

THE CORPORATION OF HALDIMAND COUNTY

By-law Number /19

Being a by-law to designate lands within Registered Plan 18M-56, now in Haldimand County as Exempt from Part Lot Control

WHEREAS Haldimand County is empowered to enact this by-law by virtue of the provisions of Section 50 (7) of the *Planning Act*, R.S.O. 1990, Chapter P.13, as amended;

WHEREAS a local municipality may by by-law provide that Section 50 (5) of the *Planning Act*, Part Lot Control, does not apply to land that is within such registered plan or plans of subdivision or part of them as are designated in the by-law;

AND WHEREAS it is deemed necessary to designate lands within Registered Plan 18M-56 exempt from part lot control to eliminate the need for a plan of subdivision or individual severance applications on each lot shown herein,

NOW THEREFORE, the Council of The Corporation of Haldimand County enacts as follows:

1. **THAT** the subject lands identified on Maps 'A' and 'B' attached hereto, being a portion of those lands within Registered Plan 18M-56, described as Block 38, Parts 1 to 4 on 18R-7730, Haldimand County, are hereby designated as being exempt from the provisions of subsection (5) of Section 50 of the *Planning Act*.
2. **THAT** Maps 'A' and 'B' as attached hereto form a part of this by-law.
3. **THAT** this exemption from the provisions of subsection (5) of Section 50 of the *Planning Act* shall expire on May 13, 2022.
4. **AND THAT** this by-law shall take force and effect on the date of passing.

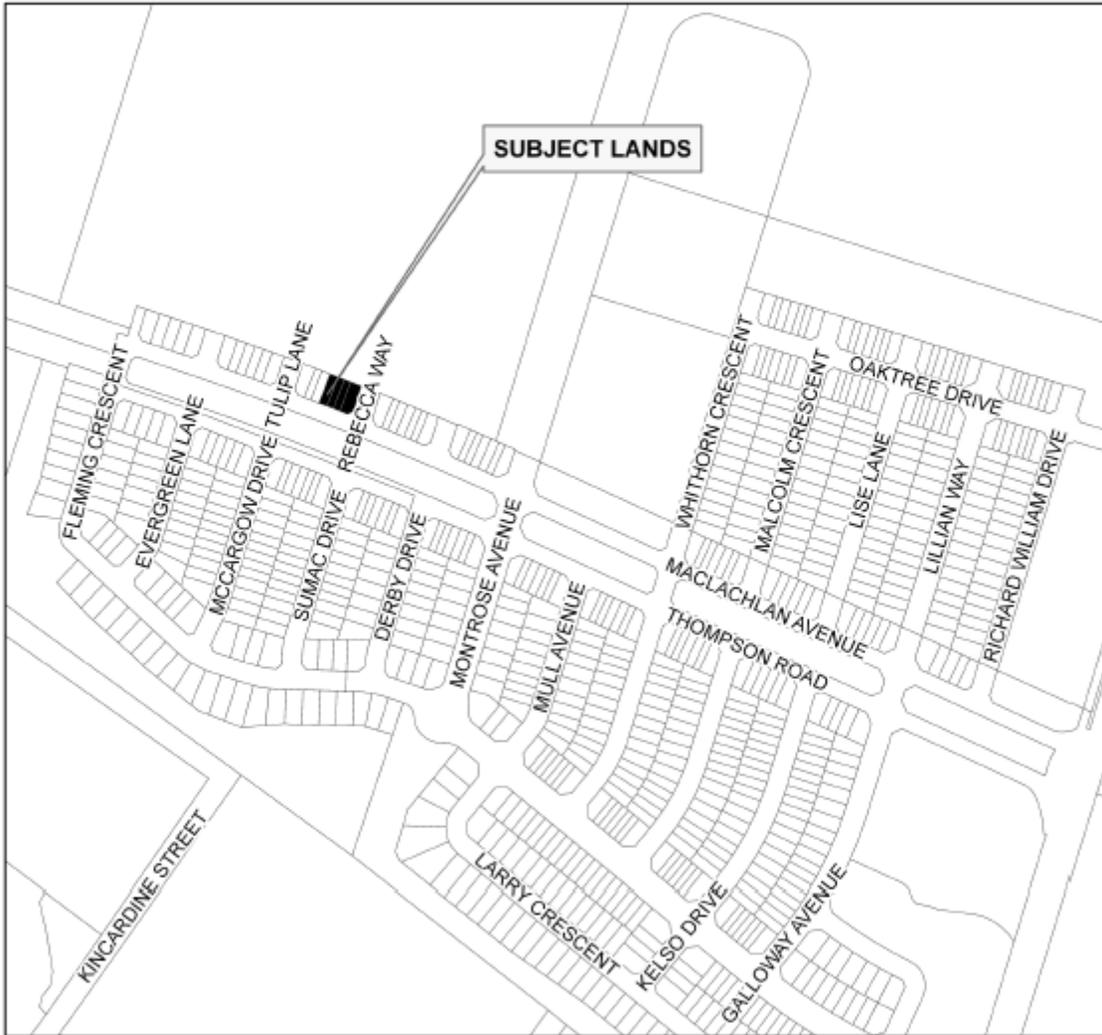
READ a first and second time this 13th day of May, 2019.

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

MAYOR

CLERK

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.

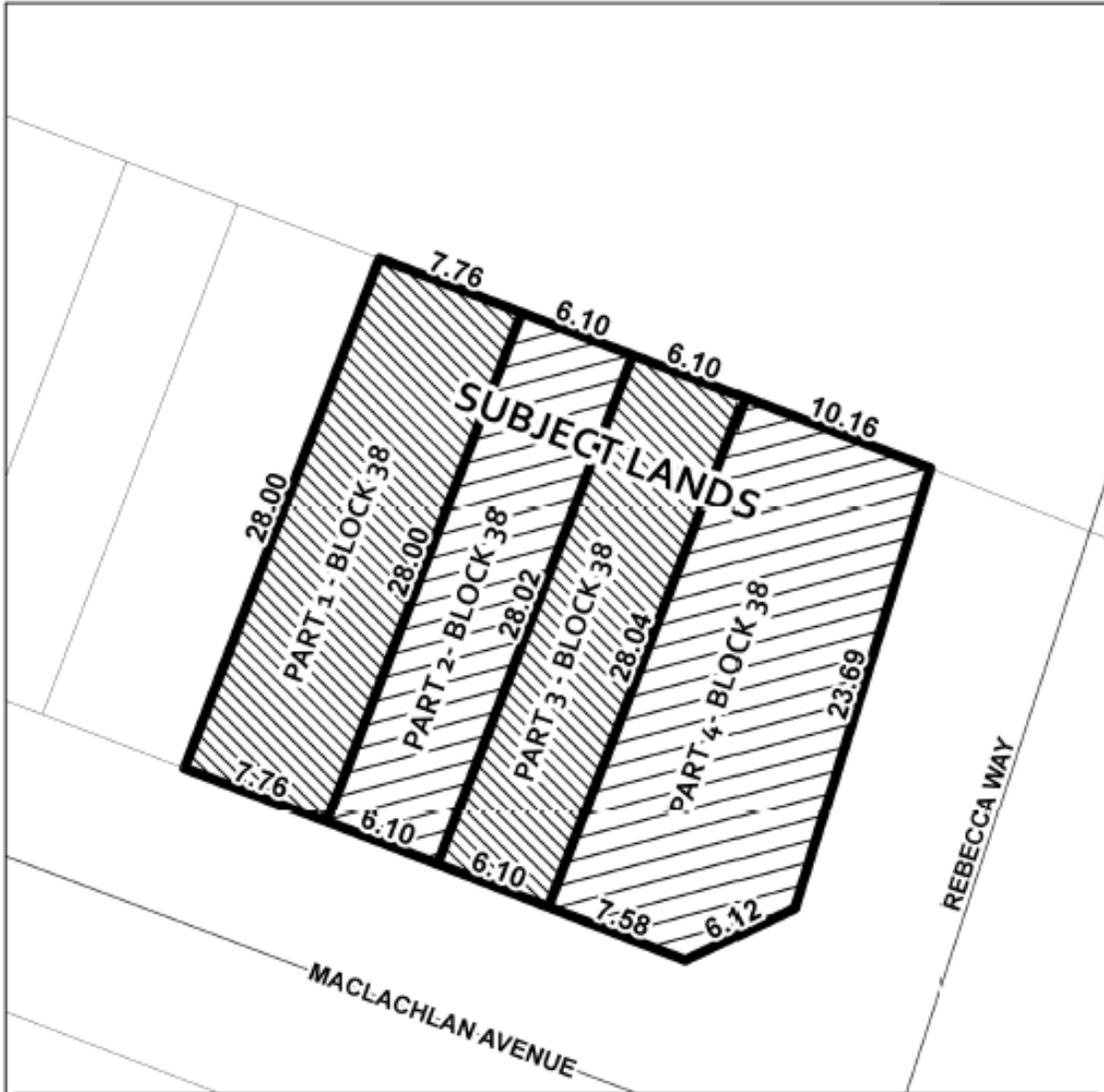
_____ MAYOR _____ CLERK

Ref: PLPL-HA-2019-047

MAP B - Detail Map

Haldimand County
Urban Area of Caledonia, Ward 3

SCALE: 1:300



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

Ref. PLPL-HA-2019-047

PURPOSE AND EFFECT OF BY-LAW NO. /19

This by-law affects lands located in the urban area of Caledonia within the new community of Avalon, on property legally described as Block 38, Parts 1 to 4 on Plan 18R-7730, Haldimand County.

The purpose of this by-law is to remove part lot control from the subject lands to facilitate the conveyance of various lots each containing a townhouse unit along Maclachlan Avenue within the Avalon community in Caledonia.

The by-law has incorporated an expiration date three years from the date of passage. At the end of the three year period, the by-law would lapse and part lot control would be re-instated.

File No.: PL-PLHA-2019-047
Name: McClung Properties Ltd. (Empire)
Roll No.: 2810-152-005-07500-0000