

The Corporation of Haldimand County

Central Administration

45 Munsee St. N., P.O. Box 400

Cayuga, Ontario NOA 1E0

Phone: (905) 318-5932

DECLARATION UNDER SECTION 34 OF THE PLANNING ACT, R.S.O. 1990

I, Janis Lankester hereby certify that the Notice for By-law No. 594-HC-08 of Haldimand County, passed by the Council of the Corporation on the 10th day of November, 2008 was given in manner and form and to the persons and agencies prescribed by regulation made by the Lieutenant Governor-in-Council under Subsection 18 of Section 34 of The Planning Act, R.S.O. 1990.

I also certify that the twenty-day appeal period expired on the 8th day of December, 2008 and to this date no notice of appeal of the By-law has been filed by any person in the office of the Clerk.

DATED this 7th day of January 2009.



**for Janis Lankester, A.M.C.T.
Clerk**

REF: PED-PD-66-2008
File No. Z-HA-8-2007
Related File: OP-HA 2/2007
Applicant: Riverwood Golf & Country Club
Roll No. 2810-339-080-31650

THE CORPORATION OF HALDIMAND COUNTY

By-law No. 594-HC/08

Being a by-law to amend Zoning By-law 1-NE-2000, as amended, of the City of Nanticoke for a property described as Part of Unit 1, Plan D-37-5, 01 & 20 on Plan 37R-8922 and Part of Part 3 Plan 37R-7429, Townsend, Geographic Township of Walpole, now in Haldimand County (Riverwood Golf & Country)

WHEREAS Haldimand County is empowered to enact this by-law by virtue of the provisions of Section 34 of the Planning Act, R.S.O. 1990, c.P. 13, as amended;

AND WHEREAS this by-law conforms to the Official Plans of the Regional Municipality of Haldimand-Norfolk and the City of Nanticoke;

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

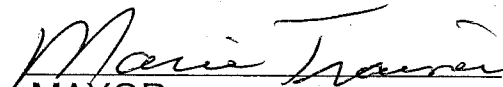
1. **THAT** Schedule A4 of the City of Nanticoke Zoning By-law NE-1-2000 is hereby amended, as to the lands described as, Part of Unit 1, Plan D-37-5, 01 & 20 on Plan 37R-8922 and Part of Part 3 Plan 37R-7429, Townsend, Geographic Township of Walpole, now in Haldimand County as the subject lands shown on Maps 'A' and 'B' attached hereto to form a part of this by-law.
2. **THAT** the lands currently zoned Commercial Development (CD) on the subject lands in the City of Nanticoke Zoning By-law NE-1-2000 be rezoned to a 'site specific' Urban Residential Type 4 Zone (R4).
3. **THAT** the following subsection be added to Section 5.4.9 Special Provisions for Lot and Building Requirements in the Urban Residential Type 4 Zone (R4) of said By-law NE-1-2000:

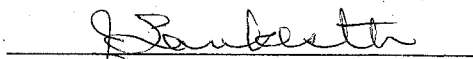
#	By-law	Address	Description of Special Provision
R.4.2	594-HC-08	Part of Unit 1, Plan D-37-5, 01 & 20 on Plan 37R-8922 and Part of Part 3 Plan 37R-7429, Townsend	<p>Group Townhouse</p> <p>That for the purposes of this development, the definition of "Group Townhouses" shall mean a dwelling containing two or more dwelling units located on the same lot with each dwelling unit being divided one from the other by an above grade vertical common wall, a minimum of 10 square metres in area, and with each dwelling unit having direct access to a yard.</p> <p>The maximum number of units per townhouse block shall be five (5).</p> <p>The front lot line shall be deemed to be the north-eastern property line adjacent to Nanticoke Creek Parkway.</p> <p>For the purpose of applying minimum front yard, exterior side yard and interior side yard setbacks the private road shall be deemed as the front lot line.</p> <p>Minimum Interior Side Yard: 2.96 metres</p>

3. **AND THAT** this by-law shall become effective from and after the date of passing thereof.

READ a first and second time this 10th day of November, 2008.

READ a third time and finally passed this 10th day of November, 2008.

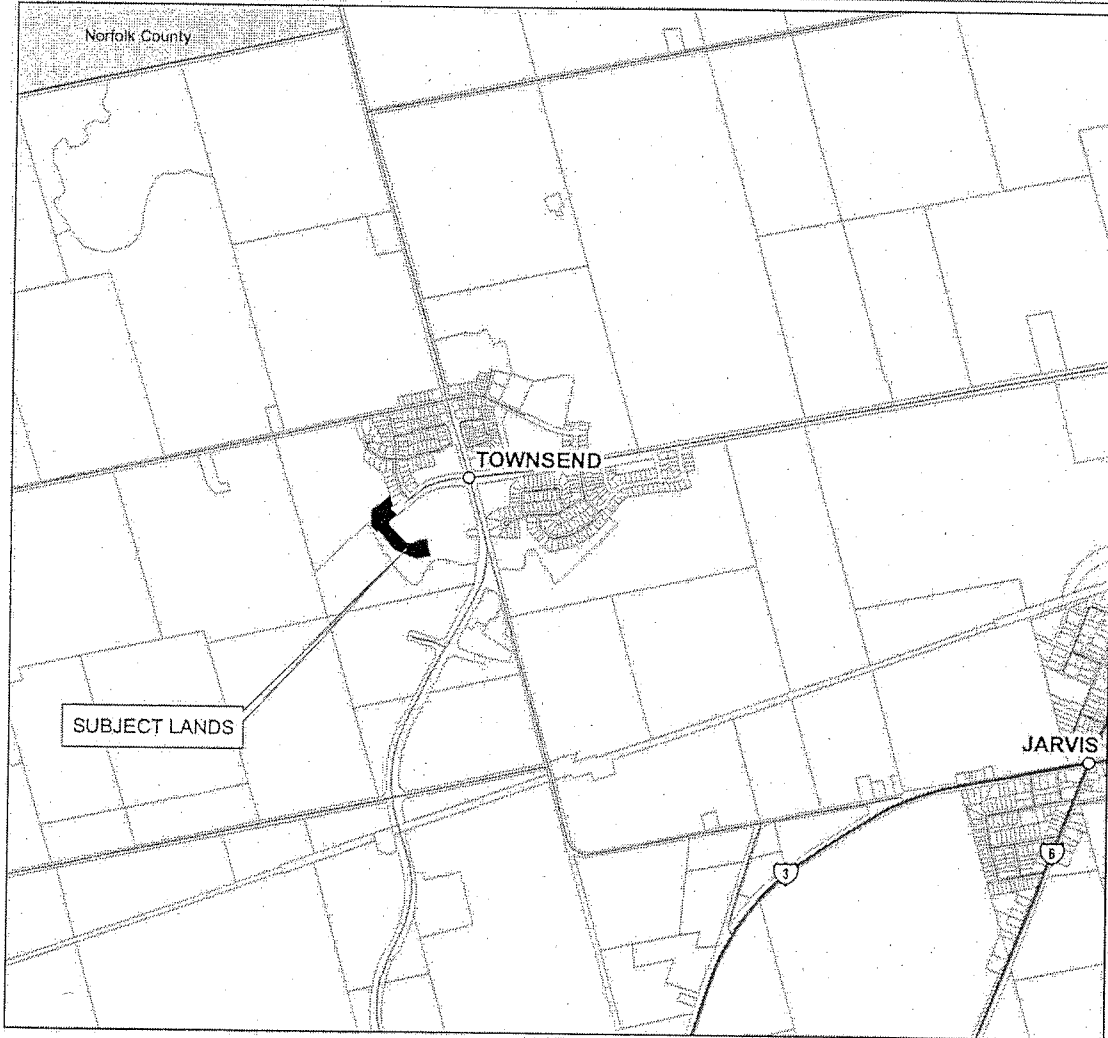
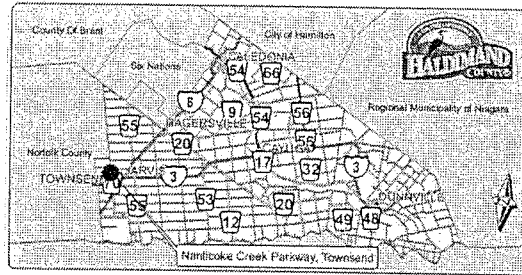

MAYOR


CLERK

MAP A - Key Map Haldimand County Urban Area of Townsend



0 10,000 20,000 30,000 40,000 50,000 Metres



584-HC/08
This is Map A to Zoning By-law _____ Passed the 10 day of NOV 2008.

Maria Trainer
MAYOR

J. F. [Signature]
CLERK

MAP B - Detail Map
 Haldimand County
 Urban Area of Townsend

SCALE: 1:1,300
 0 10 20 30 40 50 Metres



NOTE: Measurements shown on this plan are in metres and may be converted into feet by dividing by 0.3048.

This is Map B to Zoning By-law 594-HC-08 Passed the 10 day of Nov 2008.

Marie Trueman
 MAYOR

J. Bonkewitz
 CLERK

Ref: Z-HA-8/2007 & OP-HA-3/2007

PURPOSE AND EFFECT OF BY-LAW NO. 594-HC/ 08

This by-law amendment applies to the lands located at the west end of Nanticoke Creek Parkway in Townsend. These lands are legally described as Part of Unit 1, Plan D-37-5, 0 1 & 20 on Plan 37R-8922 and Part of Part 3 Plan 37R-7429, Townsend, Geographic Township of Walpole, now in Haldimand County. The property does not have an assigned municipal address.

The purpose of this by-law is to rezone the subject lands to Special Provision R.4.2 - Urban Residential Type 4 Zone (R4) to allow the development of a 28 unit group townhouse. The R4 zone also permits such uses as townhouses, single detached, semi-detached, tri-plex dwellings, four-plex and double duplex dwellings and home occupations.

A portion of the property is currently under site plan control by way of by-law 191-HC-04-SP. An additional by-law is currently being proposed to incorporate the entire proposed development lands under site plan control. Site Plan Control will address various design considerations such as stormwater management, lot grading/ drainage, fire safety, traffic, parking layout, geotechnical studies and landscaping.

PED-PD-66-2008

Zoning File – Z-HA-8-2007

Related File - OP-HA-2-2007

Roll No. 2810.339.080.31650

Riverwood Golf & Country

The Corporation of Haldimand County

Central Administration
45 Munsee St. N., P.O. Box 400
Cayuga, Ontario NOA 1EO


Phone: (905) 318-5932

DECLARATION UNDER SECTION 34 & 41 OF THE PLANNING ACT, R.S.O. 1990

I, Janis Lankester hereby certify that By-law No. 595-HC-08-SP of Haldimand County, was passed by the Council of the Corporation of Haldimand County on the 10th day of November, 2008.

As there is no appeal period for this type of by-law, By-law 595-HC-08-SP became effective on the date of passing.

DATED this 18th day of November, 2008.


Janis Lankester, A.M.C.T.
Clerk

REF: PED-PD-66-2008
File No. Z-HA 8/2007
Related File: OP-HA 3/2007
Applicant: Riverwood Golf & Country Club
Roll No. 2810-339-080-31650

THE CORPORATION OF HALDIMAND COUNTY

By-law No. 595-HC/08-SP

Being a by-law to amend Zoning By-law 1-NE-2000, as amended, of the City of Nanticoke for a property described as Part of Unit 1, Plan D-37-5, 01 & 20 on Plan 37R-8922 and Part of Part 3 Plan 37R-7429, Townsend, Geographic Township of Walpole, now in Haldimand County (Riverwood Golf & Country)

WHEREAS Haldimand County is empowered to enact this by-law by virtue of the provisions of Section 34 and 41 of the Planning Act, R.S.O. 1990, c.P.13, as amended;

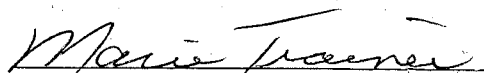
AND WHEREAS this by-law conforms to the Official Plans of the Regional Municipality of Haldimand-Norfolk and the City of Nanticoke;

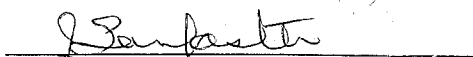
NOW THEREFORE, the Council of The Corporation of Haldimand County enacts as follows:

1. **THAT** the lands shown as the subject lands on Maps 'A' and 'B' attached hereto to form part of this by-law are hereby declared as a Site Plan Control area and shall be subject to the provisions of Section 41 of the Planning Act, R.S.O. 1990, c.P. 13, as amended;
2. **THAT** all development on said lands shall be subject to an in accordance with a development agreement, if required, pursuant to Section 41 of the Planning Act R.S.O. 1990, c.P. 13, as amended;
3. **THAT** the General Manager of Planning and Development, or designate, is hereby delegated the power and authority of the Council of Haldimand County, as granted under Section 41 of the Planning Act, R.S.O. 1990, c.P. 13, as amended;
4. **AND THAT** this by-law shall become effective from and after the date of passing hereof.

READ a first and second time this 10th day of November, 2008.

READ a third time and finally passed this 10th day of November, 2008.

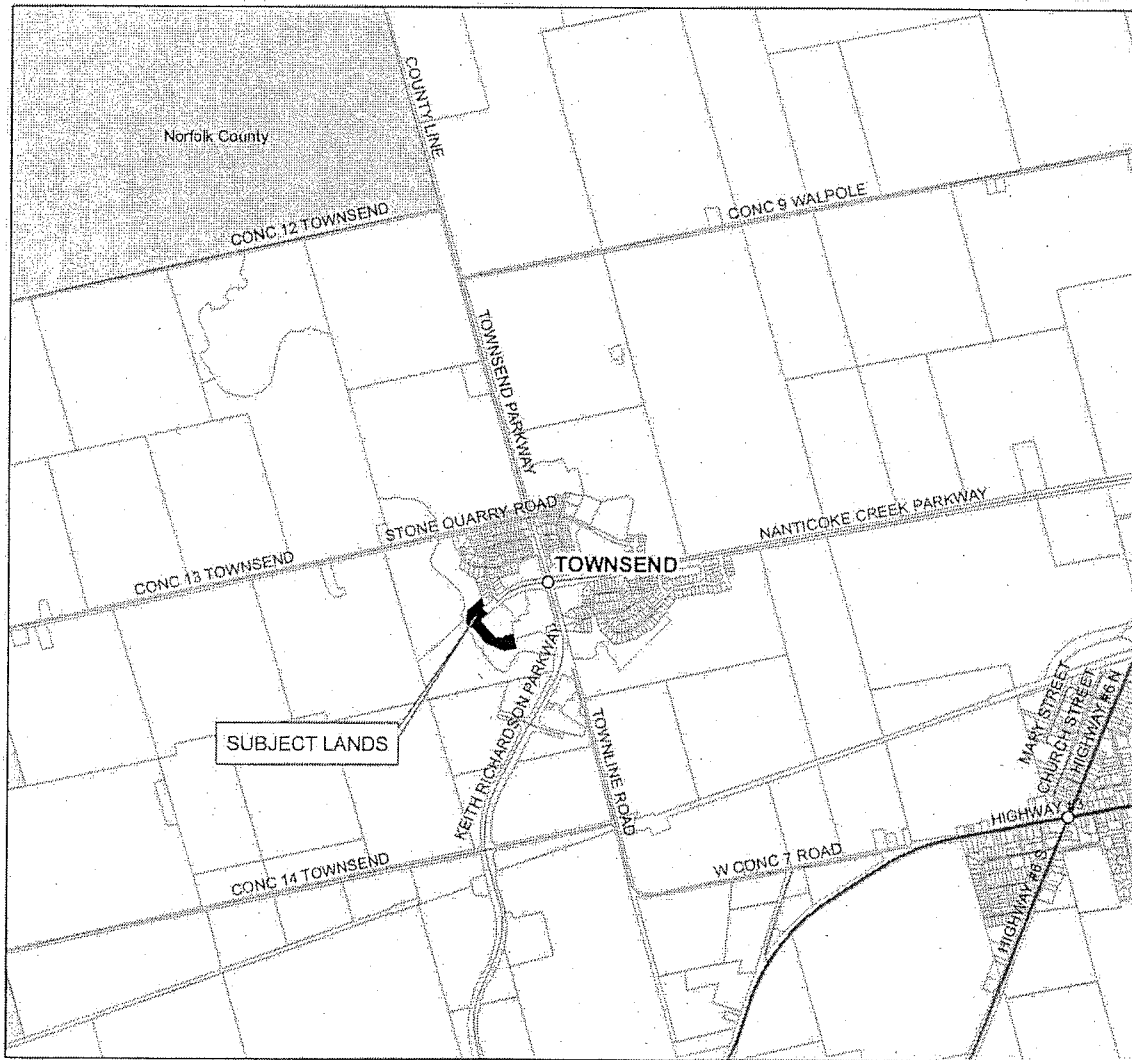
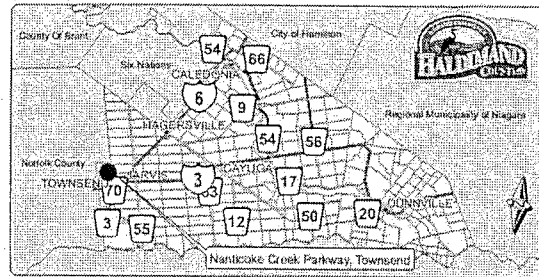

MAYOR


CLERK

MAP A - Key Map Haldimand County Urban Area of Townsend



0 10,000 20,000 30,000 40,000 50,000 Metres



595-HC/08-SP

This is Map A to Site Control By-Law _____ Passed the 10 day of Nov 2008.

Marie Tramer
MAYOR

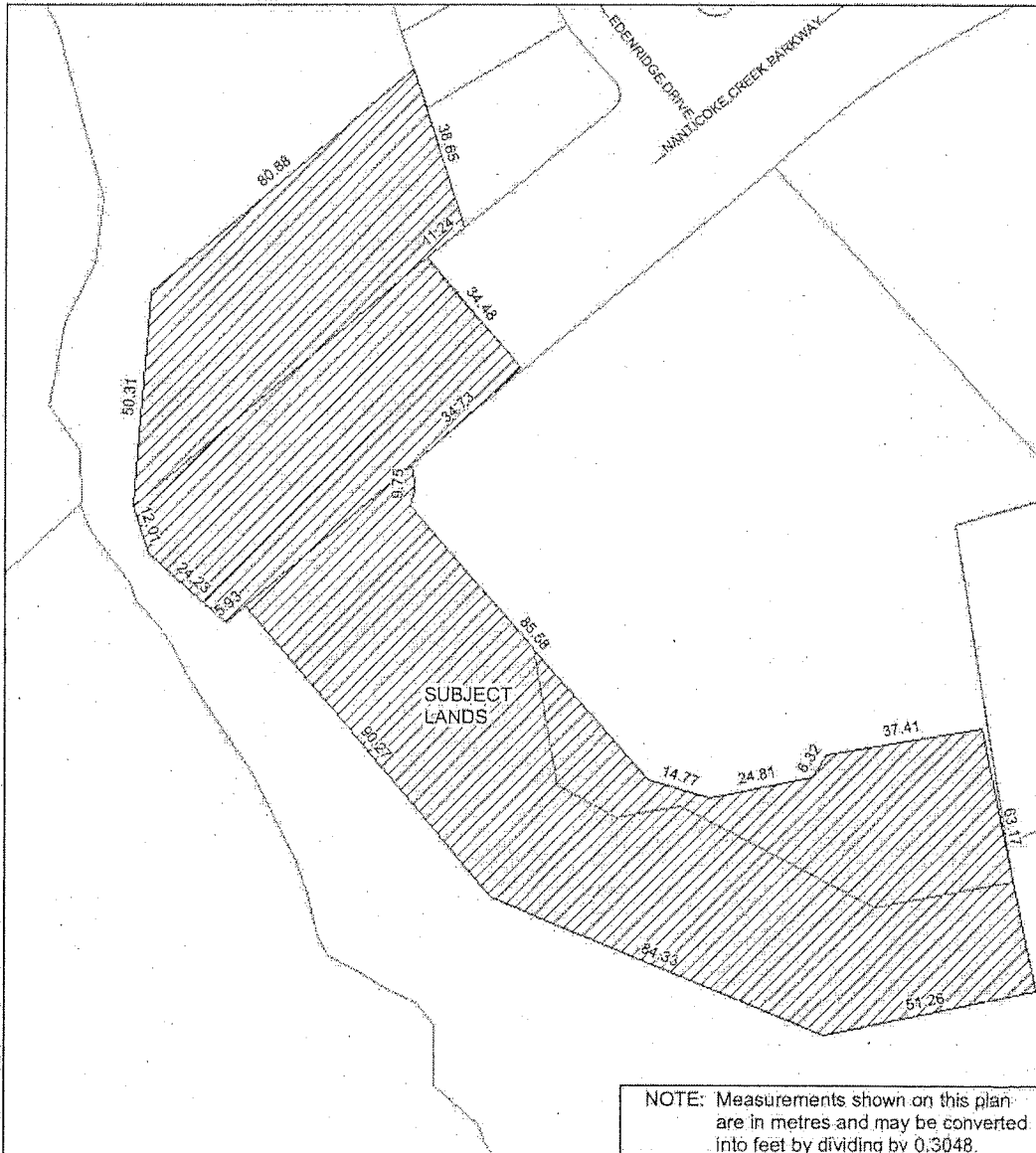
J. Sanderson
CLERK

MAP B - Detail Map

Haldimand County
Urban Area of Townsend

SCALE: 1:1,300

0 7.5 15 22.5 30 37.5 Metres



NOTE: Measurements shown on this plan are in metres and may be converted into feet by dividing by 0.3048.

This is Map B to Site Control By-Law 595-HC-08-SP Passed the 10 day of Nov 2008.

Marie Trainer
MAYOR

J. Boudreau
CLERK

PURPOSE AND EFFECT OF BY-LAW NO. 595-HC/08 - **SP**

This by-law amendment applies to the lands located at the west end of Nanticoke Creek Parkway in Townsend. These lands are legally described as Part of Unit 1, Plan D-37-5, 01 & 20 on Plan 37R-8922 and Part of Part 3 Plan 37R-7429, Townsend, Geographic Township of Walpole, now in Haldimand County. The property does not have an assigned municipal address.

The purpose of this by-law is to designate the subject lands as a Site Plan Control area. Site Plan Control will ensure that a review of any proposed development or redevelopment is undertaken by the County and issues such as drainage, access, parking, construction design standards and other matters as deemed appropriate by the County are adequately addressed.

PED-PD-66-2008
Zoning File – Z-HA-8-2007
Related File - OP-HA-2-2007
Roll No. 2810.339.080.31650
Riverwood Golf & Country

The Corporation of Haldimand County

Central Administration

45 Munsee St. N., P.O. Box 400

Cayuga, Ontario NOA 1EO

Phone: (905) 318-5932

DECLARATION UNDER SECTIONS 17 & 21 OF THE PLANNING ACT, R.S.O. 1990

I, Janis Lankester hereby certify that the Notice for By-law No. 596-HC-08 of Haldimand County, regarding Amendment HC-8 to the former City of Nanticoke Official Plan passed by the Council of the Corporation on the 10th day of November, 2008 was given in manner and form and to the persons and agencies prescribed by regulation made by the Lieutenant Governor-in-Council under Subsection 23 of Section 17 of The Planning Act, R.S.O. 1990.

I also certify that the twenty day appeal period expired on December 8, 2008 and to this date no notice of appeal of the By-law has been filed by any person in the office of the Clerk. Therefore, Amendment HC-8 to the former City of Nanticoke Official Plan is approved and came into force on December 9, 2008.

DATED this 7th day of January, 2009.


for Janis Lankester, A.M.C.T.
Clerk

REF: PED-PD-66-2008
File No. OP-HA-3/2007
Related File: Z-HA 8//2008
Applicant: Riverwood Golf & Country Club
Roll No. 2810-339-080-31650

THE CORPORATION OF HALDIMAND COUNTY

By-law No. 596-HC/08

Being a by-law to adopt Amendment No. HC-8 to the City of Nanticoke Official Plan for a property described as Part of Unit 1, Plan D-37-5, 01 & 20 on Plan 37R 8922 and Part of Part 3 Plan 37R-7429, Townsend, Geographic Township of Walpole, now in Haldimand County (Riverwood Golf & Country)

WHEREAS Haldimand County is empowered to enact this by-law by virtue of the provisions of Sections 17 and 21 of the Planning Act, R.S.O. 1990, c.P. 13, as amended;

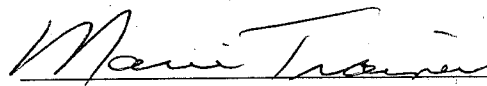
AND WHEREAS this by-law conforms to the Official Plans of the Regional Municipality of Haldimand-Norfolk and the City of Nanticoke;

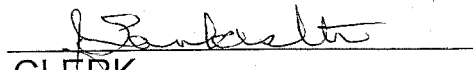
NOW THEREFORE, the Council of The Corporation of Haldimand County enacts as follows:

1. **THAT** Amendment No. HC-8 to the City of Nanticoke Official Plan consisting of the map and explanatory text, as attached to the form a part of this by-law, be hereby adopted.
2. **AND THAT** the effective date of this by-law shall be the date of final passing hereof.

READ a first and second time this 10th day of November, 2008.

READ a third time and finally passed this 10th day of November, 2008.


MAYOR

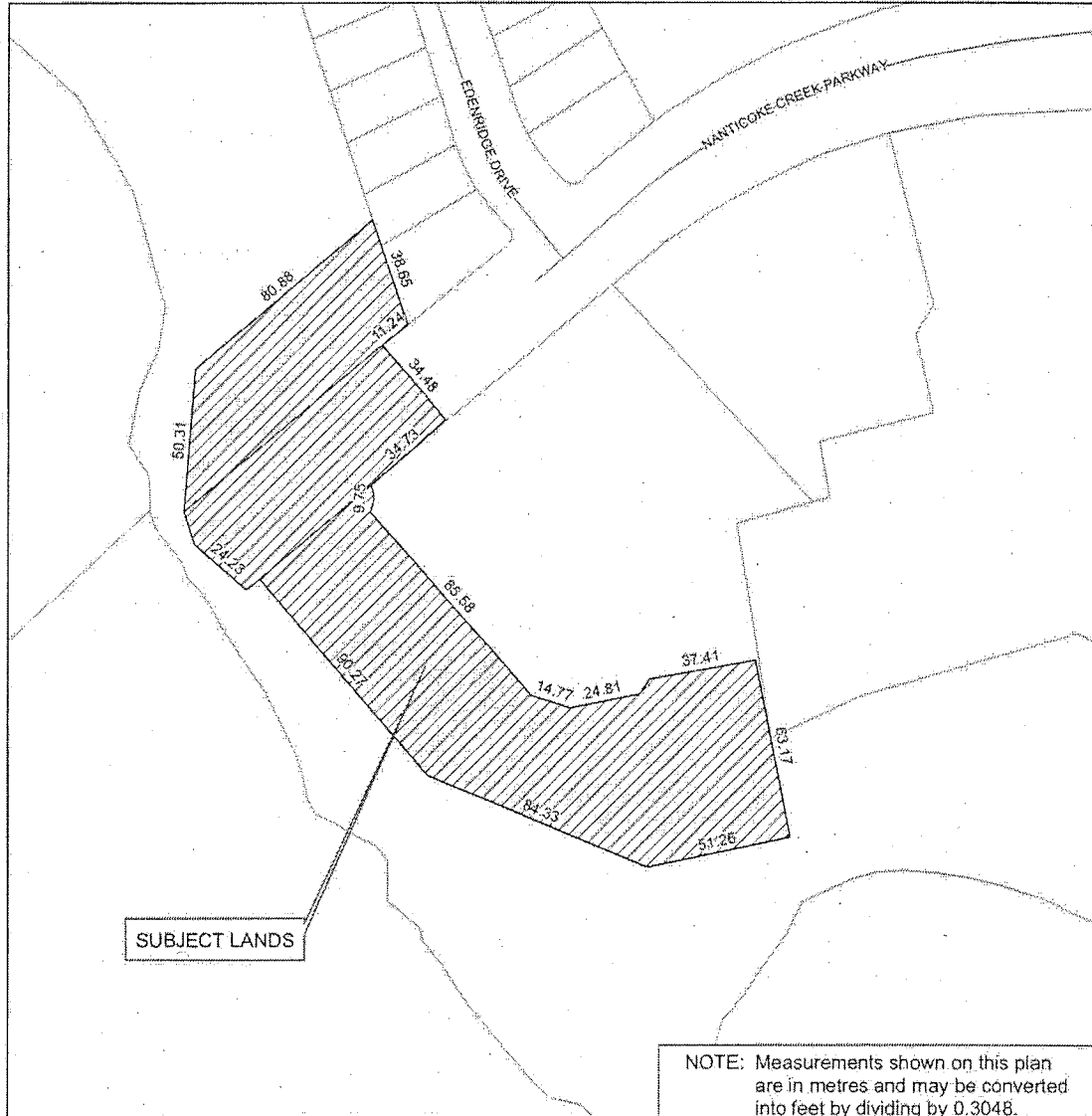
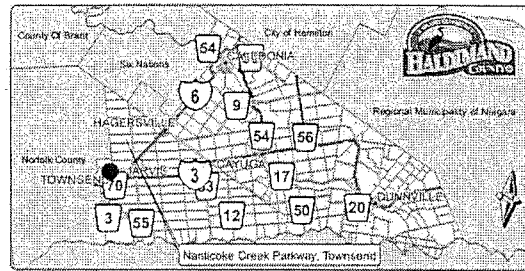

CLERK

Amendment No. HC-8

To the Official Plan for
The Former City of Nanticoke



0 10,000 20,000 30,000 40,000 50,000 Metres



NOTE: Measurements shown on this plan
are in metres and may be converted
into feet by dividing by 0.3048.

SCHEDULE 'A'

Ref: Z-HA-8/2007 & OP-HA-3/2007

AMENDMENT NO. HC-8
TO THE CITY OF NANTICOKE
OFFICIAL PLAN

PART A: PREAMBLE TO THE AMENDMENT

1. Purpose of the Amendment:

The purpose of this Official Plan Amendment is to redesignate the property from 'Town Centre' to 'Residential'. This will allow the proposed development of 28 group townhouse units located on an internal private road to proceed.

2. Location of the Lands Affected:

The subject lands are described as Part of Unit 1, Plan D-37-5, 01 & 20 on Plan 37R 8922 and Part of Part 3 Plan 37R-7429, Townsend, Geographic Township of Walpole, now in Haldimand County. The location of the subject lands is illustrated on the attached Schedule "A".

3. Basis of the Amendment:

The lands affected by this Official Plan Amendment are currently designated 'Town Centre' on Schedule "E3" Townsend Land Use Plan in the City of Nanticoke Official Plan.

The policies of the 'Town Centre' designation that are established for the subject lands permit a range of retail, government, business and professional offices, entertainment, recreational, and high density residential uses.

The amendment proposes to redesign the property to Residential and allow a 28 unit group townhouse development.

It is Planning staff's recommendation that there are other existing commercial lands within the urban area of Townsend for future commercial and retail development, these lands are located on the south side of Nanticoke Creek at the south end of the urban boundary of Townsend (currently near the Children's Aid Building). The removal of the subject lands from commercial use to residential use is appropriate. The configuration of the lands is adequate for residential group townhouses, yet may be awkward for further commercial development. Future commercial development can be situated at the south end of Townsend where a large block of commercial lands remain designated and zoned appropriately. Furthermore, the overall long term plans for the communities of both Jarvis and Townsend to grow together are still anticipated, and it can be further justified that Jarvis has an appropriate and long time established downtown core where future commercial development should also be encouraged to grow.

The City of Nanticoke Official Plan designates the subject lands as Hazard Lands and Floodway. Policies in the Official Plans outline that development may be permitted in the Hazard Land designations if technical justification is provided and approved by the Province and the Long Point Region Conservation Authority. No development is allowed within the Floodway (this also includes the use of fill). The Long Point Regional Conservation Authority has provided comments stating that the proposed development does not fall within the floodway boundaries, or within the 100 year flood line limit.

A Geotechnical Study has been submitted as part of the site plan application to safely address the above concerns and is currently in circulation to the Long Point Region Conservation Authority. The Long Point Regional Conservation Authority continue to work with Planning staff on the site plan application and have commented that additional revisions are requested in relation to the submitted concept for storm water management and more specifically storm water run off on the site.

The Growth Plan outlines various policies on managing growth and encourages directing development to settlement areas with a range and mix of housing types. Infill and intensification in the built up areas is also promoted to utilize appropriate infrastructure and maintain the existing rural landscape. The proposed development of 28 group townhouses is located within the built boundary of urban Townsend. Therefore, this development will assist Haldimand County meet the Province's directed minimum intensification target of 40 percent overall development within the built boundary by the year 2015.

PART B: THE AMENDMENT:

The City of Nanticoke Official Plan is hereby amended as follows:

Map Amendments:

Schedule "E3" Townsend Land Use Plan, is hereby amended by identifying the lands shown as the Subject Lands on Schedule "A" of this amendment (attached to and forming part of this amendment) as having reference to Policy G.1. Policy G.1. states that Residential housing units shall be the main permitted uses in the residential designation of the Urban Areas as shown on Schedules E-1, E-2 and E-3.

PART C: ADDITIONAL INFORMATION:

Implementation:

This amendment will be implemented by Haldimand County by enacting an amendment to the adopted Haldimand County Official Plan and the City of Nanticoke Zoning By-law NE-1-2000. The lands are also subject to site plan control to review the location of access, parking, landscaping, stormwater management/drainage and other identified matters.

Report PED-PD-66--2008
File No.: OP-HA-3/2007
Related File No.: Z-HA 8/2007
Riverwood Golf & County
Roll No. 2810-2810.339.080.31650



NOTICE OF ADOPTION

WITH RESPECT TO OFFICIAL PLAN SUBSECTION 17(22) AND 17(21) OF THE PLANNING ACT

Applicant:	Riverwood Golf & Country Club	Date of Decision:	November 10, 2008
File No.:	OP-HA 3/2007	Date of Notice	November 18, 2008
Related Application No.:	Z-HA 8/2007		
Location:	Part of Unit 1, Plan D-37-5, 01 & 20 on Plan 37R 8922 and Part of Part 3 Plan 37R-7429		
Roll Number:	2810-339-080-31650		

A decision was made on the date noted above to adopt Amendment No. HC-OP-14 to the Haldimand County Official Plan adopted by Haldimand County By-law No. 597-HC/08.

Affected policies, Figure and Schedules

The purpose of this Official Plan Amendment is to re-designate the property from 'Community Commercial' to 'Residential'. This will allow the proposed development of 28 group townhouse units located on an internal private road to proceed.


When Proposed Decision is Final

The Ministry of Municipal Affairs has not rendered a Decision regarding Haldimand County's new Official Plan. If you wish to be notified of their decision please contact Mr. Scott Oliver, Team Lead, Community Planning and Development, Ministry of Municipal Affairs and Housing 2nd Flr, 659 Exeter Road, London ON N6E1L3.

Getting Additional Information

Information about the decision is available for public inspection between 8:30 a.m. and 4:30 p.m. Monday to Friday at the Haldimand County Office, 45 Munsee Street North, Cayuga, Ontario N0A 1E0. **Pamela Duesling**, Senior Planner can be contacted for additional information at **905-318-5732** Extension 203.

Submit request for appeal to the attention of the Clerk
Janis Lankester, Clerk, Haldimand County
45 Munsee Street North, Cayuga ON N0A 1E0


for Janis Lankester
Clerk

THE CORPORATION OF HALDIMAND COUNTY

By-law No. 597-HC/08

Being a by-law to adopt Amendment No. HC-OP-14 to the Haldimand County Official Plan for a property described as Part of Unit 1, Plan D-37-5, 01 & 20 on Plan 37R 8922 and Part of Part 3 Plan 37R-7429, Townsend, Geographic Township of Walpole, now in Haldimand County (Riverwood Golf & Country)

WHEREAS Haldimand County is empowered to enact this by-law by virtue of the provisions of Sections 17 and 21 of the Planning Act, R.S.O. 1990, c.P. 13, as amended;


AND WHEREAS this by-law conforms to the Official Plans of the Regional Municipality of Haldimand-Norfolk and the City of Nanticoke;

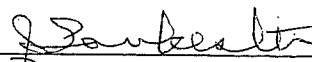
NOW THEREFORE, the Council of The Corporation of Haldimand County enacts as follows:

1. THAT Amendment No. HC-OP-14 to the Haldimand County Official Plan consisting of the map and explanatory text, as attached to the form a part of this by-law, be hereby adopted.
2. AND THAT the effective date of this by-law shall be the date of final approval of the Haldimand County Official Plan by the Ministry of Municipal Affairs and Housing.

READ a first and second time this 10th day of November, 2008.

READ a third time and finally passed this 10th day of November, 2008.


MAYOR

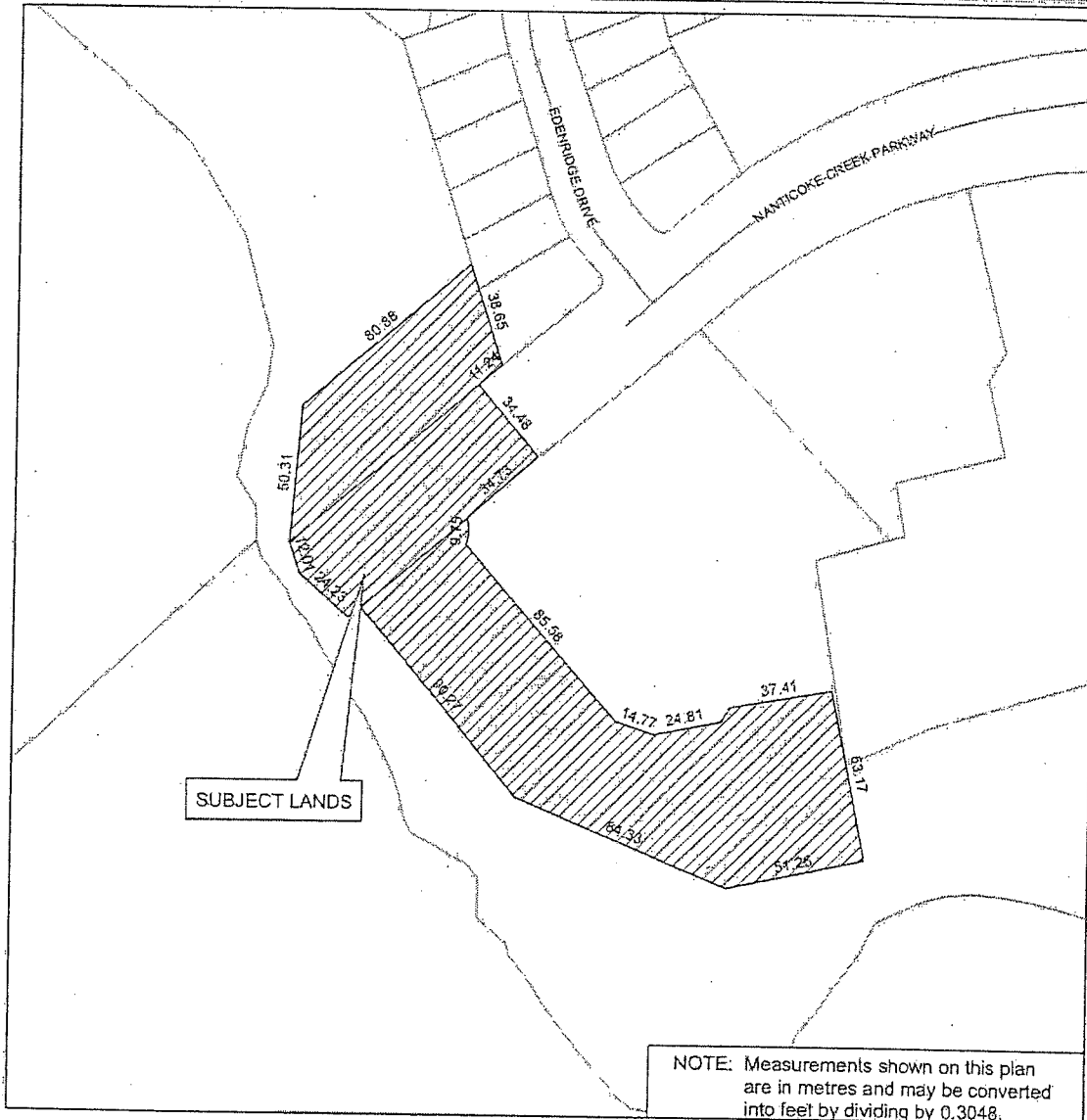
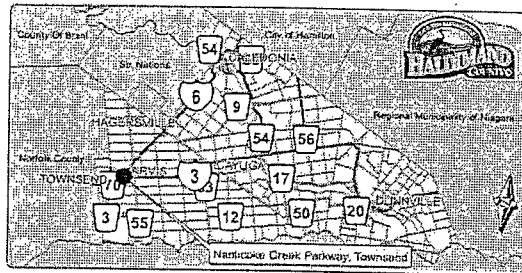

CLERK

Amendment No. HC-OP-14

To the Haldimand County Council
Adopted Official Plan



0 10,000 20,000 30,000 40,000 50,000 Metres



SCHEDULE 'A'

Ref: Z-HA-8/2007 & OP-HA-3/2007

AMENDMENT NO. HC-OP-14
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 re-designate the property from 'Community Commercial' to 'Residential'. This will allow the proposed development of 28 group townhouse units located on an internal private road to proceed.

2. Location of the Lands Affected:

The subject lands are described as Part of Unit 1, Plan D-37-5, 0 1 & 20 on Plan 37R 8922 and Part of Part 3 Plan 37R-7429, Townsend, Geographic Township of Walpole, now in Haldimand County. The location of the subject lands is illustrated on the attached Schedule "A".

3. Basis of the Amendment:

The lands affected by this Official Plan Amendment are currently designated 'Community Commercial' on Schedule "B6" Townsend Urban Area Land Use Plan in the adopted Haldimand County Official Plan.

The policies of the 'Community Commercial' designation that are established for the subject lands permit a range of uses including retail and service commercial facilities; business; personal and professional offices; recreation and entertainment facilities; communication and transportation services; hotels; restaurants; private clubs; government offices, community and cultural facilities and public and private institutions. Residential uses, primarily in the form of apartments, may be permitted in the Community Commercial designation however not on the street level storefront portion of a building.

The amendment proposes to redesign the property to Residential and allow a 28 unit group townhouse development.

It is Planning staff's recommendation that there are other existing commercial lands within the urban area of Townsend for future commercial and retail development, these lands are located on the south side of Nanticoke Creek at the south end of the urban boundary of Townsend (currently near the Children's Aid Building). The removal of the subject lands from commercial use to residential use is appropriate. The configuration of the lands is adequate for residential group townhouses, yet may be awkward for further commercial development. Future commercial development can be situated at the south end of Townsend where a large block of commercial lands remain designated and zoned appropriately. Furthermore, the overall long term plans for the communities of both Jarvis and Townsend to grow together are still anticipated, and it can be further justified that Jarvis has an appropriate and long time established downtown core where future commercial development should also be encouraged to grow.

The adopted Haldimand County Official Plan designates the lands as Riverine Hazard Lands and Floodway. Policies in the Official Plan outline that development may be permitted in the Riverine Hazard Land designations if technical justification is provided and approved by the Province and the Long Point Region Conservation Authority. No development is allowed within the Floodway (this also includes the use of fill). The Long Point Regional Conservation Authority has provided comments stating that the proposed development does not fall within the floodway boundaries, or within the 100 year flood line limit.

A geotechnical study has been submitted as part of the site plan application to safely address the above concerns and is currently in circulation to the Long Point Region Conservation Authority. The Long Point Regional Conservation Authority continue to work with Planning staff on the site plan application and have commented that additional revisions are requested in relation to the submitted concept for storm water management and more specifically storm water run off on the site.

The Growth Plan outlines various policies on managing growth and encourages directing development to settlement areas with a range and mix of housing types. Infill and intensification in the built up areas is also promoted to utilize appropriate infrastructure and maintain the existing rural landscape. The proposed development of 28 group townhouses is located within the built boundary of urban Townsend. Therefore, this development will assist Haldimand County in meeting the Province's directed minimum intensification target of 40 percent overall development within the built boundary by the year 2015.

PART B: THE AMENDMENT:

The adopted Haldimand County Official Plan is hereby amended as follows:

Map Amendments:

Schedule "B6" Townsend Urban Area Land Use Plan, is hereby amended by identifying the lands shown as the Subject Lands on Schedule "A" of this amendment (attached to and forming part of this amendment) as having reference to the Growth Management – Residential Policies of 4.B.2.

PART C: ADDITIONAL INFORMATION:

Implementation:

This amendment will be implemented by Haldimand County by enacting an amendment to the City of Nanticoke Official Plan and the City of Nanticoke Zoning By-law NE-1-2000. The lands are also subject to site plan control to review the location of access, parking, landscaping, stormwater management/drainage and other identified matters.

Related File No.: Z-HA 8/2007
Riverwood Golf & County
Roll No. 2810-2810.339.080.31650