

## THE CORPORATION OF HALDIMAND COUNTY

By-law Number /18

**Being a by-law to amend Zoning By-law 1-H 86, as amended, of the Town of Haldimand in the name of 792866 Ontario Inc.**

**WHEREAS** Haldimand County is empowered to enact this by-law, by virtue of the provisions of Sections 34 and 36 of the *Planning Act*, R.S.O. 1990, C. P13, 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 the lands described as Oneida Range West Caledonia Townline Road, Part of Lot 1 Registered Plan 18R2928 Part 1, and being shown as the Subject Lands on Maps "A" and "B" attached hereto to form a part of this by-law.
2. **THAT** Schedule "A7-B" to Town of Haldimand Zoning By-law 1-H 86, as amended, is hereby further amended by rezoning the Subject Lands which are shown on Maps "A" and "B" from "Community Institutional" to "General Commercial - Holding".
3. **THAT** the 'Holding – "H"' provision applied to the Subject Lands, shall remain in place until such time as a site plan approval process has been completed to the satisfaction of Haldimand County, an archaeological assessment has been completed to the satisfaction of the Ontario Ministry of Tourism, Culture and Sport, and appropriate servicing capacity has been confirmed by Haldimand County for the lands subject to this by-law.
4. **AND THAT** this by-law shall take force and effect on the day of passing.

READ a first and second time this 3<sup>rd</sup> day of April, 2018.

READ a third time and finally passed this 3<sup>rd</sup> day of April, 2018.

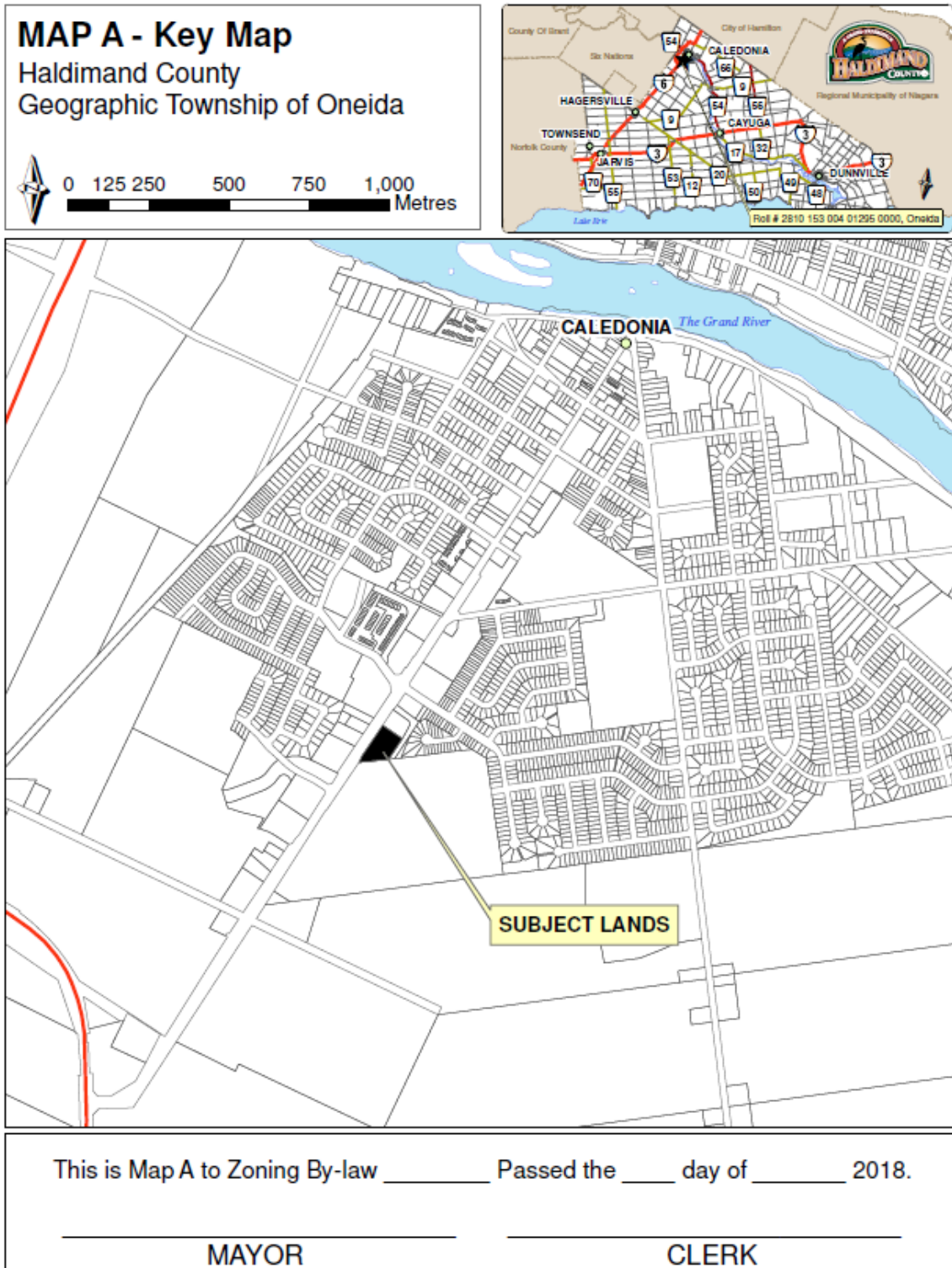
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MAYOR

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DEPUTY CLERK

**Schedule "A"**

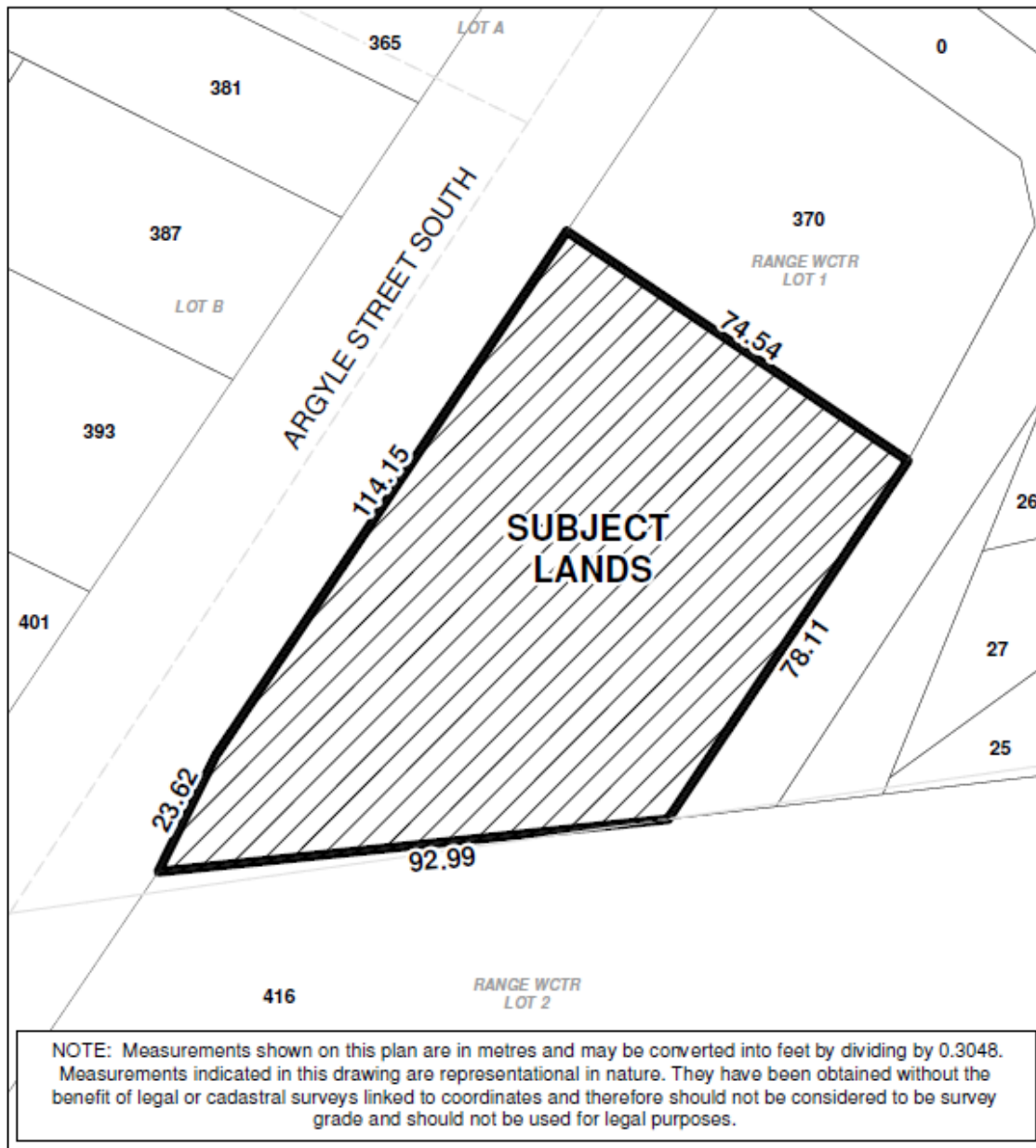


Ref: PLZ-HA-2017-208

**MAP B - Detail Map**  
Haldimand County  
Geographic Township of Oneida

SCALE: 1:1,000

0 10 20 30 40 Metres



This is Map B to Zoning By-law \_\_\_\_\_ Passed the \_\_\_\_ day of \_\_\_\_\_ 2018.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK

Ref: PLZ-HA-2017-208

## PURPOSE AND EFFECT OF BY-LAW NUMBER

/18

The subject lands are described as Oneida Range West Caledonia Townline Road, Part of Lot 1 Registered Plan 18R2928 Part 1.

The purpose of this by-law is to rezone the subject lands from IC to CG-H to provide a broader range of permitted uses in order to increase development opportunities for the site.

In the Haldimand County Official Plan, the subject lands are designated as 'Community Commercial' and there are no policy conflicts or issues since the proposed development will conform to the provisions of CG Zone of the Town of Haldimand Zoning By-law 1-H 86. The lot itself conforms to the provisions of the CG zone, and at this point no development has been proposed as a direct result of this application. Staff will evaluate the technical merits of a development proposal for the site through the application of the Holding as well as Site Plan Control, which also applies.

Upon the receipt and approval of a site plan application, confirmation from the Ministry of Culture, Tourism and Sport regarding archaeological assessment, and confirmation of servicing capacity, the 'H' Holding will be removed from the subject lands.

Report Number:	PED-PD-14-2018
File Number:	PLZ-HA-2017-208
Name:	792866 Ontario Inc.
Roll #:	2810-153-004-01295-0000