

THE CORPORATION OF HALDIMAND COUNTY

By-law Number /18

Being a by-law to amend the Zoning By-law NE 1-2000, as amended, of the city of Nanticoke in the name of 663947 Ontario Inc.

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*, 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** Schedule A3 of the City of Nanticoke Zoning By-law NE 1-2000 is hereby further amended by changing the zoning of the lands identified as Part Lot 5, Concession 8, Reference Plan 18R 6720, Part 1, Jarvis, Geographic Township of Walpole, and shown as Parts A and B on Maps 'A' and 'B' attached hereto forming part of this by-law.
2. **THAT** the subject lands shown as Part A on attached Map B be rezoned from "Agriculture (A)" to "Urban Residential Type 1-B.1 – Holding (R1-B.1 - (H))".
3. **THAT** the subject lands shown as Part B on attached Map B be rezoned from "Agriculture (A)" to "Open Space 7 and 8 (OS.7 & OS.8)".
4. **THAT** the following subsection be added to section 9.1.3 Special Provisions for Permitted Uses in the "Open Space (OS)" Zone of By-law NE 1-2000, as amended for the subject lands:

#	By-law #	Address	Description of Special Provision
OS.7		Part Lot 5, Concession 8	<ul style="list-style-type: none">• Permitted uses are limited to municipal drain and walking trail

5. **THAT** the following subsection be added to section 9.1.4 Special Provisions for Lot and Building Requirements in the "Open Space (OS)" Zone of By-law NE-1 2000, as amended for the subject lands:

#	By-law #	Address	Description of Special Provision
OS.8		Part Lot 5, Concession 8	<ul style="list-style-type: none">• Minimum Lot Frontage: 7.5 metres

6. **THAT** the 'Holding-"H"' provision shall remain in place until such time as servicing capacity is available for the proposed development and conditions of draft approval for the subdivision are addressed and agreement registered.

7. **AND THAT** this By-law shall become effective from and after the date of passing thereof.

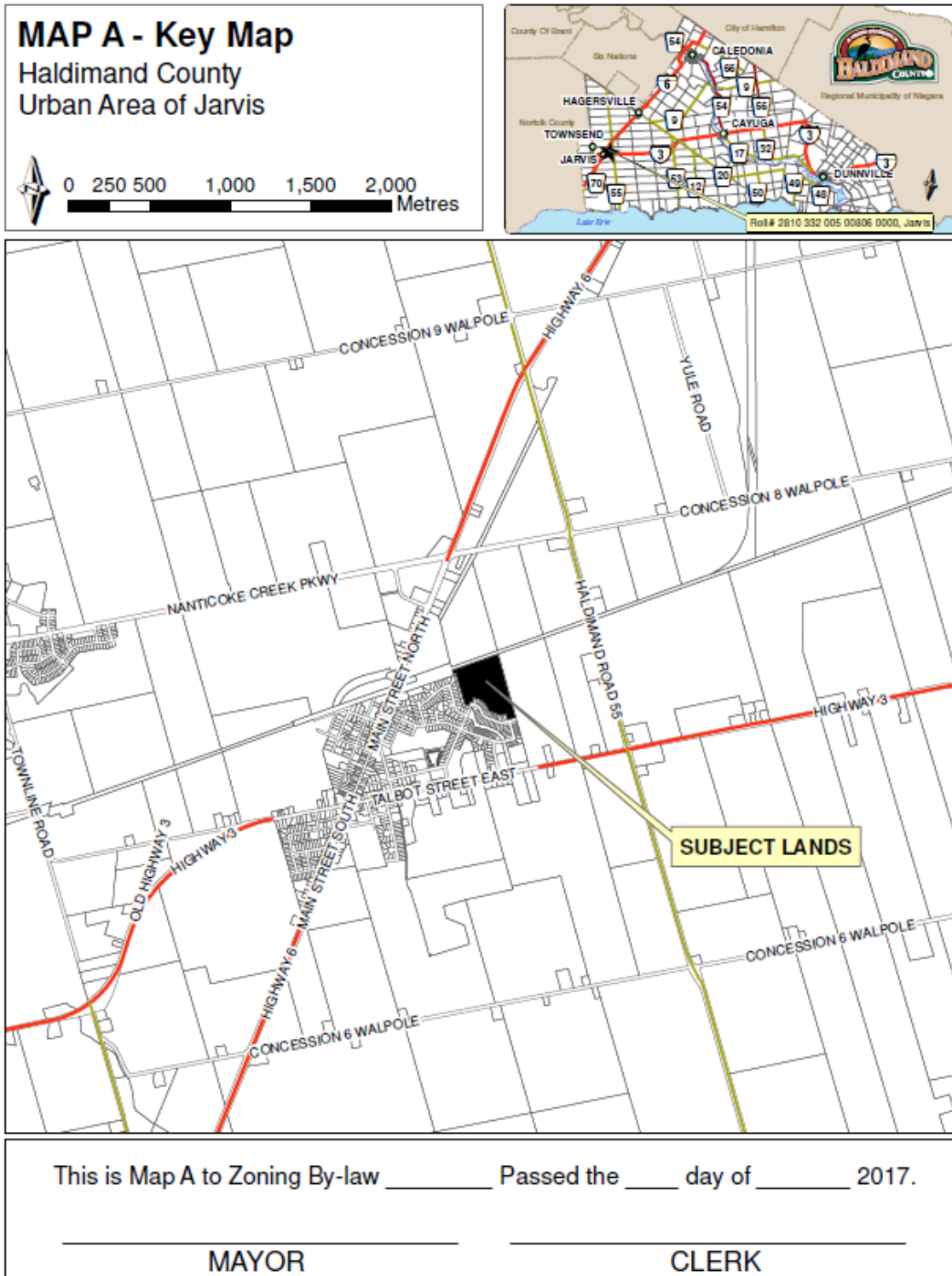
READ a first and second time this 3rd day of April, 2018.

READ a third time and finally passed this 3rd day of April, 2018.

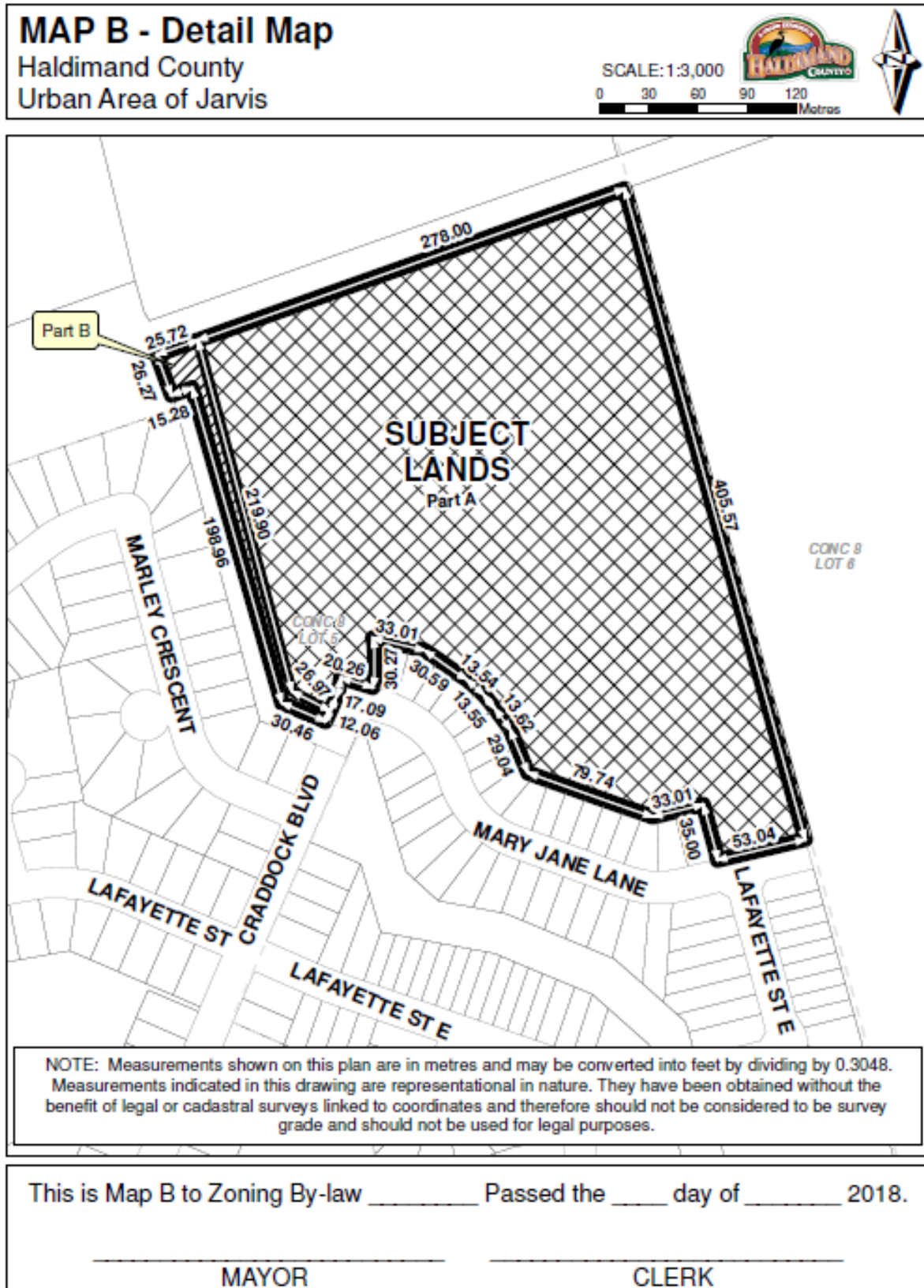
MAYOR

CLERK

Schedule "A"



Ref: PLZ-HA-2017-085 & PL28T-2017-086



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PURPOSE AND EFFECT OF BY-LAW

/18

This By-law amendment applies to the lands located north of Highway 3 East, and legally described as Part Lot 5, Concession 8, Reference Plan 18R 6720 Part 1, Urban Area of Jarvis, Haldimand County. The property does not have an assigned municipal address.

The purpose of this by-law is to rezone the subject lands from "Agriculture (A)" zone to a site-specific "Urban Residential Type 1-B (R1-B)" to facilitate the Jarvis Meadows Phase 3 Plan of Subdivision for the development of 144 single detached dwellings and blocks for municipal drain. The site-specific provisions will permit varied lot area, lot frontage, as well as front yard and side yard setback provisions to facilitate the plan of subdivision and provide opportunity for denser development.

The lands are designated Residential within the Haldimand County Official Plan.

PED-PD-15-2018

Zoning File - PLZ-HA-2017-085

Related File - PL28T-HA-2017-086

Roll No. 2810.332.005.00805

663947 Ontario Inc.