

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 Gateway Commercial Ltd.

WHEREAS Haldimand County is authorized to enact this by-law, by virtue of the provisions of Section 34 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 Seneca Range 1, EPR W, Part Lots 8 and 9, Plan 18R7464 and Seneca Range 1, EPR E Half Part Lots 8 and 9, Plan 18R6879, Geographic Township of Seneca 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 changing the zoning of the subject lands Part 1 identified on Map “B” (attached to and forming part of this by-law) to “Urban Residential Type 4 (R4) zone subject to special provision HAL36.469 as amended; Part 2 on Map “B” to “Urban Residential Type 4 (R4)” zone subject to exception HAL36.465; and Part 3 on Map “B” to “Urban Residential Type 1-B (R1-B)” zone subject to special provision R1-B.2.
3. **THAT** Subsection 6.4 Special Exceptions is hereby further amended by adding the following:

6.4.1.2. R1-B.2 In lieu of the corresponding provisions in the R1-B Zone, *subject to special provisions HAL36.469*, the following shall apply:

a) maximum *building height*: 13.5 metres;

4. **THAT** Section 12 Zone Exceptions is hereby further amended by amending exception HAL36.464 as follows:

ii) The following provisions shall apply for Group Townhouses, Street Townhouses, Stacked Townhouses and Back-to-Back Townhouses:

5. **THAT** Section 12 Zone Exceptions is hereby further amended by amending exception HAL36.466 as follows:

g) residential apartment dwellings, street townhouses, group townhouses, back-to-back townhouses and stacked townhouses shall be permitted, except in the north-west quadrant of the block (part 6)

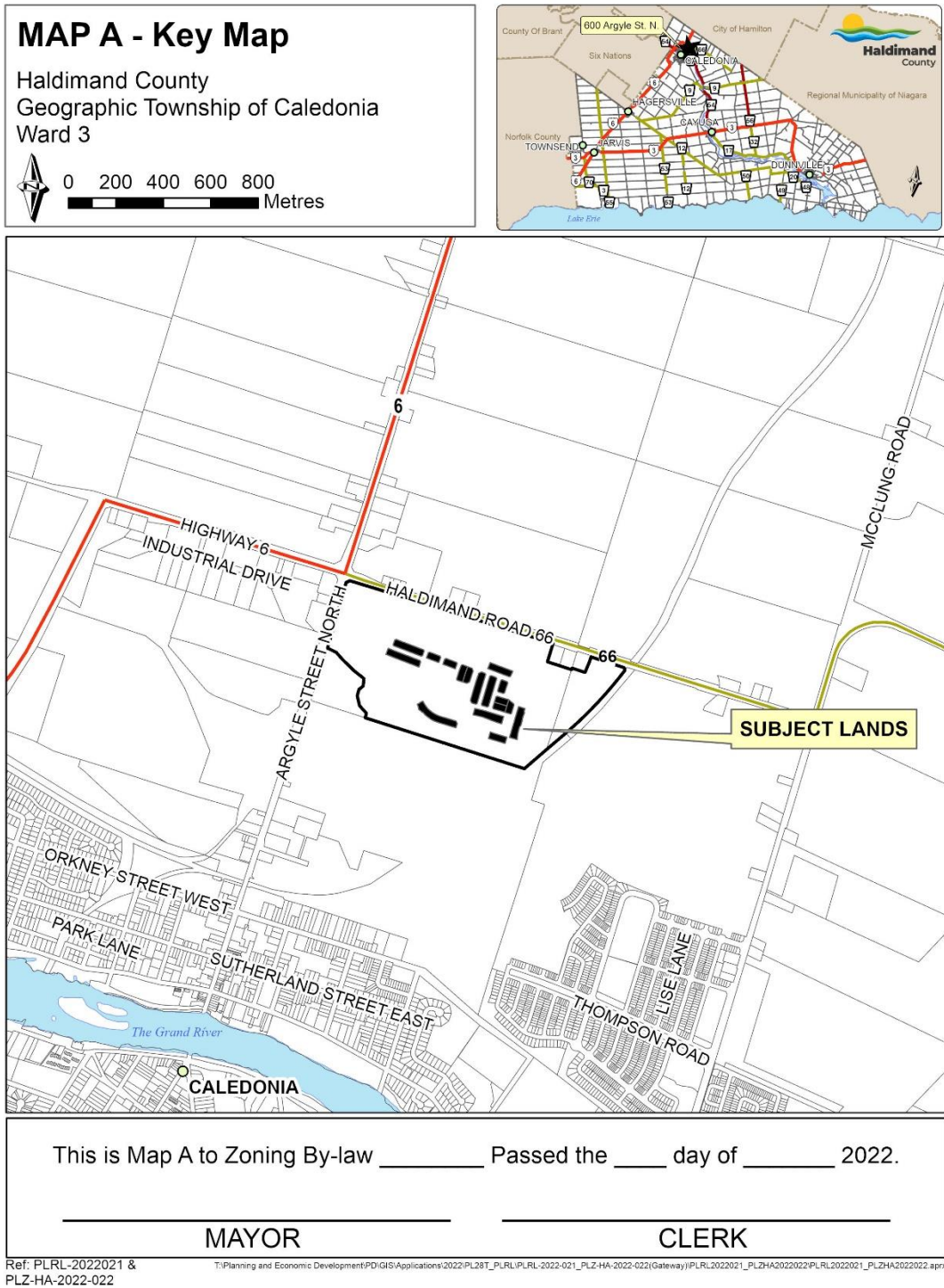
6. **THAT** this by-law shall come into force in accordance with the provisions of the *Planning Act*.

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

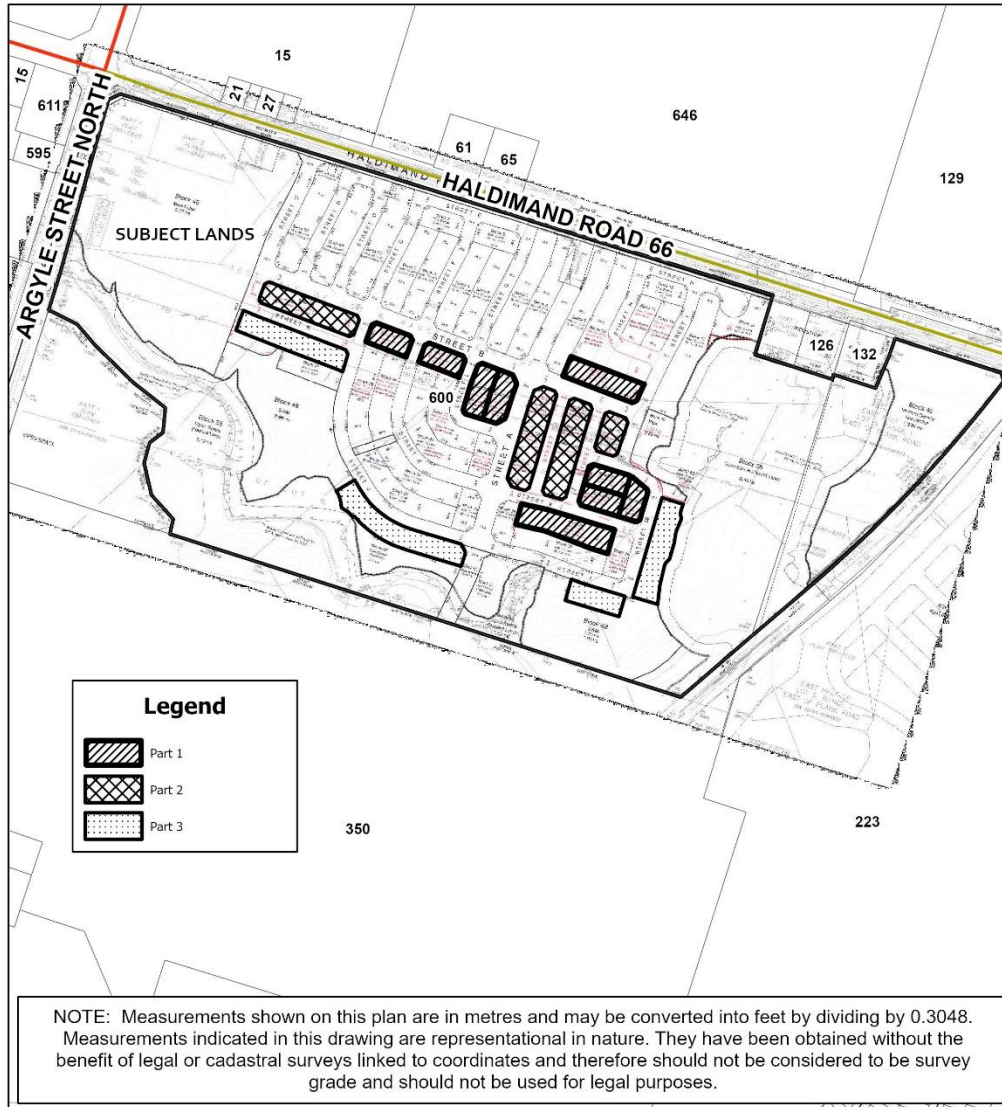


MAP B - Detail Map

Haldimand County
Urban Area of Caledonia, Ward 3

SCALE - 1:7,000

0 50 100 150 200
Metres



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

MAYOR

CLERK

Ref: PLRL-2022-021 & PLZ-HA-2022-022

PURPOSE AND EFFECT OF BY-LAW /22

The subject lands are legally described as Seneca Range 1, EPR W, Part Lots 8 and 9, Plan 18R7464 and Seneca Range 1, EPR E Half Part Lots 8 and 9, Plan 18R6879, Geographic Township of Seneca.

The purpose of this by-law is to amend the zoning of the draft approved subdivision to facilitate a redline revision. The proposed redline revision and the subject Zoning By-law will increase the variety of housing options available within the subdivision by permitting a taller single detached dwellings along the storm water management and natural heritage blocks and permitting a variety of townhouse types in additional blocks within the development. Minor revisions to the buffer for the woodlot on the lot will also be made.

Report Number:	PDD-28-2022
File No:	PLZ-HA-2022-022
Related File No.:	PLRL-2022-021
Name:	Gateway Commercial Ltd.
Roll No.	2810.152.005.10100.0000