

## THE CORPORATION OF HALDIMAND COUNTY

By-law Number /21

**Being a by-law to amend Zoning By-law HC 1-2020 in the names of David and Rochelle Pearson.**

**WHEREAS** Haldimand County is empowered to enact this by-law, by virtue of the provisions of Section 34 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 Plan 23 Part Lot Bushby RP18R6226 Part 1, Sherbrooke, 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 “A,J5” to Haldimand Zoning By-law HC 1-2020, as amended, is hereby further amended by identifying the Subject Lands which are shown as ‘Subject Lands’ on Map “A” and Part 1 on Map “B” attached hereto and forming part of this by-law, as having reference to Subsection A-1.
3. **THAT** the lands shown on “Map A” and “Map B” are rezoned to ‘Hamlet Residential (RH)’ and shall be subject to the provisions of section 6 of said By-law HC 1-2020:
4. **AND THAT** this by-law shall take force and effect on the day of passing.

READ a first and second time this 26<sup>th</sup> day of April, 2021.

READ a third time and finally passed this 26<sup>th</sup> day of April, 2021.

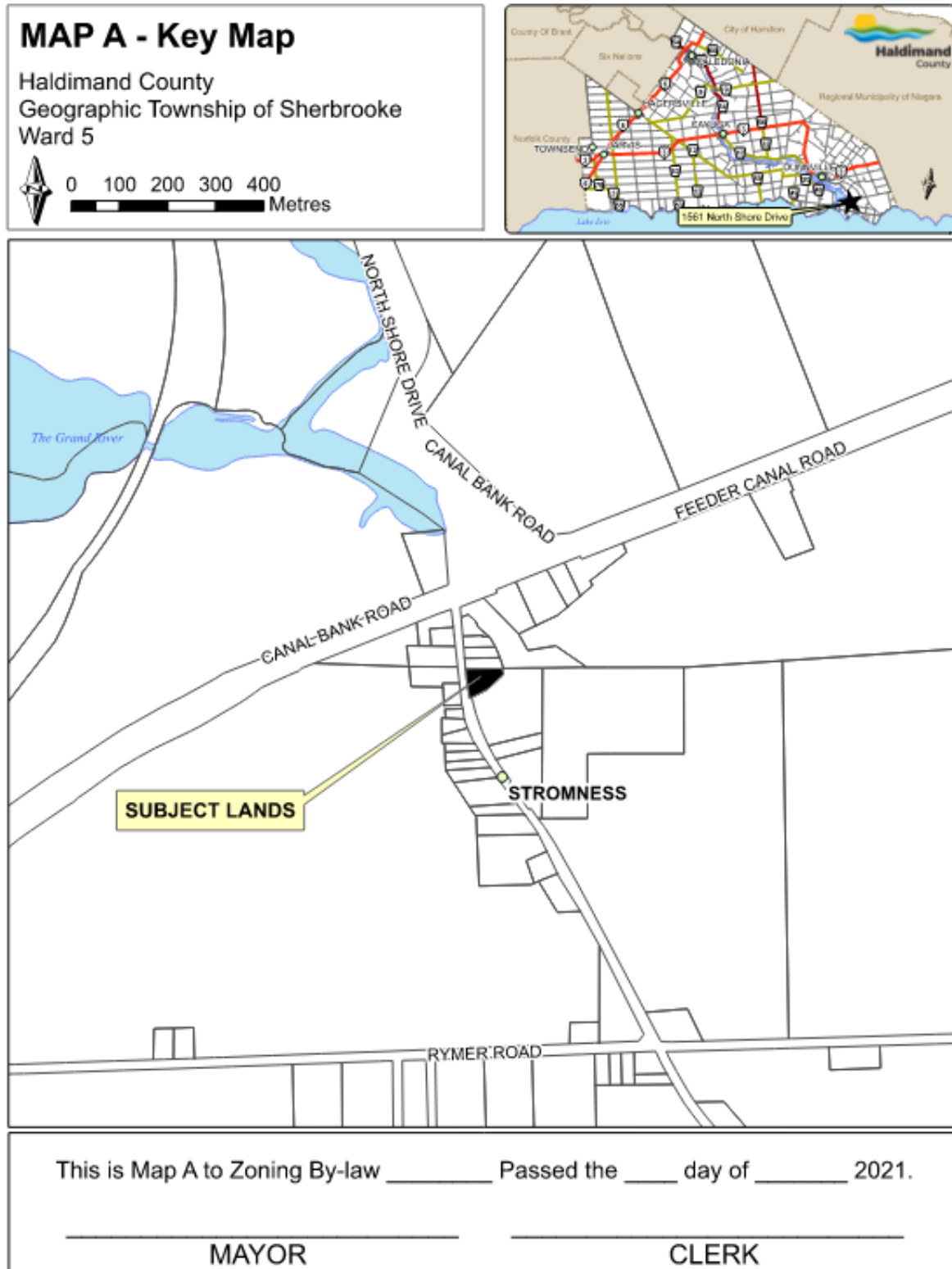
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MAYOR

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CLERK

**Schedule “A”**



**MAP B - Detail Map**

Haldimand County

Geographic Township of Sherbrooke, Ward 5



SCALE - 1:750

0 5 10 15 20 Metres



This is Map B to Zoning By-law \_\_\_\_\_ Passed the \_\_\_\_ day of \_\_\_\_\_ 2021.

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

**PURPOSE AND EFFECT OF BY-LAW /21**

The subject lands are legally described as Plan 23 Part Lot Bushby RP18R6226 Part 1, Geographic Township of Sherbrooke, municipally known as 1561 North Shore Drive.

The purpose of this by-law is to permit the conversion of the existing structure into a single family dwelling for the subject lands.

In the Haldimand County Official Plan, the subject lands are designated as 'Agriculture' and 'Riverine Hazard Lands', and there are no policy conflicts or issues as no new development is proposed.

HC 1-2020 which permits uses including animal hospital , day care, medial office, place of sports and recreation, private club, cemetery, community centre, cultural facility place of assembly, place of worship, elementary school, private school, secondary school, post-secondary school, training and rehabilitation centre, fair or exhibition grounds, golf course. Residential uses are permitted in the form of those that were legally existing on the date of passing of the by-law, or that are accessory to a permitted use.

All of the above uses will remain permitted as-of-right, with the addition of a stand-alone single family dwelling which shall be permitted on the subject lands.

Report Number:	PDD-28-2021
File Number:	PLZ-HA-2021-005
Name:	David and Rochelle Pearson Janice Hoover
Roll #:	2810-025-001-36900