

THE CORPORATION OF HALDIMAND COUNTY

By-law Number -HC/XX

Being a by-law to amend Zoning By-law HC 1-2020, as amended, for the North Caledonia Employment Lands

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 North Caledonia Employment 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 Rural Commercial (CR), Rural Industrial (MR) and Agricultural (A) *Zone* to General Industrial (MG-H) *Zone* with a Holding Provision.
3. **THAT** Schedule “A” of By-law HC 1-2020, as amended, is hereby further amended by delineating the lands identified the subject lands on Map “A” (attached to and forming part of this by-law) as having reference to Subsection 8.4.3.2.
4. **THAT** Subsection 8.4 Special Exceptions is hereby further amended by adding the following:

8.4.3.2 MG.2

That on the lands delineated as having reference to this subsection, the following provisions shall apply:

- i. Notwithstanding the uses *permitted* in the General Industrial *Zone*, only the following uses shall be permitted:
 - a) *Agriculture-related processing*
 - b) *Automobile Body Shop*
 - c) *Automobile Service Station*
 - d) *Bakery, Commercial*

- e) *Cannabis Production Facility*
 - f) *Contractor's Yard*
 - g) *Custom Workshop*
 - h) *Data Centre*
 - i) *Industrial Garage*
 - j) *Manufacturing*
 - k) *Light, Outdoor Storage^A*
 - l) *Printing and Publishing Establishment*
 - m) *Retail Uses^A*
 - n) *Research and Development Facility*
 - o) *Truck Terminal*
 - p) *Warehouse*
- ii. That *Side Lot lines* abutting the proposed Highway 6 By-Pass, as amended from time to time, shall be considered *Exterior Lot Lines*.
- iii. That *Exterior Side Yards* shall include a *yard* abutting the proposed Highway 6 By-Pass, as amended from time to time, excluding a *Front Yard*.
- iv. Notwithstanding, Section 4.38 Minimum Services a)i), development, including the construction and occupation of a *building* or *structure*, including alteration or change of use of a *building* or *structure*, may occur on partial services, where watermains, drainage systems, storm sewers and on site sanitary systems are constructed and operational and all regulatory approvals have been received to the satisfaction of Haldimand County or appropriate approval authority.
- v. Notwithstanding, Section 5.2.12 Location of Parking On a Lot c), Parking areas may be located in any *yard* except, a *front yard* or *exterior side yard*.
5. **THAT** the Holding "(H)" provision of this by-law shall be removed upon the registration of a development agreement, confirmation that water and sewer capacity is available, confirmation that environmental matters have been addressed, the completion of an Archaeological Assessment, proof of engagement with Indigenous communities, being Six Nations of the Grand River and Mississauga's of the Credit First Nation, completion of an Urban Desing Brief and confirmation that land use compatibility matters have been addressed, 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).
7. **THAT** this by-law shall come into force in accordance with the provisions of the *Planning Act*.

8. **AND THAT** this by-law shall become effective upon final approval of the related Amendment number HCOP-77 to the Haldimand County Official Plan.

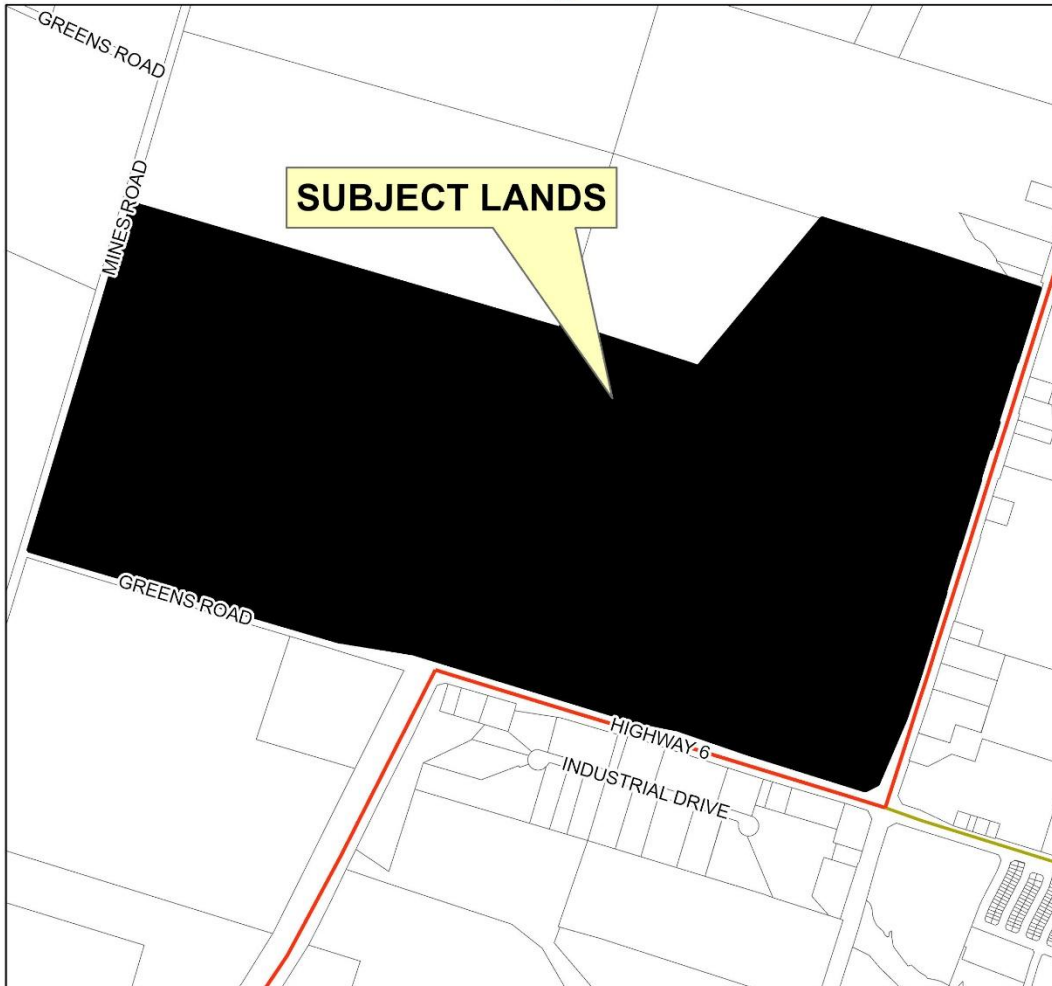

ENACTED this day of May, 2026.

MAYOR

CLERK

DRAFT

MAP A - Key Map
Haldimand County
Urban Area of Caledonia
Ward 2




This is Map A to Zoning By-law _____ Passed the ____ day of _____ 2026.

_____ MAYOR _____ CLERK


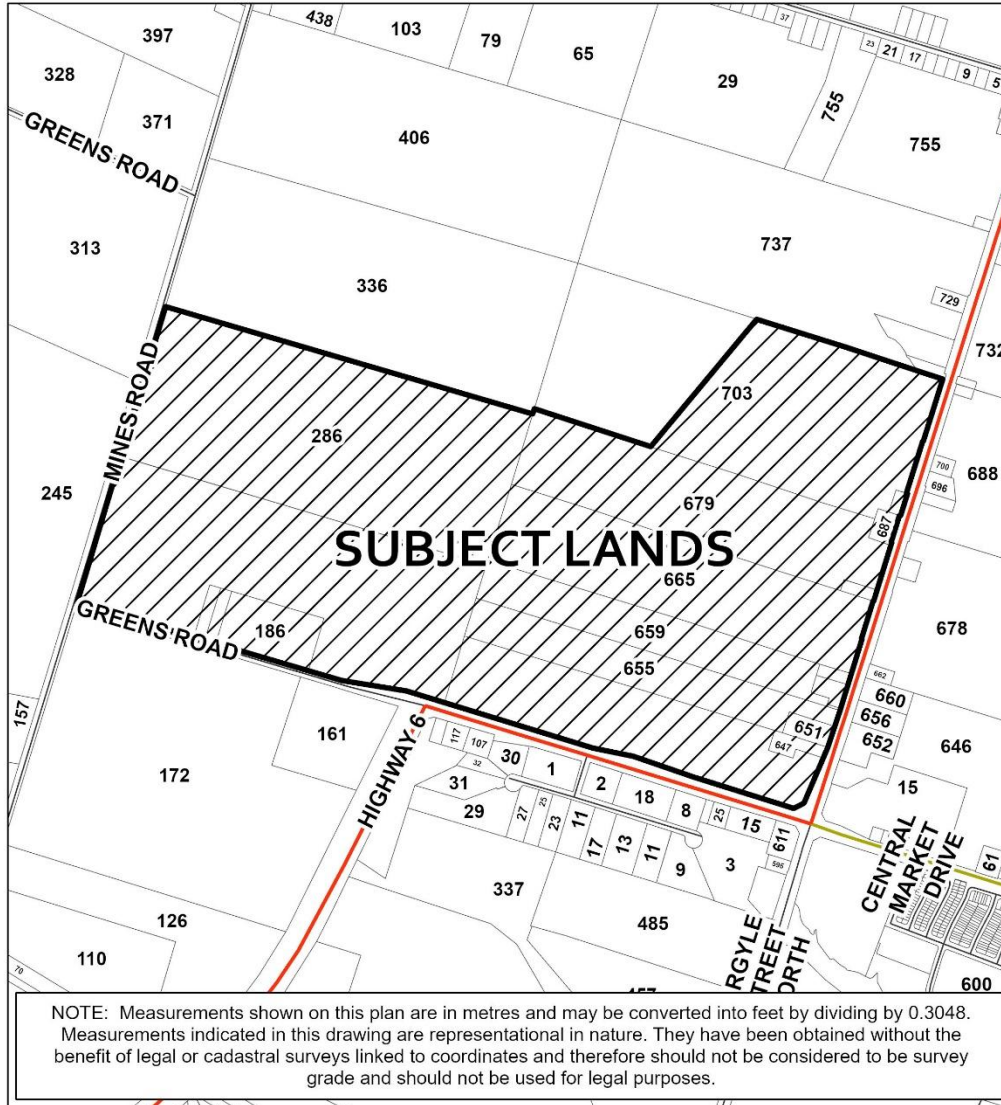
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MAP B - Detail Map
 Haldimand County
 Urban Area of Caledonia, Ward 2



SCALE - 1:14,000
 0 100 200 300 400 Metres

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 _____ 2026.

_____ MAYOR _____ CLERK

Ref: N/A

Purpose and Effect of By-law -HC/26

The purpose of this by-law is implement the direction of the amended Official Plan as it relates to the North Caledonia Employment Lands.

This By-law amends the permitted uses on the subject lands to align with the amended Official Plan and provincial policies relating to employment lands. The permitted uses on the lands are:

- a) *Agriculture-related processing*
- b) *Automobile Body Shop*
- c) *Automobile Service Station*
- d) *Bakery, Commercial*
- e) *Cannabis Production Facility*
- f) *Contractor's Yard*
- g) *Custom Workshop*
- h) *Data Centre*
- i) *Industrial Garage*
- j) *Manufacturing*
- k) *Light, Outdoor Storage^A*
- l) *Printing and Publishing Establishment*
- m) *Retail Uses^A*
- n) *Research and Development Facility*
- o) *Truck Terminal*
- p) *Warehouse*

Lot lines and yards abutting the proposed Highway 6 By-pass are to be considered exterior side lot lines and exterior side yards, even prior to the construction of the road.

This by-law permits development to occur on partial services consisting of municipal water service and private onsite sanitary systems.

Parking areas are not permitted in the front or exterior side yards.

A Holding (H) provision has been applied to the lands requiring a development agreement be registered, appropriated and sufficient servicing capacity exists for the proposed development, environmental matters have been adequately addressed, an Archaeological Assessment has been completed, and Urban Design Brief has been completed and land use compatibility measures have been adequately addressed to the satisfaction of the General Manger of Development Services.

Report Number: PDD-19-2026
File No: PLOPZB-HA-2026-058
Name: North Caledonia Employment Lands

DRAFT