

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 McClung Properties Limited (Empire)

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 Part of Lot 12, Range 2, East of Plank Road in the Township of Seneca, Haldimand County shown as the Subject Lands on Maps "A" and "B" attached hereto to form a part of this by-law.
2. **THAT** Schedule A-E2-3 of the Haldimand County Zoning By-law HC 1-2020, as amended, is hereby further amended by rezoning the Subject Lands on Maps "A" and "B" attached to hereto to form part of this by-law from "Agriculture (A)" Zone to "Urban Residential Type 1-B (R1-B)";
3. **THAT** Schedule A-E2-3 of the Haldimand County Zoning By-law HC 1-2020, as amended, is hereby further amended by identifying the Subject Lands on Maps "A" and "B" attached hereto to form part of this by-law as having reference to Subsection HAL36.395.
4. **AND THAT** this by-law shall take force and effect on the day of passing.

READ a first and second time this 1st day of November, 2021.

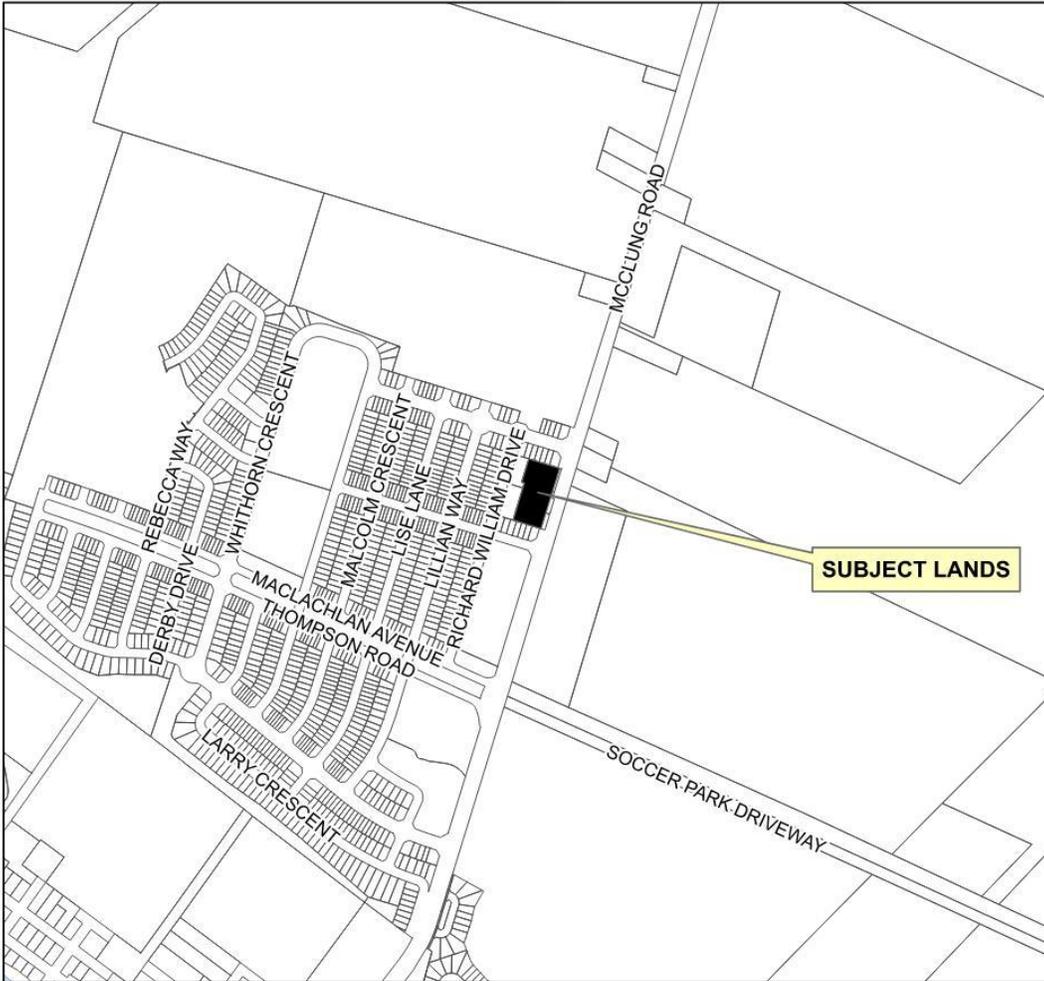
READ a third time and finally passed this 1st day of November, 2021.

MAYOR

DEPUTY CLERK

MAP A - Key Map

Haldimand County
Urban Area of Caledonia
Ward 3



This is Map A to Zoning By-law _____ Passed the ____ day of _____ 2021.

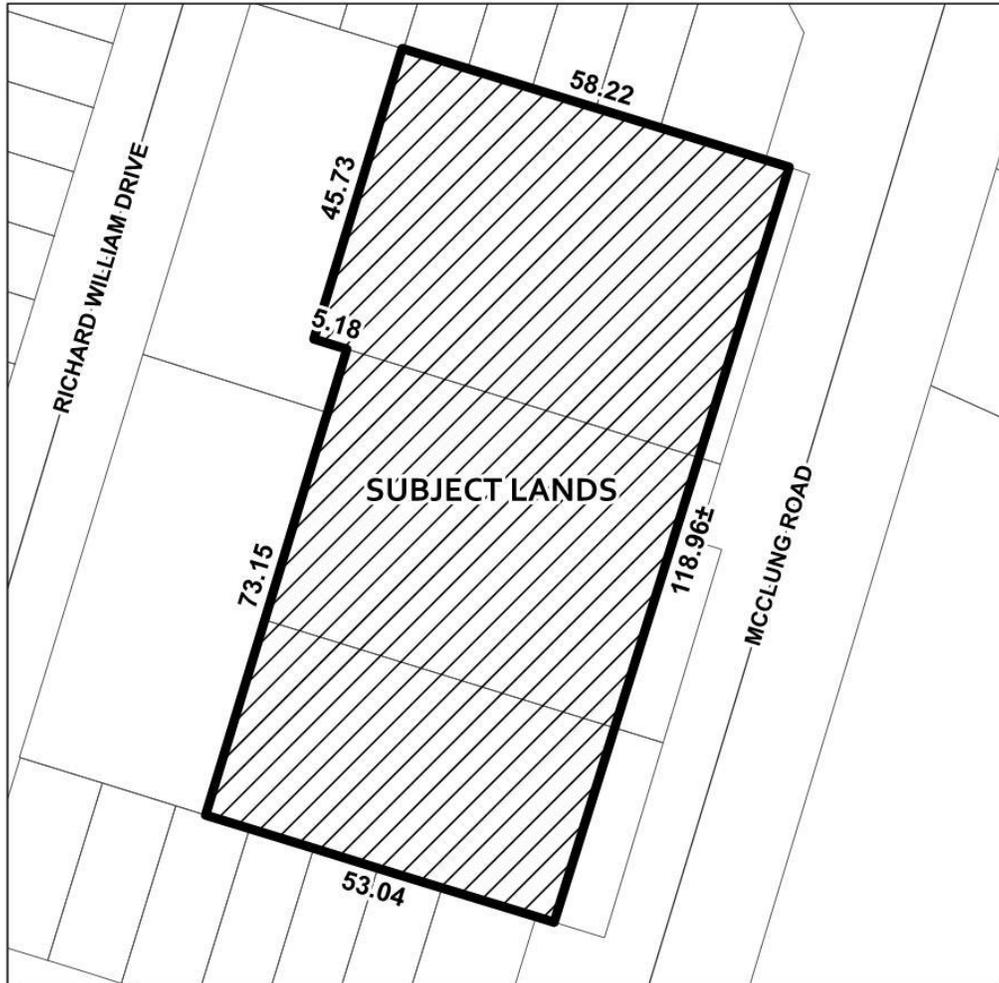
_____ MAYOR _____ CLERK

Ref: PLZ-HA-2021-093

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MAP B - Detail Map
 Haldimand County
 Urban Area of Caledonia, Ward 3

SCALE: 1:800
 0 5 10 15 20 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 _____ 2021.

_____ MAYOR _____ CLERK

Ref: PLZ-HA-2021-093

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

The subject lands are described as Part of Lot 12, Range 2, East of Plank Road in the Township of Seneca, Haldimand County. The subject lands are municipally addressed as 101, 105, and 109 McClung Road. The subject lands are located within the greenfield area of northeast Caledonia. The subject lands are designated 'Residential' in the Haldimand County Official Plan. The subject lands are surrounded by the Avalon Subdivision to the north, south, and west, and McClung Road to the east.

The subject lands are currently zoned 'Agriculture (A)' Zone. The purpose of this Zoning By-law is to rezone the subject lands from the 'Agriculture (A)' Zone to the 'Urban Residential Type 1-B (R1-B)' Zone with special provision HAL36.395 for customized setbacks, lot area and frontage, etc. to permit the subject lands, together with two remnant blocks of Avalon Phase 5, to develop into a lotless block subdivision consisting of a maximum of twenty-six (26) lots for single detached dwellings, consistent with the rest of the Avalon subdivision. The remnant blocks of Avalon Phase 5 (to the west of the subject lands) are already zoned 'Urban Residential Type 1-B (R1-B) Zone, special provision HAL36.395' and do not require rezoning. The subject development proposal is referred to as Avalon Phase 5B. Once built-out, the subject development proposal will be seamless with the rest of the Avalon Subdivision.

Report:	PDD-43-2021
File Number:	PLZ-HA-2021-093
Related File Number:	PL28T-2021-092
Name:	McClung Properties Ltd.
Roll Numbers:	2810-152-005-06480-0000, 2810-152-005-06490-0000, 2810-152-005-06510-0000, 2810-152-005-07472-0000, 2810-152-005-06506-0000