

THE CORPORATION OF HALDIMAND COUNTY

By-law Number -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:

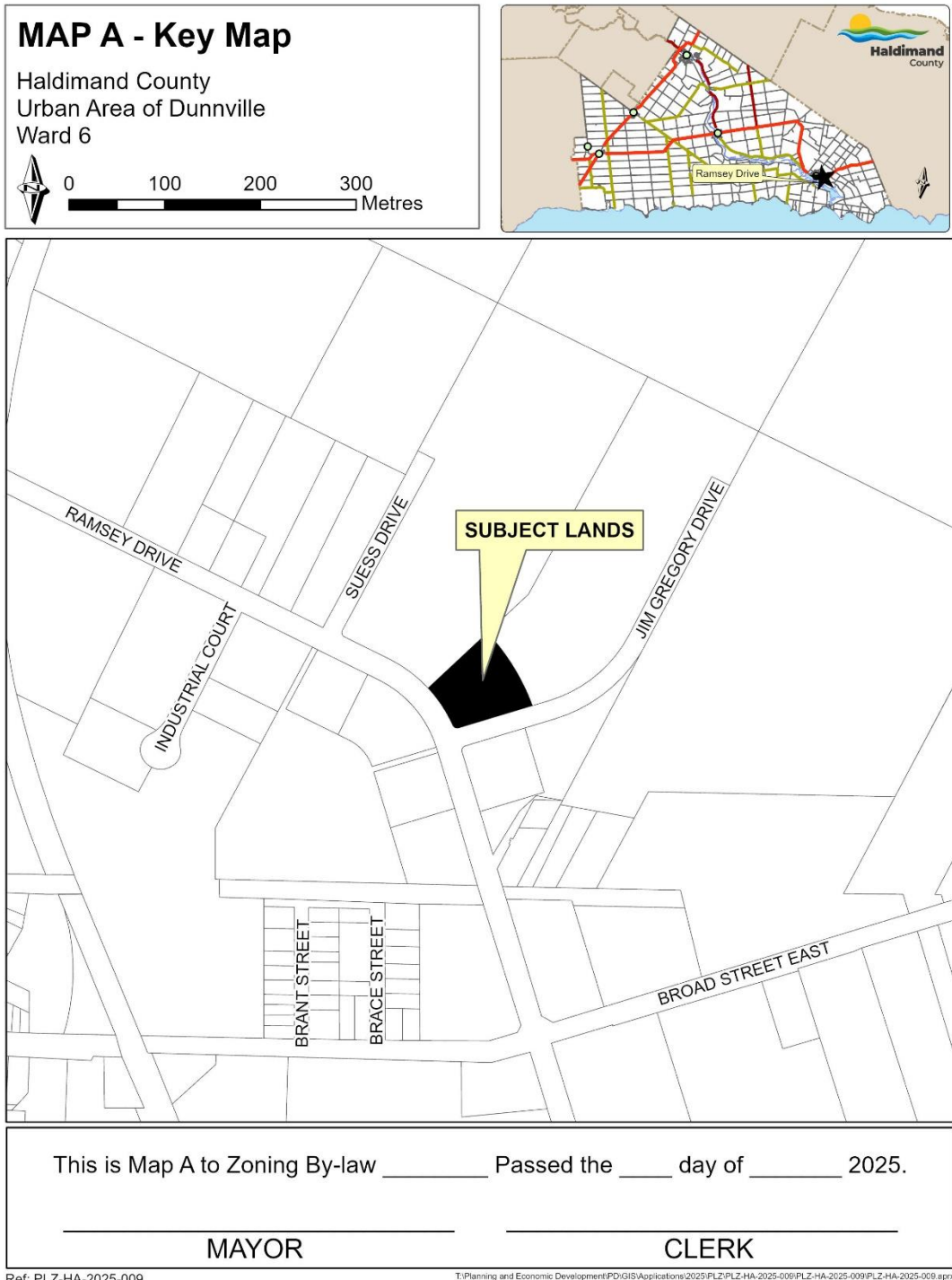
- a) minimum *front yard*: 3 metres;
- b) maximum *building height*: 21 metres;
- c) number of *parking spaces*:
 - i. total *parking spaces*: 76

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

ENACTED this 24th day of March, 2025.

MAYOR

CLERK



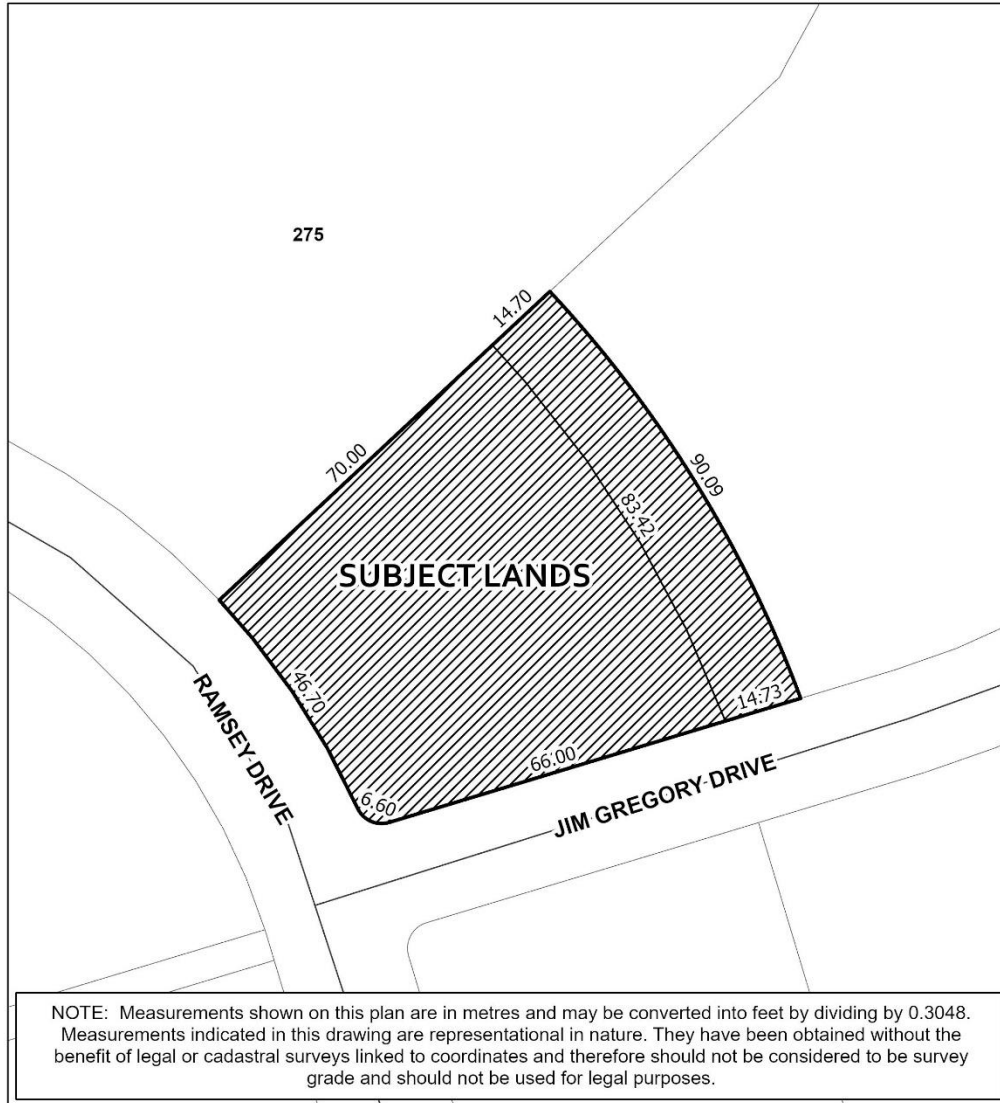
Ref: PLZ-HA-2025-009

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MAP B - Detail Map

Haldimand County
Urban Area of Dunnville, Ward 6

SCALE - 1:1,000



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 -HC/25

The subject lands are legally described as Plan 18M-41 Block 3 and Part Block 2, and RP 18R8058 Part 1, and known municipally as 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.4)” 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