

THE CORPORATION OF HALDIMAND COUNTY

By-law Number /19

Being a by-law to amend Zoning By-law 1-H 86, as amended, of the Town of Haldimand in the name of JRAD Investments Inc. ('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, 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** this by-law shall apply to the lands described as PT LT 23 W/S ARGYLE S, 24 W/S ARGYLE S PL TOWN OF CALEDONIA PT 4, 5 18R3531 S/T HC281739; HALDIMAND COUNTY and being shown on Maps 'A' and 'B' attached hereto to form a part of this by-law.
2. **THAT** Schedule "A7-B" to Zoning By-law 1-H 86 of the Town of Haldimand, as amended, is hereby further amended by removing the 'Holding – "H"' symbol from the lands as shown on Maps 'A' and 'B' attached hereto to form a part of this by-law.
3. **AND THAT** this by-law shall take force and take effect on the date of passing.

READ a first and second time this 4th day of March, 2019.

READ a third time and finally passed this 4th day of March, 2019.

MAYOR

CLERK

MAP A - Key Map

Haldimand County
Urban Area of Caledonia
Ward 3

0 150 300 450 600

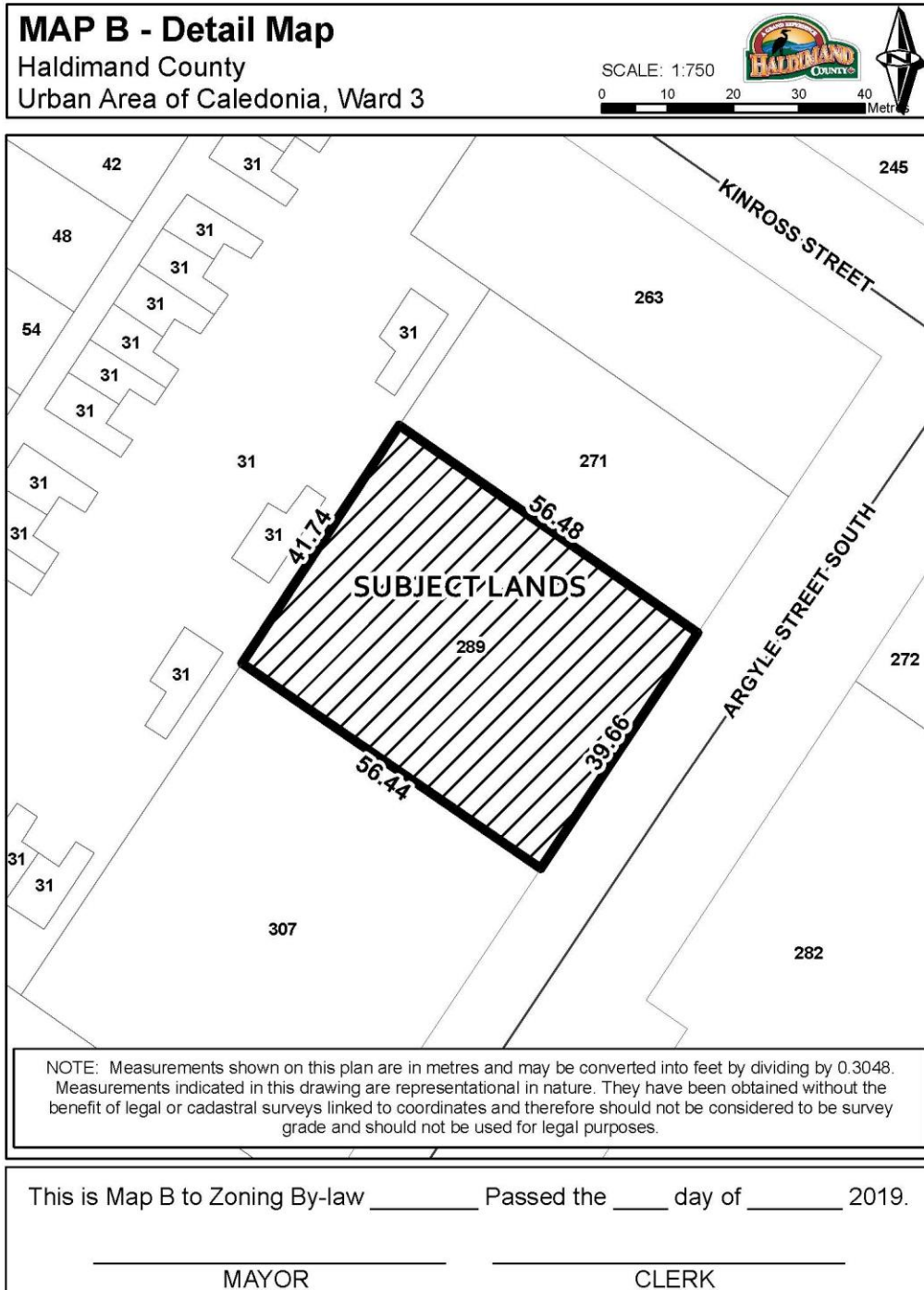
Metres

This is Map A to Zoning By-law _____ Passed the ____ day of _____ 2019.

MAYOR

CLERK

Ref: 27-H-89



Ref: 27-H-89

PURPOSE AND EFFECT OF BY-LAW NO. _____/19

This by-law affects lands municipally known as 289 Argyle Street South, Caledonia. The subject lands are located within the downtown area of the urban area of Caledonia. The subject lands are described as PT LT 23 W/S ARGYLE S, 24 W/S ARGYLE S PL TOWN OF CALEDONIA PT 4, 5 18R3531 S/T HC281739; HALDIMAND COUNTY.

The purpose of this by-law is to remove a 'Holding – "H"' provision from the 'General Commercial (CG)' Zone to facilitate the development of a Wendy's fast food restaurant. The 'H' provision was affixed to the zoning of the subject lands in 1989 to ensure that a development agreement was executed prior to issuance of a building permit. The basis for the removal of the "H" is that the site plan application is progressing and a site plan agreement will be required as part of the site plan approval process.

The lands are designated 'Community Commercial' in the Haldimand County Official Plan and are zoned 'General Commercial (CG)' Zone. A restaurant is permitted.

File Number:	PLZ-HA-2018-189
Report Number:	PDD-08-2019
Related File Numbers:	Z-HA-5/89 and PLSP-HA-2018-188
Roll Number:	2810-151-006-07200
Name:	JRAD Investments Inc.