

## THE CORPORATION OF HALDIMAND COUNTY

By-law Number /21

**Being a by-law to amend Zoning By-law HC 1-2020 in the name of 350 Argyle Street North GP INC.**

**WHEREAS** Haldimand County is authorized 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 Seneca Range 1 EPR PT LOTS 9 TO 11 Range EPR PT A B, 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 E2-4 of the Haldimand County Zoning By-law HC 1-2020 is amended by rezoning the Subject Lands from 'Light Industrial (ML) and Development (D)' to 'Service Commercial (CS)'.
3. **THAT** the 'Holding – "H"' provision shall remain in place until an easement has been established and a Development agreement entered into for the inclusion of the trail connection for the subject lands.
4. **AND THAT** this by-law shall take force and effect on the date of passing.

READ a first and second time this 20<sup>th</sup> day of September, 2021.

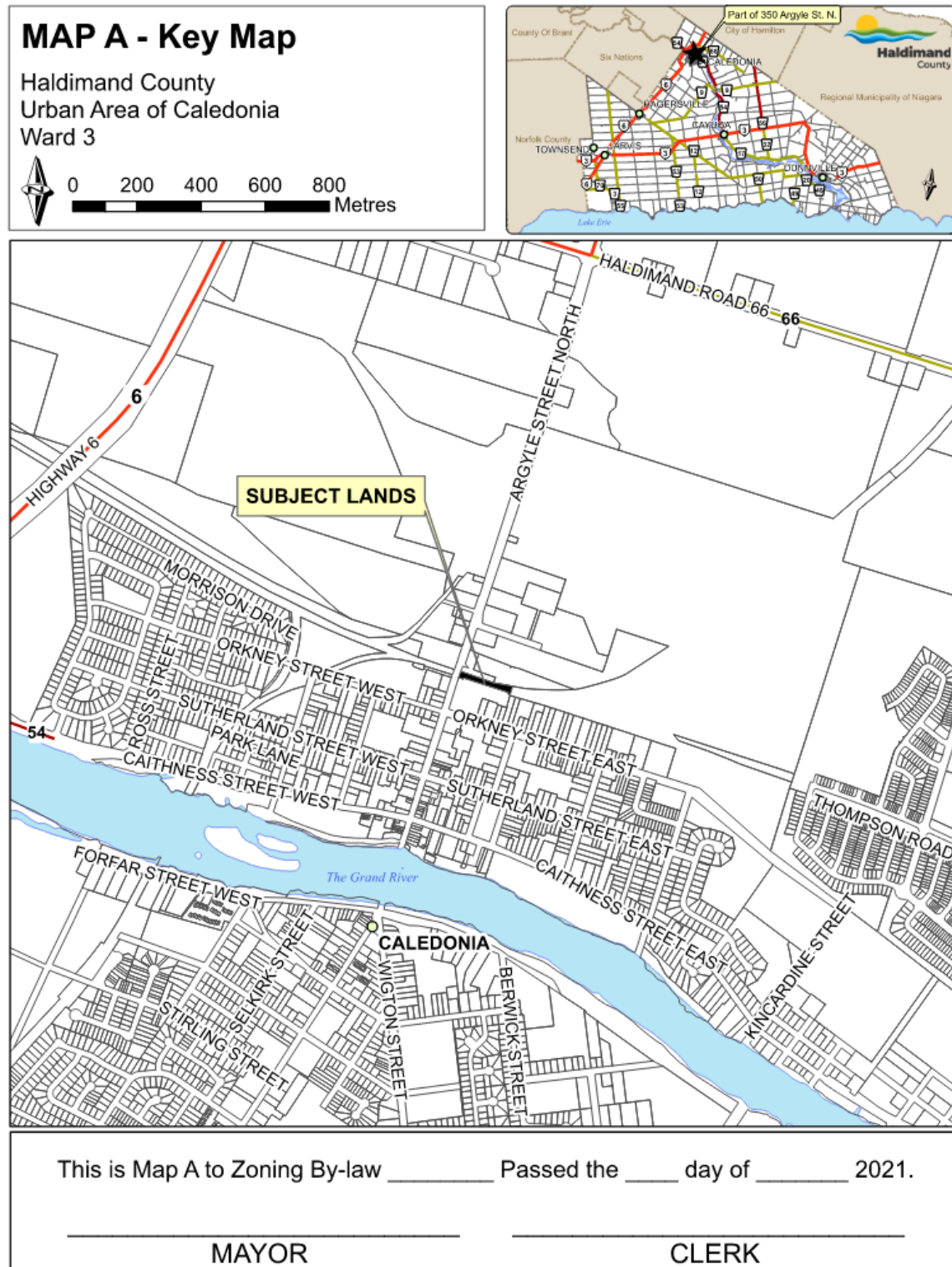
READ a third time and finally passed this 20<sup>th</sup> day of September 2021.

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MAYOR

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CLERK



Ref: PLZ-HA-2021-101

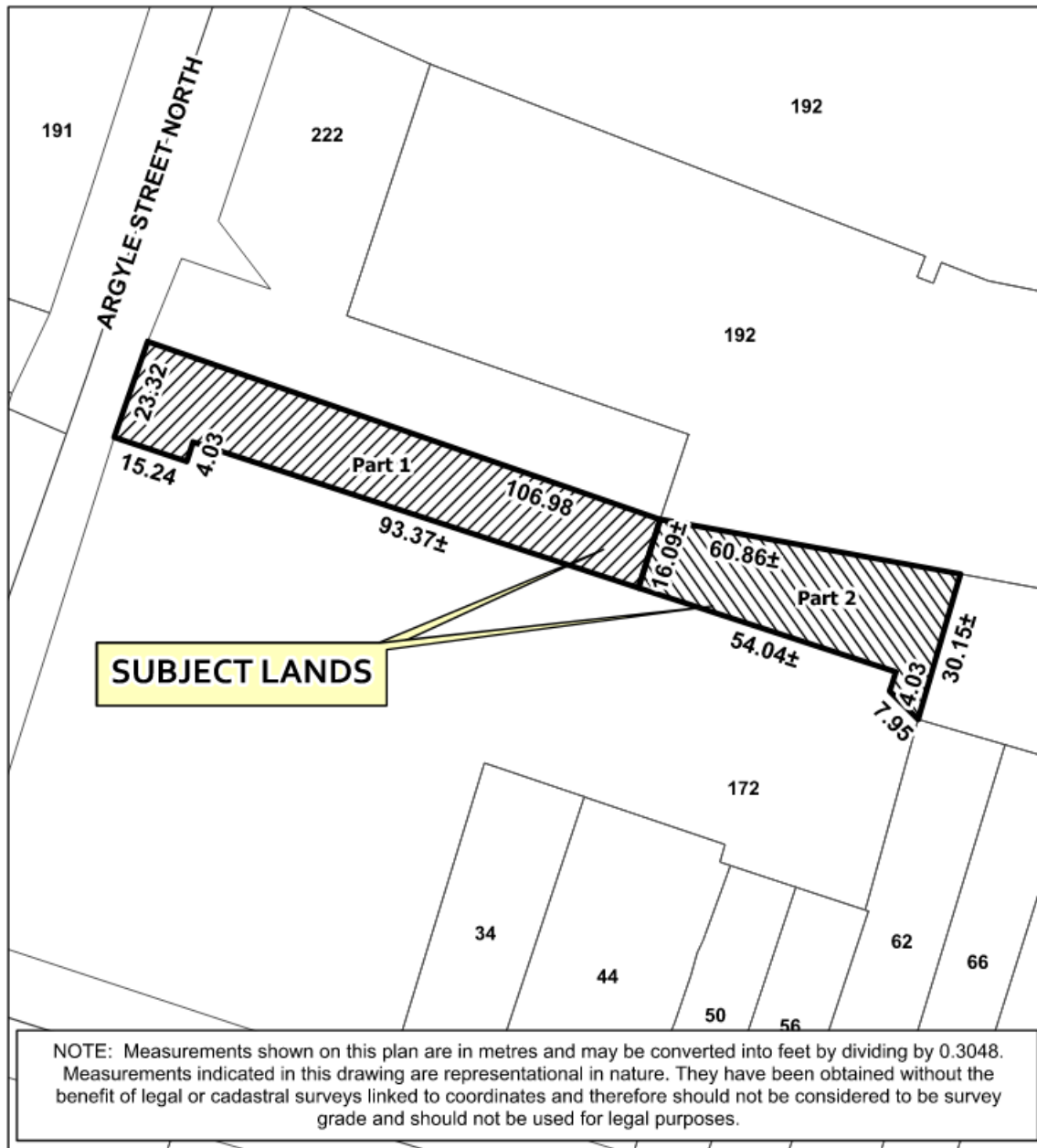
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**MAP B - Detail Map**

Haldimand County

Urban Area of Caledonia, Ward 3

SCALE: 1:1,100

0 5 10 15 20  
Metres

This is Map B to Zoning By-law \_\_\_\_\_ Passed the \_\_\_\_ day of \_\_\_\_\_ 2021.

\_\_\_\_\_  
MAYOR\_\_\_\_\_  
CLERK

## PURPOSE AND EFFECT OF BY-LAW NO. XX-HC/21

The purpose of this by-law is to permit the future development for commercial uses for the subject lands.

The subject lands are legally described as Seneca Range 1 EPR PT LOTS 9 TO 11 Range EPR PT A B.

In the Haldimand County Official Plan, the subject lands are designated as 'Urban Business Park', and there are no policy conflicts.

HC 1-2020 currently permits uses include but are not limited to: animal hospital, automotive gas station, automotive service shop and washing establishment, bake shop, bar or night club, boutique, building supply establishment, office uses, restaurants and certain retail stores amongst others.

The purpose of this by-law is to permit the future commercial development and secure the connection to the Chippewa trail.

The removal must be approved by the General Manager of Community & Development Services.

Report:	PDD-48-2021
File Number:	PLZ-HA-2021-101
Related File Number:	PLB-2021-098
Name:	350 Argyle Street North GP INC
Roll Number:	2810-152-005-097000000