NOTICE OF PUBLIC MEETING FOR A PLANNING APPLICATION

DATE: Tuesday, December 08, 2026

TIME: 9:30 a.m.

PLACE: Haldimand County Administration Building (COUNCIL CHAMBERS)
53 Thorburn Street South
Cayuga, Ontario N0A 1E0

The Public Meeting will be held on **Tuesday, December 08, 2026 at 9:30 a.m.** to hear public input, objections or supporting information from interested parties regarding:

PLANNING APPLICATION:	PLZ-HA-2026-136
APPLICANT:	Wayne Paul
AGENT:	Denise Snyder
SUBJECT PROPERTY:	952 Concession 2 Walpole
LEGAL DESCRIPTION:	Part of Lot 18, Concession 2 Walpole
ROLL NUMBER:	2810-332-002-7511-00000

Details of the proposed application are attached hereto along with a map showing the location of the lands affected by the application. Information is also attached to familiarize interested parties with the public involvement process for planning applications. For further information in advance of the public meeting, please contact the assigned Planner on file for the application, **Noor Hermiz, Senior Planner for Haldimand County at (905) 318-5932, Ext. 6202**, **or via email at nhermiz@haldimandcounty.ca.**

Formal public notices have been circulated to all abutting property owners within a 240 metre (787 ft.) radius of the subject property to ensure they are informed of the upcoming planning application. Any person may attend the public meeting and/or make verbal or written representation for the proposed Zoning By-law Amendment. If you require further information, please contact this office Monday to Friday 8:30 a.m. to 4:30 p.m. The Planner's report will be available upon request, on the Haldimand County website, and at the meeting.

If you wish to be notified of the decision of the Haldimand County Council in Committee in respect of this application, you must submit a written request to Planning & Development or Clerk's Division.

In accordance with Bill 185, *Cutting the Red Tape to Build More Homes Act, 2024,* third-party appeals are no longer permitted. The right to appeal municipal decisions to the Ontario Land Tribunal is restricted to: the applicant, "public bodies" or "specified persons" who made oral or written submissions to Council prior to a decision being made, and the Minister. "Public bodies" and " Specified Persons" as defined in the *Planning Act* includes government, utility boards and agencies. If an applicant, public body or specified person does not make oral submissions at a public meeting, or make written submissions to Haldimand County before the by-law is passed, the applicant, public body or specified person may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

Immediately following the adjournment of the Public Meeting, the Committee will convene a meeting to consider all

information relevant to this application. The Committee will, at this meeting, pass a recommendation for consideration by Haldimand County Council on at 6:00 p.m.

NOTE: Any written submission may be used by or disclosed to any person or public body in accordance with the provisions of the Municipal Freedom of Information and Protection of Privacy Act.

Date of Notice : November 2, 2026



_____
for Chad Curtis, Clerk

APPLICATION DETAILS

PLZ-HA-2026-136

Planning Application: PLZ-HA-2026-136
Applicant: Wayne Paul
Agent: Denise Synder
Subject Property: 952 Concession 2 Walpole
Legal Description: Part of Lot 18, Concession 2 Walpole
Roll Number: 2810-332-002-7511-00000

In accordance with Section 34 (10.7) of the Planning Act, please be advised that Haldimand County is in receipt of a complete application to amend Haldimand County Zoning By-law HC 1-2020. Details of the proposed zoning amendment are attached hereto along with maps showing the location of the lands affected by the application.

The subject lands are legally described as WAL CON 2 PT LOT 18 (also referenced as Lot 8, South Side of Queen Street, Plan 332, and part of the road allowance between Concessions 2 and 3), in the Geographic Township of Walpole, known municipally as 952 Concession 2 Walpole (Cheapside), Haldimand County. Property Assessment Number: 2810-332-002-75110-0000.

The subject lands are approximately 5,445 sq. metres (58,609 sq. ft.) in area, with frontage of approximately 27 metres (88.5 ft.) along Concession 2 Walpole. The lands are designated "Hamlet" in the Haldimand County Official Plan and are currently zoned "Rural Institutional (IR)" in the Haldimand County Zoning By-law HC 1-2020.

The purpose of the Zoning By-law Amendment is to rezone the subject lands from “Rural Institutional (IR)” to “Hamlet Residential (RH)”. This amendment is necessary to permit the existing building (a former town hall / community hall approximately 2,363 sq. ft., containing an auditorium, stage, kitchen, bathrooms, and storage areas) to be used as a single-family dwelling. No exterior changes or new structures are proposed; the only modification is the internal addition of a shower/bath. The property is serviced by a cistern (water) and septic/holding tank (sewage), with an existing front entry encroachment noted.

Location Map FILE #PLZ-HA-2026-136 APPLICANT: Paul



Haldimand County

Location:

952 CONCESSION 2 WALPOLE
GEOGRAPHIC TOWNSHIP OF WALPOLE
WARD 1

Legal Description:

WAL CON 2 PT LOT 18

Property Assessment Number:

2810 332 002 75110 0000

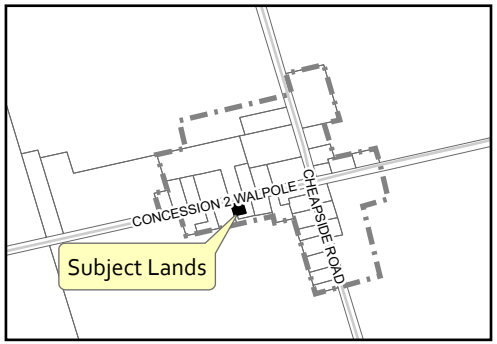
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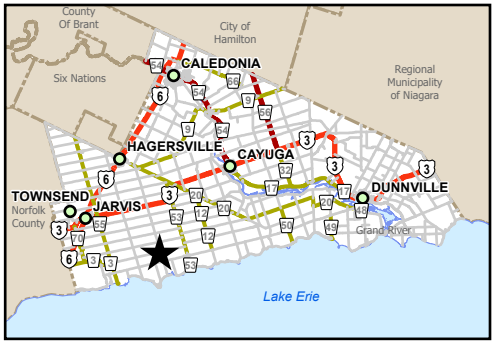
526.09 Square Metres (5662.79 Square Feet)

Zoning:

IR (Rural Institutional)

HALDIMAND COUNTY, IT'S EMPLOYEES, OFFICERS AND AGENTS ARE NOT RESPONSIBLE FOR ANY ERRORS, OMISSIONS OR INACCURACIES WHETHER DUE TO THEIR OWN NEGLIGENCE OR OTHERWISE. DO NOT USE FOR OPERATING MAP OR DESIGN PURPOSES.
ALL INFORMATION TO BE VERIFIED.





PREPARED BY HALDIMAND COUNTY PLANNING & DEVELOPMENT DIVISION, GIS SECTION. Jul 2026

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MAP A - Key Map

Haldimand County
Geographic Township of Walpole
Ward 1

0 200 400 600 800 Metres



CHEAPSIDE ROAD

CONCESSION 2 WALPOLE

CHEAPSIDE

SUBJECT LANDS

This is Map A to Zoning By-law _____ Passed the ____ day of _____ 2026.

_____ _____

MAYOR CLERK

Ref: PLZ-HA-2026-136

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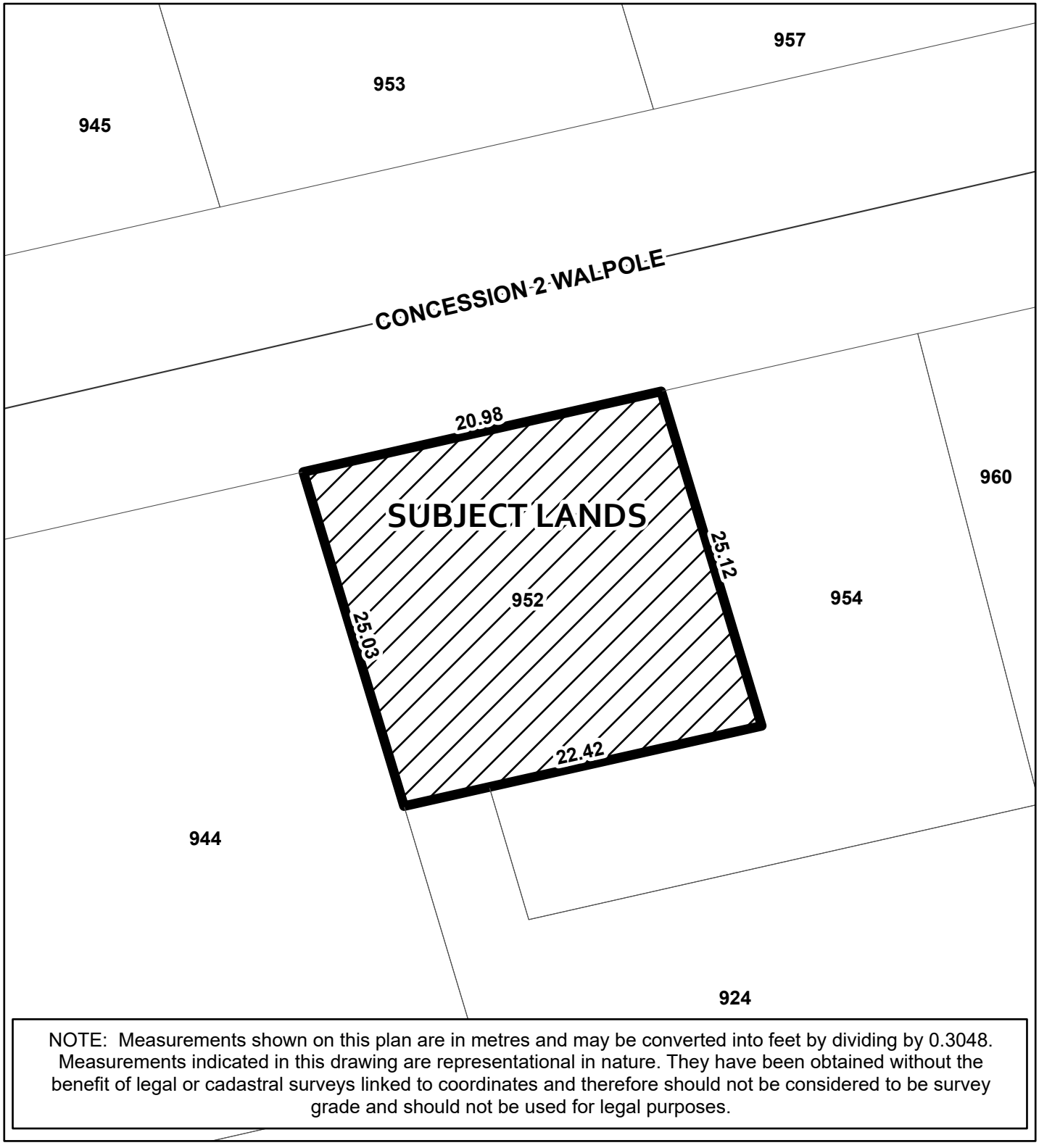
MAP B - Detail Map

Haldimand County

Geographic Township of Walpole, Ward 1

SCALE - 1:400

0 10 20 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.

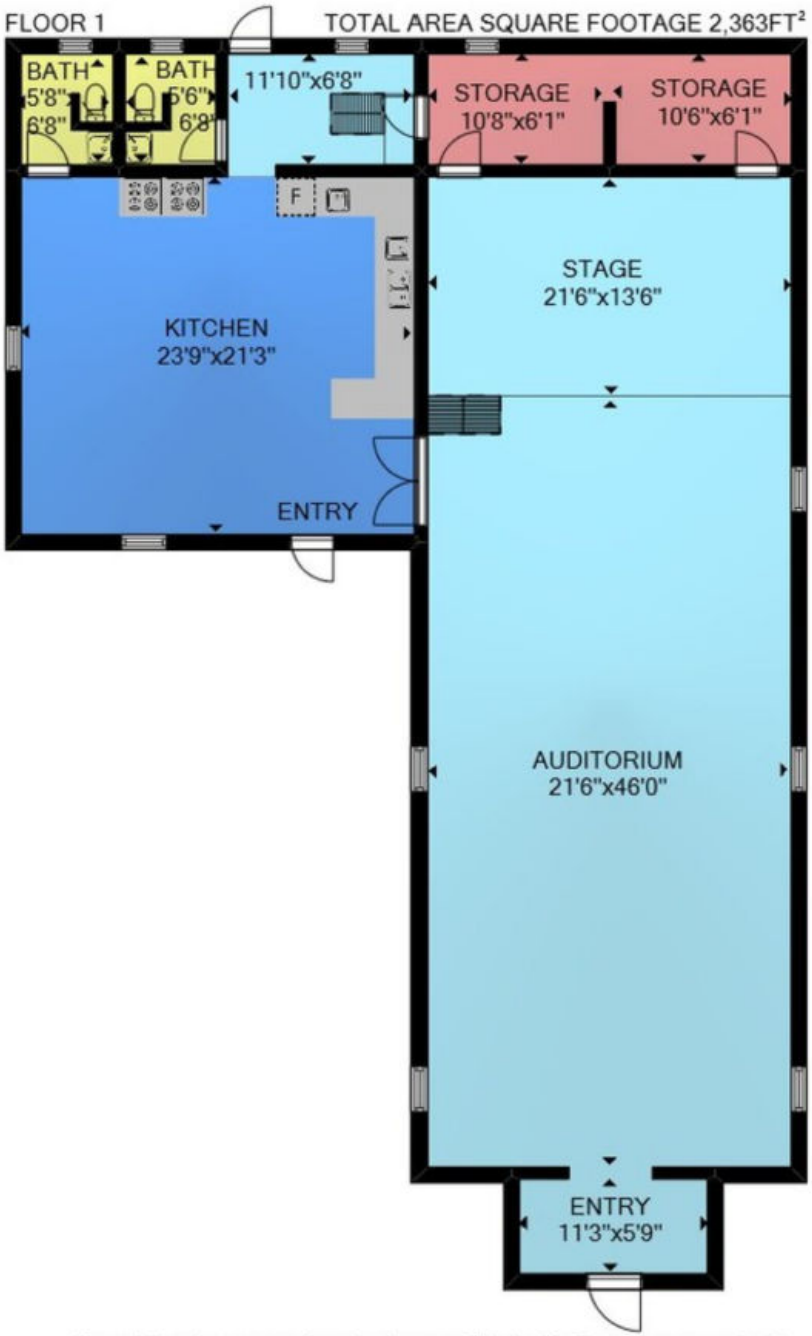
This is Map B to Zoning By-law _____ Passed the ____ day of _____ 2026.

_____ MAYOR

_____ CLERK

Ref: PLZ-HA-2026-136

Owner's Sketch 1 of 2 FILE #PLZ-HA-2026-136 APPLICANT: Paul

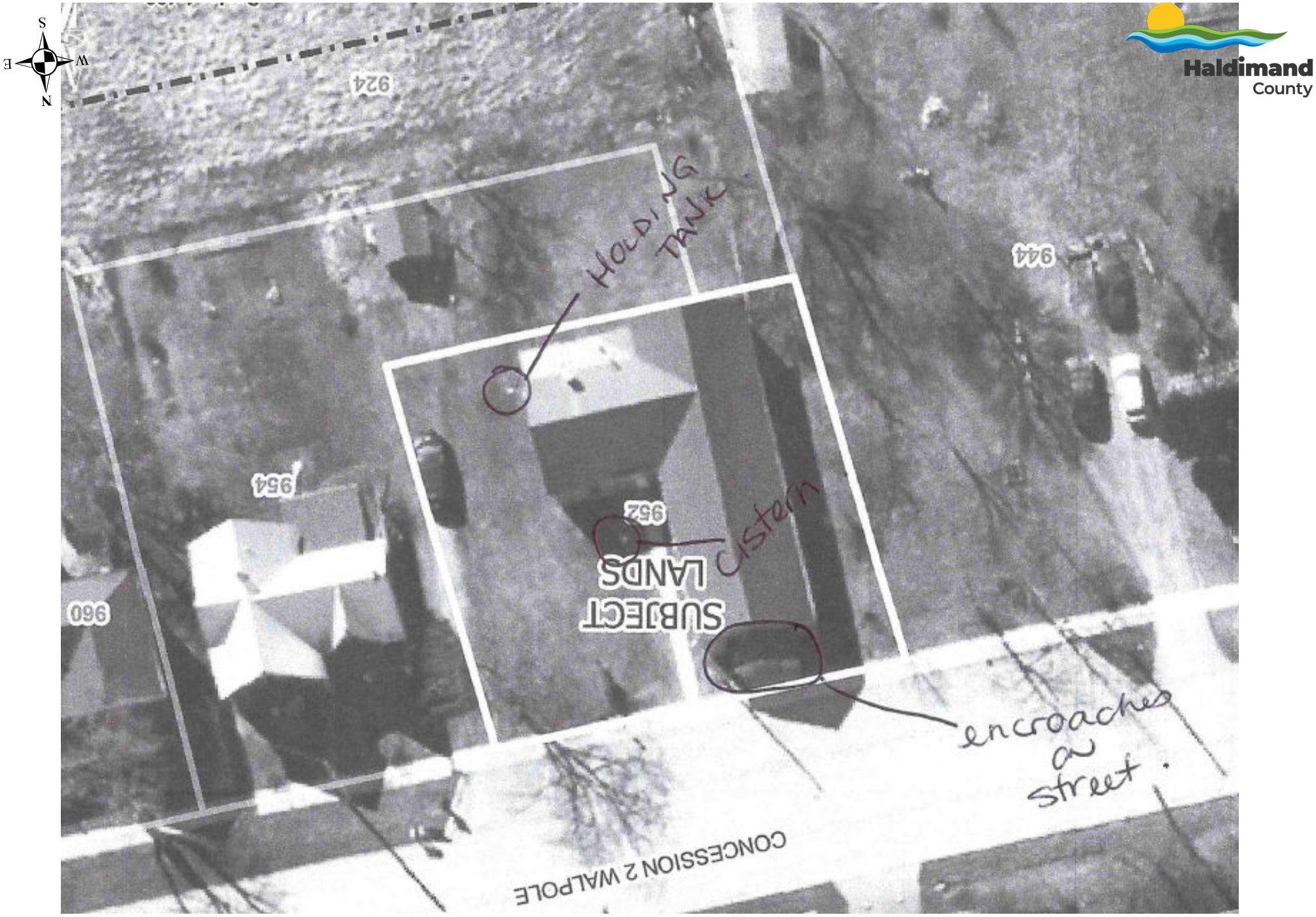


Sizes and dimensions are approximate. Actual may vary. This plan is for illustration purposes only and should be used as such by any perspective purchaser.

PREPARED BY HALDIMAND COUNTY PLANNING & DEVELOPMENT DIVISION, GIS SECTION. Jul 2026

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Owner's Sketch 2 of 2 FILE #PLZ-HA-2026-136 APPLICANT: Paul



Haldimand County

PREPARED BY HALDIMAND COUNTY PLANNING & DEVELOPMENT DIVISION, GIS SECTION. Jul 2026

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PUBLIC INPUT GUIDE

ZONING AMENDMENT APPLICATION

This guide contains important information for interested parties regarding the notification and public input process for zoning Amendment applications. Certain sections of the guide are underlined. Particular note of these sections should be made since action may be required by an interested party.

1. In order to gain input from surrounding property owners and others regarding a proposed zoning amendment, a notification sign is posted on the property soon after the application is submitted. Members of the public may contact Planning and Development Department staff for further information regarding the proposal.

2. Prior to the Committee dealing with the application, a notice of public meeting (included in this mailing) is forwarded to the following:

   i) the applicant (and agent, if any),
   ii) assessed persons within the site in question,
   iii) assessed persons within 240 metre (787 ft.),
   iv) other persons who have given the Haldimand County Clerk a written request for notice,
   v) other persons who have individually provided their names and addresses to Haldimand County in response to the public notification sign.

3. In the case of a petition, only the author of the petition is notified of the public meeting, over and above those normally as set out in Item 2 above. The author of a petition is made aware of the standard notification procedures.

4. Persons receiving a public meeting notice are not obligated to submit written information or attend the public meeting.

   Parties who do wish to submit written information however, should notify the County Clerk's office by the day specified in the notice. If written information is submitted by the date specified, it can be included with the Committee agenda for perusal by the Committee in advance of the public meeting.

   Chad Curtis, Municipal Clerk
   Haldimand County
   53 Thorburn Street South
   Cayuga, Ontario N0A 1E0

   NOTE: Any written submission may be used by or disclosed to any person or public body in accordance with the provisions of the Municipal Freedom of Information Act

5. A copy of the Planner's staff report regarding the proposed zoning amendment will be available to interested parties from the Clerk's Department at the Haldimand County Administration Building, Cayuga, ***after* 4:00 p.m.** on the Friday afternoon, prior to the Public Meeting. A copy of the Planner's staff report will also be available on the Haldimand County Website on Wednesday, prior to the Public Meeting at **https://www.haldimandcounty.ca/council-information/council-meetings/**

6. Haldimand County Public Meetings to hear planning applications are held in the Council Chambers of the Haldimand County Administration Building in Cayuga. The meetings commence at 9:30 a.m. Usually a number of different zoning or official plan amendment applications are scheduled on a single agenda. Copies of the agenda are available in the Council Chambers on the meeting day.

7. Interested parties may participate in the public meeting by making comments and asking questions of the applicant, agent and staff.

8. The Council in Committee Meeting will convene immediately following the Public Meeting to consider the application and the information received at the public meeting. Committee will then make a recommendation for consideration at the next Council Meeting.

9. Subsequent to the public meeting, interested parties may make a written request to the Clerk's office to appear in deputation before Council.

   An interested party who wishes to appear in deputation before Council will arrange for the deputation at the Clerk's Department the day following the public meeting by 12 noon.

10. After the public and planning meetings, the Committee Minutes are prepared summarizing the information submitted, the facts determined, and Committees recommendation(s). A copy of the Committee Minutes will be available to interested parties through a request in writing to the Clerk.

11. Notice of the decision of Haldimand County Council regarding the zoning amendment application is sent to the applicant and their agent and is available to interested parties through written request to the Clerk.

12. Zoning Applications

    a) In the event that the zoning application is approved, an amending Zoning By-law is subsequently enacted by Council. The Clerk's Department will notify the following parties after the passage of the By-law:

       i) All specified persons and public bodies who received notice of the public meeting (including assessed persons within the site and within 240 metres (787 ft.) of the site,
       ii) any additional parties who have given the Clerk a written request for notice of the passage of the By-law,
       iii) a variety of agencies as set out in the regulation.

    b) Any specified person(s) or public bodies may, within twenty days after the date of Notice of Passage of the By-law, appeal to the Ontario Land Tribunal by forwarding a notice of appeal to the Clerk setting out objections with reasons, accompanied by the Ontario Land Tribunal appeal fee ($1,100.00 Certified Cheque or Money Order) payable to the Minister of Finance. The required appeal forms are available on the OLT website under https://olt.gov.on.ca/appeals-process/forms/.

These appeal forms are also available at the Cayuga Administration Building. If no appeal is submitted, the By-law comes into force after the 20 day appeal period has passed.

c) Notwithstanding 12(b)

Only the applicant, specified person(s), public bodies or the registered owner of any land to which the by-law would apply may appeal a zoning by-law to the OLT A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or group.

If the applicant, specified person(s), public bodies or the registered owner of any land to which the by-law would apply does not make oral submissions at a public meeting, or make written submissions to Haldimand County before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

The Planning Act Section 34(11) and Section 34(19) provides for an appeal to the Ontario Land Tribunal of the decision of the County with respect to a Zoning By-law Amendment

d) Any party who has filed a notice of appeal with the Clerk will be notified of the date, time and place of the Ontario Land Tribunal Hearing.

e) Parties and/or their agents who have submitted an appeal to the Ontario Land Tribunal attend and participate in the OLT hearing. The Ontario Land Tribunal normally makes a final decision along with other parties who have participated in the hearing.