

THE CORPORATION OF HALDIMAND COUNTY

By-law Number /21

Being a by-law to Amend the Haldimand County Official Plan by DICO Developments Inc.

WHEREAS Haldimand County is empowered 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** the Haldimand County Official Plan be amended for a property described as Plan 905, Block 42, Part Lots 1 and 2, RP 18R625, Parts 1 and 2, Town of Hagersville, 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.

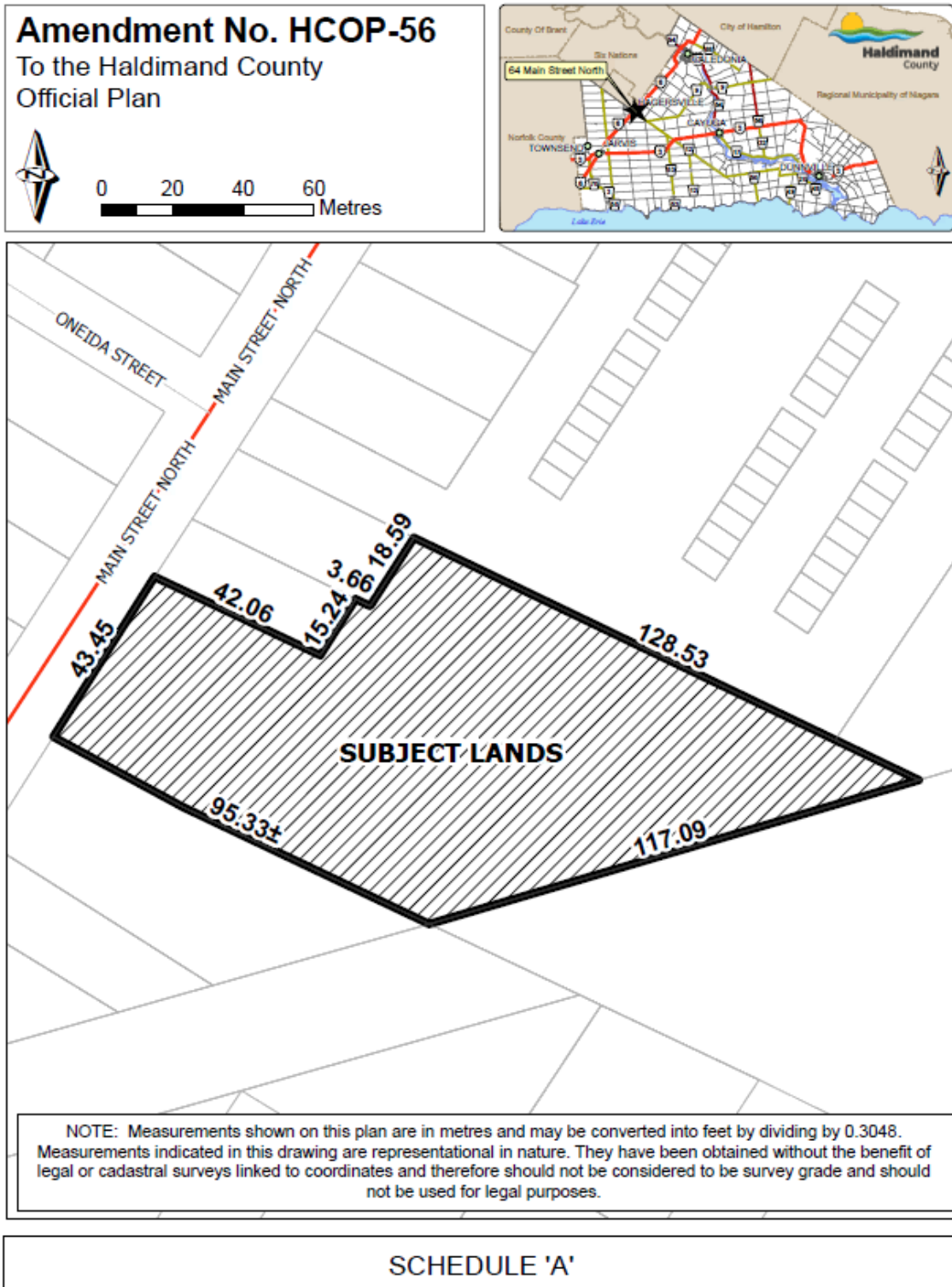
READ a first and second time this 16th day of February, 2021.

READ a third time and finally passed this 16th day of February, 2021.

MAYOR

CLERK

Schedule "A"



Ref: PLOP-HA-2020-144

**AMENDMENT
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 designation for the subject lands such that Residential development is permitted for the site as illustrated on Schedule "B.4".

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

The subject lands are described as Plan 905, Block 42, Part Lots 1 and 2, RP 18R625, Parts 1 and 2, Town of Hagersville, municipally know as 64 Main Street North, Hagersville. The location of the subject lands is illustrated on the attached Schedule "A".

3. **Basis of the Amendment:**

The subject lands are designated Community Commercial within the Haldimand County Official Plan. The property will be re-designated Residential in the Official Plan. The Amendment to the Official Plan is to facilitate the establishment of an residential development on the subject lands.

PART B: THE AMENDMENT

The Haldimand County Official Plan is hereby amended as follows:

Map Amendment:

Schedule B.4 is hereby amended by:

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 to 'Residential' designation.

PART C: ADDITIONAL INFORMATION

Implementation:

This amendment will be implemented by Haldimand County by enacting an amendment to the Haldimand County Zoning By-law HC 1-2020.

The subject lands will also be subject to site plan control, which will ensure that subsequent development on the parcel is subject to review by the County. Site plan control will provide the opportunity to review the location of the proposed residential building, 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-07-2021
File No:	PLOP-HA-2020-144
Related File No.:	PLZ-HA-2020-143
Name:	DICO Developments Inc.
Roll No.	2810-154-003-10300