

THE CORPORATION OF HALDIMAND COUNTY

By-law Number -HC/24

Being a by-law to designate lands (Blocks 73-80) within Registered Plan 18M-68, now in Haldimand County as exempt from part lot control

WHEREAS Section 50(7) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, authorizes that municipality may by by-law provide that part lot control does not apply to land that is within such registered plan or plans of subdivision or parts of them as are designated in the by-law;

AND WHEREAS it is deemed expedient to designate lands within Registered Plan 18M-68 exempt from part lot control to eliminate the need for a plan of subdivision or individual severance on each lot shown therein,

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

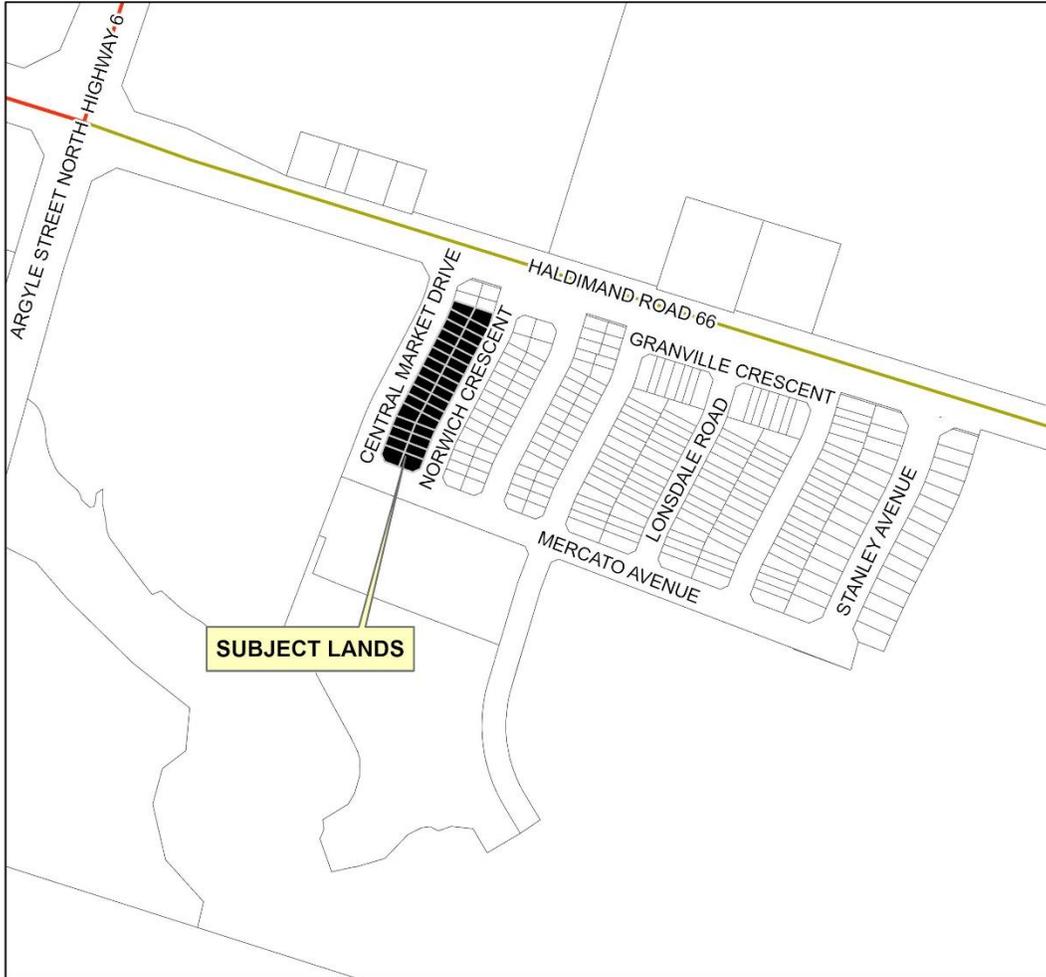
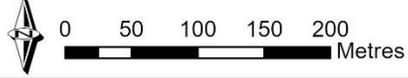
1. **THAT** the subject lands identified on Maps 'A' and 'B', attached hereto and forming part of this by-law, being a portion of those lands within Registered Plan 18M-68, described as Block 73, 18R-8161; Block 74, 18R-8160; Block 75, 18R-8159; Block 76, 18R-8158; Block 77, 18R-8157; Block 78, 18R-8156; Block 79, 18R-8155; and Block 80, 18R-8154, Haldimand County, are hereby exempt from the provisions of Section 50(5) of the *Planning Act*.
2. **THAT** the exemption from the provisions of Section 50(5) of the *Planning Act* shall expire on February 12, 2027.
3. **AND THAT** this by-law shall take force and effect on the date of passing.

ENACTED this 12th day of February, 2024.

MAYOR

CLERK

MAP A - Key Map
18M-68 Blocks 73 - 80
 Haldimand County
 Urban Area of Caledonia
 Ward 3



This is Map A to Zoning By-law _____ Passed the ____ day of _____ 2024.

_____ MAYOR

_____ CLERK

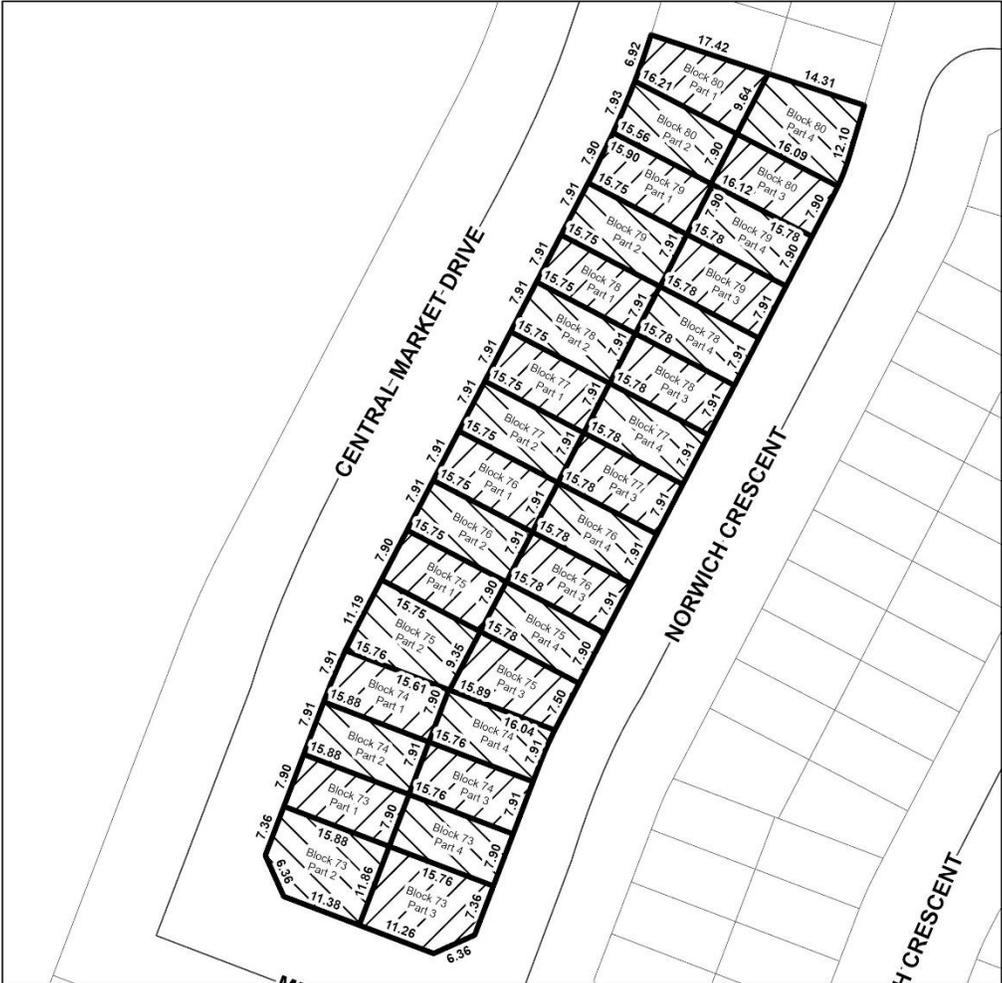
Ref: PLPL-HA-2024-004

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MAP B - Detail Map - 18M-68 Blocks 73 - 80

Haldimand County
Urban Area of Caledonia, Ward 3

SCALE - 1:750
0 4 8 12 16 Metres

NOTE: Measurements shown on this plan are in metres and may be converted into feet by dividing by 0.3048. Measurements indicated in this drawing are representational in nature. They have been obtained without the benefit of legal or cadastral surveys linked to coordinates and therefore should not be considered to be survey grade and should not be used for legal purposes.

This is Map B to Zoning By-law _____ Passed the ____ day of _____ 2024.

_____ MAYOR _____ CLERK

Ref: PLPL-HA-2024-004

PURPOSE AND EFFECT OF BY-LAW -HC/24

This by-law affects lands located in the urban area of Caledonia within the Gateway community, on property legally described as Blocks 73-80, Plan 18M-68, Haldimand County.

The purpose of this by-law is to remove part lot control from the subject lands to facilitate the conveyance of various lots, each containing a townhouse unit.

The by-law has incorporated an expiration date three years from the date of passage. At the end of the three year period, the by-law would lapse and part lot control would be reinstated.

File No: PLPL-HA-2024-004
Name: Gateway Commercial (Caledonia) Ltd. – Phase 1