

## THE CORPORATION OF HALDIMAND COUNTY

By-law Number -HC/25

**Being a by-law to designate the lands (Block 54)  
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 54, 18R-8269, 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 24<sup>th</sup> day of March, 2025.

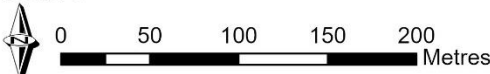
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MAYOR

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CLERK

**MAP A - Key Map**  
**18M-72 Block 54**  
 Haldimand County  
 Urban Area of Caledonia  
 Ward 3




This is Map A to Zoning By-law \_\_\_\_\_ Passed the \_\_\_\_ day of \_\_\_\_\_ 2025.

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

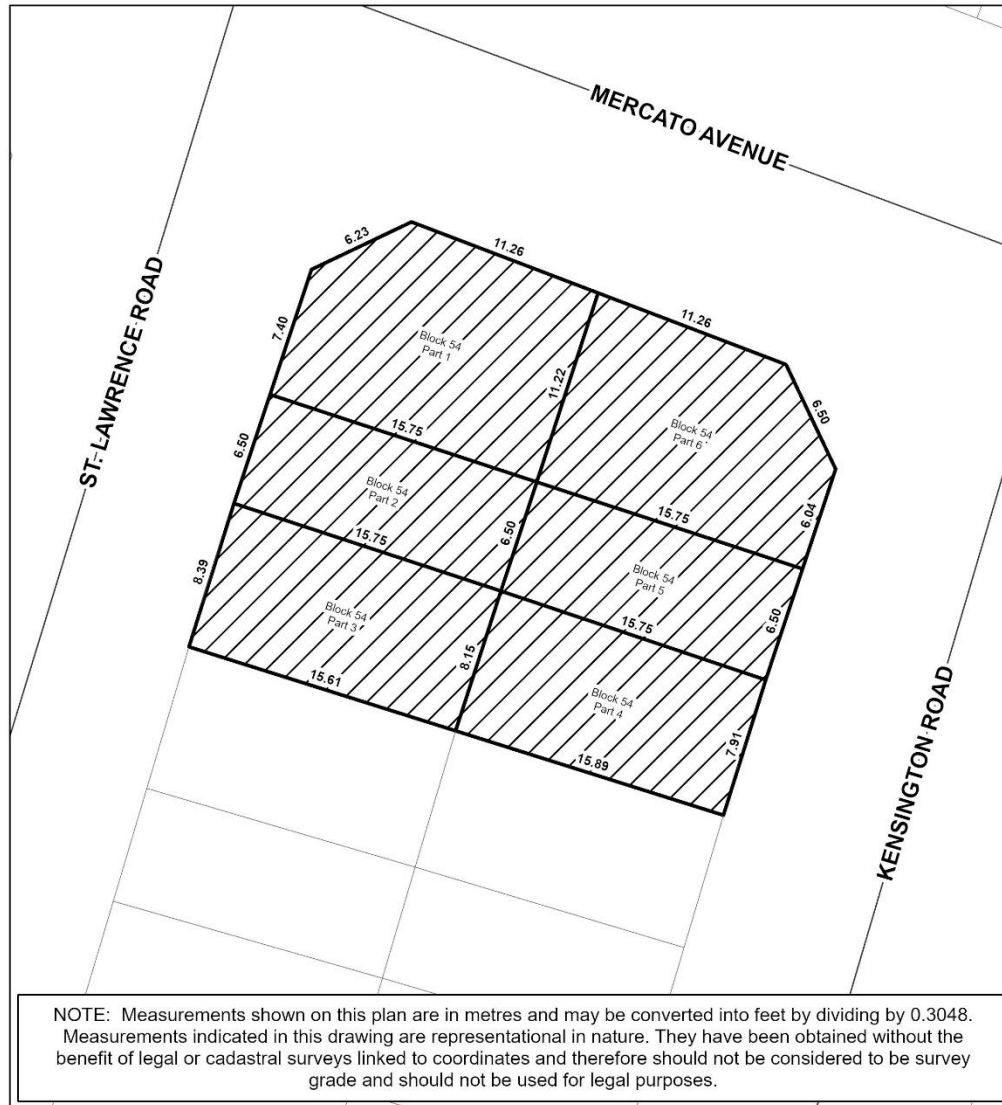
Ref: PLPL-HA-2025-018 T:\Planning and Economic Development\PD\GIS\Applications\2025\PL\PL\PL-HA-2025-018\PLPL-2025-018\PLPL-2025-018.aprx

# **MAP B - Detail Map - 18M-72 Block 54**

Haldimand County

Urban Area of Caledonia, Ward 3

SCALE - 1:300



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 Block 54 (18R-8269), 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 St. Lawrence Road and Kensington 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