

**THE CORPORATION OF HALDIMAND COUNTY**

By-law Number -HC/24

**Being a by-law to designate the lands (Block 81) 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 a 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 81, 18R-8231, Haldimand County, are hereby exempt from the provisions of Section 50(5) of the *Planning Act*.
2. **THAT** Maps 'A' and 'B' attached hereto form a part of this by-law.
3. **THAT** the exemption from the provisions of Section 50(5) of the *Planning Act* shall expire on November 25, 2027.
4. **AND THAT** this by-law shall take force and effect on the date of passing.

ENACTED this 25<sup>th</sup> day of November, 2024.

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MAYOR

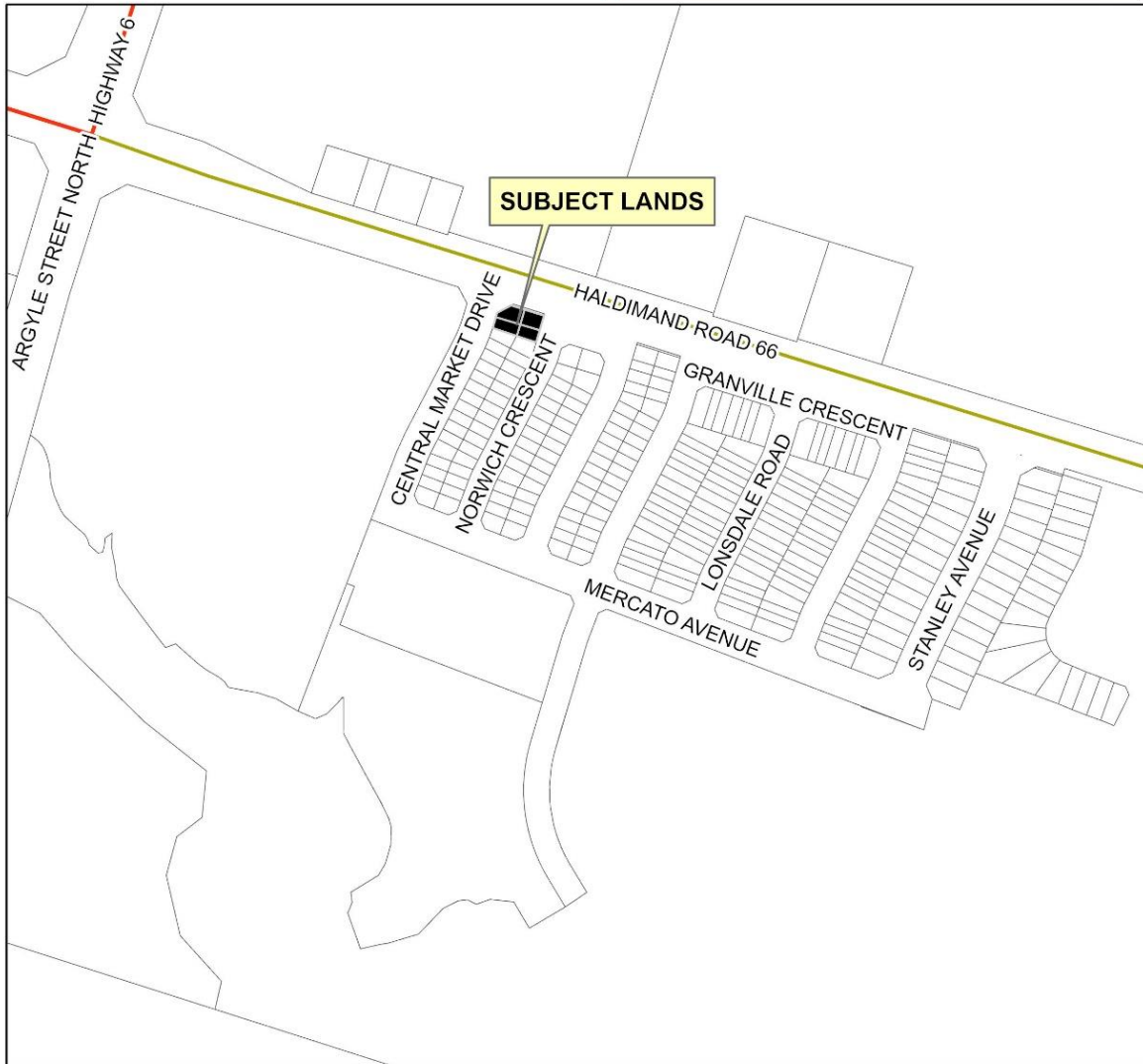
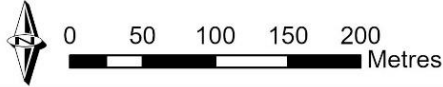
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CLERK

**MAP A - Key Map**

**18M-68 Block 81**

Haldimand County  
Urban Area of Caledonia  
Ward 3



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

\_\_\_\_\_  
MAYOR


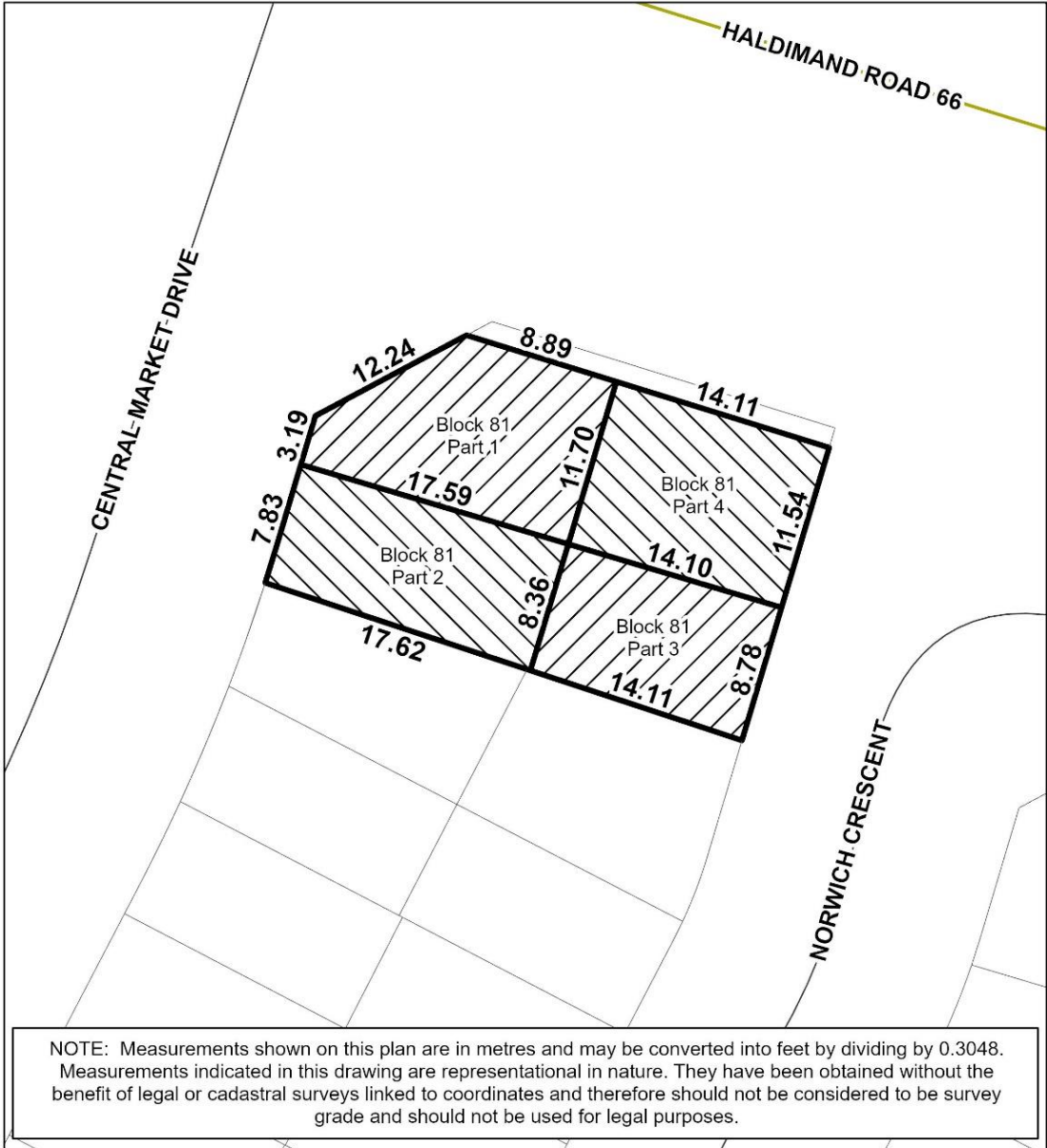
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Ref: PLPL-HA-2024-201

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**MAP B - Detail Map - 18M-68 Block 81**  
 Haldimand County  
 Urban Area of Caledonia, Ward 3

SCALE - 1:350  
 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-2024-201

**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 Block 81, 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 along Central Market Drive and Norwich Crescent within the Gateway community in Caledonia.

This 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 Number: PLPL-HA-2024-201

Name: Gateway Commercial (Caledonia) Ltd. – Phase 1

Roll No.: 2810-152-005-10381-0000