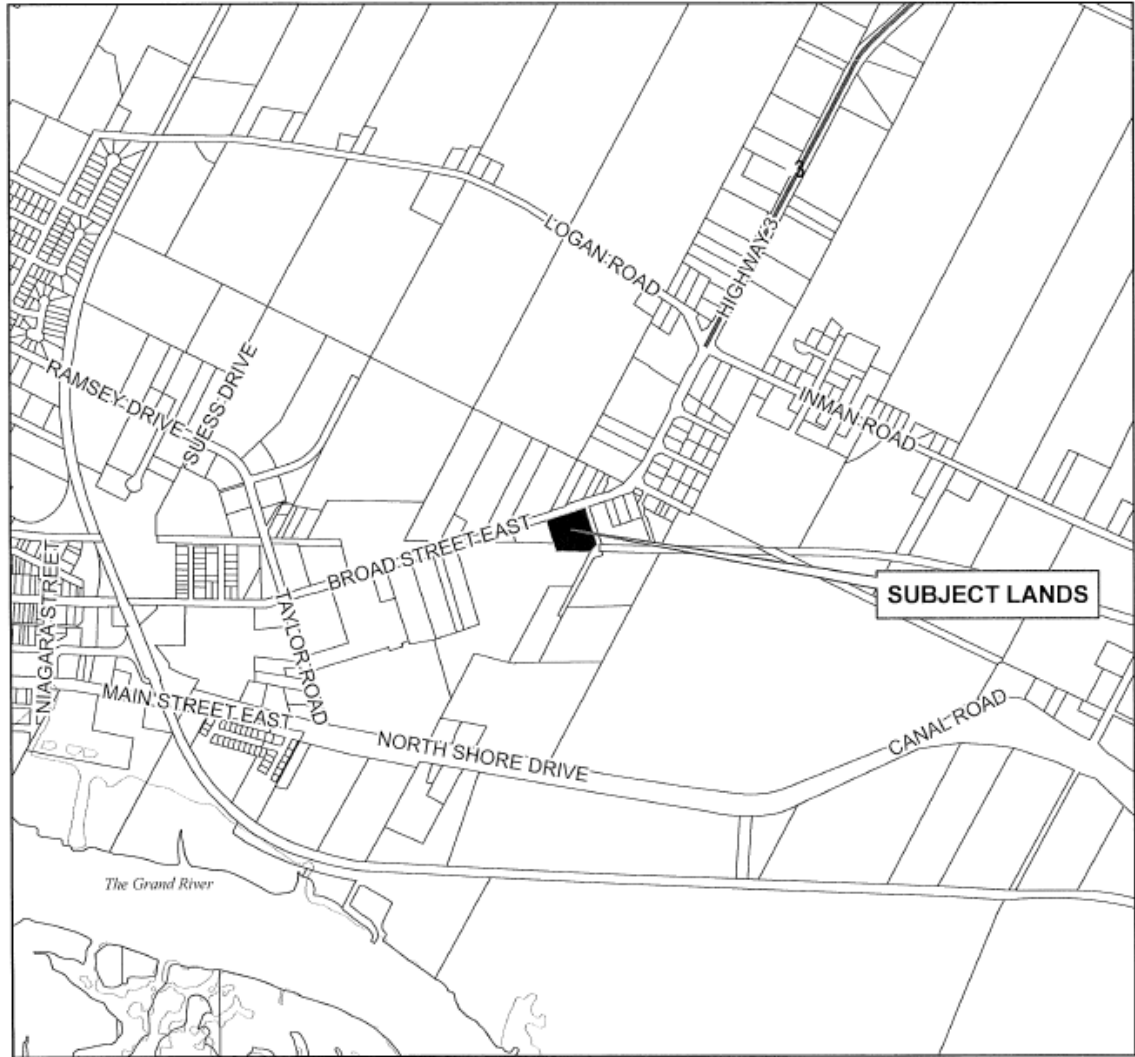
MAYOR

---

CLERK

**MAP A - Key Map**

Haldimand County  
Urban Area of Dunnville  
Ward 6




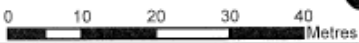
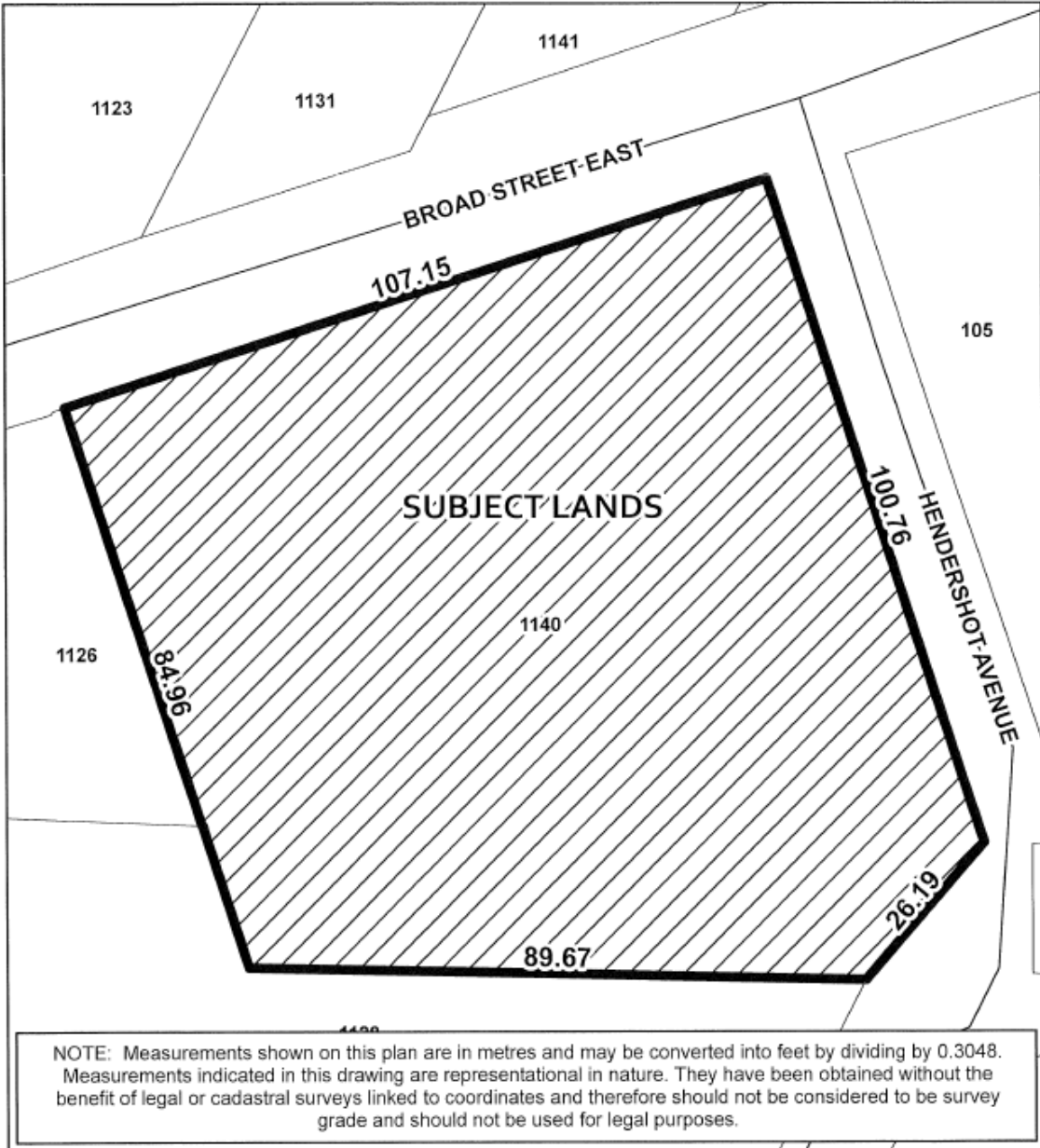
This is Map A to Zoning By-law \_\_\_\_\_ Passed the \_\_\_\_ day of \_\_\_\_\_ 2024

\_\_\_\_\_ MAYOR \_\_\_\_\_ CLERK

Ref: PLZ-HA-2022-091 T:\Planning and Economic Development\PDGIS\Applications\2022\PLZ\PLZ-HA-2022-09\PLZ-HA-2022091\PLZ-HA-2022091.aprx

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

SCALE - 1:800

This is Map B to Zoning By-law \_\_\_\_\_ Passed the \_\_\_\_ day of \_\_\_\_\_ 2024

\_\_\_\_\_ MAYOR \_\_\_\_\_ CLERK

Ref: PLZ-HA-2022-091

**PURPOSE AND EFFECT OF BY-LAW XX/24**

The subject lands are legally described as Plan 5377 Part Lots 1 to 9, Part Lots 30 to 33, Lot 13, PL3339 Part Lot 8 First Range, Geographic Township of Moulton, and known municipally as 1140 Broad Street East, Dunnville.

The purpose of this by-law is rezone the subject lands from Disposal Industrial (MG) to Light Industrial (ML) with Special Exception ML.1 to permit a reduced rear yard setback of 6 metres and to permit development to proceed on private services. Site Plan Control will apply to the subject lands.

Report Number:	PDD-12-2024
File No:	PLZ-HA-2022-091
Name:	NOMINEE GUYZ INC
Roll No.	2810.023.002.08800