

## THE CORPORATION OF HALDIMAND COUNTY

By-law Number XXXX-HC/25

**Being a by-law to amend Zoning By-law HC 1-2020, as amended, for property described in the name of Haldimand-Norfolk Housing Corporation**

**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 the subject lands 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 “General Industrial (MG)” *Zone* to “General Commercial (CG)” *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 7.4.2 – CG General Commercial.
4. **THAT** Subsection 7.4.2.4 CG.4 In addition to the uses *permitted* in the CG *Zone*, an *apartment dwelling* shall also be *permitted*
5. **THAT** Subsection 7.4.2 Special Exceptions is hereby further amended by adding the following:
  - 7.4.2.4 CG.4 In lieu of the corresponding provisions in the CG *Zone*, the following shall apply:
    - a) minimum *front yard*: 3 metres;
    - b) maximum *building height*: 21 metres;
    - c) number of *parking spaces*:
      - i. total *parking spaces*: 76

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 March, 2025.

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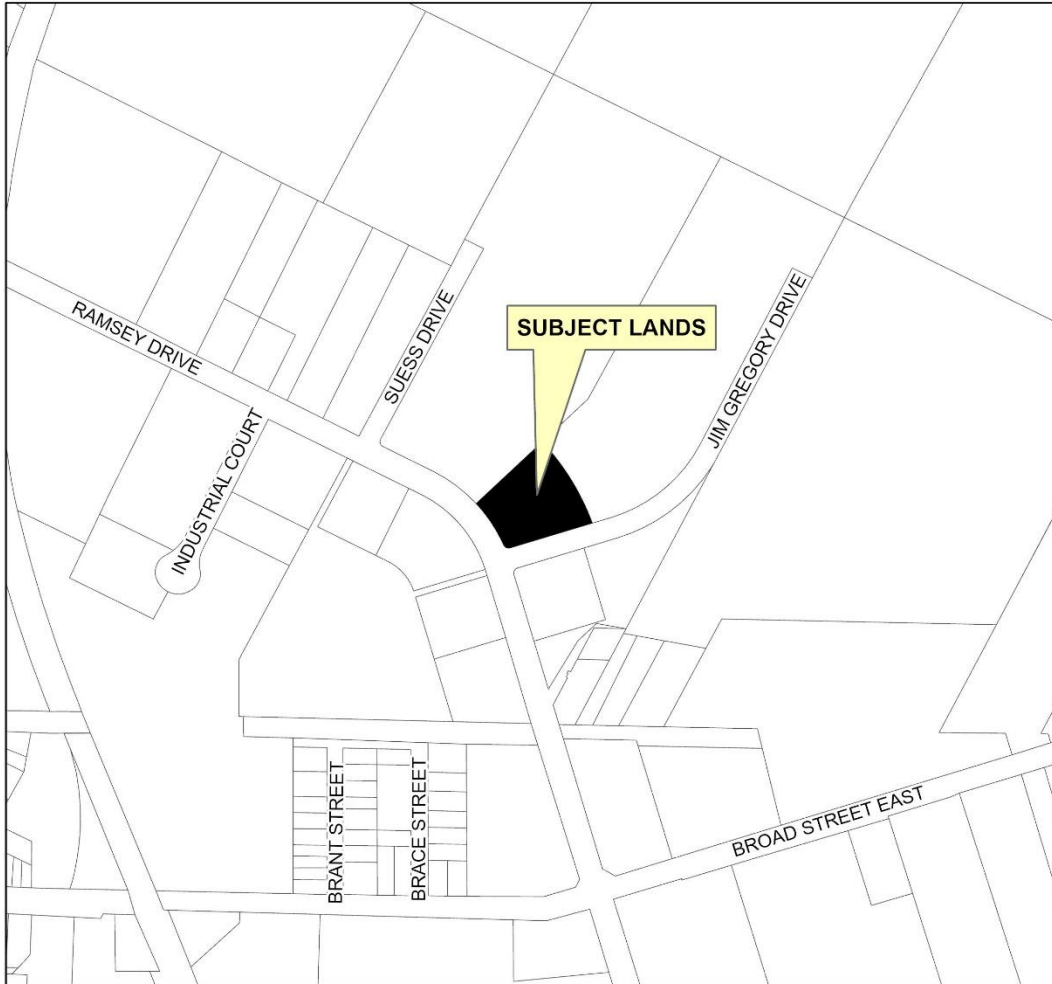
MAYOR

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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 \_\_\_\_\_ 2025.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK

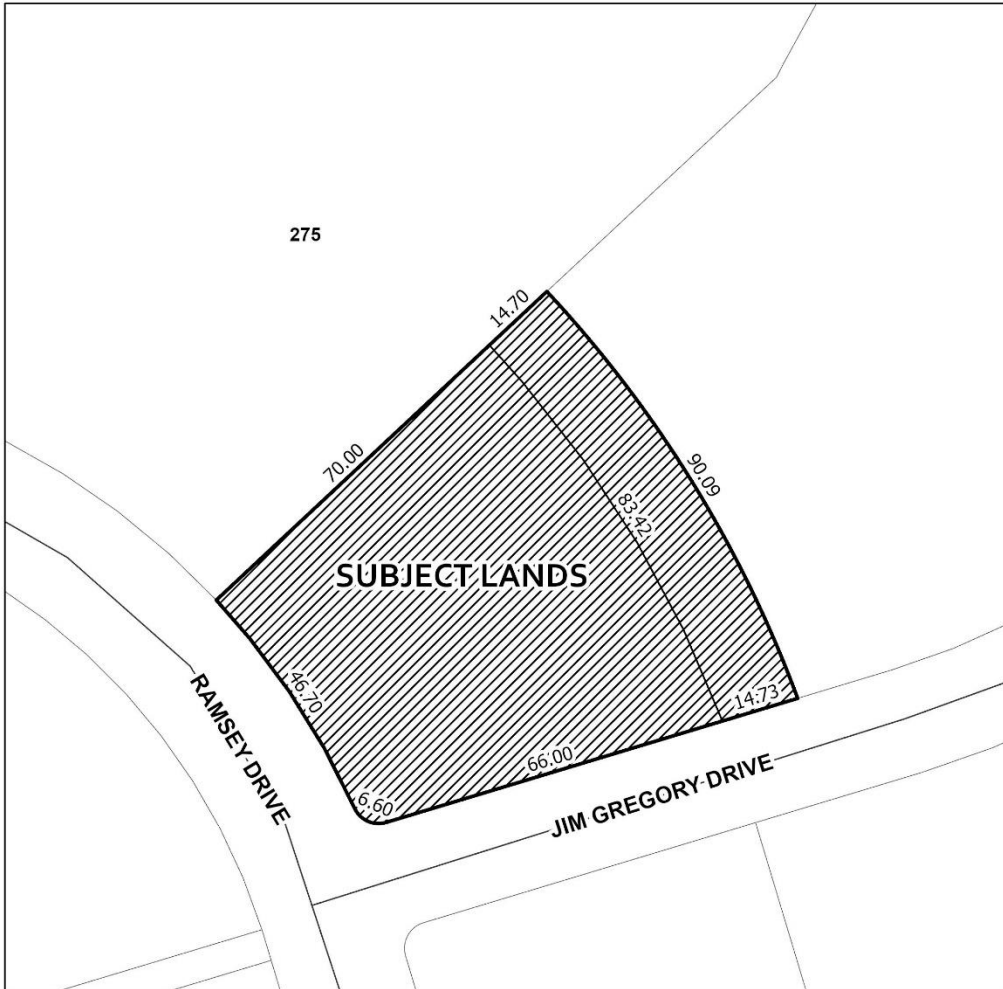
Ref: PLZ-HA-2025-009

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

SCALE - 1:1,000





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 \_\_\_\_\_ 2025.

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

Ref: PLZ-HA-2025-009

**PURPOSE AND EFFECT OF BY-LAW XX/25**

The subject lands are legally described as Plan 18M41 Block 3 and Part Block 2, and RP 18R8058 Part 1, and known municipally was 311 Ramsey Drive, Dunnville.

The purpose of this by-law is to rezone the subject lands from “General Industrial (MG)” zone to a site-specific “General Commercial (CG)” to permit the proposed five (5) storey mixed-use building with special exemptions to recognize the following provisions for the property:

- reduced front yard setback;
- increased building height; and,
- decreased parking requirement.

The application is to facilitate the develop a five (5) storey mixed-use building with fifty-six (56) residential units (rental), a day care nurse and community offices.

Report Number: PDD-07-2026  
File No: PLZ-HA-2025-009  
Name: Haldimand-Norfolk Housing Corporation  
Roll No.: 2810.024.005.33175.0000