

## THE CORPORATION OF HALDIMAND COUNTY

By-law Number /20

**Being a by-law to adopt Amendment Number HCOP-54 to the Haldimand County Official Plan by Gateway Commercial Ltd. and McClung Properties Ltd.**

**WHEREAS** Haldimand County is authorized to enact this by-law, by virtue of the provisions of Sections 17 and 21 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** Amendment No. HCOP-54 to the Haldimand County Official Plan for a property described as Seneca Range 1, EPR W, Pat Lots 8 and 9, Plan 18R7464 and Seneca Range 1, EPR E Half Part Lots 8 and 9, Plan 18R6879 Geographic Township of Seneca, consisting of the map and explanatory text, as attached to form a part of this by-law, be hereby adopted.
2. **AND THAT** the effective date of this by-law shall be the date of final passing hereof.

READ a first and second time this 31<sup>st</sup> day of August, 2020.

READ a third time and finally passed this 31<sup>st</sup> day of August, 2020.

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MAYOR

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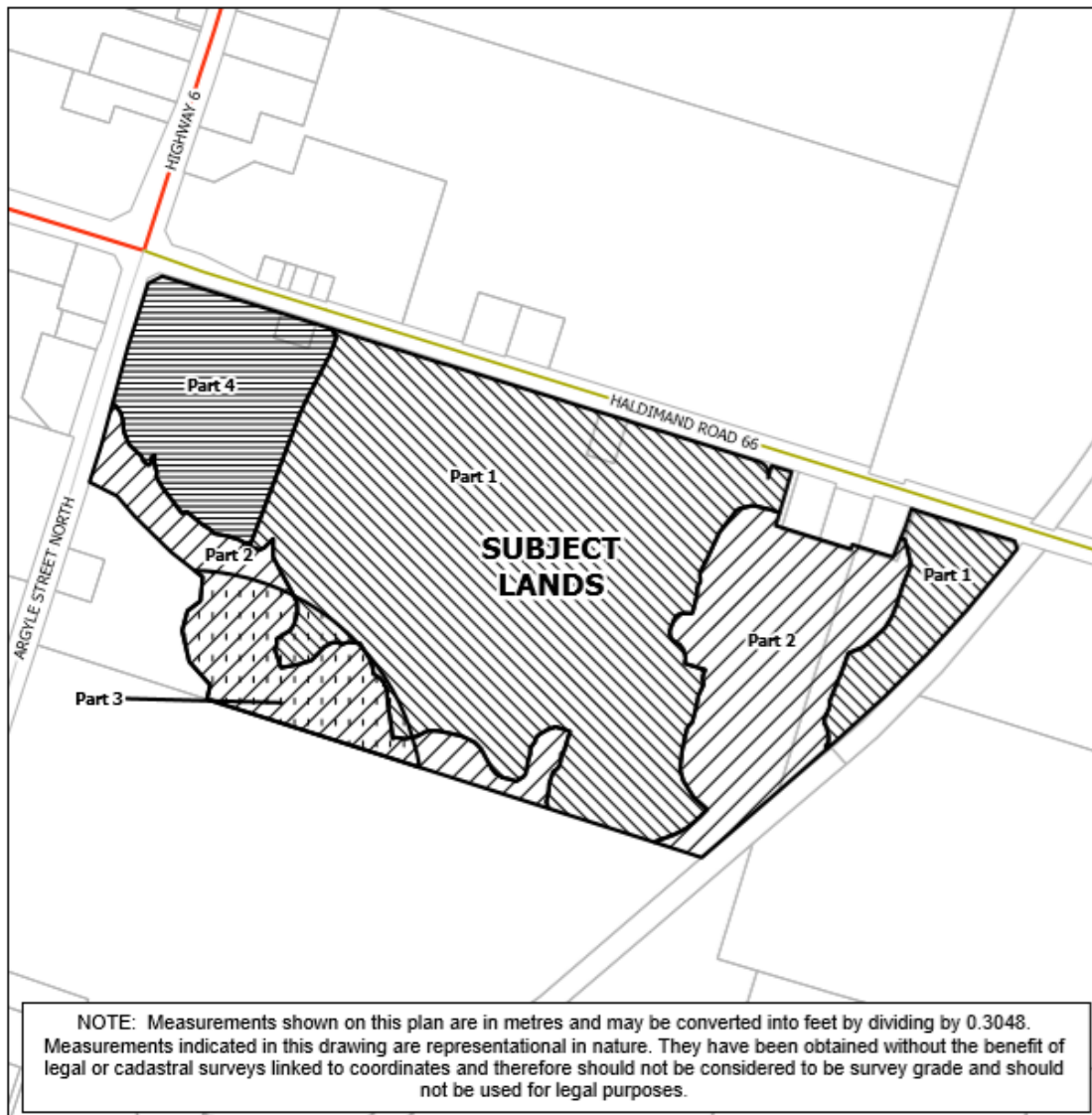
CLERK

## Schedule "A"

**Amendment No: HCOP-54**  
To the Haldimand County  
Official Plan



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**SCHEDULE 'A'**

Ref: PLOP-HA-2019-059

**AMENDMENT NO. HCOP-54  
TO THE HALDIMAND COUNTY OFFICIAL PLAN**

**PART A: PREAMBLE TO THE AMENDMENT**

1. **Purpose of the Amendment:**

The purpose of this Official Plan Amendment is to amend the designations for the subject lands such that commercial and residential type development is permitted for the site as illustrated on Schedule "A" such that they are subject to HCOP-54.

2. **Location of the Lands Affected:**

The subject lands are described as Seneca Range 1, EPR W, Pat Lots 8 and 9, Plan 18R7464 and Seneca Range 1, EPR E Half Part Lots 8 and 9, Plan 18R6879, Geographic Township of Seneca, municipally know as 600 Argyle Street North, 26 and 80 Haldimand Road 66, Haldimand County. The location of the subject lands is illustrated on the attached Schedule "A".

3. **Basis of the Amendment:**

The subject lands are designated Agricultural within the Haldimand County Official Plan. The property will be re-designated 'Residential', 'Riverine Hazard Lands' and 'Community Commercial' with a site specific policy in the Official Plan. The Amendments to the Official Plan will apply new designations and a site specific policy shown as HCOP-54, to facilitate the development of residential and commercial uses on the subject lands.

**PART B: THE AMENDMENT**

The Haldimand County Official Plan is hereby amended as follows:

**Map Amendment:**

Schedule B.1 is hereby further amended by:

Re-designating the lands shown as Part 1 on Schedule 'A' from 'Urban Business Park' to 'Residential'.

Re-designating the lands shown as Part 2 on Schedule 'A' from 'Urban Business Park' to "Riverine Hazard land".

Removing 'Gypsum Deposits' identification from the lands shown as Part 3.

Removing the reference to Site Specific Policy HCOP-20 from the subject lands.

Re-designating the lands shown as Part 4 on Schedule 'A' of this amendment to "Community Commercial", and as having reference to Site Specific Policy Area HCOP-54.

Identifying the lands shown as the subject lands on Schedule “A” of this amendment (attached to and forming part of this amendment) as being amended by (HCOP-54).

Text Amendment:

The following is included in the amendment identified as HCOP-54 to be enacted as follows:

Notwithstanding any policies in this Plan which are to the contrary, the following policies shall apply to the development of the subject lands and the uses permitted on those lands:

- a) Mixed-Use Buildings, containing a combination of commercial and residential uses, shall be permitted.
- b) Apartment buildings and stacked townhouses (with no commercial component) may also be permitted, except in the north-west quadrant of the block.

PART C: ADDITIONAL INFORMATION

Implementation:

This amendment will be implemented by Haldimand County by enacting an amendment to the Town of Haldimand Zoning By-law 1-H-86.

Portions of the affected lands will also be subject to site plan control, which will ensure that subsequent development of the blocks are reviewed by the County. Site plan control will provide the opportunity to review the location of road access, parking, massing of buildings, vegetative buffers, stormwater management / drainage and other identified measures. A site plan agreement may also be required to be registered on title as part of the site plan process.

Report Number:	PDD-27-2020
File No:	PLOP-HA-2019-059
Related File No.:	PLZ-HA-2019-060
Name:	Gateway Commercial Ltd. and McClung Properties Ltd.
Roll No.	2810-152-005-10100-0000; 2810-152-005-01100-0000, 2810-152-005-00420-0000