

THE CORPORATION OF HALDIMAND COUNTY

By-law Number -HC/25

Being a by-law to amend Zoning By-law HC 1-2020, as amended, for property described in the name of 2577909 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 the subject lands 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 ‘Community Institutional “(IC)” Zone to ‘Urban Residential Type 5 “(R5-H)” Zone with a Special Exception and 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 6.4.5.4. – R5.4.
4. **THAT** Subsection 6.4 Special Exceptions is hereby further amended by adding the following:

6.4.5.4. – R5.4

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

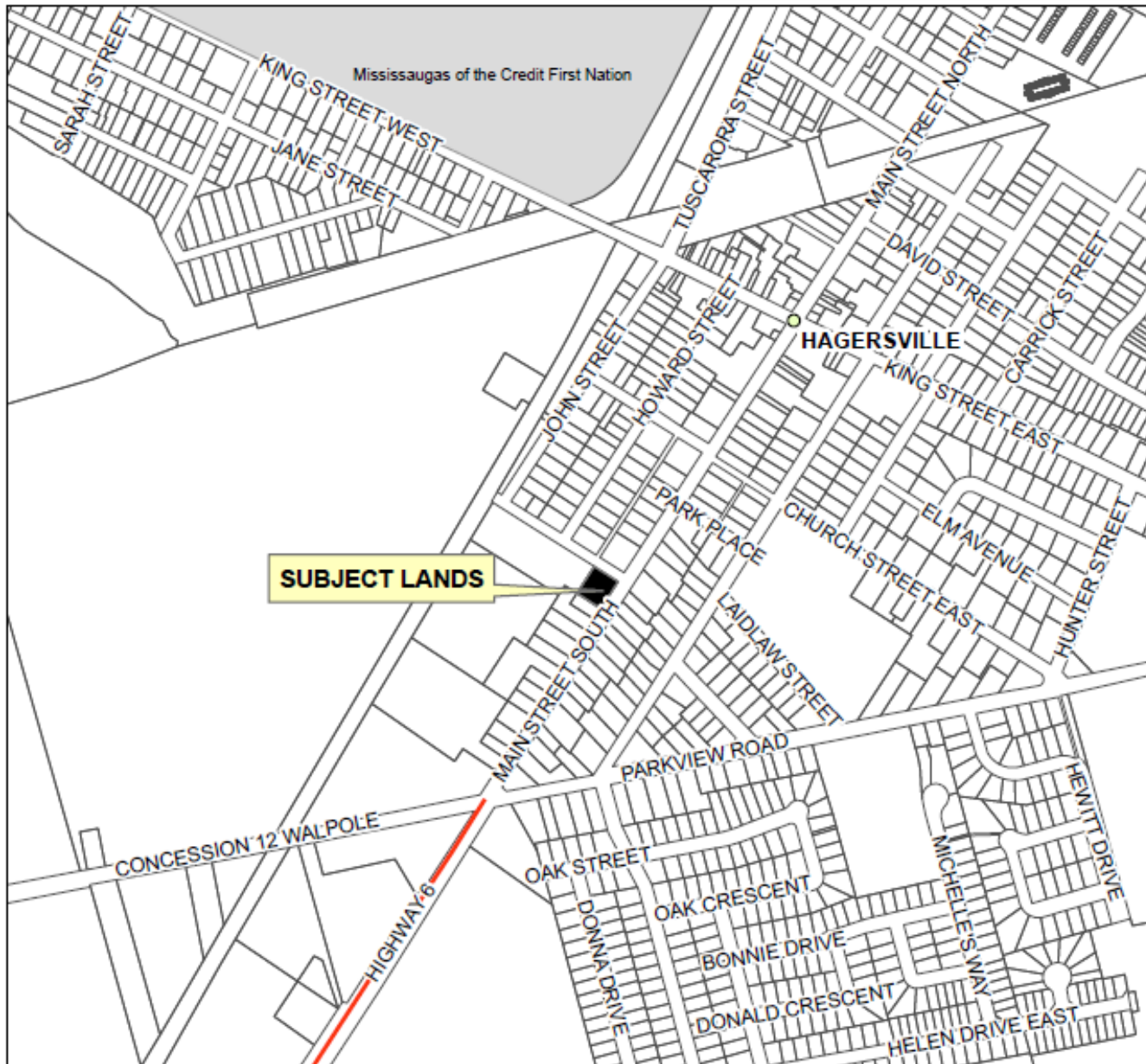
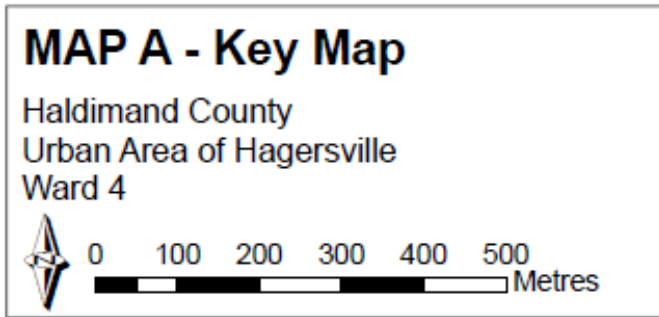
- a) Notwithstanding the provisions of Subsection 4.20(h) Exemptions from Yard Provisions – to permit a 3.2 metre projection of the staircase in the required rear yard and a 0 metre exterior side yard setback for a projecting staircase.

- b) Notwithstanding the provisions of Subsection 4.31(a)i) and Subsection 4.31(b) Landscaped Strip – to permit a minimum 0.9 metre landscape strip where an apartment dwelling is permitted, abutting a Residential Zone and a 0 metre landscape strip, adjacent to the garbage and recycling storage area.
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 and registered on title, confirmation of water and sanitary capacity through modelling for the development proposal and satisfying any and all applicable Canadian National (CN) Rail requirements, 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. **AND THAT** this by-law shall come into force in accordance with the provisions of the *Planning Act*.

ENACTED this 14th day of April, 2025.

MAYOR

CLERK



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

MAYOR

CLERK

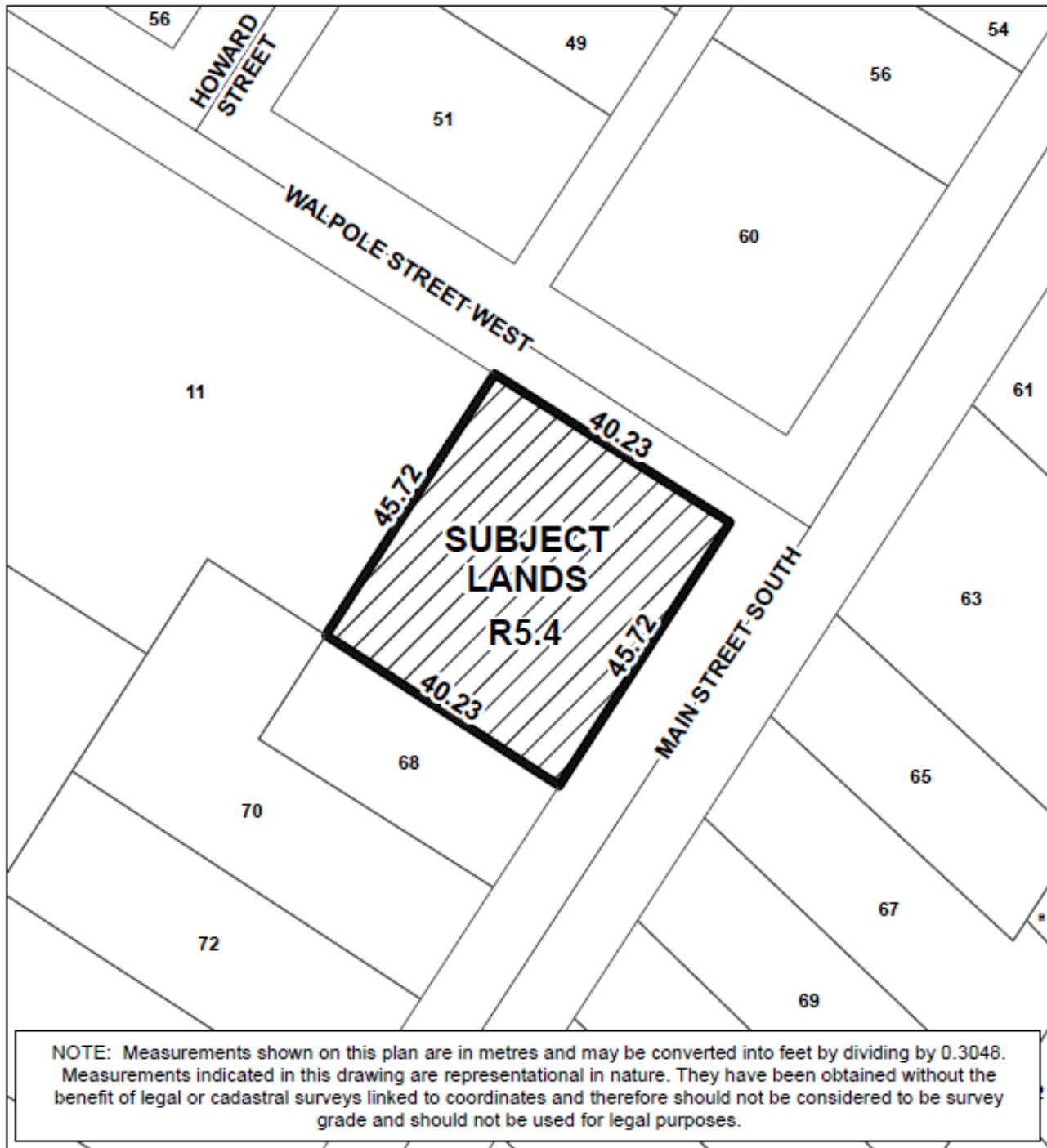
MAP B - Detail Map

Haldimand County

Urban Area of Hagersville, Ward 4

SCALE - 1:800

0 10 20 30 40 Metres



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

MAYOR_____
CLERK

PURPOSE AND EFFECT OF BY-LAW -HC/25

The subject lands are legally described as Hagersville Plan 905 Block 12 and Part Lot 4 and known municipally as 62-66 Main Street South, Hagersville.

The purpose of this by-law is the Zoning By-law Amendment application is seeking to amend the land use permissions for the subject lands to facilitate the adaptive reuse of the existing Hagersville Community Centre into a fifteen (15) unit apartment building by rezoning the subject lands from 'Community Institutional "(IC)" Zone to 'Urban Residential Type 5 "(R5.4)" with a Holding (H) Provision and with the following site-specific provisions for the subject lands:

- Reduced landscape strip for an apartment dwelling abutting a residential zone; and,
- Permitting the projection of a staircase that exceeds the maximum projection into a required yard and recognizing the exterior side yard projection of the staircase with a 0 metre setback.

Report Number: PDD-08-2025
File No: PLZ-HA-2024-278
Name: 2577909 Ontario Inc.
Roll No.: 2810.154.005.06100.0000