

THE CORPORATION OF HALDIMAND COUNTY

By-law Number /22

Being a by-law to adopt Amendment Number HCOP-68 to the Haldimand County Official Plan, as amended, for property in the name of Trailside Townsend GP Inc.

WHEREAS Haldimand County is authorized to enact this by-law by virtue of Section 17 (22) of the *Planning Act*, R.S.O. 1990, CHAPTER P.13, as amended, (the Act);

AND WHEREAS the Council of The Corporation of Haldimand County has considered an amendment to the Haldimand County Official Plan in accordance with the provisions of the Act,

NOW THEREFORE, the Council of The Corporation of Haldimand County enacts as follows:

1. **THAT** Amendment Number HCOP-68 to the Haldimand County Official Plan as set out in the text and Map "A" attached to, and forming part of this by-law, is hereby adopted.
2. **AND THAT** this by-law shall take force in accordance with the provisions of the Planning Act.

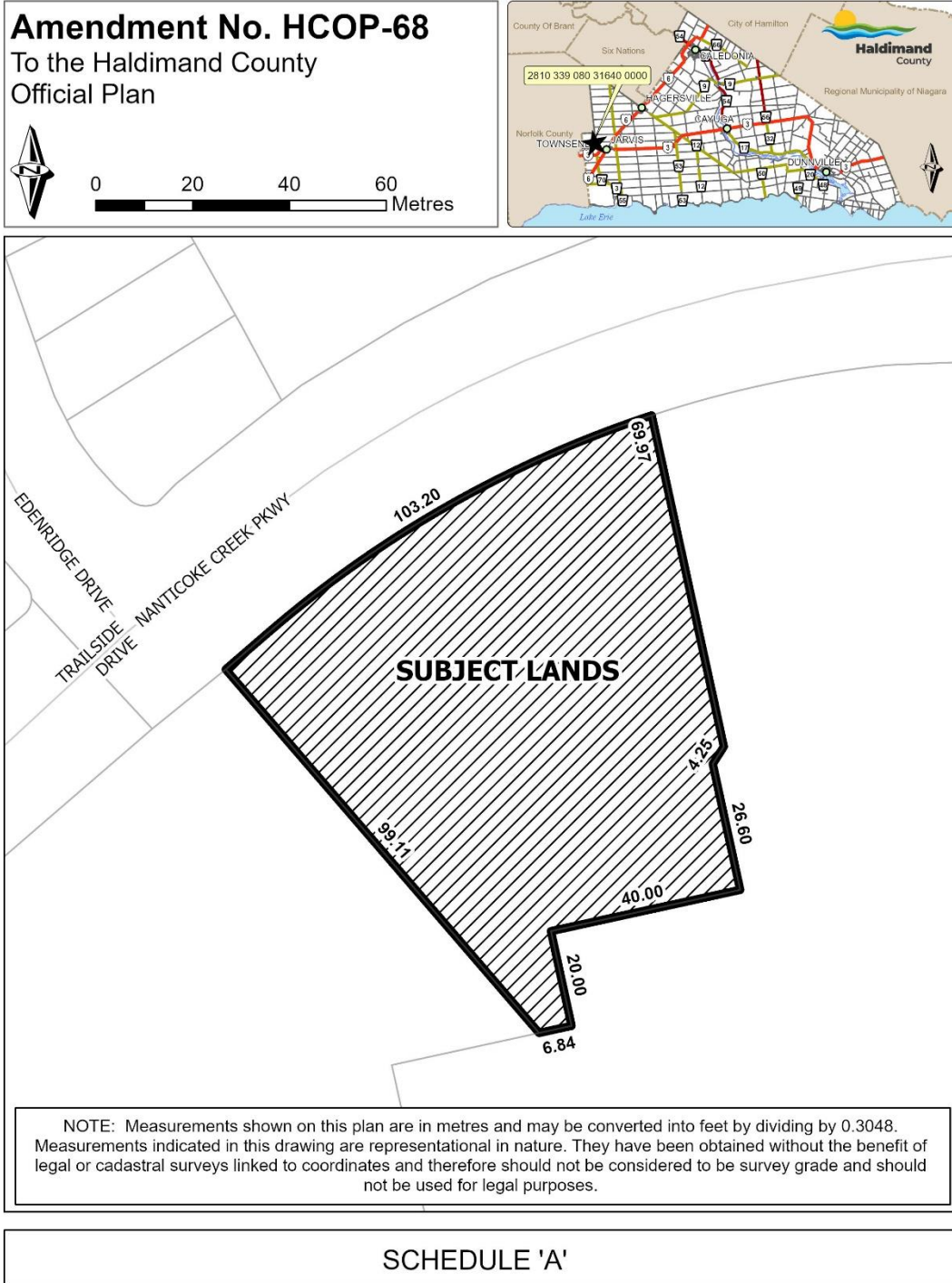
READ a first and second time this 27th day of June, 2022.

READ a third time and finally passed this 27th day of June, 2022.

MAYOR

CLERK

Map "A"



Ref: PLOPZB-HA-2022-037

Amendment No. HCOP-68 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 of the subject lands from Community Commercial and Riverine Hazard Land to Community Commercial and Riverine Hazard Land with a site specific policy in order to permit 66 stacked townhouse units.

2. Location of the Lands Affected

The subject lands are described as Concession 13, Part Lot 24, Geographic Township of Townsend, Haldimand County, municipally known at 103 Nanticoke Creek Parkway. The location of the subject lands is illustrated on the attached Map "A".

3. Basis of the Amendment

This amendment is consistent with the Provincial Policy Statement, 2020 and A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2020.

Part B: The Amendment

The Haldimand County Official Plan is hereby amended as follows:

Map Schedule Amendment

Schedule B.6 is hereby further amended by:

Identifying the lands shown as the subject lands on Map "A" of this amendment (attached to and forming part of this amendment) as being amended a site-specific 'Community Commercial' and 'Riverine Hazard Land' designation (HCOP-68).

Text Amendment

That the following policy be added to Section 9.D. Site-Specific Policies (Haldimand County):

HCOP-68 In addition to the uses permitted in the Community Commercial and Riverine Hazard Land designations, stacked townhouse units shall also be permitted.

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-27-2022
File No:	PLOPZB-2022-037
Name:	Trailside Townsend GP Inc.
Roll No.	2810.339.080.31640.0000