

TOWNSHIP OF DELHI

BY-LAW NO. 12-DE 83

BEING A BY-LAW TO AMEND REGIONAL MUNICIPALITY
OF HALDIMAND-NORFOLK ZONING BY-LAW NO. 1-DE 80,
AS AMENDED, OF THE TOWNSHIP OF DELHI

WHEREAS Township of Delhi Council is empowered to enact this By-law, by virtue of the provisions of Section 39, of The Planning Act, R.S.O. 1980, c. 379 and Section 53 of the Regional Municipality of Haldimand-Norfolk Act, R.S.O. 1980, c. 435;

AND WHEREAS this By-law conforms to the Official Plan for the Haldimand-Norfolk Planning Area including the District Plan for the Township of Delhi;

NOW THEREFORE the Council of the Township of Delhi hereby enacts as follows:

1. THAT Schedule "A5" to Regional Municipality of Haldimand-Norfolk Zoning By-law No. 1-DE 80, as amended, of the Township of Delhi, is hereby amended by changing the zoning of the lands shown as the subject lands on maps "A" and "B" (attached to and forming part of this By-law) from "Development Zone (D)" to "Urban Residential Type 1 Zone (R1)".
2. THAT said Schedule "A5" is further amended by delineating the lands shown as the subject lands on the said maps "A" and "B" with lands having reference to section 36.66.
3. THAT the following subsection be added to section 36 of said By-law No. 1-DE 80.

36.66 That the Minimum Lot Area of the Urban Residential Type Zone (section 8.2(a)) shall not apply to the

FEDERAL GOVERNMENT

UNITED STATES OF AMERICA

IN SENATE
JANUARY 19, 1954
COMMITTEE ON LABOR AND HUMAN RESOURCES

STATEMENT OF HONORABLE WILLIAM W. WEAVER, JR.

Chairman, Subcommittee on Labor-Management Relations
Committee on Labor and Human Resources
U.S. Senate

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lands delineated on Schedule "A5" as having reference to this subsection provided that the minimum lot area shall be 900 square meters in lieu thereof.

4. AND THAT this By-law shall become effective from and after the date of passing hereof subject to the approval of the Ontario Municipal Board.

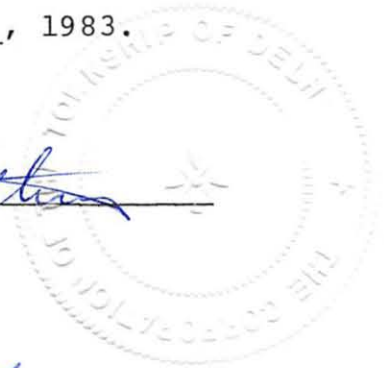
THIS BY-LAW READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS _____ 11th DAY OF _____ JULY _____, 1983.



MAYOR

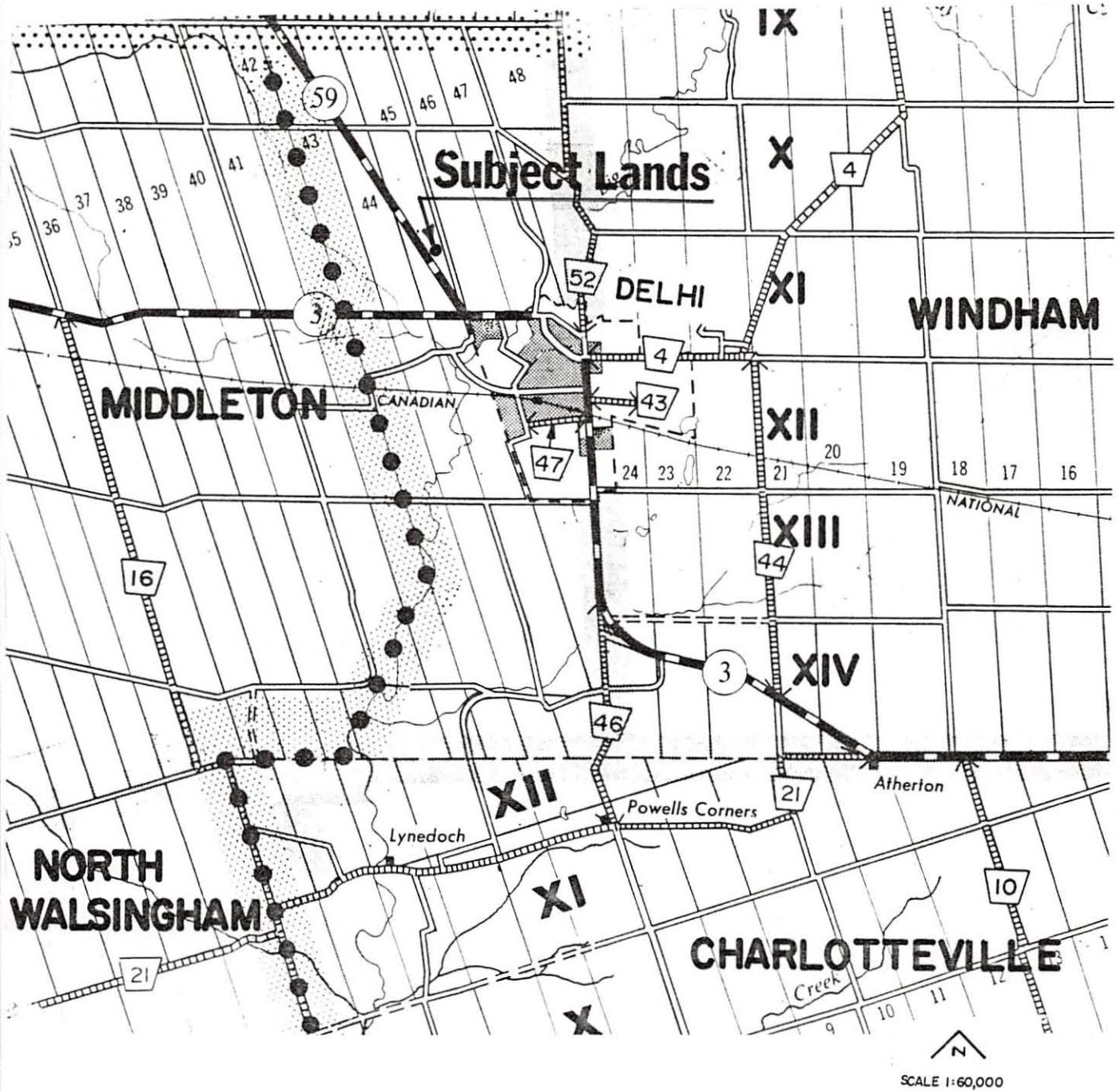


CLERK



Map A - key map

TOWNSHIP OF DELHI
FORMER TOWNSHIP OF MIDDLETON



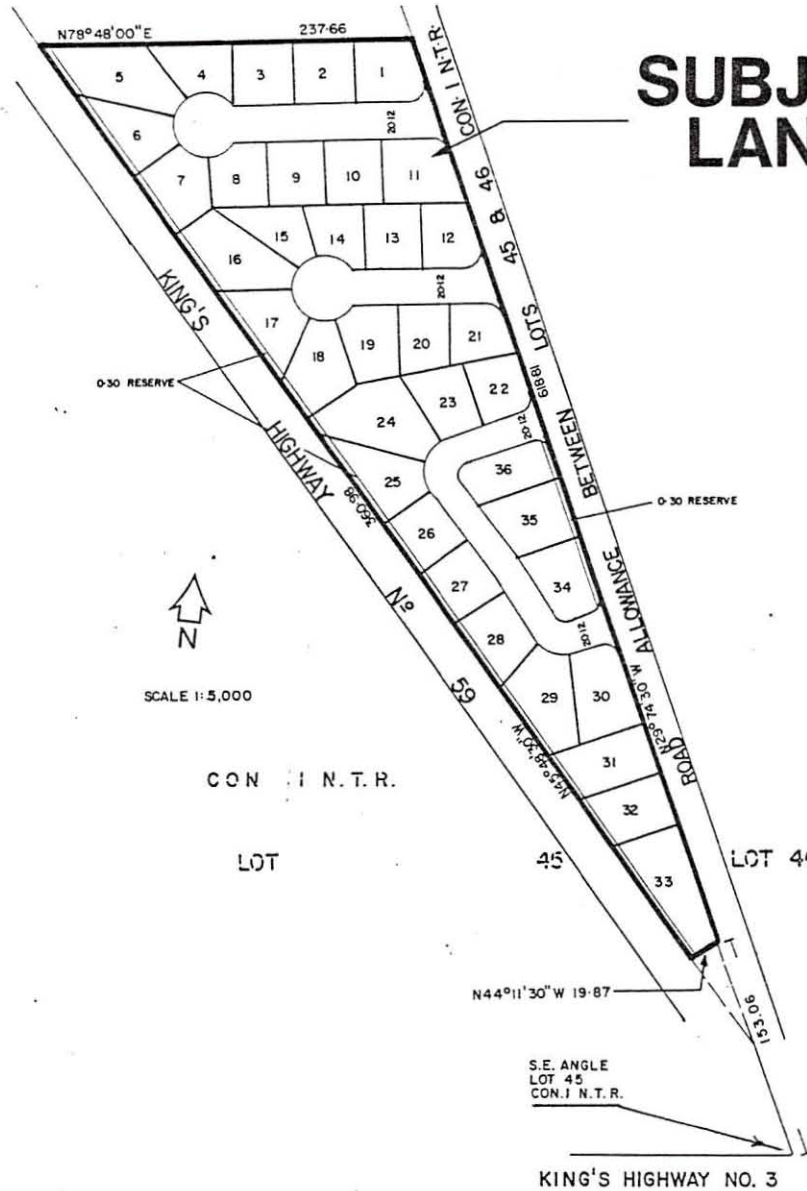
This is Map A to Zoning By-law 12-DE-83 Passed the 11th day of JULY 1983.

[Signature]
MAYOR

[Signature]
TOWNSHIP CLERK

Map B - detailed map

TOWNSHIP OF DELHI
FORMER TOWNSHIP OF MIDDLETON



SUBJECT LANDS

NOTE: Measurements shown on this plan are in Metres and may be converted into Feet by dividing by 0.3048.

This is Map B to Zoning By-law 12-DE-83 Passed the 11th day of JULY 1983.

[Signature]
MAYOR

[Signature]
TOWNSHIP CLERK

EXPLANATION OF THE PURPOSE AND EFFECT OF BY-LAW NO. 12-DE 83

This By-law affects a parcel of land located between Highway No. 59 and Hawtry road consisting of part of Lot 45, Concession 1, Township of Delhi (Middleton) as shown on the attached maps.

The purpose of this By-law is to change the zoning on the subject lands from "Development Zone" to "Residential Type 1 Zone" to permit the development of a proposed subdivision containing 36 single family residential lots.

This By-law also increases the minimum lot area requirement on the subject lands to reflect the size of the lots proposed.

Middleton Group

File No. Z-DE-38/79

Subdivision File No. S-DE-2/79 (28T-79112)

P.D. Report No. 313/79