

## THE CORPORATION OF HALDIMAND COUNTY

By-law Number -HC/XX

**Being a by-law to amend Zoning By-law HC 1-2020, as amended, for property described in the name of 2497540 Ontario Inc.**

**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 Part Glasgow Square, west Shetland Street, Town of Caledonia, Haldimand County 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 identified on Map “A” (attached to and forming part of this by-law) from Urban Residential Type 2 (R2) *Zone* to Urban Residential Type 5 (R5-H) *Zone* with a Special Exception a Holding (H) Provision.
3. **THAT** Schedule “A” of By-law HC 1-2020, as amended, is hereby further amended by delineating the lands identified as the subject lands on Map “A” (attached to and forming part of this by-law) as having reference to Subsection 6.4.5.2. – R5.3
4. **THAT** Subsection 6.4 Special Exceptions is hereby further amended by adding the following:

6.4.5.3 R5.3

In lieu of the corresponding provisions in the R5 Zone, the following shall apply:

- a) Notwithstanding the provisions of Subsection 4.20(e) Exemptions from Yard Provisions – to permit a minimum 1 metre exterior side yard setback for a projecting balcony and a minimum of 2.27 metre interior side yard setback for a projecting balcony.
- b) Notwithstanding the provisions of Subsection 5.2.12 c) iii) Location of Parking on a Lot – for an apartment dwelling, to permit a 0 metre interior lot line setback for a parking lot abutting another residential zone adjacent to the existing easement.

5. **THAT** the Holding “(H)” provision of this by-law shall be removed at such time that a Development Agreement and Site Plan Approval is completed to the satisfaction of Haldimand County.
6. **THAT** Schedule “A” of By-law HC 1-2020, as amended, is hereby further amended by removing the symbol “(H)” on the subject lands identified on Map “A” (attached to and forming part of this by-law) at such time that 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.
7. **THAT** this by-law shall come into force in accordance with the provisions of the *Planning Act*.

ENACTED this 15 day of October, 2024.

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MAYOR

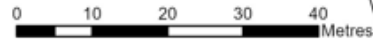
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CLERK

### MAP B - Detail Map

Haldimand County  
Urban Area of Caledonia, Ward 3

SCALE - 1:800



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.

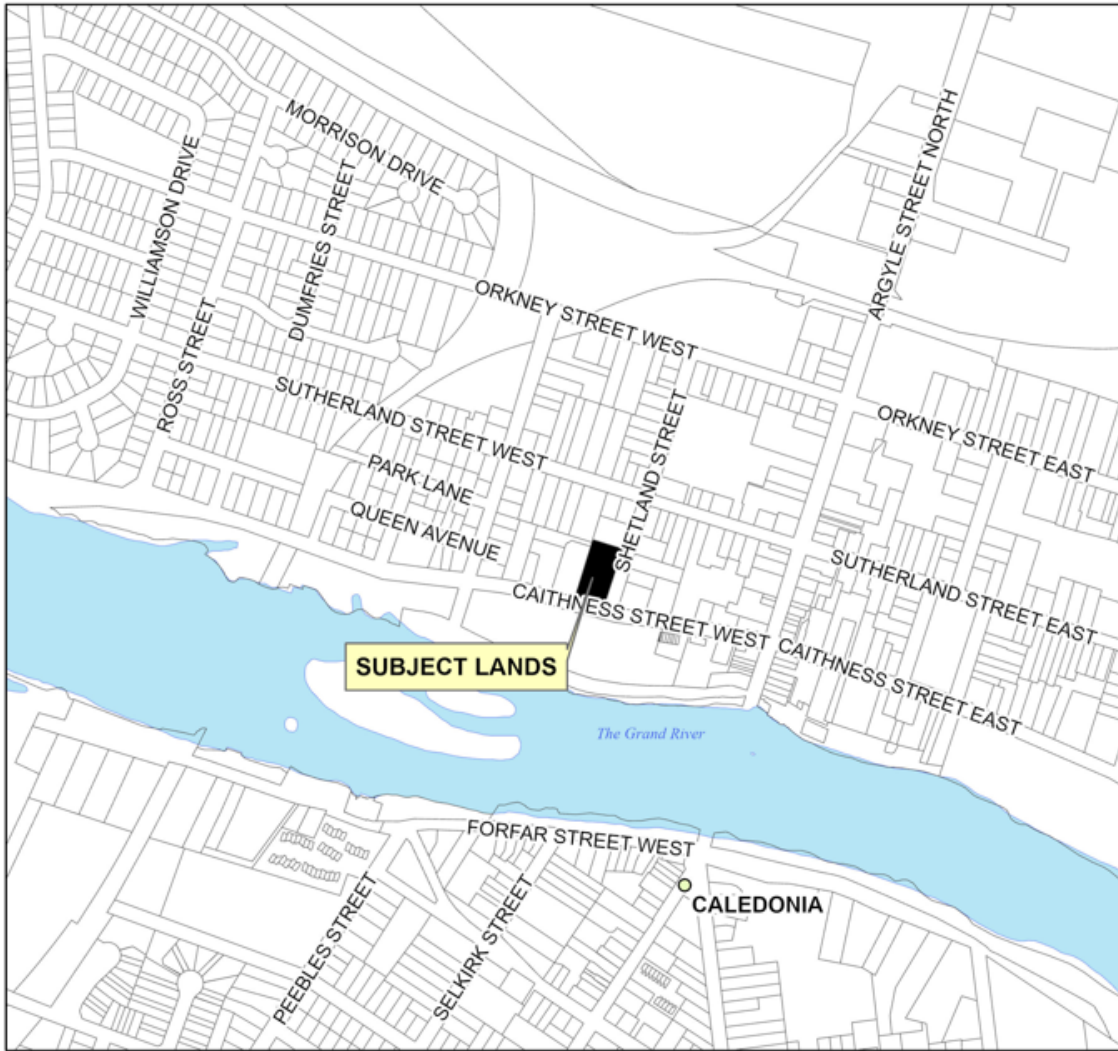
This is Map B to Zoning By-law \_\_\_\_\_ Passed the \_\_\_\_ day of \_\_\_\_\_ 2024.

\_\_\_\_\_ MAYOR \_\_\_\_\_ CLERK

Ref: PLZ-HA-2024-069

**MAP A - Key Map**

Haldimand County  
Urban Area of Caledonia  
Ward 3



This is Map A to Zoning By-law \_\_\_\_\_ Passed the \_\_\_\_ day of \_\_\_\_\_ 2024.

\_\_\_\_\_ MAYOR \_\_\_\_\_ CLERK

Ref: PLZ-HA-2024-069 T:\Planning and Economic Development\PO\GIS\Applications\2024\PLZ\PLZ-HA-2024-069 (2497540 Ontario Inc)\PLZ-HA2024069\PLZ-HA2024069.aprx

**PURPOSE AND EFFECT OF BY-LAW XX/24**

The subject lands are legally described as Part Glasgow Square, west Shetland Street, Town of Caledonia, Haldimand County, and known municipally as 80 Caithness Street West and 51 Shetland Street.

The purpose of this by-law is to amend the Haldimand County Zoning By-law HC 1-2020 by rezoning 80 Caithness Street West and 51 Shetland Street from 'Urban Residential Type 2 "(R2)" Zone to 'Urban Residential Type 5 "(R5.3) - H" Zone with special exceptions and a Holding (H) provision to permit a four-storey apartment building containing twenty-four (24) dwelling units and forty-three (43) surface parking spaces. The special exceptions address balcony projections and parking setback to an existing dwelling with access easement.

A Holding (H) Provision is also being proposed for the subject lands, which will ensure that the following items are addressed:

- Development Agreement and Site Plan approval.

And shall only be removed by a memo of approval signed by the General Manager of Community and Development Services, subject to the above noted items being completed to the satisfaction of Haldimand County.

Report Number:	PDD-16-2024
File No:	PLZ-HA-2024-069
Name:	2497540 Ontario Inc.
Roll No.	2810.151.001.32000.0000