

**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.

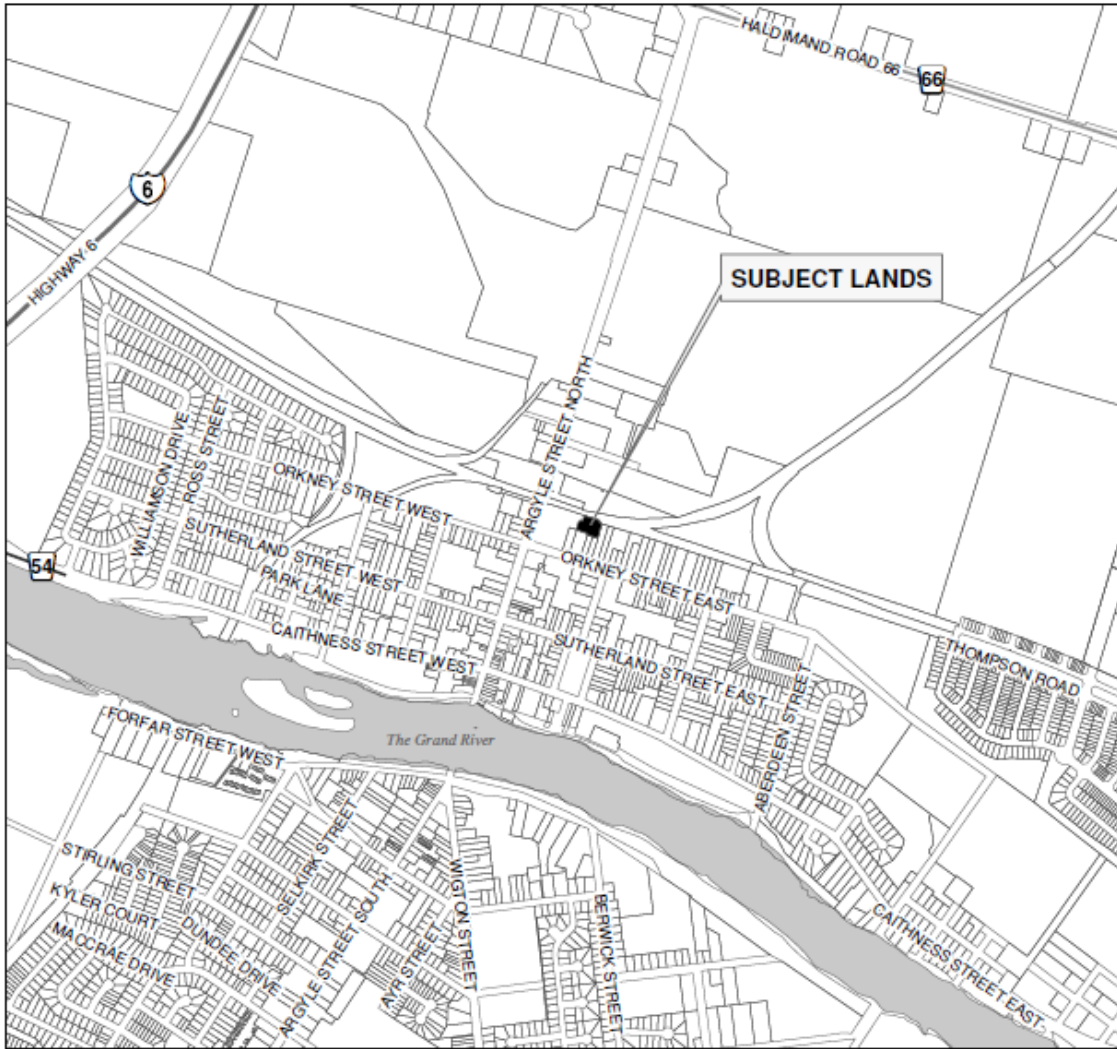
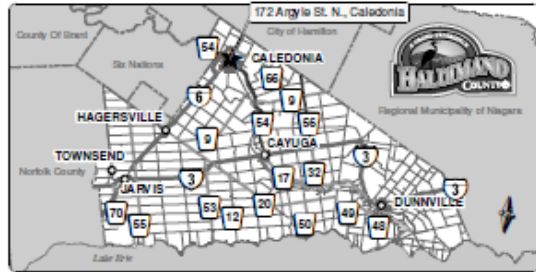
READ a third time and finally passed this 13<sup>th</sup> day of May, 2019.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK

Schedule "A"

**MAP A - Key Map**  
 Haldimand County  
 Urban Area of Caledonia  
 Ward 3



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

\_\_\_\_\_ MAYOR

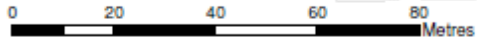
\_\_\_\_\_ CLERK

Ref: PLZ-HA-2018-179

### MAP B - Detail Map

Haldimand County  
Urban Area of Caledonia, Ward 3

SCALE: 1:1,200



NOTE: Measurements shown on this plan are in metres and may be converted into feet by dividing by 0.3048. Measurements indicated in this drawing are representational in nature. They have been obtained without the benefit of legal or cadastral surveys linked to coordinates and therefore should not be considered to be survey grade and should not be used for legal purposes.

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

\_\_\_\_\_ MAYOR \_\_\_\_\_ CLERK

**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