

THE CORPORATION OF HALDIMAND COUNTY

By-law Number -HC/25

Being a by-law to designate the lands (Blocks 62 and 63) within Registered Plan 18M-72, 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-72 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:

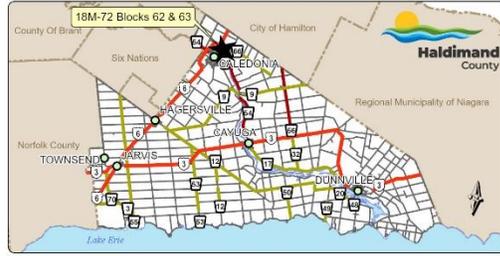
1. **THAT** the subject lands identified on Maps 'A' and 'B' attached hereto and forming part of this by-law, being a portion of those lands within Registered Plan 18M-72, described as Block 62, 18R-8267, and Block 63, 18R-8268 Haldimand County, are hereby exempt from the provisions of Section 50(5) 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 March 24, 2028.
4. **AND THAT** this by-law shall take force and effect on the date of passing.

ENACTED this 24th day of March, 2025.

MAYOR

CLERK

MAP A - Key Map
18M-72 Blocks 62 & 63
 Haldimand County
 Urban Area of Caledonia
 Ward 3



This is Map A to Zoning By-law _____ Passed the ____ day of _____ 2025.

_____ MAYOR _____ CLERK

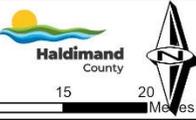
Ref: PLPL-HA-2025-018

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MAP B - Detail Map - 18M-72 Blocks 62 & 63

Haldimand County
Urban Area of Caledonia, Ward 3

SCALE - 1:320





This is Map B to Zoning By-law _____ Passed the ____ day of _____ 2025.

_____ MAYOR _____ CLERK

Ref: PLPL-HA-2025-018

PURPOSE AND EFFECT OF BY-LAW -HC/25

This by-law affects lands located in the urban area of Caledonia within the Gateway community, on property legally described as Plan 18M-72 as Block 62, 18R-8267, and Block 63, 18R-8268, 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 Stanley Avenue and St. Lawrence Road 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-2025-018

Name: Gateway Commercial (Caledonia) Ltd. – Phase 2

Roll No.: 2810152005101060000