

THE CORPORATION OF HALDIMAND COUNTY

By-law Number XXXX-HC/XX

Being a by-law to amend Zoning By-law HC 1-2020, as amended, for property described in the name of Shepland Farms 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, 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 the lands described as Concession 4, part Lot 21, Geographic Township of Walpole and being shown as the Subject Lands on Maps “A” and “B” attached to and forming part of this by-law.
2. **THAT** Haldimand County Zoning By-law No. 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** Subsection 11.4 Special Exceptions is hereby further amended by adding the following:

“11.4.1.1 A.1

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

1. 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. **THAT** this by-law shall come into force in accordance with the provisions of the *Planning Act*.

READ a first and second time this 6th day of May, 2024.

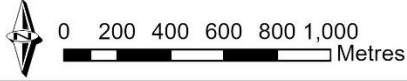
READ a third time and finally passed this 6th day of May, 2024.

MAYOR

CLERK

MAP A - Key Map

Haldimand County
Geographic Township of Walpole
Ward 1



This is Map A to Zoning By-law _____ Passed the ____ day of _____ 2024.

MAYOR

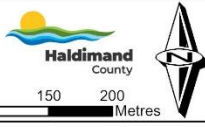
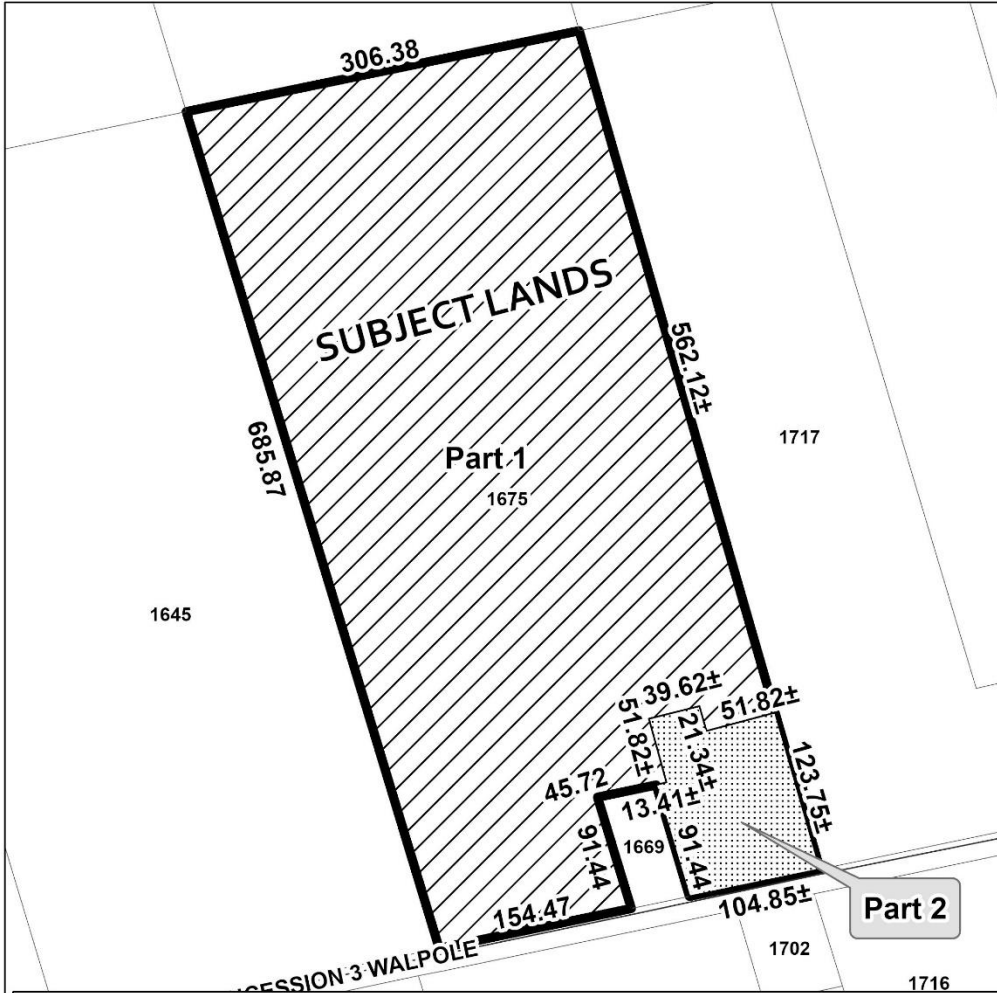
CLERK

Ref: PLZ-HA-2024-039

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

SCALE - 1:4,200
 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 _____ 2024.

_____ MAYOR _____ CLERK

Ref: PLZ-HA-2024-039

PURPOSE AND EFFECT OF BY-LAW XX/XX

The subject lands are legally described as Concession 4, Part Lot 21, Geographic Township of Walpole.

The purpose of this by-law is a condition of consent for a surplus farm dwelling severance where the lands severed exceed the maximum lot size of the Surplus Farm Dwelling provisions. As a result, the retained lands shall be rezoned to remove a single detached dwelling and accessory uses thereto (i.e., home occupation, secondary suite, etc.) as permitted uses in accordance with Provincial Policy.

Report Number: PDD-01-2024
File No: PLZ-HA-2024-039
Related File No.:
Name: Shepland Farms Ltd.
Roll No. 2810-332-002-82800-0000