

## THE CORPORATION OF HALDIMAND COUNTY

By-law Number -HC/24

**Being a by-law to amend Zoning By-law HC 1-2020, as amended, for property described in the name of Shirton Farms**

**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 lands described as Part Lot 8, Concession 2, Geographic Township of Canborough, Haldimand County 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 identifying the subject lands show as Part 1 and Part 2 on Map "A" (attached to and forming part of this by-law), as having reference to Subsection 11.4.
3. **THAT** Subsection 11.4 Agricultural (A) Special Exceptions is hereby further amended by adding the following:

11.4.1.12.A.12

In lieu of the corresponding provisions in Section 4.2 – Accessory Use, Buildings and Structures to Residential Uses , the following shall apply to Part 1 for the building existing at the time of passing:

- a) maximum building height: 8 metres
- b) maximum building area: 552 square metres

Notwithstanding the uses *permitted* in the Agricultural (A) Zone, the following uses shall not be permitted on Part 2:

- a) single detached dwelling
- b) home-based business, home office
- c) home-based business, home occupation
- d) home-based business, home industry
- e) group Home
- f) garden Suite

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

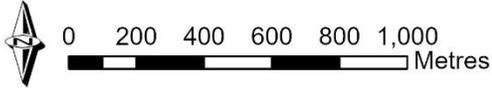
ENACTED this 15<sup>th</sup> day of October, 2024.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK

### MAP A - Key Map

Haldimand County  
Geographic Township of Canborough  
Ward 6



This is Map A to Zoning By-law \_\_\_\_\_ Passed the \_\_\_\_ day of \_\_\_\_\_ 2024.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK

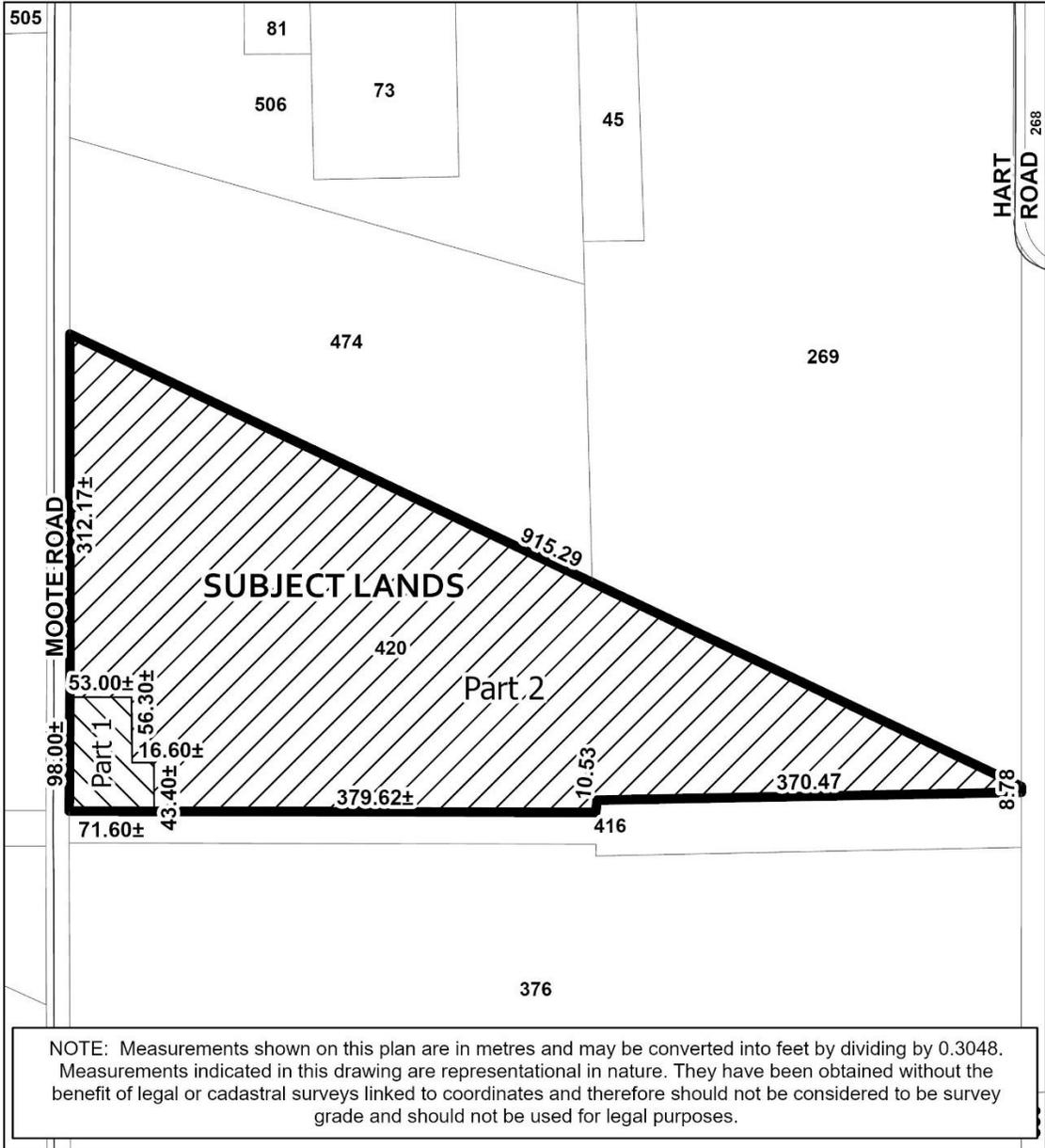
Ref: PLZ-HA-2024-124

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**MAP B - Detail Map**  
 Haldimand County  
 Geographic Township of Canborough, Ward 6



SCALE - 1:4,760



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-2024-124

**PURPOSE AND EFFECT OF BY-LAW XX/24**

The subject lands are legally described Part Lot 8, Concession 2, Geographic Township of Canborough, Haldimand County, and known municipally as 420 Moote Road.

The purpose of this by-law is recognize an existing oversized accessory building (height and building area) and prohibit future residential opportunities on the retained farm lands to satisfy a condition of consent for a surplus farm dwelling application. Part 1 will receive special exception to permit the existing structure to remain and Part 2 will remove a single detached dwelling and accessory uses thereto as permitted uses in accordance with Provincial Policy and the Haldimand County Official Plan.

Report Number:	PDD-25-2024
File No:	PLZ-HA-2024-124
Related File No.:	PLB-2024-049
Name:	Shirton Farms
Roll No.	2810.022.003.07700.0000