

## ONTARIO REGULATION XXX/XX

### ZONING ORDER – HALDIMAND COUNTY, ONTARIO

#### Definitions

**1.** In this Order,

“data centres” means a building or structure that is used to house computer systems and associated components, such as telecommunications and storage systems;

“logistics distribution centre” means an industrial facility used for, but not limited to, the assembly, storing, sorting, processing and distribution of goods, the management of inventory and the temporary on-site storage of commercial motor vehicles or trailers for freight handling.

“zoning by-law” means Zoning By-law HC 1-2020 of the Corporation of Haldimand County;

#### Application

**2.** This Order applies to lands in Haldimand County, in the Province of Ontario, being the lands outlined in **red** on a map numbered **XX** and filed at the Toronto office of the Ministry of Municipal Affairs and Housing located at 777 Bay Street.

#### Residential Zone (HOLD)

**3.** (1) This section applies to the lands located in the area shown as Residential Zone (HOLD) on the map described in section 2.

(2) The following uses and Zone Provisions are permitted on the lands described in section 3(1), subject to the lifting of the Holding Provision in accordance to section 6:

1. Permitted Uses and Zone Provisions within the Urban Residential Type 1-B (R1-B) zone of the zoning by-law.
2. Permitted Uses and Zone Provisions within the Urban Residential Type 2 (R2) zone of the zoning by-law.
3. Permitted Uses and Zone Provisions within the Urban Residential Type 3 (R3) zone of the zoning by-law.
4. Permitted Uses and Zone Provisions within the Urban Residential Type 4 (R4) zone of the zoning by-law.
5. Permitted Uses and Zone Provisions within the Urban Residential Type 6 (R6) zone of the zoning by-law.
6. Permitted Uses and Zone Provisions within the General Commercial (CG) zone of the zoning by-law.
7. Permitted Uses and Zone Provisions within the Service Commercial (CS) zone of the zoning by-law.
8. Permitted Uses and Zone Provisions within the Neighbourhood Commercial (CN) zone of the zoning by-law.
9. Permitted Uses and Zone Provisions within the Community Institutional (IC) zone of the zoning by-law.
10. Parks and Open Space shall be permitted in all zones identified under subsection (2)1 to subsection (2)9.

(3) Notwithstanding section 3(2), zoning requirements set out in Exception HAL 36.469 of the zoning by-law shall apply to section 3(2)1, R1-B zone.

(4) Notwithstanding section 3(2) and section 3(3), the following zoning requirements shall apply to the uses permitted under section 3(2)1 to section 3(2)3:

1. The maximum building height is 13.0 metres (3 storeys)

(5) Notwithstanding section 3(2), zoning requirements set out in Exception HAL 36.465 of the zoning by-law shall apply to section 3(2)4, R4 zone.

(6) Notwithstanding section 3(2) and section 3(5), the following zoning requirements shall apply to the uses permitted under section 3(2)4, R4 zone.

1. The maximum building height for Street Townhouses and Group Townhouses is 13.5 metres (3 storeys).

### **Employment Zone**

4. (1) This section applies to the lands located in the area shown as Employment Zone on the map described in section 2.
- (2) The following uses and Zone Provisions are permitted on the lands described in section 4(1):
1. Permitted Uses and Zone Provisions within the Heavy Industrial (MH) zone of the zoning by-law.
  2. Permitted Uses and Zone Provisions within the General Industrial (MG) zone of the zoning by-law.
  3. Permitted Uses and Zone Provisions within the Light Industrial (ML) zone of the zoning by-law.
  4. Permitted Uses and Zone Provisions within the Disposal Industrial (MD) zone of the zoning by-law.
  5. Permitted Uses and Zone Provisions within the General Commercial (CG) zone of the zoning by-law.
  6. Data Centres, subject to the Zone Provisions within the Light Industrial (ML) zone of the zoning by-law shall apply.
  7. Logistics Distribution Centre, subject to the Zone Provisions within the Light Industrial (ML) zone of the zoning by-law shall apply.
- (3) Notwithstanding section 4(2), the following zoning requirements shall apply to the uses permitted under section 4(2):
1. The maximum lot coverage is not applicable.
  2. The maximum building height is 18 metres.

### **Waterfront Zone**

5. (1) This section applies to the lands located in the area shown as Waterfront Zone on the map described in section 2.
- (2) The following uses and Zone Provisions are permitted on the lands described in section 5(1):
1. Permitted Uses and Zone Provisions within the Open Space (OS) zone of the zoning by-law.
  2. Permitted Uses and Zone Provisions within the Community Institutional (IC) zone of the zoning by-law.
  3. Permitted Uses and Zone Provisions within the Marine Industrial (MM) zone of the zoning by-law.

### **Holding Provision**

6. (1) This section applies to the lands located in the area shown as Residential Zone (HOLD) on the map described in section 2.
- (2) A holding provision shall be placed on the Residential zones identified on **Map XXX**, and may be removed for all or a portion of the lands at the discretion of the minister, or at such time that the following is provided to Haldimand County for approval:
1. Masterplan(s), informed by public consultation, which illustrate features such as road pattern, open space, parks, institutional, housing mix and any other matters deemed necessary to complete the plan(s) to the satisfaction of Haldimand County;
  2. Plan(s) of subdivision; and,
  3. Site-specific zoning, as required, in order to implement the general uses set out by the by-law and/or the masterplan(s). The site-specific zoning may accommodate alternate uses or built forms, and may vary provisions contained in this zoning order so long as the general intent of this by-law is maintained.

### **Terms of use**

7. (1) Every use of land and every erection, location or use of any building or structure shall be in accordance with this Order.
- (2) Nothing in this Order prevents the use of any land, building or structure for any use prohibited by this Order if the land, building or structure is lawfully so used on the day this Order comes into force.
- (3) Nothing in this Order prevents the reconstruction of any building or structure that is damaged or destroyed by causes beyond the control of the owner if the dimensions of the original building or structure are not increased and its original use is not altered.
- (4) Nothing in this Order prevents the strengthening or restoration to a safe condition of any building or structure.

**Deemed by-law**

**8.** This Order is deemed for all purposes, except the purposes of section 24 of the Act, to be and to always have been a by-law passed by the council of the County.

**Commencement**

**9. This Regulation comes into force on the day it is filed.**