



NOTICE OF PUBLIC MEETING FOR A PLANNING APPLICATION

DATE: **Tuesday, March 03, 2026** **PLACE:** Haldimand County Administration Building (COUNCIL CHAMBERS)
TIME: 9:30 a.m. 53 Thorburn Street South
Cayuga, Ontario N0A 1E0

The Public Meeting will be held on **Tuesday, March 03, 2026** at 9:30 a.m. to hear public input, objections or supporting information from interested parties regarding:

PLANNING APPLICATION: **PLZ-HA2025196**
APPLICANT: **Austin E Rentals Inc.**
AGENT: **Northern Form Tech c/o Scott Elliot**
AFFECTING: **WALPOLE CON 2 PT LOT 18 RP, 18R7621 PART 1**
ROLL NO. **2810332002749500000**

Information about the proposed application is attached, along with a map showing where the affected lands are located. Additional information is also included to help explain how the public can take part in the planning process. If you would like more information before the Public Meeting, please contact **Liam Doherty, Senior Planner** for Haldimand County, at **(905) 318-5932, extension 6391**, who is familiar with the application and can answer questions.

As a property owner within 240 metres of the subject lands, you are receiving this mail-out notice. Any person may attend the Statutory Public Meeting and make a verbal presentation, and/or provide a written submission prior to the meeting. If you need further information, please contact this office Monday to Friday between 8:30 a.m. and 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 made by the Haldimand County Council in Committee regarding this application, you must submit a written request to the Planning & Development Division or the Clerk's Division.

Please note that third party appeals are restricted for this application as per Bill 185, Cutting Red Tape to Build More Homes Act, 2024. Planning Act appeals may be filed by the applicant, the Minister of Municipal Affairs and Housing, a “specified person” (as defined by the Planning Act 1(1)), and any “public body” (as defined by the Planning Act 1(1))

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.

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: February 03, 2026

A handwritten signature consisting of a stylized 'J' and 'N' connected by a vertical line.

for Chad Curtis, Clerk

APPLICATION DETAILS

PLZ-HA2025196

Agent: Northern Foam Tech c/o Scott Elliott
Affecting: WALPOLE CON 2 PT LOT 18 RP, 18R7621 PART 1
Roll Number: 2810332002749500000

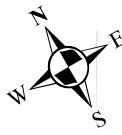
In accordance with Section 34 (10.7) of the Planning Act, please be advised that Haldimand County is in receipt of a complete application to amend Haldimand County Zoning By-law HC 1-2020. Details of the proposed zoning amendment application are attached hereto along with maps showing the location of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

The subject lands are legally described as WALPOLE CON 2 PT LOT 18 RP, 18R7621 PART 1, known municipally as 936 Concession 2 Walpole. The subject lands are designated "Hamlet" in the Haldimand County Official Plan and are zoned "Rural Institutional (IR)" in the Haldimand County Zoning By-law HC 1-2020.

There is a concurrent Consent to Sever application to permit the creation of a 759 square-meter Residential lot on the east side of the existing Place of Worship building.

The purpose of the Zoning By-law Amendment is to rezone the lands to "Hamlet Residential (RH)" to permit the existing Place of Worship building to be converted to a Residential Dwelling and to permit the development of the proposed new parcel, if approved, for Residential use.

Owner's Sketch FILE #PLZ-HA-2025-196 APPLICANT: Austin Rentals Inc



SURVEYOR'S SEAL

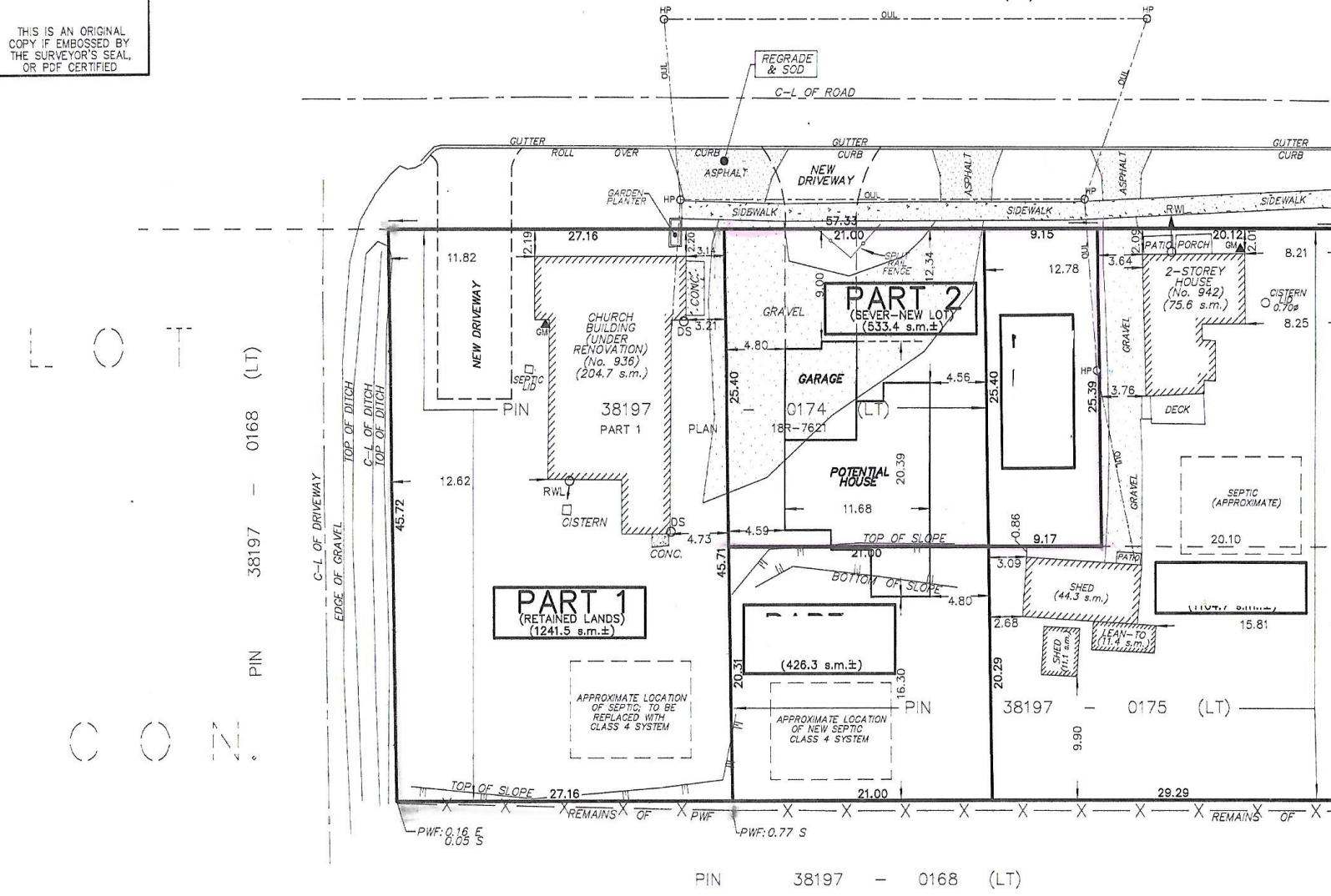
SKETCH

THIS IS AN ORIGINAL
COPY IF EMBOSSED BY
THE SURVEYOR'S SEAL
OR PDF CERTIFIED

KNOWN AS CONCESSION 2 ROAD, WALPOLE

(QUEEN STREET, PLAN 332)

(ROAD ALLOWANCE BETWEEN CONCESSIONS 2 AND 3)
PIN 38197 - 0143 (LT)



Location Map FILE #PLZ-HA-2025-196 APPLICANT: Austin Rentals Inc



Location:
936 CONCESSION 2 WALPOLE
GEOGRAPHIC TOWNSHIP OF WALPOLE
WARD 1

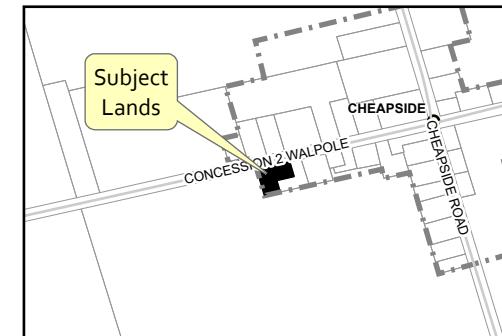
Legal Description:
WALPOLE CON 2 PT LOT 18 RP 18R7621 PART 1

Property Assessment Number:
2810 332 002 74950 0000

Size:
1,997.99 Square Meters (21,506.17 Square Feet)

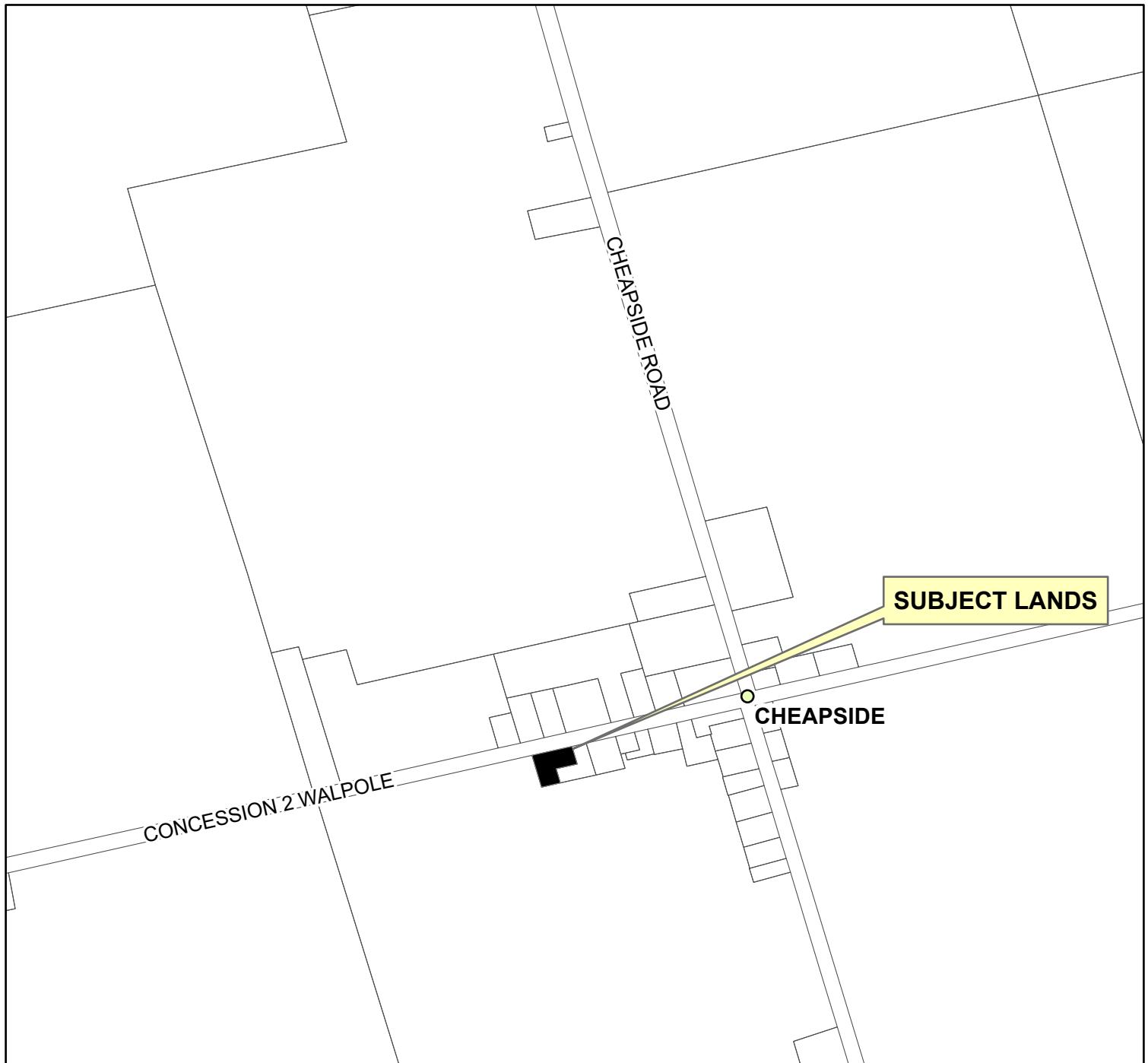
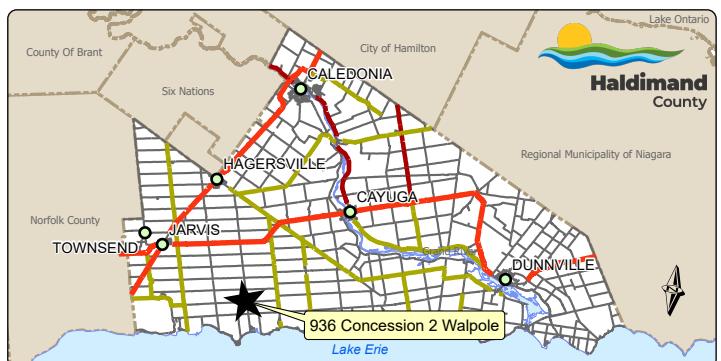
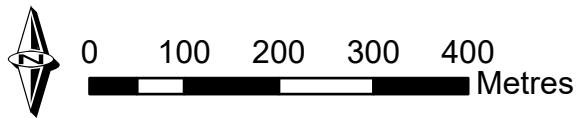
Zoning:
IR (Rural Institutional)

HALDIMAND COUNTY, ITS 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.



MAP A - Key Map

Haldimand County
Geographic Township of Walpole
Ward 1



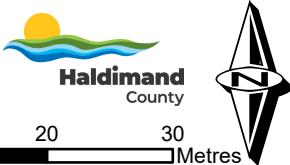
This is Map A to Zoning By-law _____ Passed the _____ day of _____ 2025.

MAYOR

CLERK

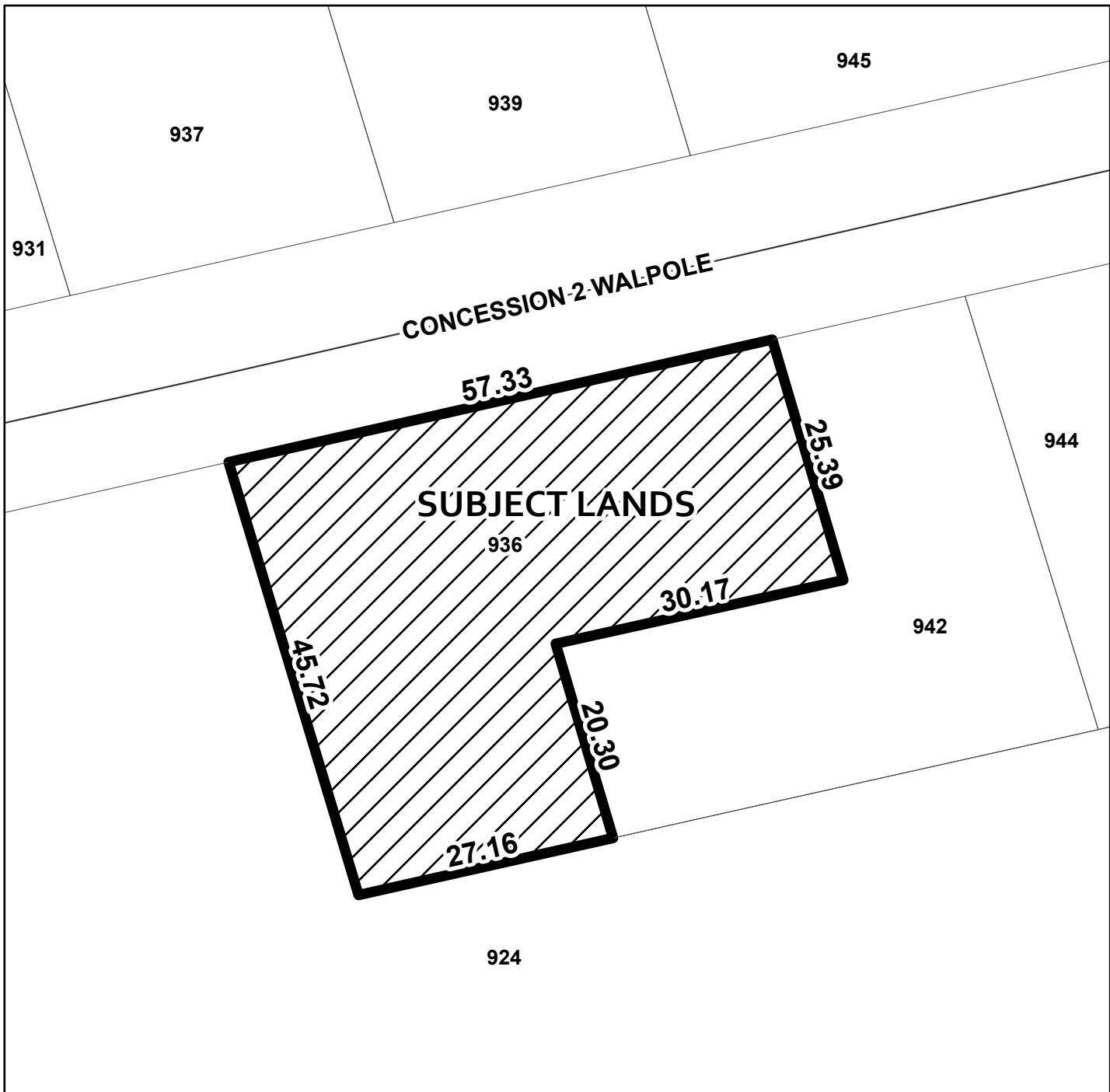
MAP B - Detail Map

Haldimand County
Geographic Township of Walpole, Ward 1



SCALE - 1:600

0 10 20 30 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



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 120 metres (400 feet) of the site in question,
 - 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, 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 parties who received notice of the public meeting (including assessed persons within the site and within 120 metres (400 feet) 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 party 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 individuals, corporations and public bodies 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 a person or public body 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.

- 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.