

THE CORPORATION OF HALDIMAND COUNTY

By-law Number -HC/23

Being a by-law to amend Zoning By-law HC 1-2020, as amended, for property described in the name Ronald, Nancy and Marylana Fitzhenry ('Holding – "H"' provision removal)

WHEREAS Haldimand County is authorized to enact this by-law, by virtue of the provisions of Section 34 and 36(1) 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:

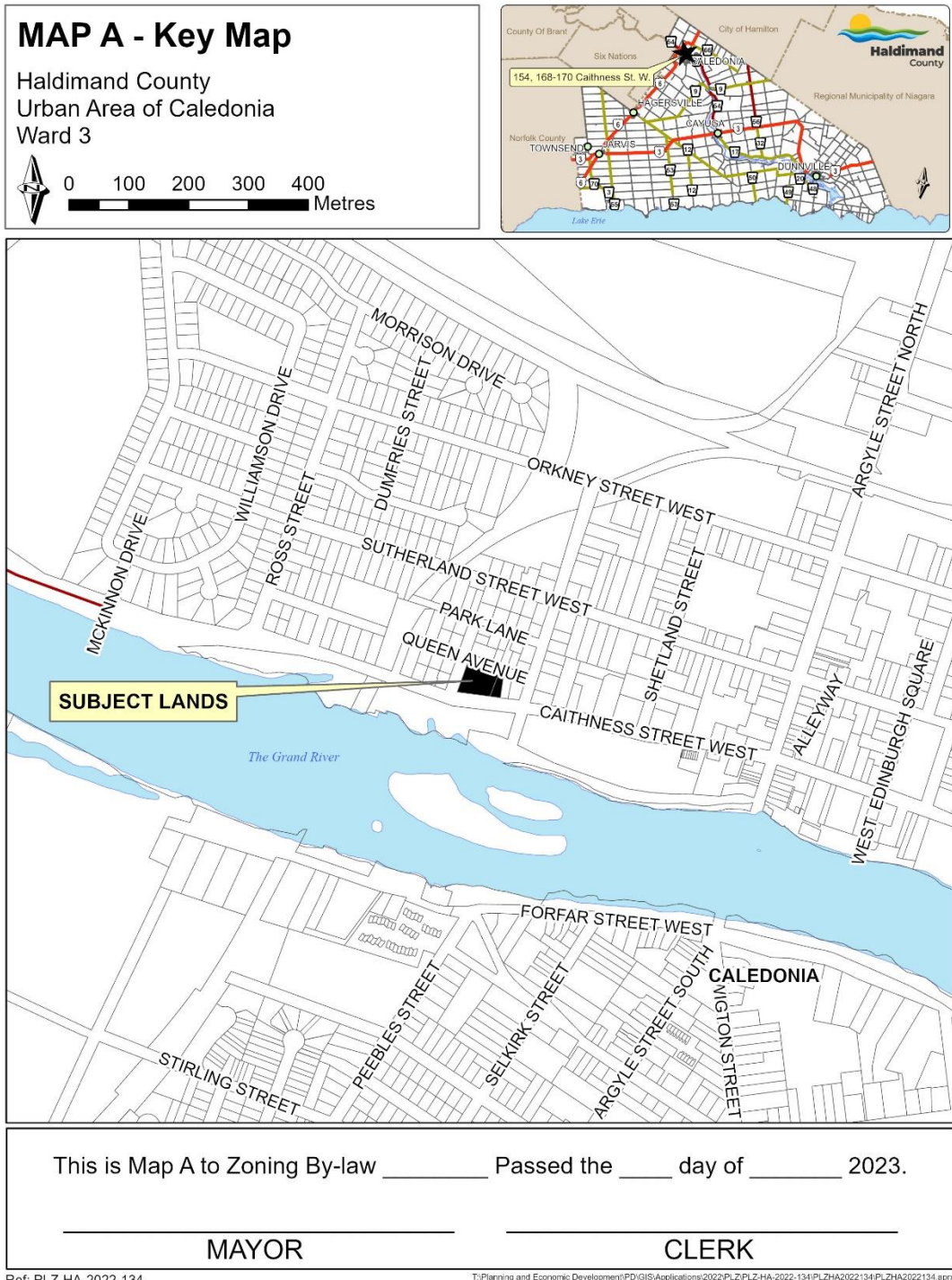
1. **THAT** this by-law shall apply to lands described as Caledonia Plan 52 Lots 16, 17 & 18 and Part of Lot 19, in the Urban Area of Caledonia and shown on Maps "A" and "B" attached to and forming part of this by-law.
2. **THAT** Schedule "A" of By-law HC 1-2020, as amended, is hereby further amended by removing the 'Holding "H"' provision from the subject lands shown on Maps "A" and "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 and effect on the date of passing.

READ a first and second time this 26th day of June, 2023.

READ a third time and finally passed this 26th day of June, 2023.

MAYOR

DEPUTY CLERK



Ref: PLZ-HA-2022-134

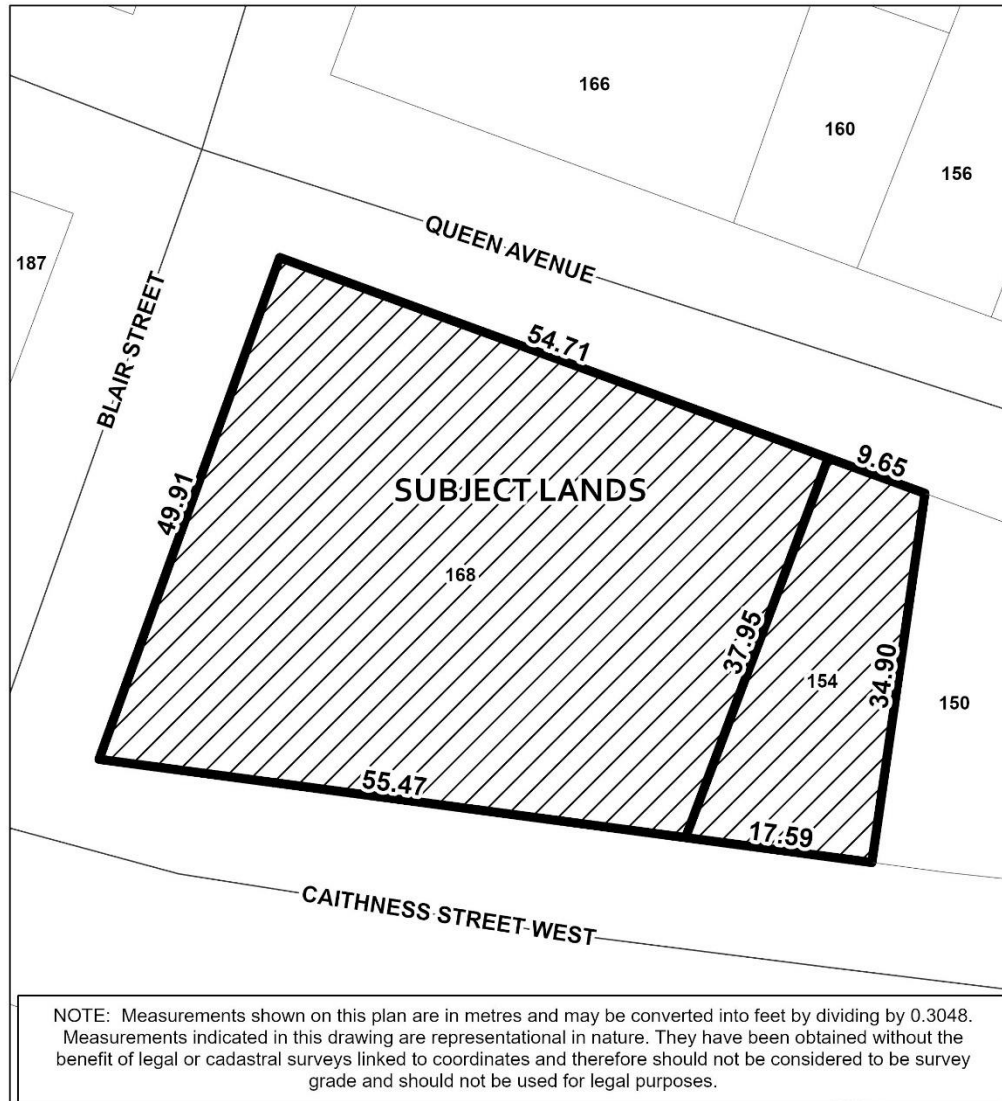
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MAP B - Detail Map

Haldimand County
Urban Area of Caledonia, Ward 3

SCALE - 1:500

0 6 12 18 24 Metres



This is Map B to Zoning By-law _____ Passed the ____ day of _____ 2023.

MAYOR

CLERK

Ref: PLZ-HA-2022-134

PURPOSE AND EFFECT OF BY-LAW -HC/23

Caledonia Plan 52 Lots 16, 17 & 18 and Part of Lot 19, in the Urban Area of Caledonia and municipally known as 154, 168 and 170 Caithness Street West, Caledonia.

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 the subject lands upon the proponent entering into a Development Agreement with CN to their satisfaction and granting CN an environmental easement for operational noise and vibration emissions, registered against the subject property in favour of CN, and that the proponent enter into a Development Agreement with the County to the satisfaction of the General Manager of Community and Development Services.

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

Report Number:	PDD-13-2023
File No:	PLZ-HA-2022-134
Name:	Ronald, Nancy and Marylana Fitzhenry
Roll No.	2810.151.001.30100.0000