

**HARTLAND
BY-LAW NO. B-46.9**



**A BY-LAW TO AMEND BY-LAW NO. B-46,
THE TOWN OF HARTLAND ZONING BY-LAW**

Whereas the Council of the Hartland deems it desirable to amend By-Law B-46 as hereinafter provided.

THEREFORE THE COUNCIL OF HARTLAND ENACTS AS FOLLOWS:

1. Adding the following subsection to section 4.0 RESIDENTIAL ZONES:

4.6 R5 (RESIDENTIAL 5)

4.6.1 R5 Zone Permitted Uses


- (1) No development shall be undertaken nor shall any land, building or structure be used within any R5 (Residential 5) zone for any purpose other than:
 - (a) one or more of the following main uses:
 - (i) a multiple-unit dwelling;
 - (ii) a senior citizens' housing development; and
 - (iii) a townhouse or rowhouse dwelling.
 - (b) any accessory building, structure, or use, incidental to the permitted main use of the land, building, or structure, subject to the approval of the development officer.

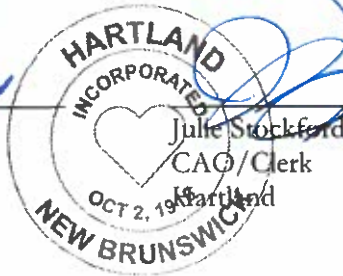
2. Schedule A of the Town of Hartland Zoning By-law B-46 is hereby amended by rezoning those lands having parcel identifiers 10286987 from R2 Zone (Residential Mix) to R5 Zone (Residential 5) as per the map attached herewith, subject to terms and conditions as set out within attached Schedule B.

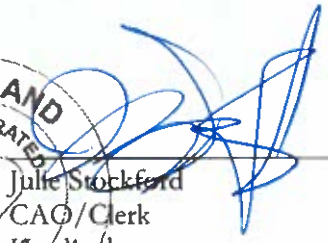
Read a first time by title: this 24th day of June, 2025.

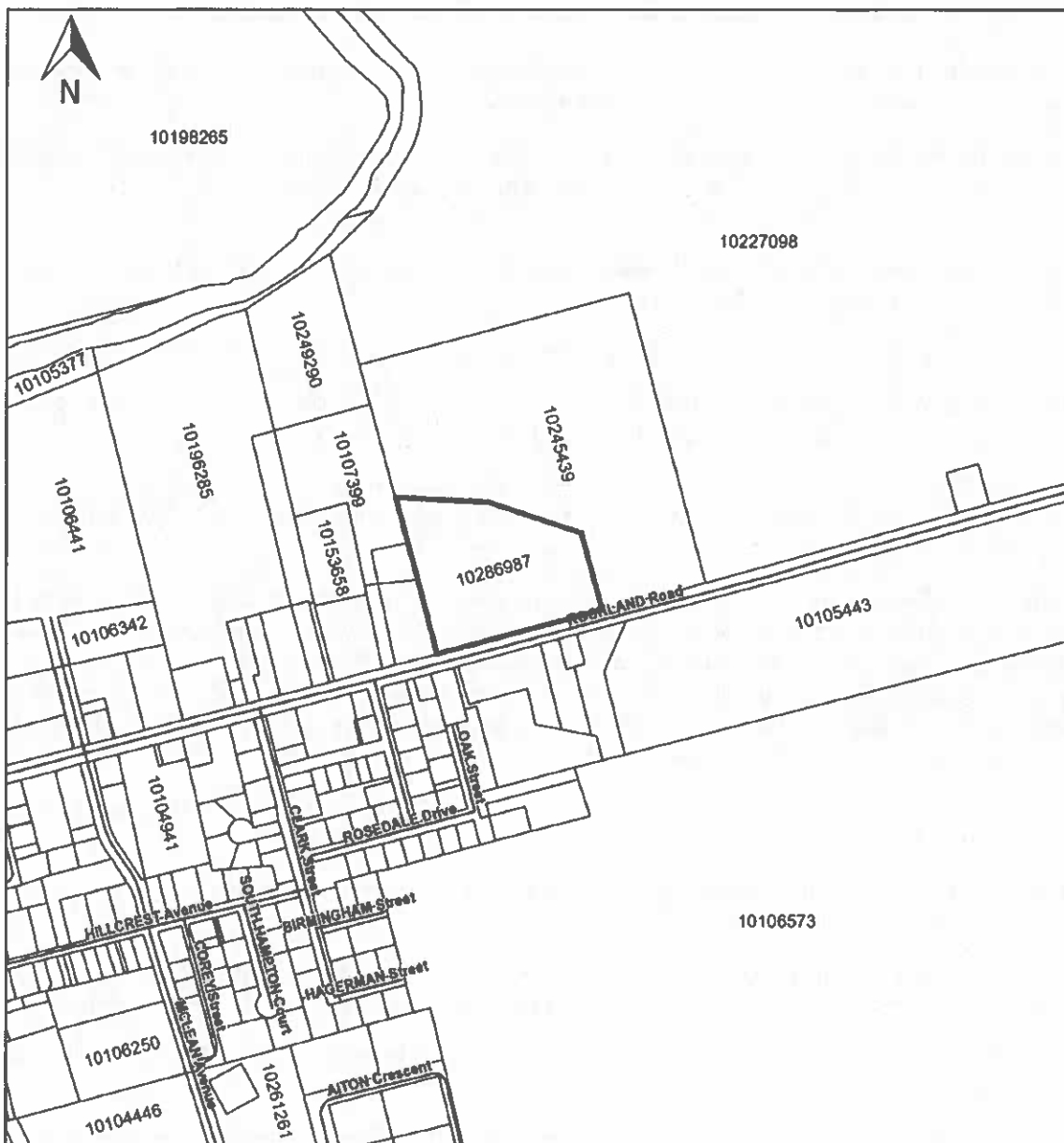
Read a second time by title: this 22nd day of July, 2025.

Read a third time in its entirety and enacted: this 22nd day of July, 2025.


Tracey DeMerchant
Mayor
Hartland




Julie Stockford
CAO/Clerk
Hartland



Schedule B - Terms and Conditions for Rezoning of PID 10286987

RESOLVED that the Council for the Town of Hartland has given consideration to an application to rezone lands identified as PID 10286987 to permit a multiple-unit dwelling;

AND, pursuant to the provisions of Section 59(1)(a), Council impose the following terms and conditions on the subject parcel of land having PID 10286987 in connection with the proposed rezoning as described Town of Hartland By-law #46.9:

1. That any necessary easements, municipal easement, and public utility easements be granted gratuitously to the satisfaction of the Manager of Public Works;
2. That garbage storage shall be provided on the property in accordance with section 3.23 of the Zoning By-law;
3. That the parking lot be paved, with all parking spaces clearly delineated, prior to connection to municipal water and sewer services or as otherwise approved by the Development Officer;
4. That, prior to the issuance of a building permit, the developer enter into a developer's agreement with the Town of Hartland for any municipal services and infrastructure associated with the construction and maintenance of the proposed development;
5. That, prior to the issuance of a building permit, the site plan be updated to include a four (4) metre landscaped buffer along all property lines except Rockland Road, in accordance with a landscaping plan approved by the Development Officer. The buffer shall account for drainage and grading as required by item (7) and be completed within two (2) years following final inspection, unless otherwise approved by the Development Officer. A solid opaque fence with a minimum height of 1.8 metres may be permitted as an alternative to the landscaped buffer, subject to the approval of the Development Officer.
6. That all site construction shall be carried out in general accordance with the final site plan approved by the Development Officer.
7. That engineered drainage plans and profiles be delivered to the Town's Consulting Engineers for their approval, prior to the issuance of a building permit;
8. That as-built plans as described in item (7) be submitted and approved by the Town's Consulting Engineer prior to connection to municipal water and sewer services or as otherwise approved by the Development Officer;
9. That no building on the subject property shall exceed 4 storeys in height and shall not contain more than 64 residential units; and
10. That any future development, expansion, or intensification on the subject property — including additional multi-unit buildings, extensions to the existing building, or new accessory structures beyond those shown on the approved site plan — shall be subject to the review and approval of a Development Officer. As part of this review, the Development Officer shall require confirmation of municipal servicing capacity, submission of an updated site plan with appropriate setbacks and buffering from adjacent land uses, and any studies deemed necessary, including but not limited to stormwater management and traffic impact, to ensure compatibility with surrounding development and the adequacy of municipal services.