

THE CORPORATION OF HALDIMAND COUNTY

By-law Number /21

Being a by-law to adopt Amendment Number HCOP-62 to the Haldimand County Official Plan by 2690419 Ontario Inc. (Twisted Lemon).

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** Amendment No. HCOP-62 to the Haldimand County Official Plan for a property described as Part Lot 3, Part lot 4, South of Norton Street West, Geographic Township of Cayuga, Haldimand County, 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 28th day of June, 2021.

READ a third time and finally passed this 28th day of June, 2021.

MAYOR

CLERK

Schedule "A"

Amendment No. HCOP-62

To the Haldimand County Official Plan



0 20 40 60 Metres



SCHEDULE 'A'

**AMENDMENT NO. HCOP-62
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 commercial type development is permitted for the site as illustrated on Schedule "A" such that they are subject to HCOP-62.

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

The subject lands are described as Part Lot 3, Part lot 4, South of Norton Street West, Geographic Township of Cayuga, Haldimand County, municipally know as 3 Norton Street West. The location of the subject lands is illustrated on the attached Schedule "A".

3. **Basis of the Amendment:**

The subject lands are designated Residential within the Haldimand County Official Plan. The property will be re-designated Community Commercial in the Official Plan. The Amendment to the Official Plan will apply site specific policies shown as HCOP-62, to facilitate the establishment of an expansion of uses to the subject lands.

PART B: THE AMENDMENT

The Haldimand County Official Plan is hereby amended as follows:

Map Amendment:

Schedule B.2 is hereby further 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 a site-specific 'Community Commercial' designation (HCOP-62).

Text Amendment:

The following is included in the amendment identified as HCOP-62 to be enacted as follows:

- a) That the permitted Community Commercial uses will be limited to only the following uses are permitted: a restaurant/cafe with seating for 56 patrons; a catering business; a classroom for food-related workshops and cooking courses; retail sales of food related product, a small scale accessory greenhouse, a patio with seating for 20 patrons and a maximum of three

(3) Inn/Hotel rooms. Drive-thru use is not permitted. on those lands identified as having reference to this subsection on Schedule "B.2".

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.

Report Number:	PDD-42-2021
File No:	PLOP-HA-2021-069
Related File No.:	PLZ-HA-2021-070
Name:	2690421 Ontario Inc. (Dan Megna and Laurie Lilliman, Twisted Lemon)
Roll No.	2810.156.002.065000