

**THE CORPORATION OF HALDIMAND COUNTY**

By-law Number XXXX-HC/25

**Being a by-law to amend Zoning By-law HC 1-2020, as amended, for property described as Featherstone Estates.**

**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 the subject lands 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 changing the zoning of the subject lands identified on Map “A” (attached to and forming part of this by-law) by amending By-law 9-H-90 and Special Exception 36.84 to remove clause c) for the minimum setback of 52 metres required from Lakeshore Road.
3. **THAT** this by-law shall come into force in accordance with the provisions of the *Planning Act*.

ENACTED this 3<sup>rd</sup> day of March, 2025.

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MAYOR

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CLERK

**MAP A - Key Map**

Haldimand County  
Geographic Township of Rainham  
Ward 2




This is Map A to Zoning By-law \_\_\_\_\_ Passed the \_\_\_\_ day of \_\_\_\_\_ 2025.

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


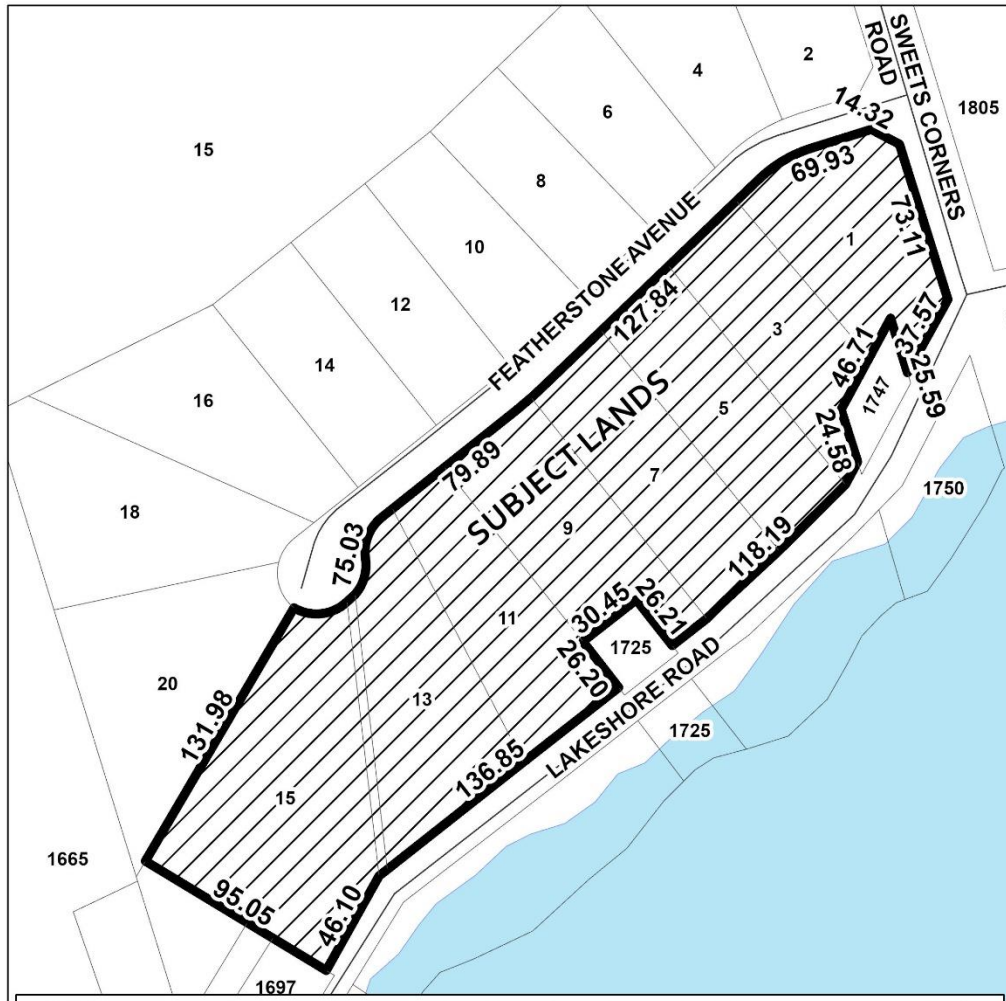
Ref: PLZ-HA-2025-031

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**MAP B - Detail Map**  
 Haldimand County  
 Geographic Township of Rainham, Ward 2



SCALE - 1:2,400  
 0 20 40 60 80 100 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 \_\_\_\_\_ 2025.

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

Ref: PLZ-HA-2025-031

**PURPOSE AND EFFECT OF BY-LAW XX/25**

The subject lands are legally described as Plan 140, Lots 11 to 18, Geographic Township of Rainham, Haldimand County and known municipally as 1 Featherstone Avenue, 3 Featherstone Avenue, 5 Featherstone Avenue, 7 Featherstone Avenue, 9 Featherstone Avenue, 11 Featherstone Avenue, 13 Featherstone Avenue and 15 Featherstone Avenue.

The purpose of this by-law is to remove Special Exception 36.84 clause c) for the minimum 52 meter setback required from Lakeshore Road as the requirement for the provision is not applicable. The Area of Natural Scientific Interest (A.N.S.I.) has been reevaluated as no longer applies to the lands and the required setback as included in 36.84.

Report Number: PDD-04-2025  
Roll No.: 2810.158.001.60194.0000; 2810.158.001.60192.0000;  
2810.158.001.60190.0000; 2810.158.001.60188.0000;  
2810.158.001.60186.0000; 2810.158.001.60184.0000;  
2810.158.001.60182.0000; 2810.158.001.60180.0000.