

## THE CORPORATION OF HALDIMAND COUNTY

By-law Number -HC/26

### **Being a by-law to amend Zoning By-law HC 1-2020, as amended, for property described in the name of 1000946882 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 Seneca Part James Davis Tract, Part 1 Registered Plan 18R6735 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 as Part 1 on Map “B” (attached to and forming part of this by-law) from Agriculture (A) *Zone* to Hamlet Residential (RH) *Zone*.
3. **THAT** Schedule “A” of By-law HC 1-2020, as amended, is hereby further amended by changing the zoning of the subject lands identified as Part 2 on Map “B” (attached to and forming part of this by-law) from Agriculture (A) *Zone* to Hamlet Residential (RH-H) *Zone* with a hold.
4. **THAT** Schedule “A” of By-law HC 1-2020, as amended, is hereby further amended by changing the zoning of the subject lands identified as Part 3 on Map “B” (attached to and forming part of this by-law) from Agriculture (A) *Zone* to Open Space (OS) *Zone*.
5. **THAT** Schedule “A” of By-law HC 1-2020, as amended, is hereby further amended by delineating the lands identified as Part 1 and Part 2 of the subject lands on Map “B” (attached to and forming part of this by-law) as having reference to Subsection RH.8.
6. **THAT** Subsection 6.4 Special Exceptions is hereby further amended by adding the following:
  - 6.4.7.8 RH.8 In lieu of the corresponding provisions in the RH *Zone*, the following shall apply:

- a) minimum *lot area (interior lot)*: 1,100 square metres;
  - b) minimum *lot area (corner lot)*: 1,200 square metres;
  - c) minimum *lot frontage (interior lot)*: 24 metres;
  - d) minimum *lot frontage (interior lot)*, pie shaped lot: 20 metres;
  - e) minimum *lot frontage (corner lot)*: 25 metres;
  - f) minimum *front yard*: 7 metres;
  - g) minimum *exterior side yard*: 4.5 metres;
  - h) minimum *rear yard*: 7 metres;
  - i) maximum *dwelling gross floor area*: 600 square metres.
7. **THAT** the Holding “(H)” provision of this by-law shall be removed upon completion of necessary Archaeological Assessment(s) and subsequent registration in the Ontario Public Register of Archaeological Reports to the satisfaction of Haldimand County.
8. **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 Part 2 of Map “B” (attached to and forming part of this by-law).
9. **AND THAT** this by-law shall come into force in accordance with the provisions of the *Planning Act*.

ENACTED this 21st day of January, 2026.

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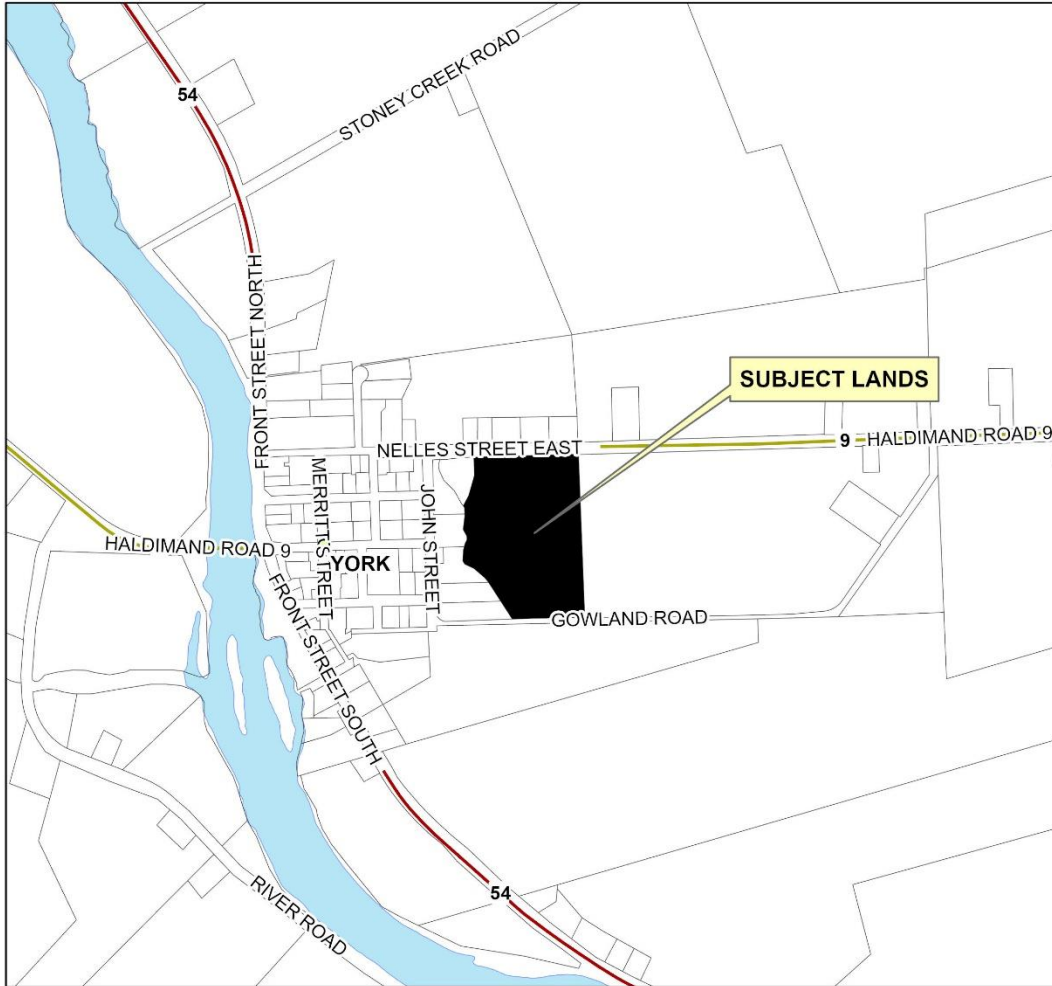
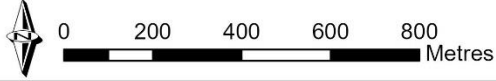
MAYOR

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CLERK

### MAP A - Key Map

Haldimand County  
Geographic Township of Seneca  
Ward 4



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

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK

Ref: PLZ-HA-2025-062

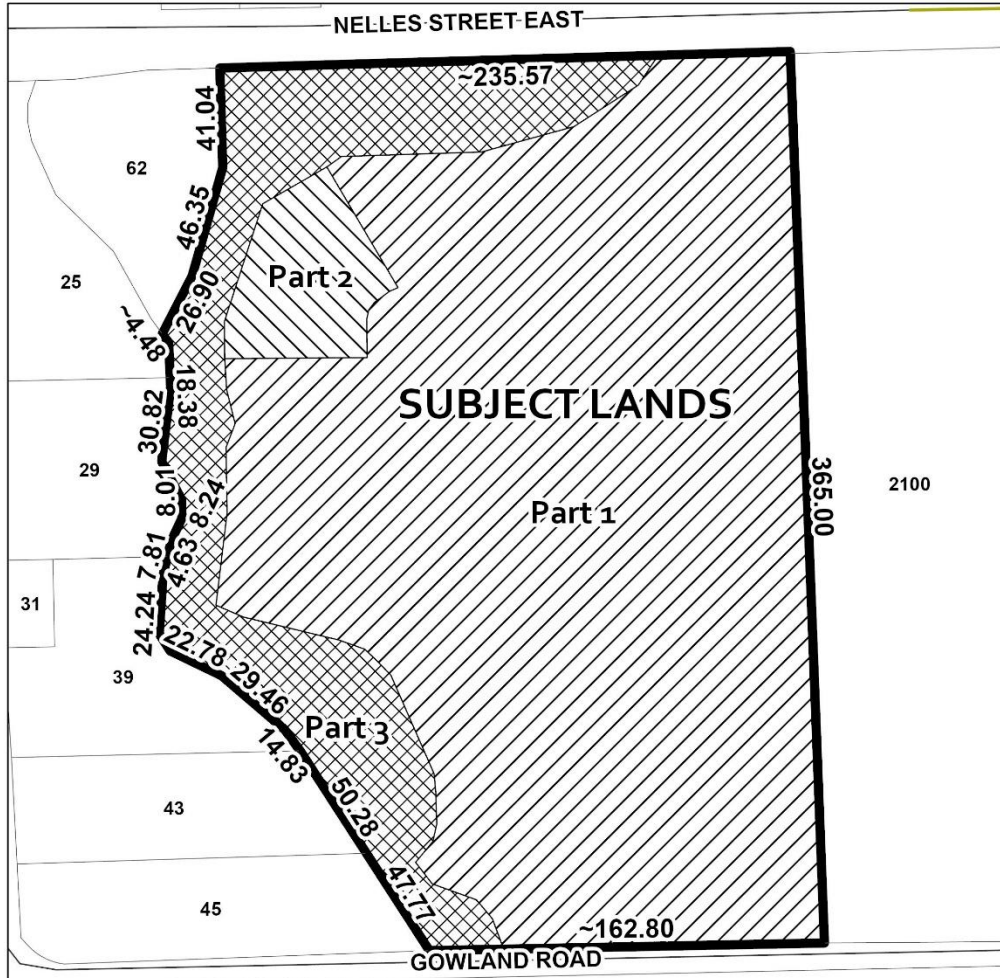
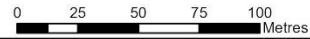
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### MAP B - Detail Map

Haldimand County  
Geographic Township of Seneca, Ward 4



SCALE - 1:2,200



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 \_\_\_\_\_ 2025.

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

Ref: PLZ-HA-2025-062

**Purpose and Effect of By-law -HC/26**

The subject lands are legally described as Seneca Part James Davis Tract, Part 1 Registered Plan 18R6735.

The purpose of this by-law is to rezone the subject lands from the current Agriculture (A) Zone to a combination of Hamlet Residential (RH) Zone with a special provision (Part 1), Hamlet Residential (RH-H) Zone (Part 2) with a hold and special provision, and Open Space (OS) Zone (Part 3).

The amendments are required to ensure conformity with the existing Official Plan designation for the subject lands and to facilitate future residential development.

A holding provision is being applied to a portion of the lands. The holding provision can be lifted when the final archaeological assessment has been completed and registered with the Province.

Report Number: PDD-05-2026  
File No: PLZ-HA-2025-062  
Related File No.: PL28T-2025-051  
Name: 1000946882 ONTARIO INC  
Roll No. 2810.152.003.0450.0000