

## THE CORPORATION OF HALDIMAND COUNTY

By-law Number -HC/25

**Being a by-law to designate the lands (Blocks 52 and 53) 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 52 and 53, 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 May 5, 2028.
4. **AND THAT** this by-law shall take force and effect on the date of passing.

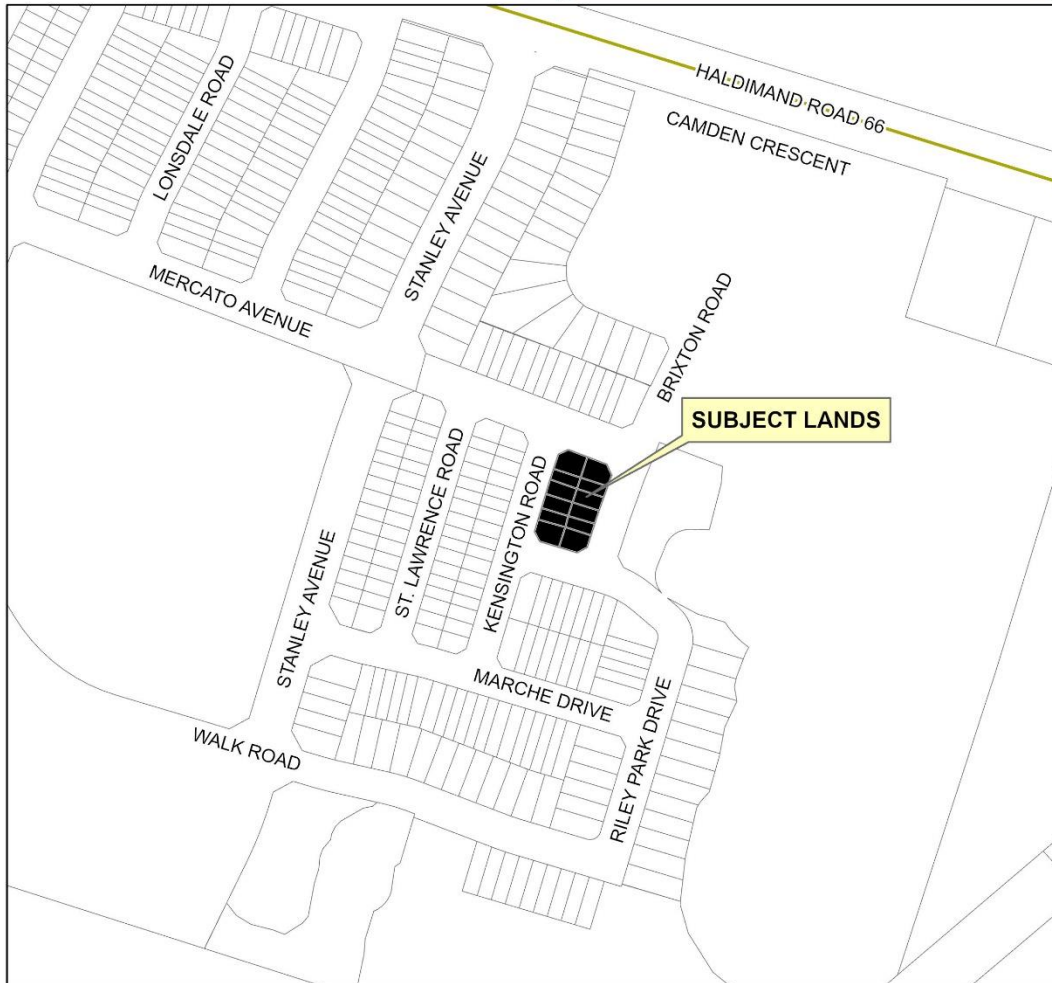
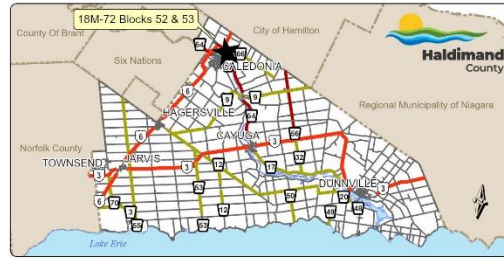
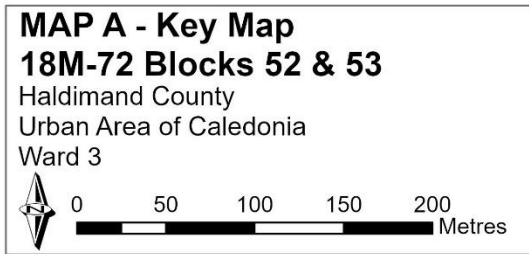
ENACTED this 5<sup>th</sup> day of May, 2025.

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MAYOR

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CLERK



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

\_\_\_\_\_  
 MAYOR

\_\_\_\_\_  
 CLERK

Ref: PLPL-HA-2025-069

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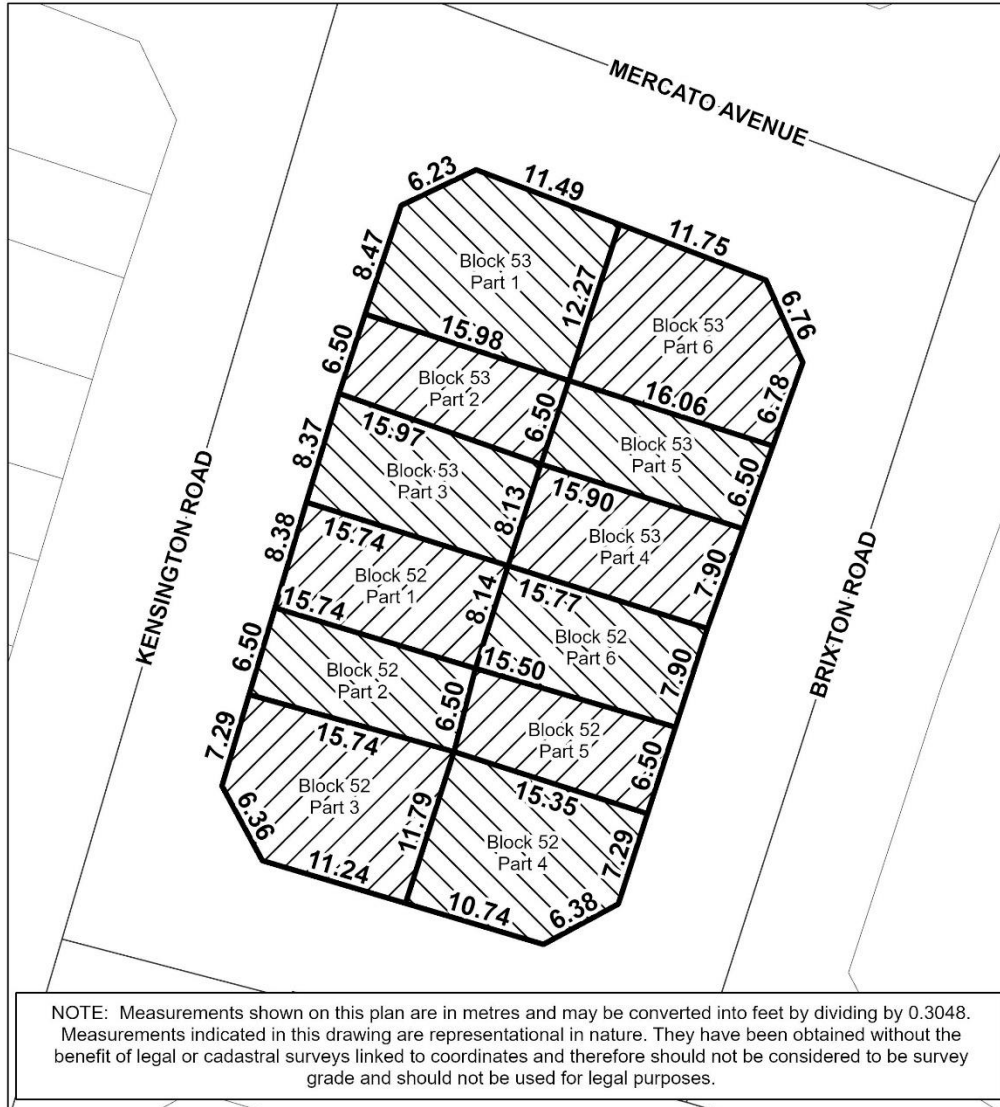
**MAP B - Detail Map - 18M-72 Blocks 52 & 53**

Haldimand County

Urban Area of Caledonia, Ward 3

SCALE - 1:400

0 4 8 12 16 Metres



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

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK

Ref: PLPL-HA-2025-069

**PURPOSE AND EFFECT OF BY-LAW NO. -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 52 and 53 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 Brixton Road and Kensington Road within the Gateway subdivision 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-2025-069

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

Roll No.: 2810152005101060000