

THE CORPORATION OF HALDIMAND COUNTY

By-law Number /18

Being a by-law to amend Zoning By-law 1-DU 80, as amended, of the Town of Dunnville in the name of Haldimand County

WHEREAS Haldimand County is empowered to enact this by-law, by virtue of the provisions of Sections 34 and 36 of the *Planning Act*, R.S.O. 1990, C. P13, 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 the lands described as Part of Lot 3, Indian Reserve, Plan 69, being Parts 1, 2, 3, 4 on 18R-7504; Haldimand County and being shown as the Subject Lands on Maps "A" and "B" attached hereto to form a part of this by-law.
2. **THAT** Schedule "A4-B" to Town of Dunnville Zoning By-law 1-DU 80, as amended, is hereby further amended by rezoning the Subject Lands which are shown as Part 1 & Part 2 on Maps 'A' and 'B' attached hereto and forming part of this by-law, from 'Community Institutional (IC) Zone' to 'Community Institutional-Holding (IC-H) Zone'.
3. **THAT** the following subsection shall be added to Section 37 (Special Provisions for Particular Parcels of Land) of said By-law 1-DU 80:

37.567 That on the lands delineated as having reference to this subsection, the following provisions shall apply:

a) Notwithstanding Section 7.10.5 (a), the minimum parking stall requirement is 1 parking stall per unit.

b) Notwithstanding the Section 16.6 – General Provisions – the subject do not require frontage on an improved street.

c) Notwithstanding the provisions of Section 31.1 – Permitted Uses – apartment building is an additional permitted use.

d) Notwithstanding the provisions of Section 31.2 (b) – Minimum Lot Frontage, the subject lands are permitted to have a lot frontage of 0 metres; and

e) That the southerly lot line shall be deemed the front lot line.

4. **THAT** the 'Holding – "H"' provision shall remain in place on the subject lands on Maps 'A' and 'B' attached to this by-law until such time as the following has been completed:

a) Site plan approval;

- b) That sufficient servicing capacity is available and has been allocated;
- c) A municipal capital facilities lease, which also addresses the access/easement to the subject lands, be entered into by the future developer and Haldimand County.

5. **AND THAT** this by-law shall take force and effect on the day of passing.

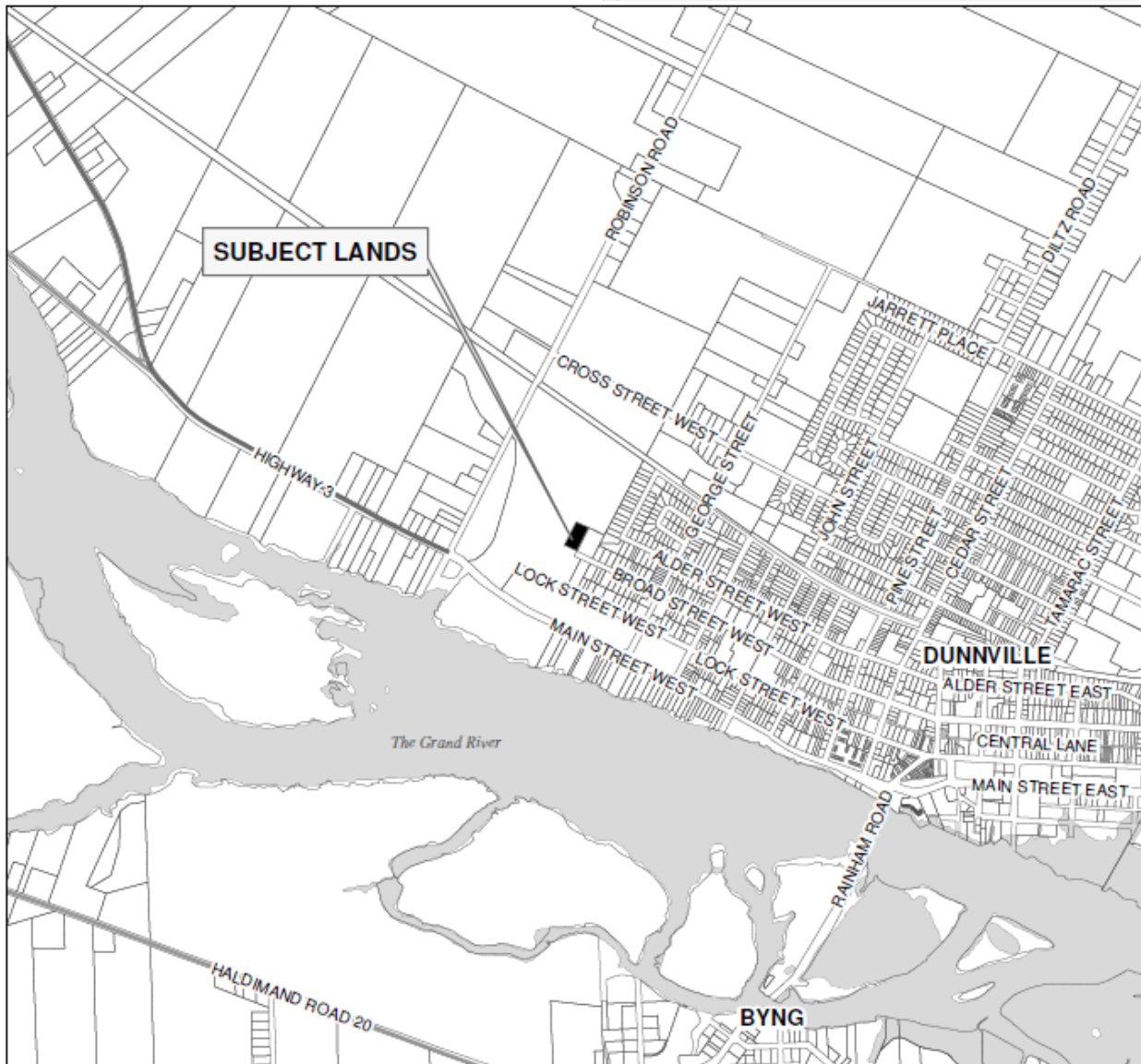
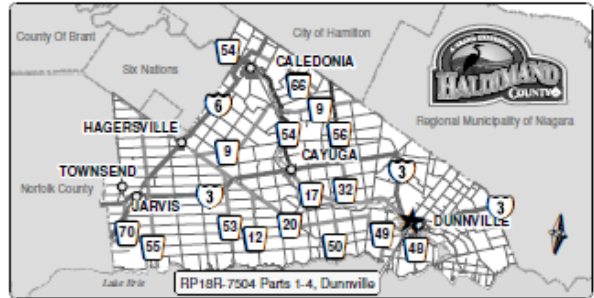
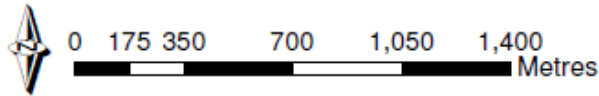
READ a first and second time this 24th day of January, 2018.

READ a third time and finally passed this 24th day of January, 2018.

MAYOR

DEPUTY CLERK

MAP A - Key Map Haldimand County Urban Area of Dunnville



This is Map A to Zoning By-law _____ Passed the _____ day of _____ 2018.

MAYOR

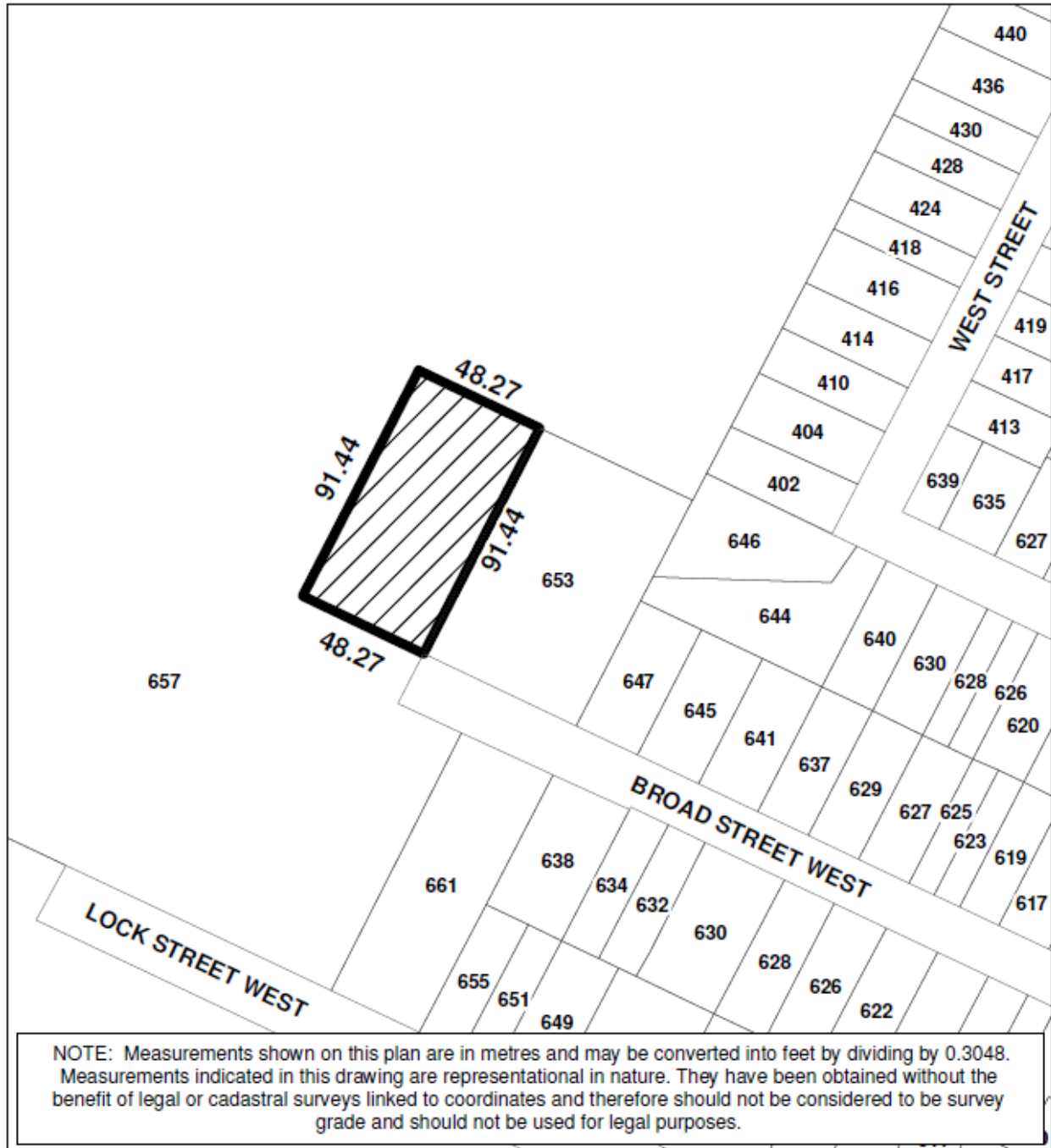
CLERK

Ref: PLZ-HA-2017-120

MAP B - Detail MapHaldimand County
Urban Area of Dunnville

SCALE: 1:2,000

0 20 40 60 80 Metres



This is Map B to Zoning By-law _____ Passed the ____ day of _____ 2018.

MAYOR_____
CLERK

PURPOSE AND EFFECT OF BY-LAW /18

This by-law affects lands located adjacent to the Grandview Lodge in Dunnville in an area that is predominantly residential in nature. The lands are described as Part of Lot 3, Indian Reserve, Plan 69, being Parts 1, 2, 3, 4 on 18R-7504; Haldimand County and are located within the urban area of Dunnville, and known municipally as 663 Broad Street West.

The purpose of this by-law is to rezone the subject lands from 'Community Institutional (IC)' Zone to Community Institutional-Holding (IC-H) Zone with a site specific zone provision on the subject lands to facilitate a proposal for an apartment building that is intended to provide housing specifically to seniors. This by-law also provides relief from: minimum lot frontage requirement, the general provision requiring frontage on an improved street, deems the front lot line, and established an alternative parking requirement of one (1) parking stall per unit for an apartment building.

The holding provision has been affixed to the zoning and is to remain in place until such time as the following has been completed:

- a) Site plan approval;
- b) That sufficient servicing capacity is available and has been allocated; and
- c) A municipal capital facilities lease, which also addresses the access/easement to the subject lands, be entered into by the future developer and Haldimand County.

In the Haldimand County Official Plan the subject lands are designated as 'Residential' where all forms of residential development are permitted. This proposal is in conformity with the Haldimand County Official Plan.

The 'IC' Zone permits a museum, library, art gallery, funeral home, private club, government and public utility offices, hospital, fire hall, police station, ambulance service, clinic, place of assembly, place of recreation, golf course, training and rehabilitation centre, any use permitted in the IN Zone in accordance with the zone provisions of that zone.

Report Number:	PED-PD-01-2018
File Number:	PLZ-HA-2017-120
Related File:	N/A
Name:	Haldimand County
Roll #:	Not assigned
Parent Roll #:	2810-024-004-07300