

THE CORPORATION OF HALDIMAND COUNTY

By-law Number /18

Being a by-law to amend the Town of Dunnville Zoning By-law 1-DU 80, as amended, in the name of Haldimand County ('Holding – "H" provision removal)

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.P.13, as amended;

WHEREAS this by-law conforms to the Haldimand County Official Plan;

AND WHEREAS the Council of the Corporation of Haldimand County deems it appropriate to delegate authority to the General Manager of Planning and Economic Development to remove a 'Holding – "H"' provision from the zoning of certain lands.

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 Zoning By-law 1-DU 80 of the Town of Dunnville, as amended, is hereby further amended by removing the 'Holding – "H"' provision from the Subject Lands as shown on Maps 'A' and 'B' attached hereto to form a part of this by-law at such time as the General Manager of Planning and Economic Development is satisfied that all conditions relating to the 'Holding – "H"' provision have been met and the said General Manager issues a memo to the same effect.
3. **AND THAT** this by-law shall take force and take effect on the date of passing.

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

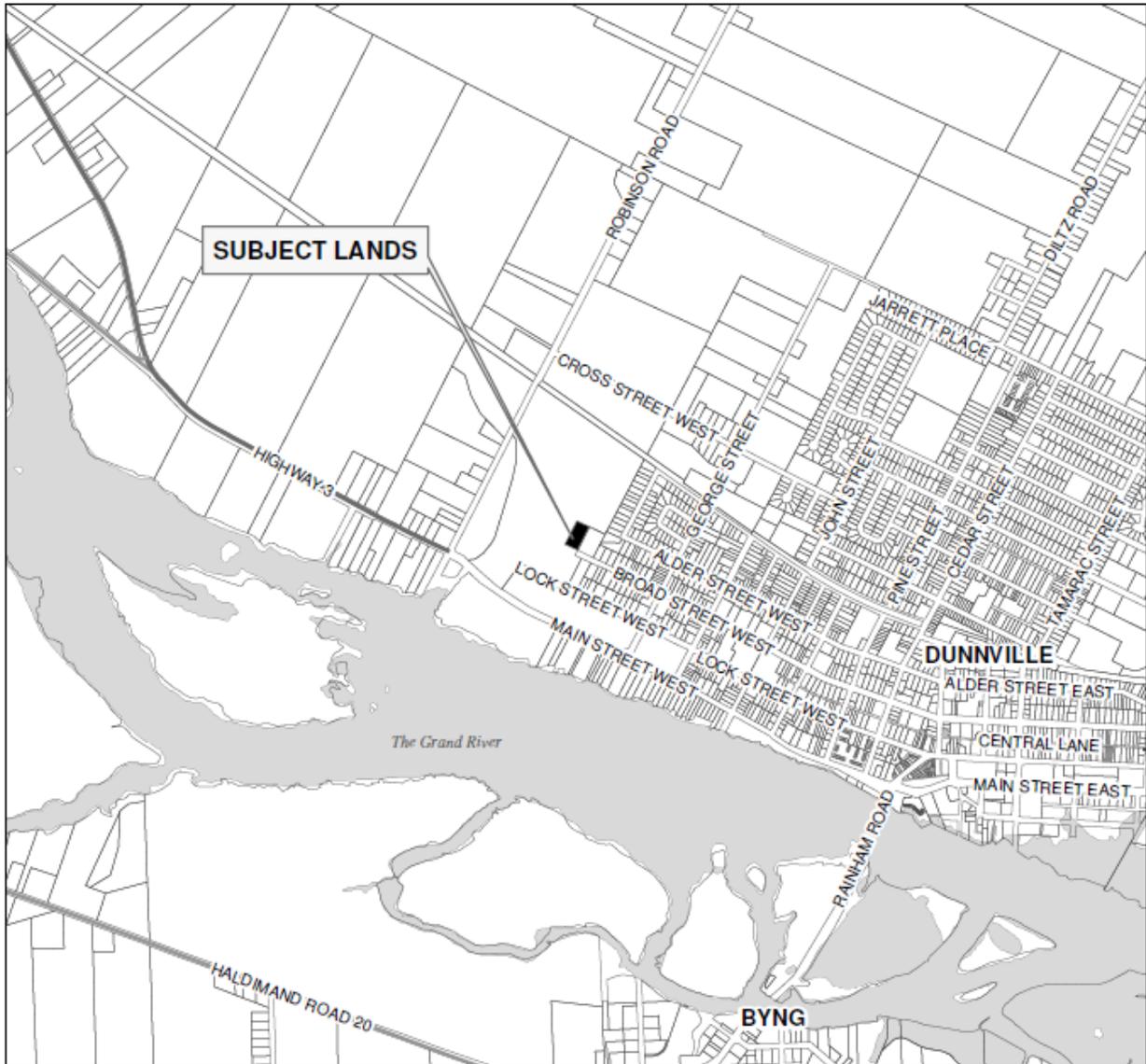
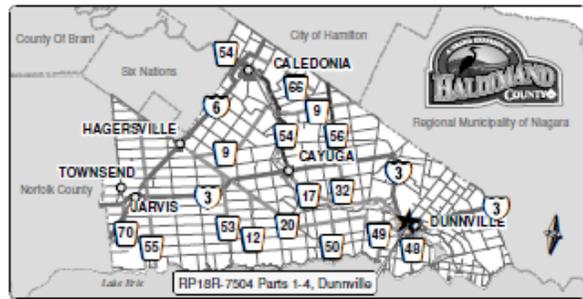
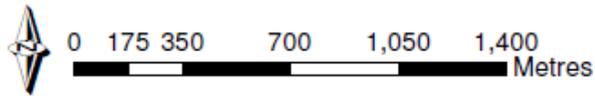
READ a third time and finally passed this 24th day of January, 2018.

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

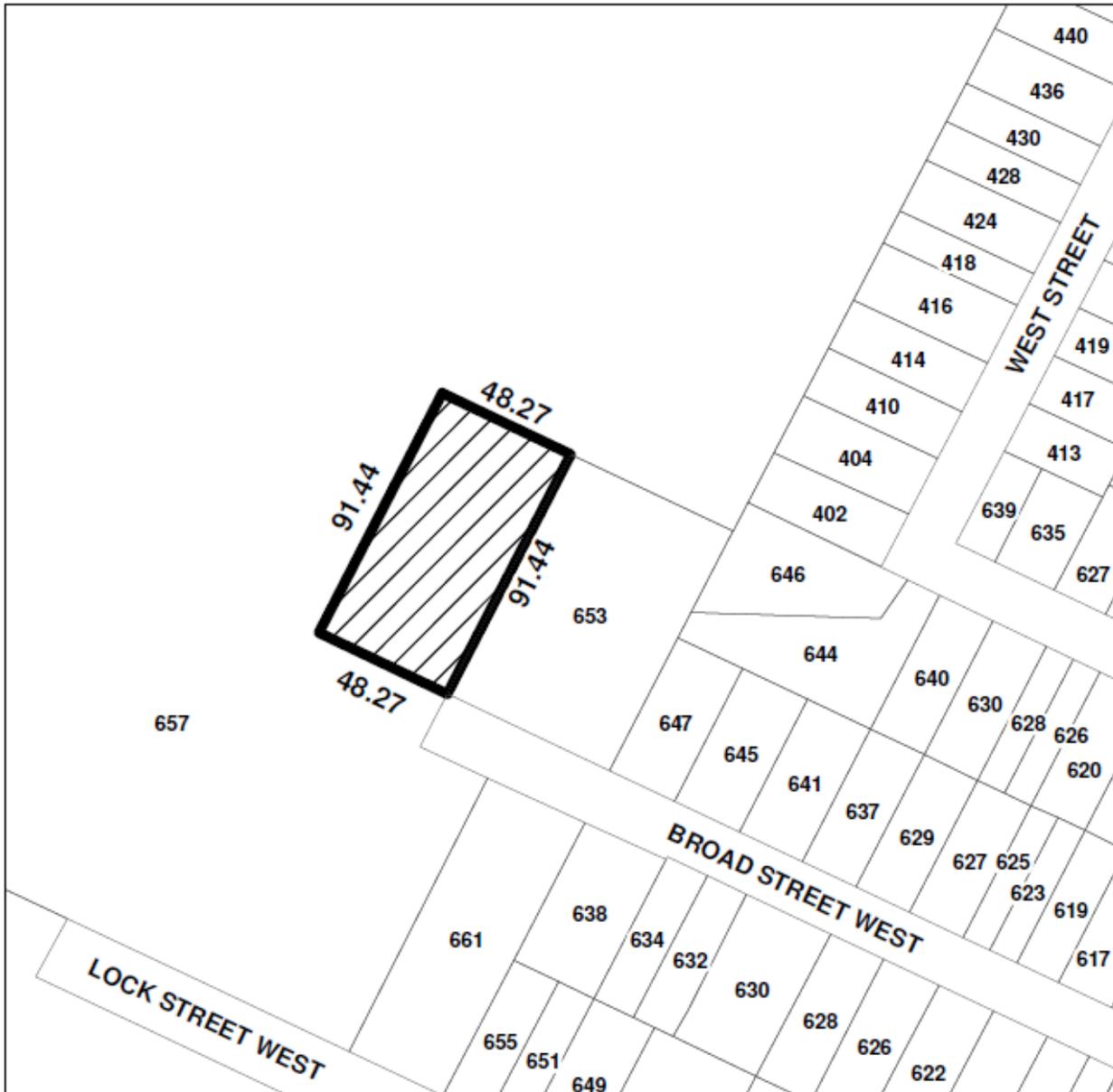
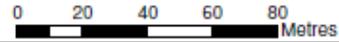
CLERK

Ref: PLZ-HA-2017-120

MAP B - Detail Map

Haldimand County
Urban Area of Dunnville

SCALE: 1:2,000



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 _____ 2018.

_____ MAYOR

_____ CLERK

PURPOSE AND EFFECT OF BY-LAW NO. /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 remove the 'Holding-"H"' provision from zoning on the subject lands at such time as the General Manager of Planning and Economic Development is satisfied that 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. 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