

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 Tom & Debbie Sheppard

WHEREAS Haldimand County is authorized 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 Walpole Concession 3 Part Lot 20, Geographic Township of Walpole, 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 "D7" and "E7" to Haldimand County Zoning By-law HC 1-2020, as amended, is hereby further amended by repealing Special Provision A-1 from the subject lands identified as Part 1 and Part 2 on Map B attached hereto and forming part of this by-law.
3. **AND THAT** this by-law shall take force and effect on the day of passing.

READ a first and second time this 13th day of December, 2021.

READ a third time and finally passed this 13th day of December, 2021.

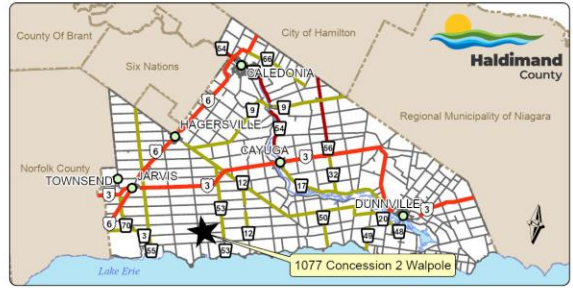
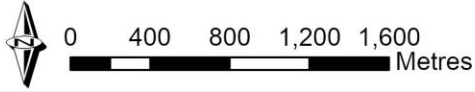
MAYOR

DEPUTY CLERK

Schedule "A"

MAP A - Key Map

Haldimand County
Geographic Township of Walpole
Ward 1





This is Map A to Zoning By-law _____ Passed the ____ day of _____ 2021.

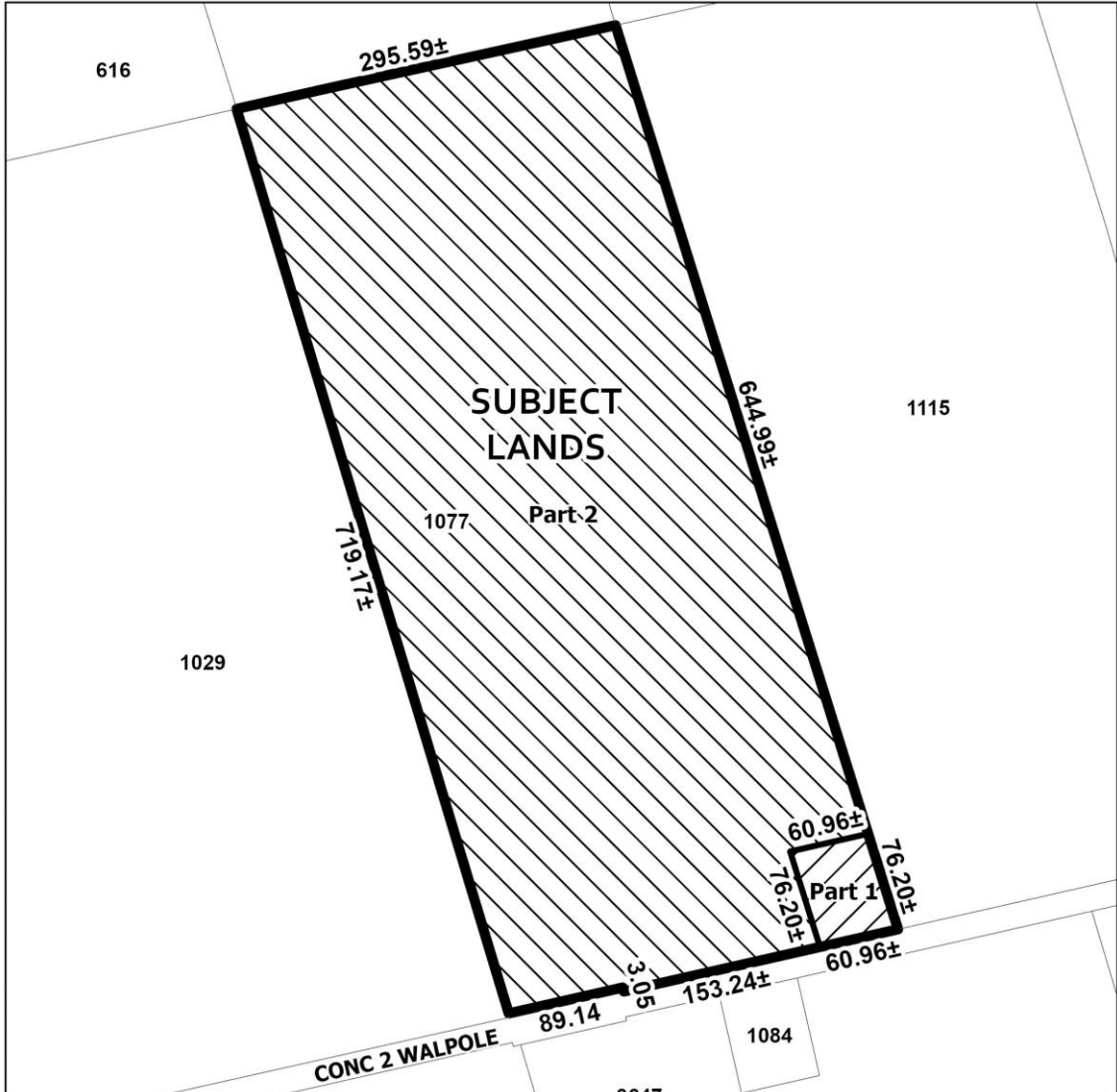
MAYOR

CLERK

MAP B - Detail Map
 Haldimand County
 Geographic Township of Walpole, Ward 1

SCALE: 1:4,500
 0 50 100 150 200 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 _____ 2021.

_____ MAYOR _____ CLERK

Ref: PLZ-HA-2021-171

PURPOSE AND EFFECT OF BY-LAW /21

The subject lands are legally described as Walpole Concession 3, Part Lot 20, Geographic Township of Walpole.

The purpose of this by-law is to fulfill a condition of consent for severance application PLB-2021-046 by removing the opportunity to build 2 houses on the affected properties.

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 second one family dwelling (and home occupation) which shall no longer be permitted on the subject lands.

Report Number:	PDD-53-2021
File Number:	PLZ-HA-2021-171
Related File:	PLB-2021-046
Name:	Sheppard
Roll #:	2810-332-002-78700-0000