

THE CORPORATION OF HALDIMAND COUNTY

By-law No. /18

Being a by-law to adopt Amendment Number HCOP-43 to the
Haldimand County Official Plan by Andrea Moodie.

WHEREAS Haldimand County is empowered to enact this by-law, by virtue of the provisions of Sections 17 and 21 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 Amendment No. HCOP-43 to the Haldimand County Official Plan for a property described as Plan 69, Lot 11 and Part Lot 12 Part lot 11, South Cayuga Street, Haldimand County, consisting of the map and explanatory text, as attached to form a part of this by-law, be hereby adopted.
2. AND THAT the effective date of this by-law shall be the date of final passing hereof.

READ a first and second time this 12th day of February, 2018.

READ a third time and finally passed this 12th day of February, 2018.

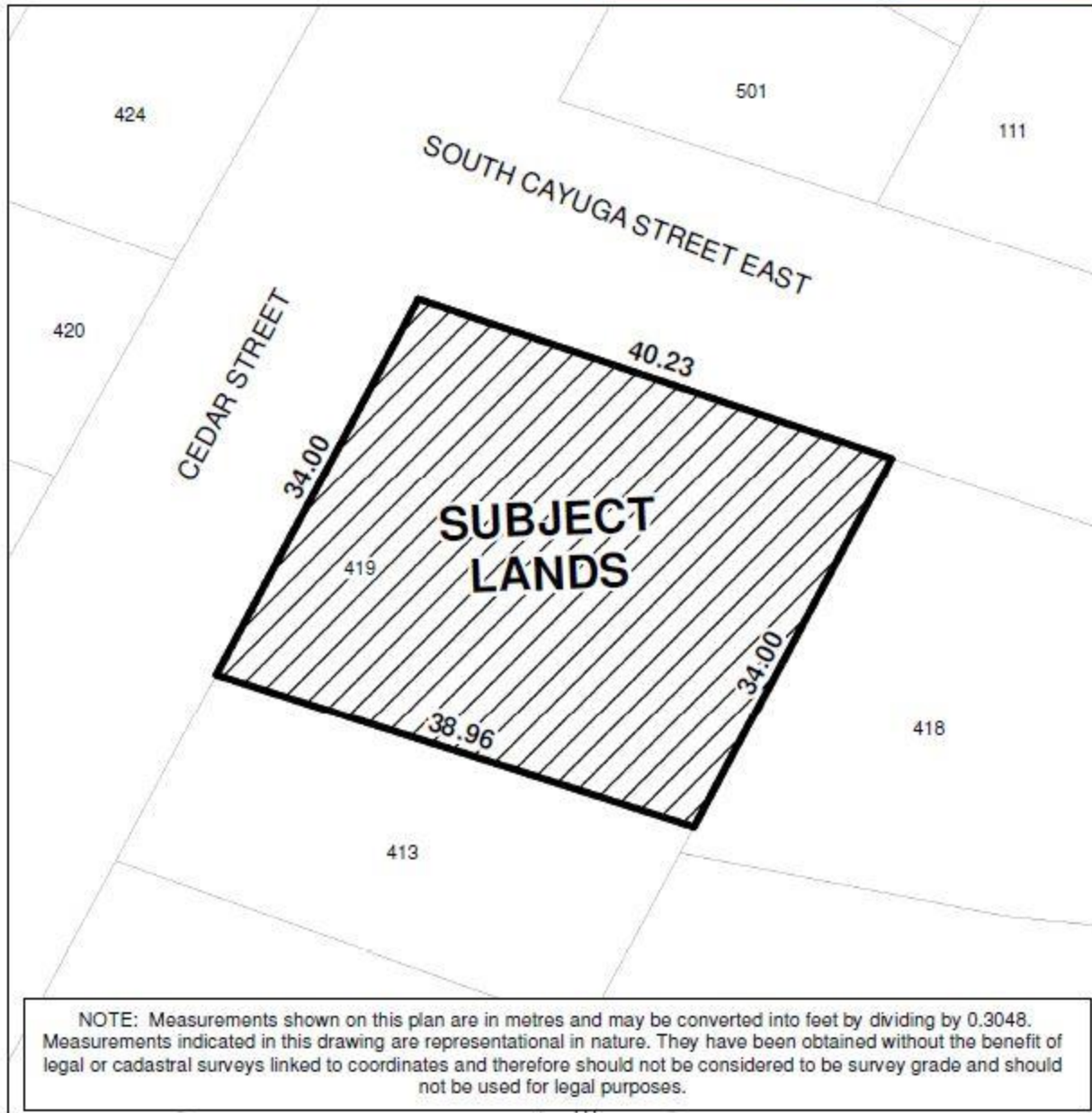
MAYOR

CLERK

Amendment No. HCOP- 43 To the Haldimand County Official Plan



0 5 10 20 30 Metres



SCHEDULE 'A'

**AMENDMENT NO. HCOP-43
TO THE HALDIMAND COUNTY OFFICIAL PLAN**

PART A: PREAMBLE TO THE AMENDMENT

1. **Purpose of the Amendment:**

The purpose of this Official Plan Amendment is to amend the designation of certain lands to include a site-specific 'Community Commercial' designation to facilitate new residential infill development. The Official Plan amendment would apply to the subject lands as illustrated on Schedule 'A'.

2. **Location of the Lands Affected:**

The subject lands are described as Plan 69, Lot 11 and Part Lot 12 Part lot 11, South Cayuga Street, Haldimand County. The location of the subject lands is illustrated on the attached Schedule "A".

3. **Basis of the Amendment:**

The subject lands are designated 'Community Commercial' within the Haldimand County Official Plan. Within the 'Community Commercial' designation, the primary use is directed to be commercial in nature with limited residential development primarily in the form of apartments. This amendment will support the creation of a new residential infill development lot, while preserving the policy framework that will continue to support commercial uses for the future.

Residential uses are frequent in this area, and the proposal represents a change that is still consistent with the overall character of the neighbourhood.

Provincial and local policies are maintained, as this proposal represents infill development, and provides an opportunity to increase the housing options available in Haldimand County. This amendment will seek to create two smaller residential lots that will be more affordable than the single, larger parcel while at the same time maintaining opportunities for commercial development by leaving the Community Commercial designation in place. The lands subject to the amendment are identified in Schedule A of this amendment.

PART B: THE AMENDMENT:

The Haldimand County Official Plan is hereby amended as follows:

Map Amendment:

Schedule B.3 is hereby further amended by:

Identifying the lands shown as the subject lands on Schedule "A" of this amendment (attached to and forming part of this amendment) as being amended a site-specific 'Community Commercial' designation (HCOP-43).

Text Amendment:

The following is added to Section 9.C (Site-Specific Policies) as HCOP-43:

The following policies shall apply only to those lands on Schedule "B.3" as having reference to this special provision:

- a) In addition to the permitted uses of the Community Commercial designation, a single detached dwelling is permitted on the subject lands subject to the provisions of the applicable Zoning By-law. For the purposes of this special provision, the lands as depicted on Schedule A of HCOP-43 may be subdivided to create one additional building lot from the current parcel.

Report Number:	PED-PD-04-2018
File Number:	PLOP-HA-2017-181
Name:	Moodie
Roll No.	2810-024-002-10200-0000