

THE CORPORATION OF HALDIMAND COUNTY

By-law Number /20

Being a by-law to amend Zoning By-law 1-H 86, as amended, to the Town of Haldimand in the name of Gateway Commercial Ltd.

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;

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: Seneca Range 1, EPR W, Part Lots 8 and 9, Plan 18R7464 and Seneca Range 1, EPR E Half Part Lots 8 and 9, Plan 18R6879, in the Township of Seneca, Haldimand County, as shown on Map 'A' attached hereto to form a part of this by-law.
2. **THAT** Schedule "A7-A" to the Town of Haldimand Zoning By-law 1-H 86, as amended, is hereby further amended by identifying the Subject Lands Part 1 on Map 'B' attached hereto and forming part of this by-law, as having reference to Subsection 36.R1-B Exception 395; Part 2 on Map 'B' attached hereto and forming part of this by-law, as having reference to Subsection 36.R4 Exception 395; Part 3 on Map 'B' attached hereto and forming part of this by-law, as having reference to Subsection 36.R4 Exception 464; Part 4 on Map 'B' attached hereto and forming part of this by-law, as having reference to Subsection 36.R4 Exception 465; Part 5 on Map 'B' attached hereto and forming part of this by-law, as having reference to Subsection 36.R4 Exception 466.
3. **THAT** Schedule "A7-A" to the Town of Haldimand Zoning By-law 1-H 86, as amended, is hereby further amended by identifying the Subject Lands Part 8 on Map 'A' attached hereto and forming part of this by-law, as Open Space (OS).
4. **THAT** Schedule "A7-A" to the Town of Haldimand Zoning By-law 1-H 86, as amended, is hereby further amended by identifying the Subject Lands Part 7 on Map 'A' attached hereto and forming part of this by-law, as Hazard Lands (HL).
5. **THAT** the following subsection shall be added to Section 36 (Special Provisions for Particular Parcels of Land) of said By-law 1-H 86

36.469

1. Zoning for Urban Residential Type 1-B (R1-B) – One and Two Family Dwellings

That on the lands delineated as Part 1 on Map 'B' attached to and forming part of this by-law, the following provisions shall apply:

- i. Notwithstanding the provisions of Section 10.1 Permitted Uses – Urban Residential Type 1-B (R1-B), permitted uses shall include:
 - a) One family dwelling house
 - b) Two family dwelling house
- ii. That notwithstanding the provisions of Section 10.2 Zone Provisions, the following shall apply:

Provision	Permitted
a) 10.2(a) Minimum Lot Area	220 square metres for an interior lot and 265 square metres for a corner lot
b) 10.2(b) Minimum Lot Frontage	8 metres for an interior lot and 10 metres for a corner lot
c) 10.2(c)(i) Minimum Front Yard	4.5 metres to the dwelling and 6.0 metres to the garage
d) 10.2(c)(ii) Exterior Side Yard	2.4 metres, except that an attached garage fronting on flankage street shall be 6.0 metres from the lot line on the flankage street
e) 10.2(c)(iii) Interior Side Yard	For one family dwelling house: 1.2 metres on one side and 0.6 metres on the other side For two family dwelling house: 1.2 metres, except no interior side yard is required along common lot line
f) 10.2(c)(iv) Rear Yard	7.0 metres

Any provision of the R1-B zone not specifically identified above, are applicable as set out in Section 10 of By-law 1-H 86.

- iii. That notwithstanding Section 7.1.3(b) Parking Space Dimensions and Section 7.1.5(d) Parking Lot and Garage Requirements, the following shall apply:

“The parking space size located within a garage shall have a minimum width of 3.0 metres and have a minimum length of 6.0 metres. Stairs, to a maximum of 3 risers or 0.61 metres, shall be permitted to encroach into this parking space.”

- iv. That notwithstanding Section 6.21(a) and (b) Exemptions from Yard Provisions, soffit, cornice, eaves or gutters may project into any required yard or setback a distance of not more than 0.4 metres.
- v. That notwithstanding Section 6.21(c) Exemptions from Yard Provisions, a porch may project into any required yard setback a distance of not more than 2.0 metres;

- any required exterior side yard setback a distance of not more than 1.8 metres;
and any required rear yard setback a distance of not more than 2.5 metres.
- vi. That notwithstanding Section 6.21(c) Exemptions from Yard Provisions, steps / stairs may project into any required front yard or setback a distance of not more than 3.5 metres.
 - vii. That notwithstanding Section 6.21(d) Exemptions from Yard Provisions, a patio or deck above the finished grade may project into any required rear yard setback a distance of not more than 2.5 metres. Any patio or deck constructed in a rear yard is restricted to a maximum of 3.1 metres by 2.5 metres.
 - viii. That notwithstanding Section 6.7(e), an accessory building or combination of buildings is permitted up to a maximum of 10% lot coverage or 10 square metres, whichever is less.
 - ix. That an air conditioning unit shall be setback a minimum of 0.6 metres from any side or rear property line. An air conditioning unit is not permitted in any part of a required front yard or front yard setback.
 - x. That a maximum of 70% of the front yard may be permitted as hardscaping. For the purposes of this by-law, hardscaping shall be considered as finished space of pavement, concrete, patio stones, interlock or other hard surface treatment.
 - xi. That a garage face can extend a maximum of 1 metre in front of a ground floor porch where it meets all other applicable setbacks.
2. Zoning for Urban Residential Type 4 (R4) – Townhouses, One and Two Family Dwellings

That on the lands delineated as Part 2 on Map 'B' attached to and forming part of this by-law, the following provisions shall apply:

- i. Notwithstanding the provisions of Section 13.1 Permitted Uses – Urban Residential Type 4 (R4), permitted uses shall include:
 - a) Street townhouses
 - b) Group townhouses
 - c) One and two family dwelling houses subject to the provisions outlined in paragraph 5)1. of this by-law
- ii. Notwithstanding the provisions of Section 13.2.1 Zone Provisions – Street Townhouses, the following shall apply:

a) 13.2.1(a)(i)(ii) and (iii) Minimum Lot Area	<ul style="list-style-type: none"> (i) interior lot – 150 square metres per unit (ii) interior lot with attached private garage – 150 square metres per unit
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	(iii) corner lot with attached private garage – 210 square metres per unit
b) 13.2.1(b)(i) and (ii) Minimum Lot Frontage	(i) interior lot – 5.5 metres per unit (ii) corner lot – 8 metres per unit
c) 13.2.1(c) Minimum Front Yard	4.5 metres to the dwelling and 6.0 metres to the garage
d) 13.2.1(d) Minimum Exterior Side Yard	2.4 metres, except that an attached garage fronting on flankage street shall be 6.0 metres from the lot line on the flankage street
e) 13.2.1 (g) Minimum Rear Yard	6.0 metres

Any provisions of the R4 zone not specifically identified above, are applicable as set out in Section 13 of By-law 1 H 86.

- iii. That notwithstanding Section 4.25.5 Definition of Townhouses, the following shall apply:

“Townhouses shall mean a dwelling house comprising three or more dwelling units with each dwelling unit being divided one from the other by an above grade vertical common wall, a minimum of 10 square metres in area and with each dwelling unit having direct access to a yard. A maximum of eight dwelling units are permitted in a row.”

- iv. That notwithstanding Section 7.1.3(b) Parking Space Dimensions and Section 7.1.5(d) Parking Lot and Garage Requirements, the following shall apply:

“The parking space size located within a garage shall have a minimum width of 3.0 metres and have a minimum length of 6.0 metres. Stairs, to a maximum of 3 risers or 0.61 metres, shall be permitted to encroach into this parking space.”

- v. That notwithstanding Section 6.21(a) and (b) Exemptions from Yard Provisions, soffit, cornice, eaves or gutters may project into any required yard or setback a distance of not more than 0.4 metres.
- vi. That notwithstanding Section 6.21(c) Exemptions from Yard Provisions, a porch may project into any required front yard setback a distance of not more than 2.0 metres; any required exterior side yard setback a distance of not more than 1.8 metres; and, any required rear yard setback a distance of not more than 2.5 metres.

- vii. That notwithstanding Section 6.21(c) Exemptions from Yard Provisions, steps / stairs may project into any required front yard or setback a distance of not more than 3.5 metres.
- viii. That notwithstanding Section 6.21(d) Exemptions from Yard Provisions, a patio or deck above the finished grade may project into any required rear yard setback a distance of not more than 2.5 metres. Any patio or deck constructed in a rear yard is restricted to a maximum of 3.1 metres by 2.5 metres.
- ix. That notwithstanding Section 6.7(e), an accessory building or combination of buildings is permitted up to a maximum of 10% lot coverage or 10 square metres, whichever is less.
- x. That an air conditioning unit shall be setback a minimum of 0.6 metres from any side or rear property line. An air conditioning unit is not permitted in any part of a required front yard or front setback.
- xi. That a maximum of 70% of the front yard may be permitted as hardscaping. For the purposes of this by-law, hardscaping shall be considered as finished space consisting of pavement, concrete, patio stones, interlock or other hard surface treatment.
- xii. That a garage face can extend a maximum of 1 metre in front of a ground floor porch where it meets all other applicable setbacks.
- xiii. That where a street townhouse block having 8 or more units is constructed at the intersection of a local street and a collector street, with the units facing the collector street, the driveway and garage of the corner lot shall be located on the local street.

For the purposes of this by-law, a collector street is a street with a right-of-way width of 20 metres or greater. A local street is a street with a right-of-way width with 18 metres or less.

36. 464

3. Zoning for Urban Residential Type 4 (R4) – Group Townhouses

That on the lands delineated as Part 3 on Map 'B' attached to and forming part of this by-law, the following provisions shall apply:

- i. Notwithstanding the provisions of Section 13.1 Permitted Uses – Urban Residential Type 4 (R4), permitted uses shall include: a) Group Townhouses, including Back-to-Back Group Townhouses
- ii. Notwithstanding the provisions of Section 13.2.2 Zone Provisions – Group Townhouses, the following shall apply:

a) 13.2.2(a) Minimum Lot Area	(i) interior lot – 89 square metres per unit
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	<ul style="list-style-type: none"> (ii) end lot – 95 square metres per unit (iii) corner lot – 100 square metres per unit (iv) interior lot with parking accessed via rear lane – 89 square metres (v) end lot with parking accessed via rear lane – 95 square metres per unit (vi) corner lot with parking accessed via rear lane – 100 square metres per unit
13.2.2(b) Minimum Lot Frontage	<p>30 metres for entire block</p> <ul style="list-style-type: none"> (i) interior lot – 5.0 metres per unit (ii) end lot – 6.7 metres per unit (iii) corner lot – 7.6 metres per unit (iv) lots fronting on public street with parking accessed via rear lane – 4.7 metres for interior unit; 6.1 metres for end unit; 7.3 metres for corner unit
13.2.2(c) Minimum Front Yard	<p>4.5 m to dwelling; except 6.0 m to attached garage face; or</p> <p>For lots fronting a public street with parking accessed via rear lane, 3.0 metres to the front of the rear lane unit. The front lot line shall be deemed to be the public street</p>
13.2.2(d) Minimum Exterior Side Yard	<p>2.4 m; except that an attached garage fronting on a flankage street or lane shall be 6.0 m from the flankage street or lane line</p>
13.2.2(e) Minimum Interior Side Yard	<p>1.2 m.; except 0.0 m. on a mutual side lot line separating 2 attached townhouse units</p>
13.2.2(g) Minimum Rear Yard	<p>6.0 m; or</p> <p>For lots fronting a public street with parking accessed via rear lane, 3.5 metres to the dwelling, except 6.0 metres to the garage door face and 2.4 metres to corner radius for a corner unit; or</p> <p>0.0m for Back-to-Back Townhouses.</p>
13.2.2(h) Maximum Height	<p>13.5 m</p>

Any provisions of the R4 zone not specifically identified above, are applicable as set out in Section 13 of By-law 1-H-86.

- iii. That notwithstanding Section 4.25.6 Definition of Group Townhouses, the following shall apply: "Shall mean a dwelling house comprising three or more dwelling units with each dwelling unit being divided one from the other by an above grade vertical common wall, a minimum of 10 square metres in area and with each dwelling unit having direct access to a yard. A maximum of eight dwelling units are permitted in a row.

"For back-to-back townhouses, a maximum of 8 dwelling units may be attached in a contiguous structure, provided the structure is only 4 units wide and 2 units deep."

- iv. That notwithstanding Section 7.1.3(b) Parking Space Dimensions and Section 7.1.5(d) Parking Lot and Garage Requirements, the following shall apply:

"The parking space size located within a garage shall have a minimum width of 3.0 metres and have a minimum length of 6.0 metres. Stairs, to a maximum of 3 risers or 0.61 metres, shall be permitted to encroach into this parking space."

- v. That notwithstanding Section 6.21(c) Exemptions from Yard Provisions, a porch may project into any required front yard setback a distance of not more than 2.0 metres; any required exterior side yard setback a distance of not more than 1.8 metres; and, any required rear yard setback a distance of not more than 2.5 metres.
- vi. That notwithstanding Section 6.21(c) Exemptions from Yard Provisions, steps/stairs may project into any required front yard or setback a distance of not more than 3.5 metres.
- vii. That notwithstanding Section 6.21(d) Exemptions from Yard Provisions, a patio or deck above the finished grade may project into any required rear yard setback a distance of not more than 2.5 metres. Any patio or deck constructed in a rear yard is restricted to a maximum size of 3.1 metres by 2.5 metres.
- viii. That notwithstanding Section 6.7(e), an accessory building or combination of buildings is permitted up to a maximum of 10% lot coverage or 10 square metres, whichever is less.
- ix. That an air conditioning unit shall be setback a minimum of 0.6 metres from any side or rear property line. An air conditioning unit is not permitted in any part of a required front yard or front setback.
- x. That a maximum of 70% of the front yard may be permitted as hardscaping. For the purposes of this by-law, hardscaping shall be considered as finished space consisting of pavement, concrete, patio stones, interlock or other hard surface treatment.

- xi. That a garage face can extend a maximum of 1 metre in front of a ground floor porch where it meets all other applicable setbacks.
- xii. A common element condominium road shall be considered a public road for the purposes of the Zoning By-law.

36.465

4. Zoning for Urban Residential Type 4 (R4) – Street Townhouses, Group Townhouses, Back-to Back Townhouses and Apartments

That on the lands delineated as Part 4 on Map 'B' attached to and forming part of this by-law, the following provisions shall apply:

- i. Notwithstanding the provisions of Section 13.1 Permitted Uses – Urban Residential Type 4 (R4), permitted uses shall include:
 - a. Street Townhouses subject to the provisions outlined in Paragraph 5.2 of this by-law
 - b. Group Townhouses subject to the provisions outlined in Paragraph 5.3 of this by-law
 - c. Back-to-Back Townhouses
 - d. Apartment Dwelling House
- ii. Notwithstanding the provisions of Section 13.2.1 Zone Provisions – Street Townhouses, the following shall apply to Back-to-Back Townhouses:

13.2.1(a) Minimum Lot Area	(i) Interior Lot – 78 square metres (ii) Corner Lot – 105 square metres (iii) End Lot – 90 square metres
13.2.1(b) Minimum Lot Frontage	(i) Interior Lot – 6.0 metres per unit (ii) Corner Lot – 9.0 metres per unit (iii) End Lot – 7.2 metres per unit
13.2.1(c) Minimum Front Yard	3.0 m. to dwelling; except 6.0 m to attached garage face
13.2.1(d) Minimum Exterior Side Yard	3.0 m. to dwelling; except that an attached garage fronting on flankage street shall be 6.0 m from flankage street line
13.2.1(e) Minimum Interior Side Yard	1.2 m.; except 0.0 m on a mutual side lot line separating 2 attached townhouse unit
13.2.2(g) Minimum Rear Yard	0.0 m.
13.2.2(h) Maximum Height	14.0 m.

- iii. Notwithstanding the provisions of Section 13.2.4 Zone Provisions – Apartment Dwelling House, the following shall apply to Apartment Dwelling Houses:

13.2.4(a) Minimum Yard Requirements	(i) Front Yard – 3.0 m. (ii) Exterior Side Yard – 3.0 m. (iii) Interior Side Yard - 3.0 m.; except 7.5 m. abutting a side lot line which is the boundary of any Residential Zone (iv) Rear Yard - 3.0 m.; except 7.5 m. abutting a rear lot line which is the boundary of any Residential Zone
13.2.4(b) Maximum Floor Area Ratios	Not Applicable, however maximum density shall be 100 units per hectare
13.2.4(c) Maximum Building Height	6 storeys

Any provisions of the R4 zone not specifically identified above, are applicable as set out in Section 13 of By-law 1-H-86.

- iv. That notwithstanding Section 4.25.5 Definition of Street Townhouses, the following shall apply:

“Shall mean a dwelling house comprising three or more dwelling units with each dwelling unit being divided one from the other by an above grade vertical common wall, a minimum of 10 square metres in area and with each dwelling unit having direct access to a yard. A maximum of eight dwelling units are permitted in a row.

For back-to-back townhouses, a maximum of 8 dwelling units may be attached in a contiguous structure, provided the structure is only 4 units wide and 2 units deep.”

- v. That notwithstanding Section 7.1.3(b) Parking Space Dimensions and Section 7.1.5(d) Parking Lot and Garage Requirements, the following shall apply:

“The parking space size located within a garage shall have a minimum width of 3.0 metres and have a minimum length of 6.0 metres. Stairs, to a maximum of 3 risers or 0.61 metres, shall be permitted to encroach into this parking space.”

- vi. That notwithstanding Section 6.21(c) Exemptions from Yard Provisions, a porch may project into any required front yard setback a distance of not more than 2.0 metres; any required exterior side yard setback a distance of not more than 1.8 metres; and, any required rear yard setback a distance of not more than 2.5 metres.

- vii. That notwithstanding Section 6.21(c) Exemptions from Yard Provisions, steps/stairs may project into any required front yard or setback a distance of not more than 3.5 metres.
- viii. That notwithstanding Section 6.21(d) Exemptions from Yard Provisions, a patio or deck above the finished grade may project into any required rear yard setback a distance of not more than 2.5 metres. Any patio or deck constructed in a rear yard is restricted to a maximum size of 3.1 metres by 2.5 metres.
- ix. That notwithstanding Section 6.7(e), an accessory building or combination of buildings is permitted up to a maximum of 10% lot coverage or 10 square metres, whichever is less. However, for Back-to-Back Townhouses, no accessory uses shall be permitted.
- x. That an air conditioning unit shall be setback a minimum of 0.6 metres from any side or rear property line. An air conditioning unit is not permitted in any part of a required front yard or front setback; except an air conditioning unit is permitted on a front balcony above the ground floor on a Back-to-Back Townhouse.
- xi. For Townhouses, a maximum of 70% of the front yard may be permitted as hardscaping. For the purposes of this by-law, hardscaping shall be considered as finished space consisting of pavement, concrete, patio stones, interlock or other hard surface treatment.
- xii. That a garage face can extend a maximum of 1 metre in front of a ground floor porch where it meets all other applicable setbacks.
- xiii. For an Apartment Dwelling House, parking shall be provided at a rate of 1.25 spaces per unit, plus 1 visitor space for every 10 dwelling units or part thereof.
- xiv. The provisions under Section 6.14 (Number of Dwelling Houses Per Lot) shall not apply for Apartment Dwelling Houses.
- xv. For the purposes of the lot frontage, lot area, front, side, and rear yard A common element condominium road shall be considered a public road for the purposes of the Zoning By-law.

36.466

5. Zoning for General Commercial (CG) – Commercial and Mixed-Use Buildings

That on the lands delineated as Parts 5 and 6 on Map 'B' attached to and forming part of this by-law, the following provisions shall apply:

- i. In addition to the provisions of Section 16.1 Permitted Uses, the permitted uses shall also include:
 - (a) supermarket;

- (b) Specialty GAFO stores, being those stores consisting of the retail sale of general merchandise; apparel & accessories; furniture and home furnishings; electronics and appliance; sporting goods, hobby, music and books; or other miscellaneous retail;
 - (c) home improvement/building supply store;
 - (d) service commercial stores including personal service shops; restaurants; financial institutions; personal service / professional offices; and, other similar uses;
 - (e) mixed-use buildings, with residential apartment units above ground floor commercial;
 - (f) live-work townhouses, with commercial (home-based business) component on the ground floor;
 - (g) residential apartment dwellings and stacked townhouses shall be permitted, except in the north-west quadrant of the block (Part 6).
- ii. Notwithstanding the provisions of Section 16.2 Zone Provisions, the following shall apply:

16.2(a) Minimum Yard Requirements	<ul style="list-style-type: none"> i. Front Yard – 3.0 m. ii. Exterior Side Yard – 3.0 m iii. Interior Side Yard - 3.0 m.; except 7.5 m. abutting a side lot line which is the boundary of any Residential Zone iv. Rear Yard - 3.0 m.; except 7.5 m. abutting a side lot line which is the boundary of any Residential Zone
16.2(b) Maximum Building Height	3 storeys; except for buildings adjacent Street 'C', 6 storeys shall be permitted

Any provisions of the CG zone not specifically identified above, are applicable as set out in Section 16 of By-law 1-H-86.

- iii. Parking for Apartment Dwellings or other Dwelling Unit shall be provided at a rate of 1.25 spaces per unit, plus 1 visitor space for every 10 dwelling units or part thereof.
 - 1. Parking for Non-Residential uses shall be provided in accordance with Section 7 of By-law 1-H-86.
 - 2. Required visitor spaces for residential uses and non-residential uses can be shared.
- iv. The provisions under Section 6.14 (Number of Dwelling Houses Per Lot) shall not apply.
- v. For the purpose of this by-law, the following definitions shall apply:
 - (i) A "Supermarket" shall mean a building in which the main use is the retail sale of a balanced line of goods such as canned, bottled, packaged, and frozen

foods, fresh meat and poultry, fish, fresh fruits and vegetables, prepared food products, bakery products, dairy products, candy and confectionary and other food products. In addition, newspapers, magazines, paper products, soft drinks, tobacco products, health and beauty aids, housewares, flowers and plants and other non-food items may be sold. Services may also be offered for sale provided they are subordinate to the main use.

- (ii) "Specialty GAFO" shall mean a building in which the main use is the retail sale of general merchandise; apparel & accessories; furniture & home furnishings; electronics & appliances; sporting goods, hobby, music & books; or other miscellaneous retail. Department stores as defined herein, supermarkets as defined herein, home & auto stores and warehouse memberships clubs are not included in this category.
- (iii) A "Home Improvement / Building Supply Store" shall mean a building in which the main retail use is the retail sale of building and/or garden materials and which may include the outside storage of goods and materials.
- (iv) "Service Commercial Store" shall mean a building or part of a building in which the main non-retail commercial use is a service type use. A service type use may include, but not be limited to the following:
 - a. "Personal Service Shop" shall mean an establishment where a personal service is performed, such as a barber shop, beauty salon, dressmaking shop, shoe repair shop, tailor shop, photographic studio, music studio or similar use.
 - b. "Restaurant" shall mean a building or part of a building where food is offered for sale or sold to the public for immediate consumption either within the building or elsewhere. This definition includes, but is not limited to, a licensed dining lounge, café, cafeteria, lunch counter, tearoom or coffee shop, an outdoor patio or café.
 - c. "Financial Institution" shall mean a building or part of a building where the primary business and function is the handling and investment of funds, such as a bank, trust company, savings and loan association or investment company.
 - d. "Personal Service / Professional Office" shall mean a building or part of a building being used as an office for individuals providing a service directly to the public (including but not limited to a real-estate office, travel agency, insurance brokerage or government office) or used for the practice of a profession (including but not limited to such offices as an accountant, architect, dentist, engineer, land surveyor, land use planner, physicians, or other generally recognized professional).

36.467

6. Zoning for Open Space (OS)

That on the lands delineated as Part 8 on Map 'B' attached to and forming part of this by-law, the following provisions shall apply:

- i. That notwithstanding the permitted uses of Section 32.1 Open Space Zone (OS), only the following uses shall be permitted on Part 3:
 - a) Park
 - b) Stormwater management facilities

36.468

7. Zoning for Hazard Lands (HL)

That on the lands delineated as Part 7 on Map 'B' attached to and forming part of this by-law, the following provisions shall apply:

- i. No site alteration or development is permitted, with the exception of trails as approved by the County and Conservation Authority.

General Provisions

The following General Provisions shall apply to the lands shown on Maps 'A' and 'B' attached to and forming part of this by-law:

- i. That the definition of a "Sight Triangle" contained in subsection 4.85 shall not apply to the lands identified as having reference to this subsection and the following definition shall apply in lieu thereof:

- a) Intersections of Local Roads

"SIGHT TRIANGLE" shall mean the triangular space formed by the intersecting street lines of a corner lot and a line drawn from a point on one of the street lines to a point on the other street line, each point being measured 4.5 metres from the point of intersection of the street lines.

- b) Intersections of Local Road / Collector Street

"SIGHT TRIANGLE" shall mean the triangular space formed by the intersecting street lines of a corner lot and a line drawn from a point on one of the street lines to a point on the other street line, each being measured 7.5 metres from the point of intersection of the street lines.

- ii. That a minimum density of development be set for the entire subject lands shown on Maps 'A' and 'B' at 46 persons and jobs per hectare. The density measure is to be calculated based upon: 3.16 persons per one family dwelling house; 3.16 persons per two family dwelling house (each dwelling unit); 2.74 persons per townhouse dwelling unit; and, 1.86 persons per apartment dwelling unit.

AND THAT this by-law shall become effecting from and after the date of passing thereof.

READ a first and second time this 31st day of August, 2020.

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

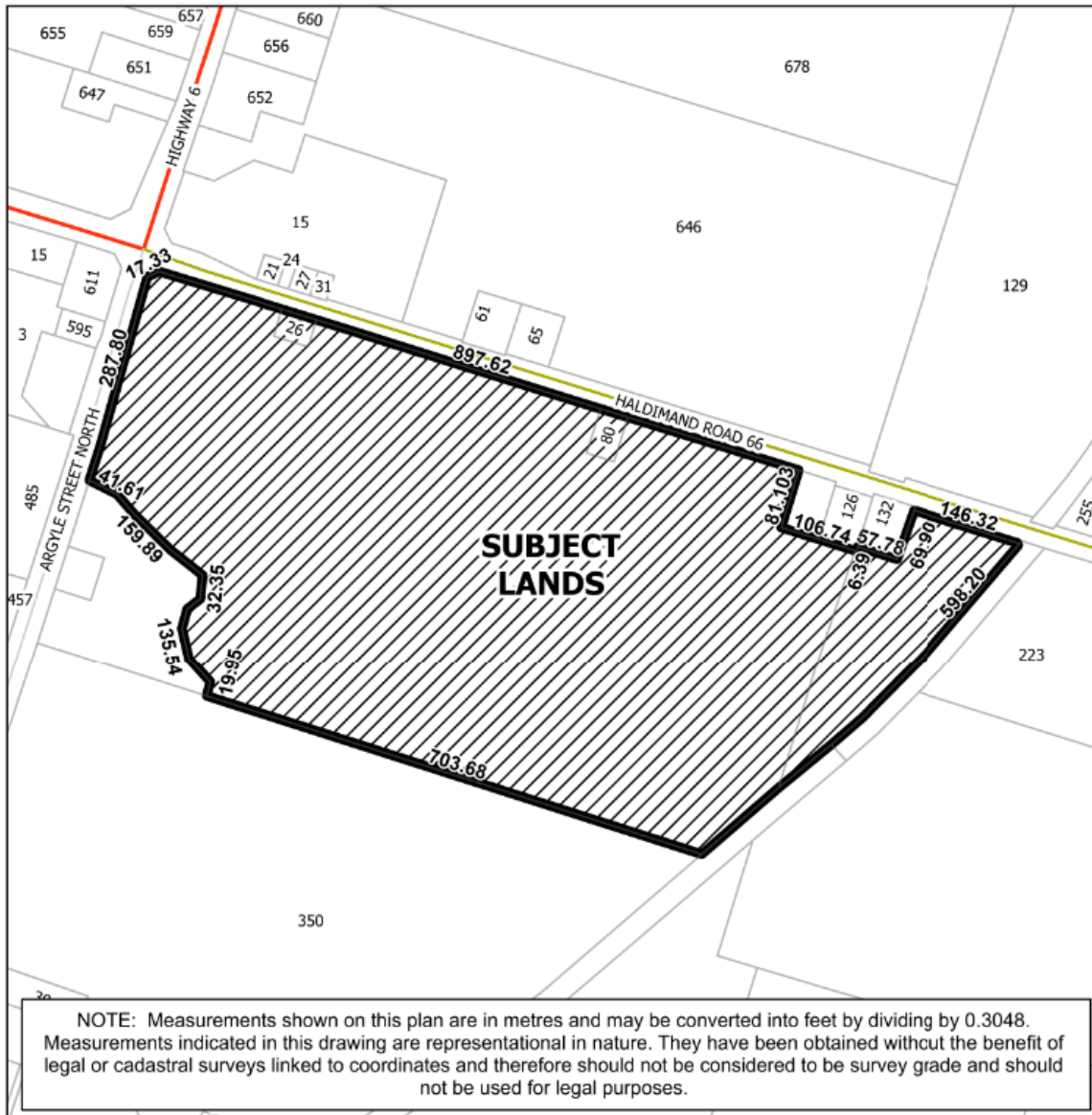
MAYOR

CLERK

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



0 50 100 150
Metres



SCHEDULE 'A'

MAP B - Detail Map

Haldimand County
Urban Area of Caledonia, Ward 3

SCALE: 1:7,000
0 50 100 150 200 Metres



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 _____ 2020.

MAYOR

CLERK

Ref: PL 7-HA-2019.060

PURPOSE AND EFFECT OF BY-LAW NO. ____/20

This by-law amendment applies to the lands located on the south side of Haldimand Road 66 and east side of Argyle St. in Caledonia. The lands are legally described as Seneca Range 1, EPR W, Part Lots 8 and 9, Plan 18R7464 and Seneca Range 1, EPR E Half Part Lots 8 and 9, Plan 18R6879, in the Township of Seneca, Haldimand County. The lands currently consist of three properties: municipally known as 600 Argyle Street North, 26 and 80 Haldimand Road 66.

The purpose of this by-law is to rezone the lands with special provision 36.457 to:

1. "Urban Residential Type 1-B" for Part 1 with special provisions for customized setbacks, lot area and frontage, etc. and a holding provision until such time as there is sufficient servicing capacity, Ministry approval of the archaeological assessments, and subdivision agreement / condition completion.
2. "Urban Residential Type 4" for Part 2 with special provisions for customized setbacks, lot area and frontage, etc..
3. "Urban Residential Type 4" for Part 3 with special provisions for customized setbacks, lot area and frontage, etc. for the development of condominiums.
4. "Urban Residential Type 4" for Part 4 with special provisions for customized setbacks, lot area and frontage, etc. for the development of group townhomes, street townhomes and apartments.
5. "General Commercial" for Part 5 and 6 with special provisions for customized setbacks and building height for commercial development.
6. "Open Space" for Part 8 with special provisions to limit the uses.
7. "Hazard Land" for Part 7 with special provisions to ensure natural feature protection, floodplain protection, and archaeological resources protection.

Report Nos.: PDD-17-2020; PDD-27-2020

File Nos.: PLOP-HA-2019-059, PLZ-HA-2019-060

Related File Numbers: PL28T-2019-022

Roll Numbers: 2810-152-005-10100-0000; 2810-152-005-01100-0000, 2810-152-005-00420-0000

Name: Gateway Commercial Ltd. and McClung Properties Ltd. (Empire)