

## THE CORPORATION OF HALDIMAND COUNTY

By-law Number /21

**Being a by-law to amend Zoning By-law HC 1-2020 in the name of Sheppard Bros. Farm Ltd.**

**WHEREAS** Haldimand County is authorized 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 Concession 2, Part Lots 16 and 17, Geographic Township of Rainham, and being shown as the Subject Lands on Maps “A” and “B” attached hereto to and forming part of this by-law.
2. **THAT** Schedule “A,H7” 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 following subsection shall be added to Section 11.4 (Special Provisions) of said By-law HC 1-2020:

“11.4.A-1

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

- a) Notwithstanding the provisions of Section 11.2– Permitted Uses in the “Agricultural (A)” zone, Residential Uses such as Bed and Breakfast, Single detached dwelling, Secondary Suite, Home-based Business, Home Office, Home Occupation and Home Industry are to be removed from the list of permitted uses.”

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.

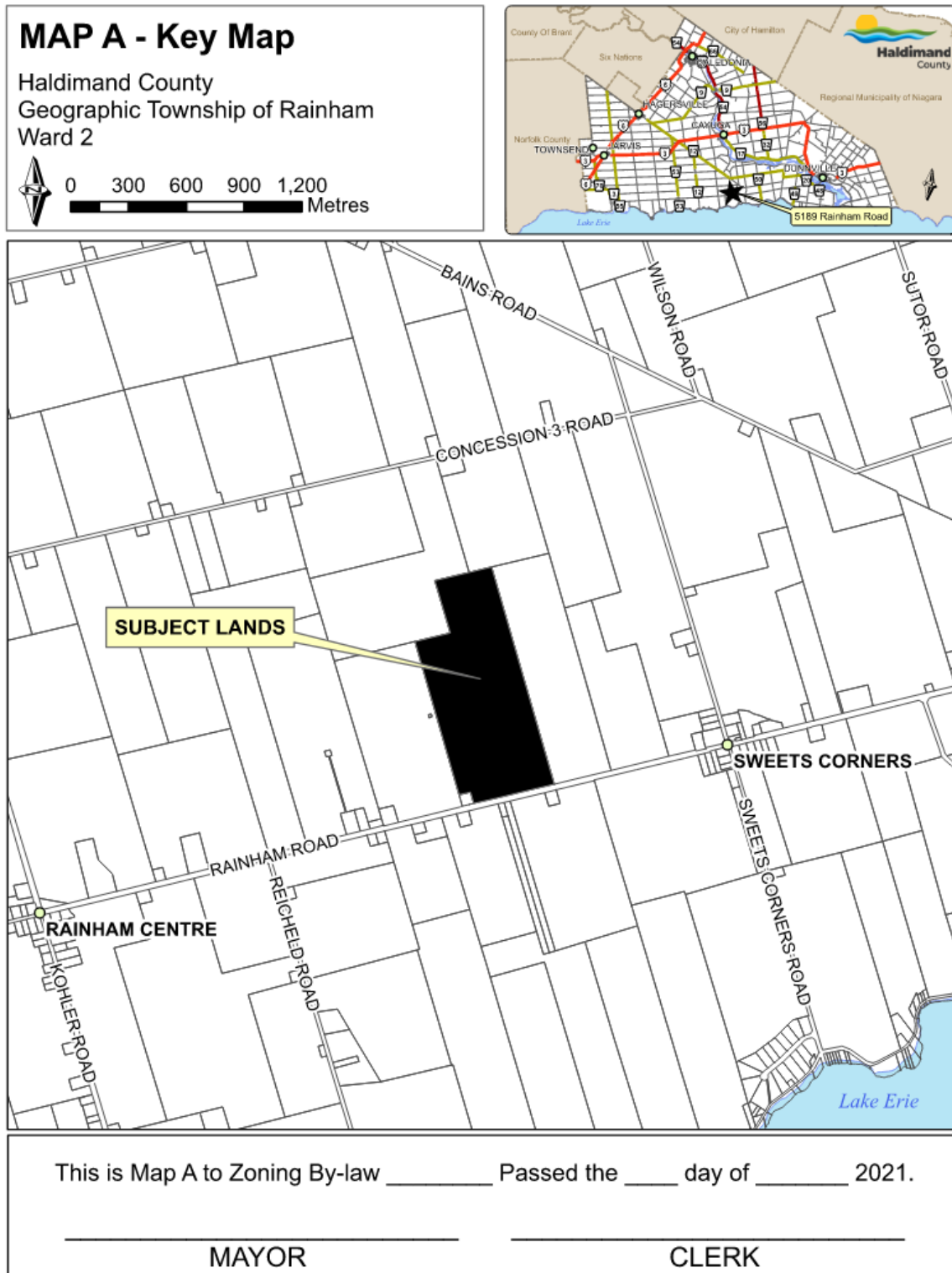
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MAYOR

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CLERK

**Schedule "A"**



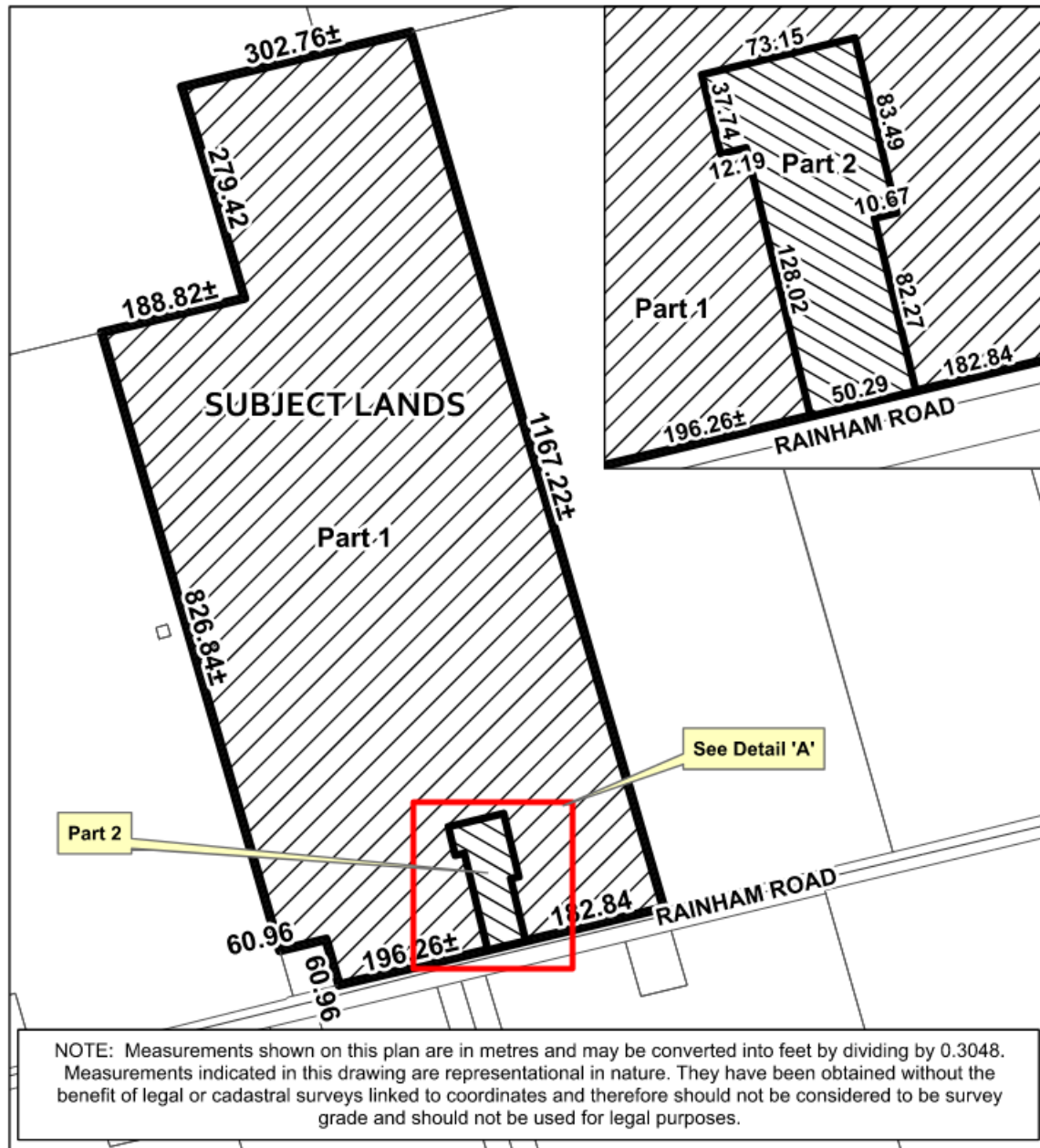
**MAP B - Detail Map**

Haldimand County

Geographic Township of Rainham, Ward 2

SCALE - 1:7,100

0 50 100 150 200 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 Concession 2, Part Lots 16 and 17, Geographic Township of Rainham.

The purpose of this by-law is to fulfill a condition of consent for severance application PLB-2020-139 by prohibiting future residential development and home occupations on the subject lands.

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

HC 1-2020 which permits uses including farm, animal kennel, farm produce grading station, storage of school buses, seasonal storage of recreational vehicles and equipment as a secondary use to a permitted farm, commercial radio, television and telecommunication towers, but excluding any office or studio associated there with, structures accessory to a mine ventilation or emergency access shaft, one airstrip and one hangar, motor homes and bunk houses for seasonal workers provided they are located on the farm on which the seasonal workers are employed, one family dwelling house, farm stand, on-farm market, farm-related processing, experiential activities and home occupation.

All of the above uses will remain permitted as-of-right except for a one family dwelling (and home occupation) which shall be prohibited on the subject lands.

Report Number:	PDD-25-2021
File Number:	PLZ-HA-2021-023
Related File:	PLB-2020-139
Name:	Sheppard Bros. Farm Ltd.
Roll #:	2810-158-001-81600