

THE CORPORATION OF HALDIMAND COUNTY

By-law Number -HC/22

Being a by-law to amend Zoning By-law HC 1-2020, as amended, for property described in the name of 2578970 Ontario Inc. ('Holding – "H" provision removal)

WHEREAS Haldimand County is authorized to enact this by-law, by virtue of the provisions of Section 34 and 36 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:

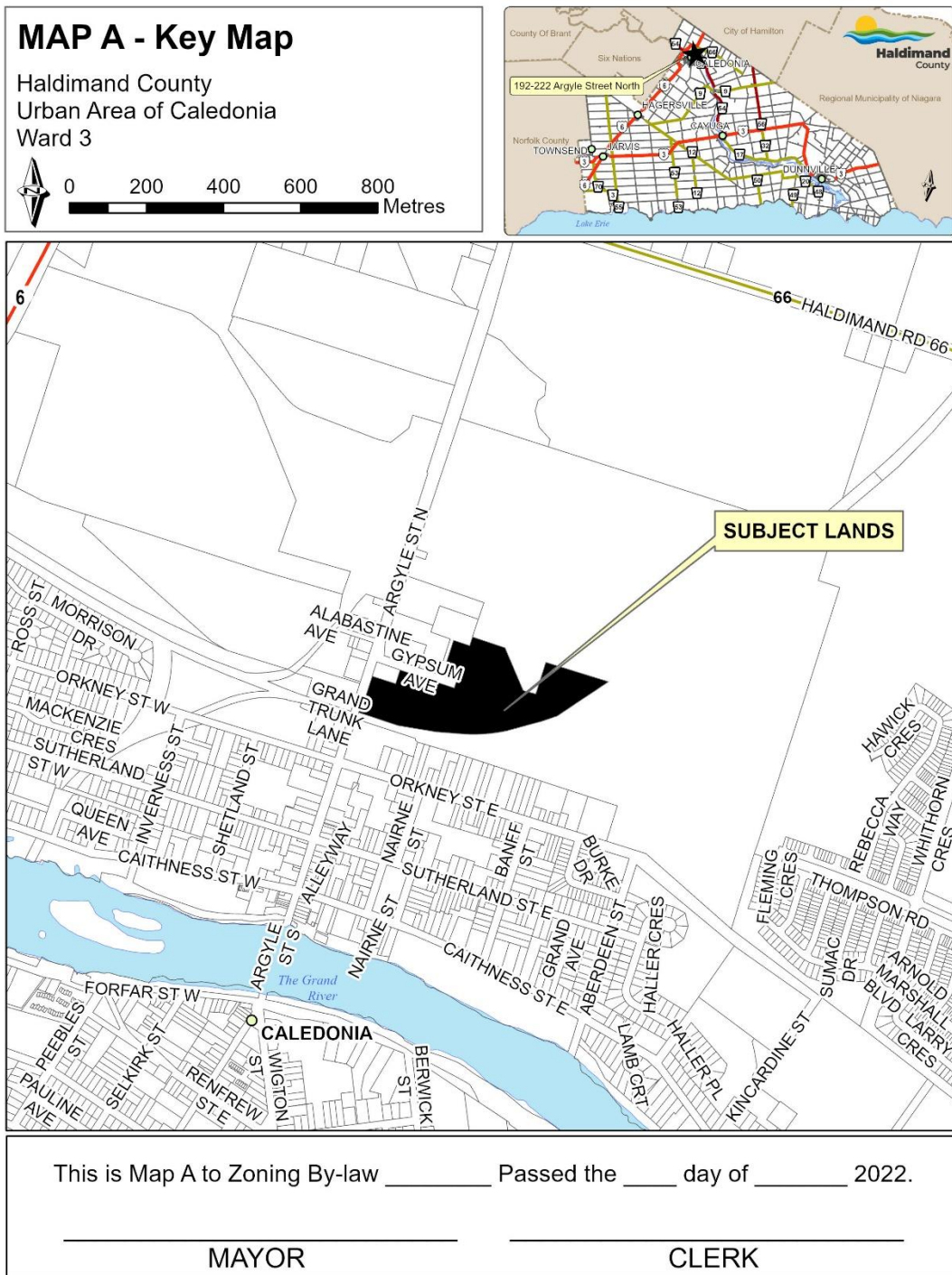
1. **THAT** this by-law shall apply to lands described as Part of Lots 10 and 11 Range 1 East of Plank Road, Geographic Township of Seneca, Haldimand County and shown on Maps "A" and "B" attached to and forming part of this by-law.
2. **THAT** Schedule "A" of By-law HC 1-2020, as amended, is hereby further amended by removing the 'Holding "H" provision from Part 1 shown on Map "B" attached to and forming part of this by-law at such time as the General Manager of Community & Development Services is satisfied that all conditions relating to the 'Holding – "H" provision have been met and the said General Manager issues a memo to the same effect.
3. **AND THAT** this by-law shall take force in accordance with the provisions of the *Planning Act*.

READ a first and second time this 6th day of June, 2022.

READ a third time and finally passed this 6th day of June, 2022.

MAYOR

CLERK



Ref: PLZ-HA-2021-118

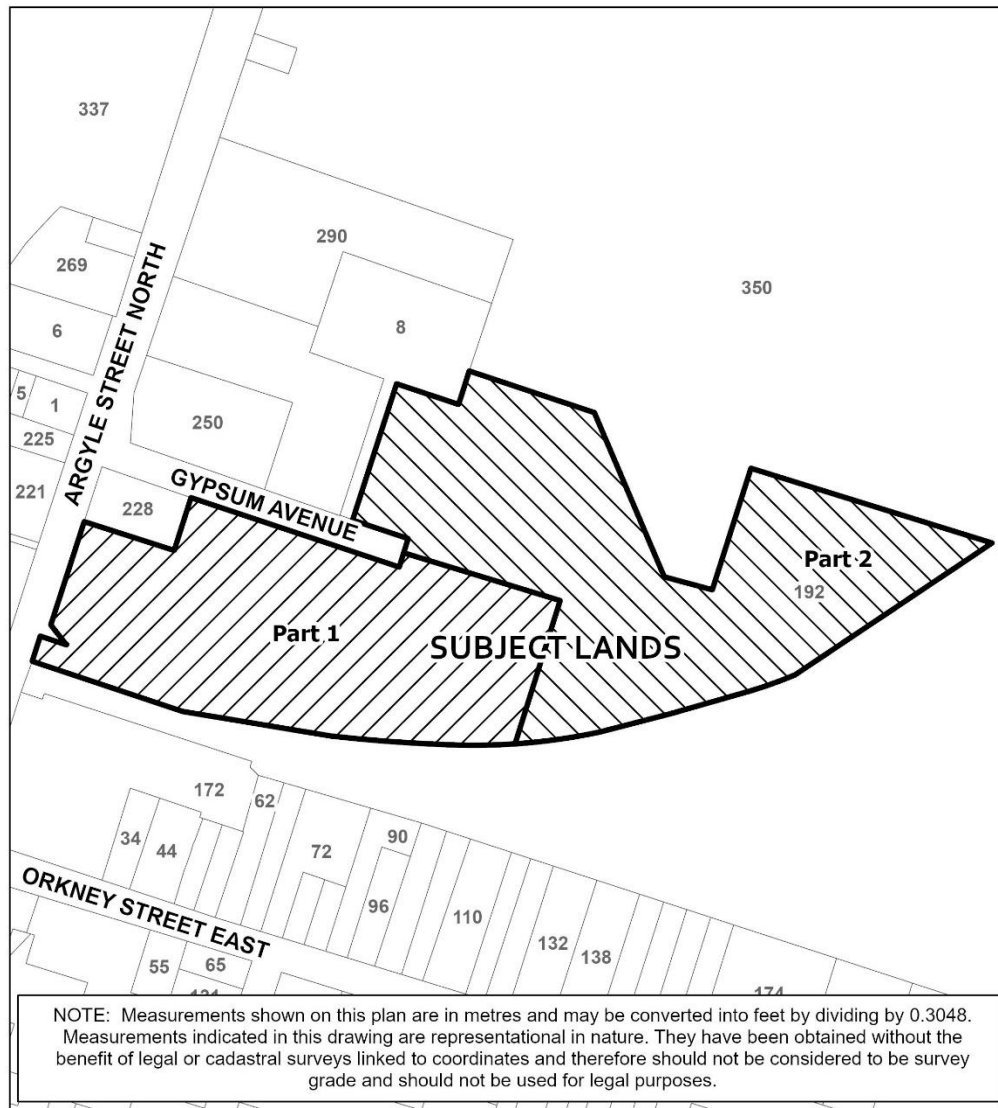
T:\Planning and Economic Development\PD\GIS\Applications\2021\PLZ\PLZ-HA-2021-117 PLZ-HA-2021-118 (Narinder Mann)\PLZ\2021\117\PLZ2021117\PLZ2021118.aprx

MAP B - Detail Map

Haldimand County
Urban Area of Caledonia, Ward 3

SCALE - 1:3,600

0 25 50 75 100
Metres



This is Map B to Zoning By-law _____ Passed the ____ day of _____ 2022.

MAYOR

CLERK

Ref: PLZ-HA-2021-118

PURPOSE AND EFFECT OF BY-LAW /2022

The subject lands are legally described as Part of Lots 10 and 11 Range 1 East of Plank Road, Geographic Township of Seneca, Haldimand County.

The purpose of this by-law is to grant the General Manager of Community & Development Services the authority to remove the Holding (H) provision from Part 9 of the subject lands once the following conditions are satisfied:

- a) The Ministry of Heritage, Sport, Tourism and Culture Industries (MHSTCI) files an archaeological assessment that clears the subject lands of archaeological potential;
- b) The Grand River Conservation Authority (GRCA) issues a permit and verifies the limit of development relating to the floodplain on the subject lands;
- c) The Ministry of Northern Development, Mines, Natural Resources (NDMNRF) and County are satisfied that the proponent has demonstrated long-term stability of the underground mine workings that underline the subject lands via a geotechnical study and rehabilitation plan, if required. The geotechnical study must take into account the potential impacts of the proposed new land use;
- d) The Manager of Water & Wastewater Engineering confirms servicing capacity and infrastructure is in place and operational (including infrastructure such as pumping stations and force mains) to support the development;
- e) The General Manager of Community & Development Services approves the site plan and the Manager of Engineering Works approves the external works (traffic infrastructure improvements) together with a site plan agreement. The site plan must include a phasing plan;

The H provision removal must be approved by the General Manager of Community & Development Services and he must issue a memo to that effect prior to development.

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| Report Number: | PDD-23-2022 |
| File No.: | PLZ-HA-2021-118 |
| Related File No: | PLOP-HA-2021-117 |
| Name: | 2578970 Ontario Inc. |
| Roll No. | 2810.152.005.32300.0000 |