

## 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 1098814 Ontario Inc. (Charanjit Virk) ('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;

**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 Caledonia Range 1 East of Plank Road Part Lot 11 Seneca Part Lots 1 to 4 18R3127 PARTS 2 and 3 18R4657 and being shown on Maps 'A' and 'B' attached hereto to form a part of this by-law.
2. **THAT** Schedule "A7-A" 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 13<sup>th</sup> day of May, 2019.

READ a third time and finally passed this 13<sup>th</sup> day of May, 2019.

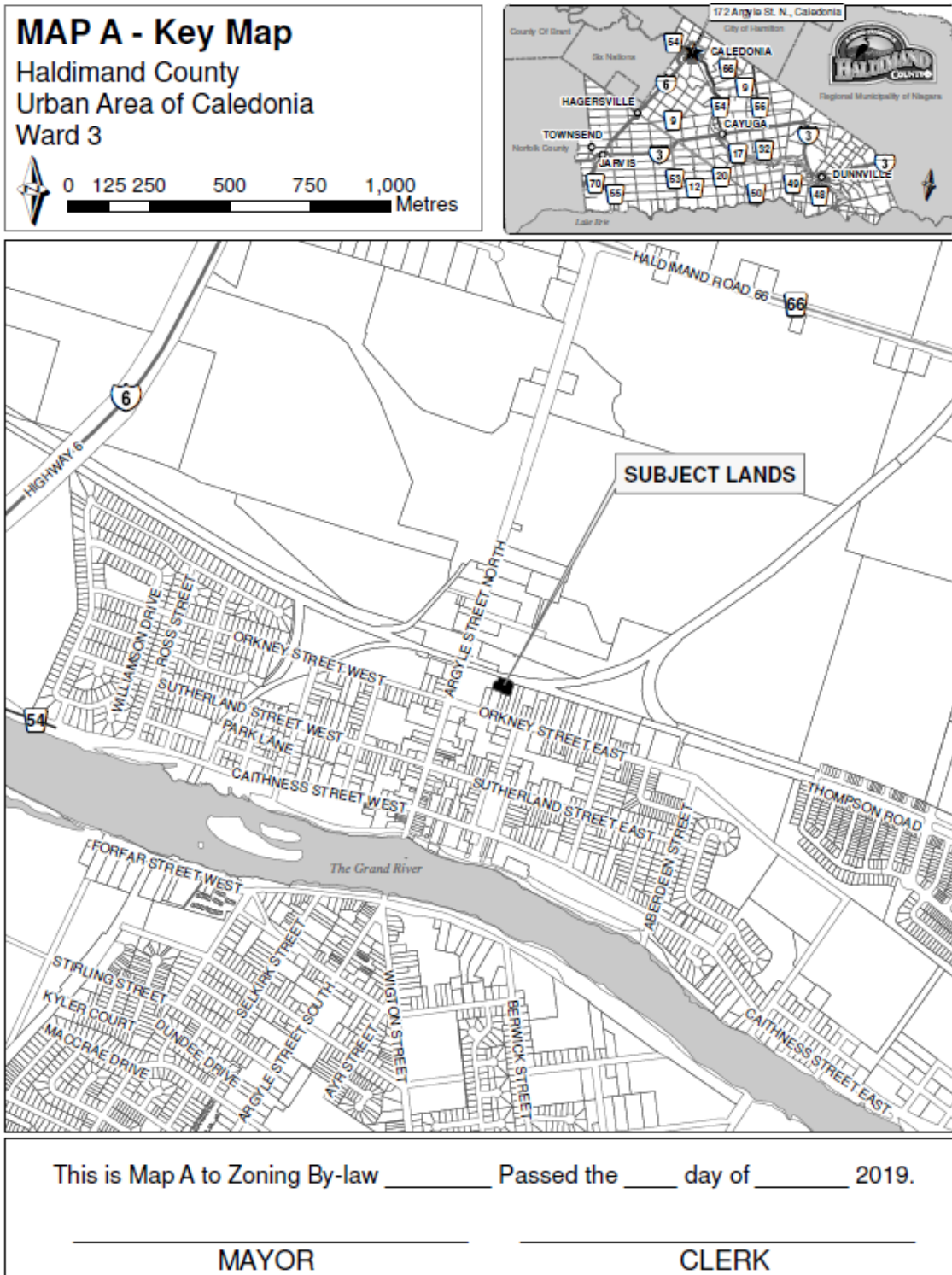
---

MAYOR

---

CLERK

**Schedule "A"**



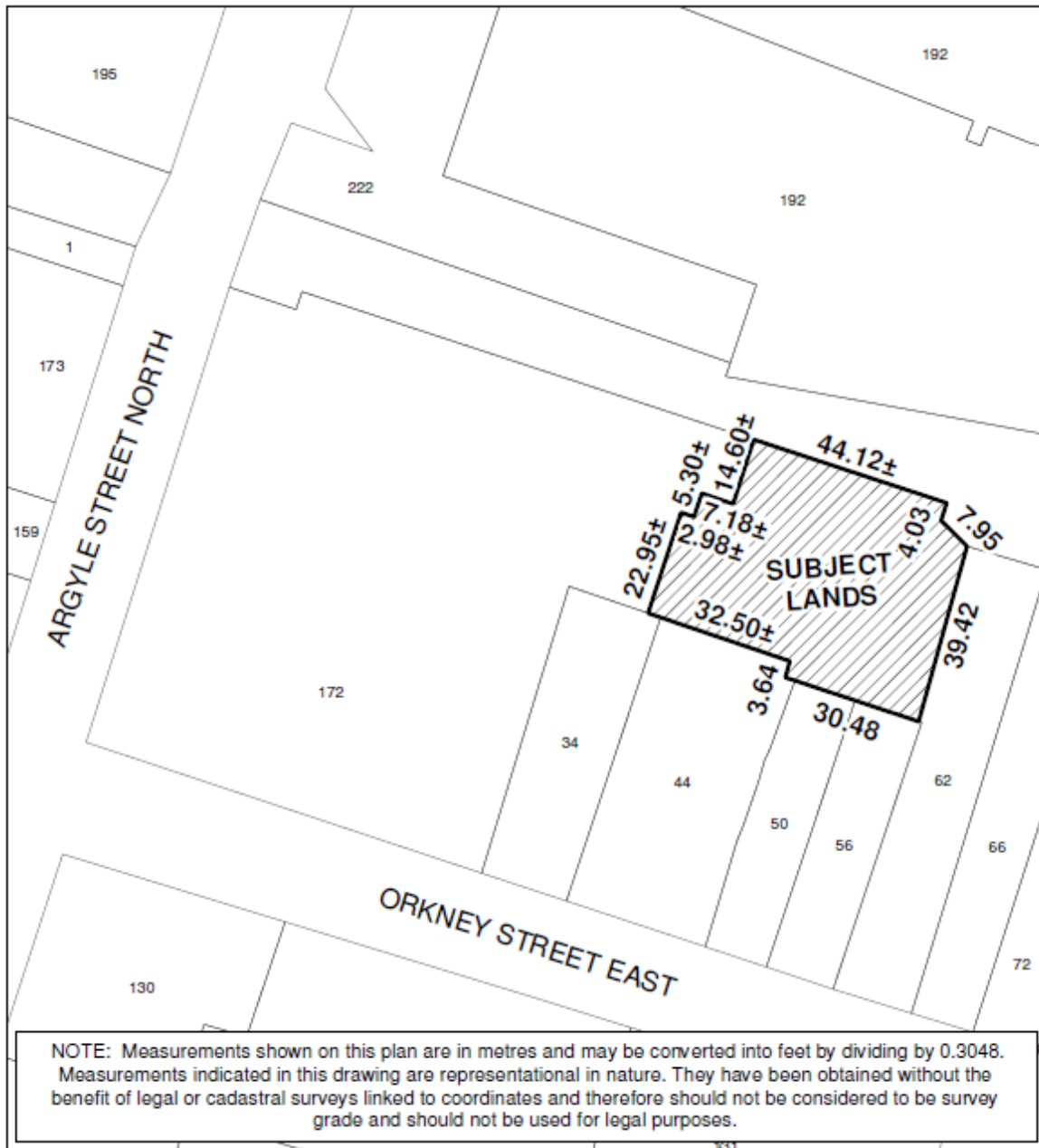
**MAP B - Detail Map**

Haldimand County

Urban Area of Caledonia, Ward 3

SCALE: 1:1,200

0 20 40 60 80 Metres



This is Map B to Zoning By-law \_\_\_\_\_ Passed the \_\_\_\_ day of \_\_\_\_\_ 2019.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK

Ref: PLZ-HA-2018-179

**PURPOSE AND EFFECT OF BY-LAW NO. \_\_\_\_\_/19**

This by-law affects lands located on the east side of Argyle Street North within the urban area of Caledonia. The subject lands are described as Caledonia Range 1 East of Plank Road Part Lot 11 Seneca Part Lots 1 to 4 18R3127 PARTS 2 and 3 18R4657 and known municipally as 172 Argyle Street North.

The purpose of this by-law is to remove a 'Holding – "H"' provision from the 'Neighbourhood Commercial (CN)' Zone to facilitate the development of a three (3) storey, eighteen (18) unit apartment building. The 'Holding – "H"' provision will remain in place until such time as the General Manager of Community and Development Services is satisfied that the following are addressed:

- i) That there is sufficient municipal servicing capacity (water and wastewater) available for development;
- ii) A record of site condition (or equivalent) is provided to the satisfaction of Haldimand County;
- iii) Site plan approval is completed, including the registration of an (amended/updated) site plan agreement on title.

Report No.: PDD-15-2019  
Related Report No.: PED-PD-06-2017  
File No.: PLZ-HA-2018-179  
Related File No.: PLOP-HA-2016-139, PLZ-HA-2016-140, PLSP-HA-2016-141 & PLAG-HA-2017-115  
Name: 1098814 Ontario Inc. (Charanjit Virk)  
Roll No.: 2810-151-002-001000000