

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 Scott and Carrie Baird.

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, C. P13, 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 Cayuga Lot 17 Part Lot 18 South Talbot RP 18R843 Part 1 Regular and being shown as the Subject Lands on Maps "A" and "B" attached hereto to form a part of this By-law.
2. **THAT** Schedule "A8" to Town of Haldimand Zoning By-law 1-H 86, as amended, is hereby further amended by rezoning the Subject Lands which are shown on Maps "A" and "B" hereto from "Urban Residential Type 2" to "General Commercial - Holding".
3. **THAT** the following subsection be added to Section 36 of the (Special Provisions for Particular Parcels of Land) of said By-law 1 H-86:

"36.451

That the lands delineated as having reference to this subsection, the following provisions shall apply:

- a) Notwithstanding the provisions of Section 16.1 – permitted Uses in the 'General Commercial (CG)' zone, a one family dwelling house shall be permitted as an interim use on site until such time as a commercial use is established."
4. **THAT** the 'Holding – "H"' provision applied to the Subject Lands, shall remain in place until such time as notification of site plan design is provided to adjacent property owners, a site plan approval process has been completed to the satisfaction of Haldimand County, and appropriate servicing capacity has been confirmed by Haldimand County for the lands subject to this By-law.

5. **AND THAT** this by-law shall take force and effect on the day of passing.

READ a first and second time this 24th day of June, 2019.

READ a third time and finally passed this 24th day of June, 2019.

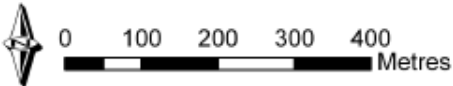
MAYOR

CLERK


Schedule "A"

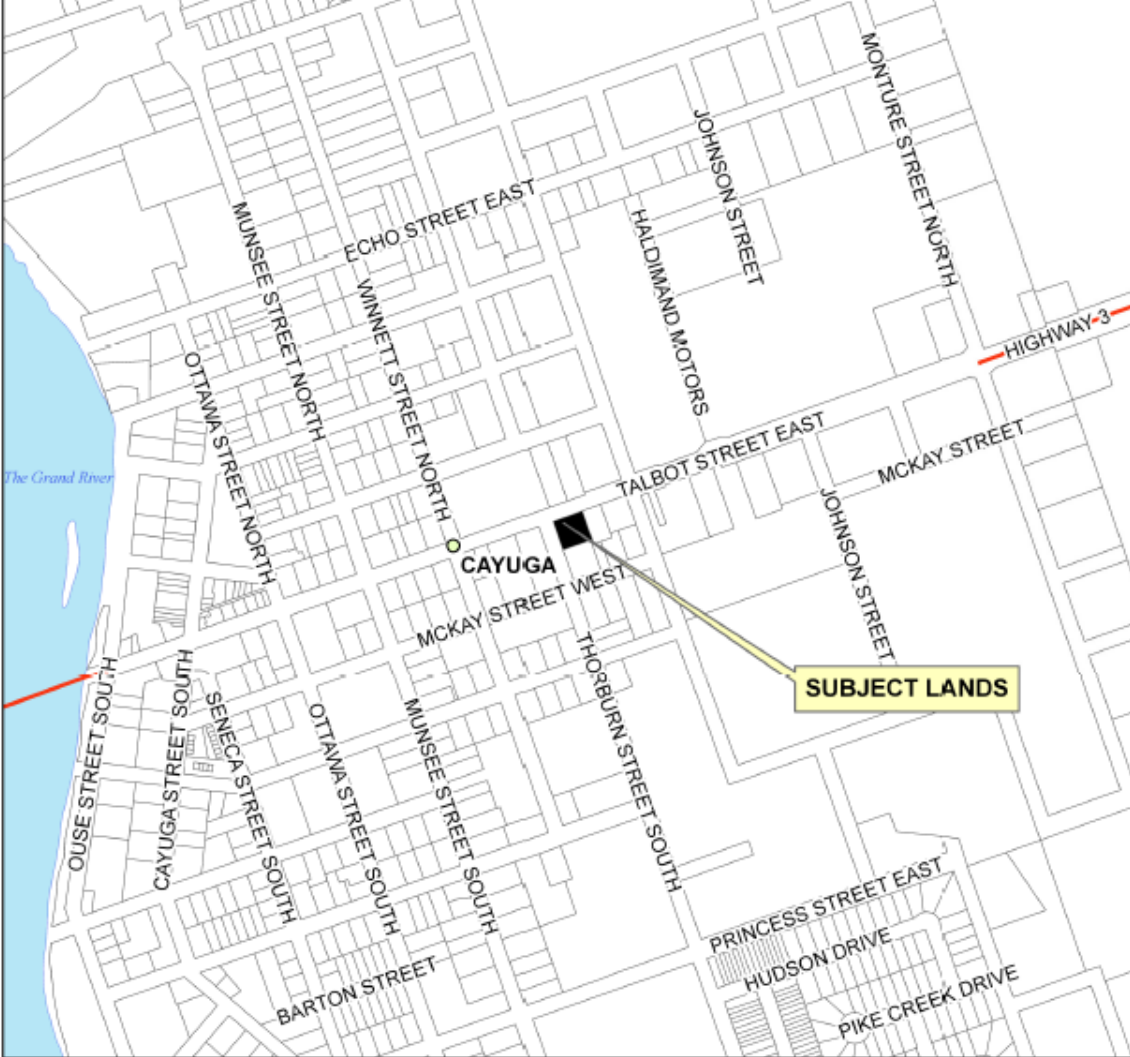
MAP A - Key Map

Haldimand County
Urban Area of Cayuga
Ward 2



0 100 200 300 400 Metres



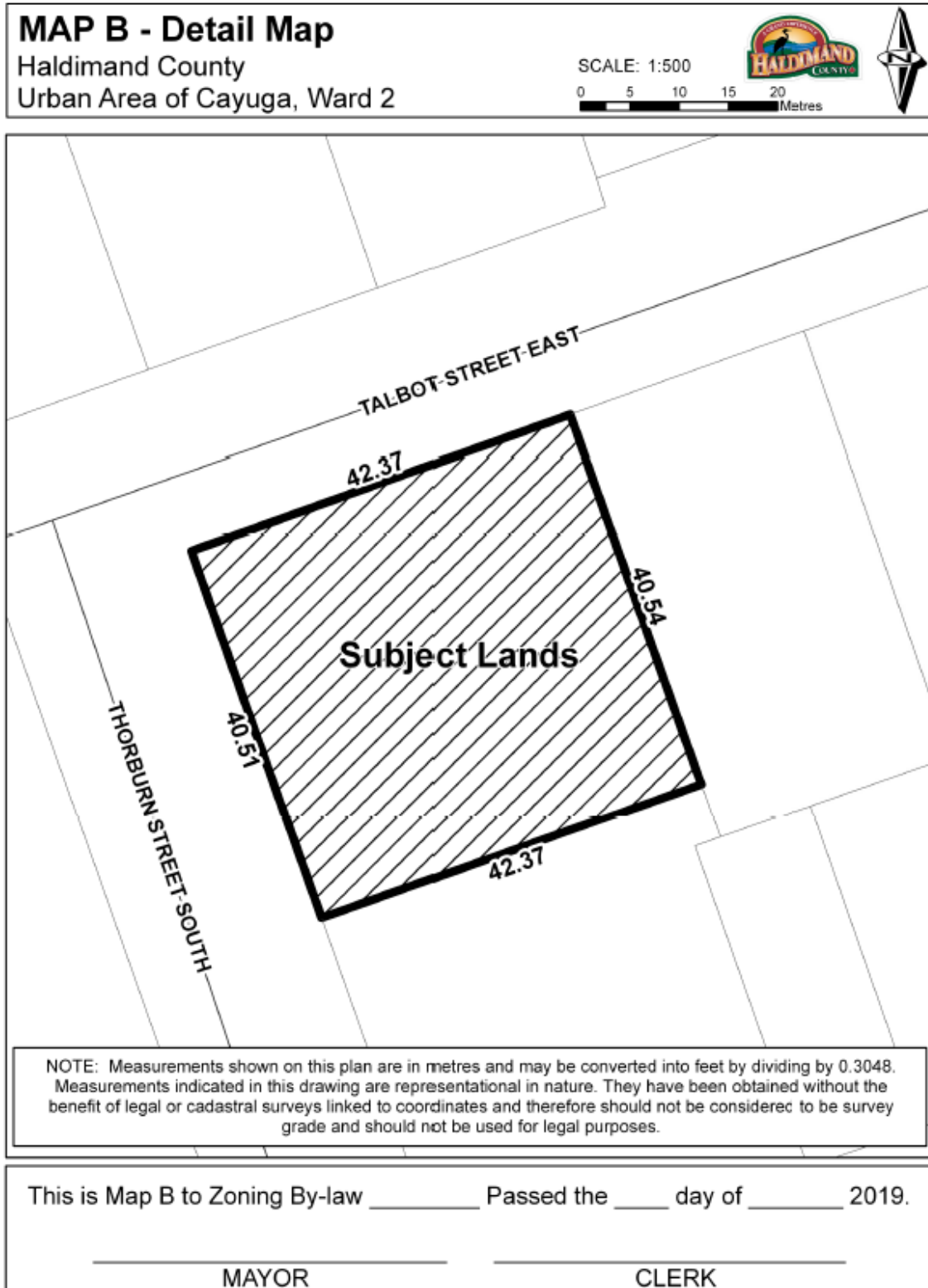


This is Map A to Zoning By-law _____ Passed the ____ day of _____ 2019.

MAYOR

CLERK

Ref: PLZ-HA-2019-032



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PURPOSE AND EFFECT OF BY-LAW

/19

The subject lands are described as Cayuga Lot 17 Part Lot 18 South Talbot RP 18R843 Part 1 Regular, known municipally as 21 Talbot Street East.

The purpose of this By-law is to rezone the subject lands from R2 to CG-H to provide a broader range of permitted uses in order to increase development opportunities for the site.

In the Haldimand County Official Plan, the subject lands are designated as 'Community Commercial' and there are no policy conflicts or issues since the proposed development will conform to the provisions of CG Zone of the Town of Haldimand Zoning By-law 1-H 86. The lot itself conforms to the provisions of the CG zone, and at this point no development has been proposed as a direct result of this application. Staff note however that the residential use is proposed to continue on site in the form of the Single Family Dwelling. Staff are proposing a site specific provision that would permit the use as it exists at the time of passing, until such time as a commercial use is established. At this time, any residential component will be required to conform to the standards of the CG zone.

Staff will evaluate the technical merits of a development proposal for the site through the application of the Holding, as well as Site Plan Control which also applies.

Upon the receipt and approval of a site plan application and confirmation of servicing capacity, the 'H' Holding will be removed from the subject lands.

Report Number:	PDD-21-2019
File Number:	PLZ-HA-2019-032
Name:	Scott and Carrie Baird
Roll #:	2810-156-001-09900