



THE CORPORATION OF HALDIMAND COUNTY

Committee of Adjustment Hearing Agenda

Date: Tuesday, October 15, 2024
Time: 9:00 A.M.
Location: Haldimand County Administration Building - Council Chambers

	Pages
A. Call to Order	
B. Land Acknowledgement	
C. Roll Call	
D. Disclosures of Pecuniary Interest	
E. Approval of Previous Committee of Adjustment Meeting Minutes	
1. Committee of Adjustment Minutes - September 24th, 2024	1
F. Hearings Re: Consents	
1. PLB-2024-182, PLB-2024-183, PLB-2024-184, PLB-2024-185 - Candace J. & Kyle Monahan	9
The applicants propose to create four (4) new hamlet residential lots and one (1) retained hamlet residential lot via four (4) consent applications. 146 Erie Street, Nanticoke. Legally Described as Walpole Plan 2460 Part Block D, Block E	
G. Hearings Re: Minor Variances	31
1. PLA-2024-188 - Bulk Growers Holdings Limited	38
The applicant is seeking relief from the Commercial Greenhouse provisions of the Haldimand County Zoning By-law HC 1-2020 as a condition of consent application PLB-2024-035 for both the severed and retained lands. 328 Comfort Road, Dunnville. Legally Described as Moulton Concession 2 From Canborough, Part Lots 12 and 13, Registered Plan 18R4688 Parts 1 and 2.	

2. PLA-2024-189 - Marta Janeckova 46

The applicant proposes relief from the maximum accessory structure area and to permit accessory structures in the form of cargo containers in the “Hamlet Residential (RH)” Zone of the Haldimand County Zoning By-law HC 1-2020. **21 Erie Ave South, Legally Described as Rainham Concession 4, Part Lot 7 Registered Plan 18R2763 Parts 1, 3, 6.**

3. PLA-2024-208 - Allison Prest 53

The applicants propose relief from the Secondary Suite and Accessory Uses, Buildings and Structures to Residential Uses sections of the Haldimand County Zoning By-law HC 1-2020 to permit a secondary suite on the subject lands that is taller than permitted. Planning staff recommends approval of this application as it meets the four tests of a minor variance. **405 Junction Road, North Cayuga. Legally Described as North Cayuga Concession 2 STR Part Lot 7 Registered Plan, 18R978 Part 2.**

4. PLA-2024-170 - 859656 Ontario Ltd. c/o Warren & Marnie Sheridan 62

The applicant requests relief from the maximum number of permitted campsites on the Subject Lands within the “Open Space (OS)” Zone of the Haldimand County Zoning By-Law HC 1-2020 to allow 56 campsites whereas 53 are permitted. **1942 North Shore Drive, Lowbanks. Legally described as Township of Sherbrook, Concession 1 Part Lot 10 Registered Plan, 18R2861 Part 3.**

H. Hearings Re: Previously Deferred Matters

I. Other Business

J. Adjournment



THE CORPORATION OF HALDIMAND COUNTY

Committee of Adjustment Minutes

Date: Tuesday, September 24, 2024
Time: 9:30 A.M.
Location: Haldimand County Administration Building - Council Chambers

Members Present

- P. Brown, Chair
- C. Bowman, Member
- P. Fleck, Member
- P. Makey, Member
- D. Ricker, Member
- B. Snyder, Member
- B. Wagter, Member

Staff Present

- J. Cleaver, Secretary Treasurer, Committee of Adjustment
- C. Tang, Planner
- A. Crosbie, Senior Planner
- K. Wheatley, Acting Supervisor

B. Land Acknowledgement

Member Makey read the Land Acknowledgement.

C. Roll Call

All members of the Committee were present.

D. Disclosures of Pecuniary Interest

No Pecuniary Interest.

E. Approval of Previous Committee of Adjustment Meeting Minutes

Meeting Minutes for August 20th, 2024 were approved.

1. Committee of Adjustment Minutes - August 20th, 2024

Resolution 1

Moved By: P. Makey, Member

Seconded By: D. Ricker, Member

That the minutes of the August 20th, 2024 Committee of Adjustment meeting be approved as circulated.

APPROVED

F. Hearings Re: Consents

1. PLB-2024-165 Bob Arnold

Bob Arnold (Applicant) was present.

No comments or concerns regarding the application.

Resolution 1

Moved By: B. Wagter, Member

Seconded By: B. Snyder, Member

APPROVED

G. Hearings Re: Minor Variances

1. PLA-2024-158 Bergeron Tayler

Tayler Bergeron (applicant) was present.

No comments or concerns regarding the application.

Resolution 1

Moved By: D. Ricker, Member

Seconded By: C. Bowman, Member

THAT application PLA-2024-158 be approved. The application meets the four tests of a minor variance.

APPROVED

2. PLA-2024-159 Edgewater Gardens

Hugh Hanley (Project Manager and Agent), Tara Gaskin (Architect for MHBC - Planning Firm), Shelley Cowan, David J Rowe, Patrick and Linda McHugh (Neighbors) were present.

Hugh Hanley has initial comments of application, that this project has been part of three (3) separate applications, and that this minor variance application is to address deficiencies that were missed in previous Zoning Amendment Application.

Shelley Cowan asks why two addresses in the report had been combined.

Clarification from planning staff is provided, explaining that once the applications go through, these properties will merge.

Shelley Cowan is satisfied with the planning staff explanation.

Questions of where the setbacks are located, and what the deficiencies are is asked from neighbors.

Ashley Crosbie clarifies where the setbacks are through the provided maps.

Shelley Cowan brings up concerns of the application compromising her backyard through the side yard setback variance being proposed.

Ashley Crosbie confirms that the proposed side yard is approximately 2 meters, creating a deficiency of approximately 1 meter adjacent to Shelley Cowans rear yard.

Minor issues on the site plan drawing were acknowledged and explained by Tara Gaskin.

David J . Rowe has concerns about potential damage on his property from the construction process, explaining his parents received damage from the previous upgrades of Edgewater Gardens. Specific concerns include

environmental impacts such as disruption to ground water, and increased chance of flooding in and around the home, as well as concerns of the aesthetic and sense of place of the neighborhood.

Patrick McHugh has concerns he had previously discussed with Hugh Hanley of potential damage to his house due to how close the property line is, Patrick McHugh acknowledged that long term care is necessary, but for his own protection he has taken photos prior to development in case there is damage from the construction.

Kathleen Smith has same concerns of negative impact on her property or potential damage, as well as has concerns of privacy issues.

Hugh Hanley responds regarding the privacy concern noting that there will be a fence along the western boundary, and that once the properties are merged, through the site plan application which will address drainage concerns, and privacy design.

Member Makey asks if they were to refuse or defer the application, if the project would come to an end due to funding deadlines.

Hugh Hanley confirms that approvals are required by November for funding, so without the minor variance the application could not go forward.

Ashley Crosbie comments that Council has seen this application twice, and that through this meeting we are not discussing whether or not a long term care facility is appropriate, we are to address if the minor variances are appropriate. Issues such as privacy and grading will be addressed through the site plan approval.

Resolution 1

Moved By: P. Fleck, Member

Seconded By: B. Snyder, Member

THAT application PLA-2024-159 be approved. The application meets the four tests of a minor variance.

APPROVED

3. **PLA-2024-164 Joshua & Cecilia Osagie**

Joshua Osagie (Applicant) was present

Committee Members asks applicant how many cars are being parked at the property currently.

Joshua replies only two, and confirms one is in the garage.

Member Fleck has concerns for the a potential future problem of parking as the house is designed as a single family home and the parking could result in street parking issues.

Member Ricker asks if the proposed deck has any height restrictions that need to be addressed.

Chris Tang confirms building has filled out a zoning deficiency form and they had no concerns for the height of the deck.

Member Ricker asks how we are handling the neighbors letter concern on damages to their property.

Krystina Wheatley responds to Member Ricker explaining that a development agreement will be required to ensure that all drainage issues have been addressed prior to releasing securities.

Committee members have concerns about the landscape, and intensification without added forms of active transportation

Ashley Crosbie informs the Committee Members that the County is very supportive of secondary suites because it is considered gentle intensification, County reserves 5% of water for infill development to allow for secondary suites.

Member Fleck has concerns of the rear deck already being pre-existing.

Chris Tang confirms that the minor variance is to address the deck.

Member Ricker requests confirmation that everything showing on the property is existing.

Ashley Crosbie confirms that everything is pre-existing, the deck is existing

and will require to be approved and then get permits, and the stair set will be removed and placed in the back.

Resolution 1

Moved By: B. Wagter, Member

Seconded By: D. Ricker, Member

DEFEATED ON A TIED VOTE

Moved By: B. Wagter, Member

Seconded By: D. Ricker, Member

Chair Brown voted approval to break the tie, application approved.

THAT application PLA-2024-164 meets the four tests of a minor variance. Therefore, Planning staff recommend approval of the application subject to the following condition:

1) That the side entrance that was constructed without a permit be removed and a site inspection be conducted by the Haldimand County Building & Municipal Enforcement Services division to ensure that it has been removed. Contact the division at to set up the inspection.

building@haldimandcounty.on.ca

2) That the applicant obtain receipt of a letter from the Haldimand County Planning & Development division indicating that their requirements, regarding a partial lot grading plan to address surface drainage of the property, have been satisfied. Please note that grading plans must be prepared/stamped/signed by a qualified Professional Engineer as per Haldimand County Design Criteria. Contact the Development and Design Technologist at 905-318-5932, ext. 6253 for further clarification regarding required extent/limits. Please allow approximately six (6) to eight (8) weeks for completion of this process.

APPROVED

4. PLA-2024-167 Walnut Grove Farms

Yvonne (Agent for the farm)

No comments from public

Member Makey asks for clarity from Planners on why the applicant needs to needs to receive MTO approval.

Ashley Crosbie explains that any application that is on Highway 6 or Highway 3 will require an MTO permit.

Resolution 1

Moved By: B. Snyder, Member

Seconded By: P. Fleck, Member

THAT application PLA-2024-167 meets the four tests of a minor variance. Therefore, Planning staff recommend approval of the application subject to the following condition:

1. That the applicant receive approvals from Ministry of Transportation (MTO), and proof be sent to both the building division at building@haldimandcounty.on.ca and the Secretary Treasurer at jcleaver@haldimandcounty.on.ca before building permits are issued.

APPROVED

J. Adjournment

THAT this meeting is now adjourned at 11:05 p.m.

Chair

Secretary-Treasurer



Haldimand County Committee of Adjustment

Consent

File Number: PLB-2024-182, PLB-2024-183, PLB-2024-184, PLB-2024-185

Property Roll Number: 2810-332-001-40000-0000

Applicant: Candace J. & Kyle S. Monahan

Agent: Liam Doherty, RPP, A. J. Clark & Associates Ltd.

Property Location: 146 Erie Street, Nanticoke. Legally Described as Walpole Plan 2460 Part Block D, Block E

For consideration on: October 15, 2024

Summary

The applicants propose to create four (4) new hamlet residential lots and one (1) retained hamlet residential lot via four (4) consent applications. Planning staff recommends deferral of the applications to provide the applicants time to reduce the overall proposal by one (1) application and to reconfigure the remaining lots into a supportable lotting configuration.

Recommendation

THAT applications PLB-2024-182, PLB-2024-183, PLB-2024-184 and PLB-2024-185 be deferred to allow the applicants time to reduce the overall proposal by one (1) application and to reconfigure the lots into a supportable lotting configuration.

Prepared by: Chris Tang, MCIP, RPP, Planner, Planning and Development

Reviewed by: Krystina Wheatley, Acting Supervisor, Planning and Development

Details of the Submission:

Proposal:

To sever four (4) new hamlet residential lots and retain one (1) hamlet residential lot through four (4) consent applications. The consent applications propose:

- PLB-2024-182: Lot frontage of 57.53 metres (188.75 feet) and area of 0.64 hectares (1.59 acres);
- PLB-2024-183: Lot frontage of 9.97 metres (32.71 feet) and area of 0.64 hectares (1.57 acres);
- PLB-2024-184: Lot frontage of 45.67 metres (149.84 feet) and area of 0.70 hectares (1.73 acres);
- PLB-2024-185: Lot frontage of 15 metres (49.21 feet) and area of 0.62 hectares (1.53 acres); and

- Retained Lands: Lot frontage of 84.13 metres (276.02 feet) and area of 1.46 hectares (3.63 acres).

Site Features and Land Use:

The subject lands consist of the severed lands and retained lands. The subject lands are located in the Hamlet of Nanticoke and front onto the south side of Church Street and flank Erie Street to the west. The subject lands are 4.80 hectares (11.86 acres) in size. The subject lands are predominately vegetated and farmed; The subject lands contain a single detached dwelling, accessory structures, and cargo containers fronting onto Erie Street. The severed lands are vacant and the retained lands contain this existing development. The surrounding land uses are residential, institutional, and agricultural in nature.

Existing Intensive Livestock Operations:

Not applicable.

Agency & Public Comments

Haldimand County Building & Municipal Enforcement Services:

There are multiples zones applying to the subject lands that will need to be amended. The frontage of the severed lands in applications PLB-2024-183 and PLB-2024-185 do not conform the zone provisions of the Haldimand County Zoning By-law HC 1-2020 and are deficient.

Planning staff comment: The applicants have submitted concurrent Zoning By-law Amendment application PLZ-HA-2024-186 to address the zoning of the subject lands, including the requested reduced lot frontages. Planning staff recommends deferral of the applications to remove PLB-2024-183 from the overall proposal and to reconfigure the remaining lots into a supportable lotting configuration.

Haldimand County Planning & Development Services – Development Technologist:

- Full grading plans will be required for all of the severed lots;
- Entrance permits will be required for all of the severed lots; and
- Road Operations review of the frontages and entrances is required prior to approval.

Haldimand County Emergency Services:

No comments received.

Haldimand County Water and Wastewater Engineering & Compliance:

No comments received.

Haldimand County Roads Operations:

Roads Operations does not support consent application PLB-2024-183. Entrance permits are not issued for proposed entrances that connect to curved roads at an angle.

Planning staff comment: Planning staff recommends deferral of the overall proposal to remove consent application PLB-2024-183 from the overall proposal and to reconfigure the rest of the lots into a supportable lotting configuration.

Haldimand County Facilities, Parks, Cemeteries & Forestry Operation:

There are no concerns with the proposed severances. It appears that the treed area that extends across several of the proposed lots is a Woodland regulated under the County's Forest Conservation By-law. When it comes time to develop each lot, the lot owner will have to apply for a Minor Exception Permit or have an approved building permit if the lot owner wishes to clear-cut part of the Woodlands for development.

Long Point Region Conservation Authority (LPRCA):

The subject lands are not regulated by the LPRCA but they do regulate lands within proximity to the subject lands. Therefore, Planning staff circulated the LPRCA. No comments were received.

Hydro One:

No comments or concerns with application.

Municipal Property Assessment Corporation:

No comments received.

Mississaugas of the Credit:

No comments received.

Six Nations:

No comments received.

Public:

No comments received.

Planning Analysis

Provincial Policy Statement, 2020 (PPS)

The subject lands are located in the Hamlet of Nanticoke, which is a rural settlement area. The PPS states that in rural areas, rural settlement areas shall be the focus of growth and development and their vitality and regeneration shall be promoted. When directing development in rural settlement areas, planning authorities shall give consideration to locally appropriate rural characteristics, the scale of development, and the provision of appropriate service levels.

Roads Operations has reviewed the overall proposal and does not support application PLB-2024-183. Church Street curves in front of the severed lands in applications PLB-2024-182 and PLB-2024-183.

Roads Operations does not issue permits for proposed entrances that connect to curved roads at an angle. As such, the overall proposal is not appropriate for the rural characteristics of the area and service levels (i.e. Church Street) and the scale of development is too great (i.e. application PLB-2024-183 cannot be supported). The applications, as submitted, are inconsistent with the PPS. However, through removal of application PLB-2024-183 and reconfiguration of the remaining applications, the overall proposal has the potential to be consistent with the PPS.

A Place to Grow, 2020

A Place to Grow does not provide criteria on lot creation within rural settlement areas.

Haldimand County Official Plan (OP)

The subject lands are located within the Hamlet of Nanticoke and are designated “Hamlet” in the Haldimand County Official Plan. The Hamlet of Nanticoke is one (1) of twenty six (26) hamlets within the County. Traditionally, the hamlets developed as residential, social, and commercial centres servicing the surrounding agricultural community. More recently, the hamlets have an increased role as residential settlements. The “Hamlet” designation permits low density residential housing, including single detached dwellings subject to criteria relating to private servicing, stormwater management, and development configuration. The special hamlet policies recognize the Hamlet of Nanticoke as a residential hamlet within the Industrial Influence Area; The policies permit minor residential infilling within the Hamlet.

The applicants are seeking to create four (4) hamlet residential lots and to retain one (1) hamlet residential lot. The OP states that the division of land is encouraged to proceed by plan of subdivision; However, where the Committee of Adjustment deems that the subdivision process is unnecessary for the proper and orderly development of the community, the creation of new lots may proceed by consent in accordance with the relevant policies of the OP. Generally, new lot creation by consent shall be guided by the following:

- a) The size of any parcel of land created by consent should be appropriate for the use proposed and the intent and purpose of the Official Plan and Zoning By-law are maintained;

Planning staff comment: The size of the lots are appropriate for the use proposed. The overall proposal does not meet the purpose of the Official Plan and Zoning By-law, which is discussed further under criterion c). However, through removal of application PLB-2024-183 and reconfiguration of the remaining consent applications, the overall proposal has the potential to conform to the intent and purpose of the Official Plan and Zoning By-law.

- b) The creation of new lots for development shall only be granted in accordance with relevant servicing policies contained in this Plan;

Planning staff comment: The lots will be privately serviced by a well or cistern and septic system. A septic evaluation, lot grading plan, and lot grading agreement will be required as a condition of consent.

- c) The proposed severed and retained lands front on an existing public road that is of a reasonable standard of construction and access would not create a traffic hazard because of limited sight lines on curves or grades. Direct access from provincial highways or arterial roads should be restricted where possible and residential lots should, where possible, have access only from collector or local roads; and

Planning staff comment: As discussed above, Roads Operations will not issue a road entrance permit for the severed lands in application PLB-2024-183 as a result of the road curve, reduced lot frontage (9.97 metres), and angled driveway connection. Therefore, Planning staff are not supportive of consent application PLB-2024-183 because it creates an undevelopable lot as the lot owner would not be able to obtain a road entrance permit.

As such, planning staff recommends deferral of these applications to permit the applicants time to withdraw application PLB-2024-183 and to reconfigure the remaining lots into a supportable lotting configuration. This would include amalgamating the lands from application PLB-2024-183 into application PLB-2024-182 and, ideally, reconfiguring the lots by increasing the frontage of PLB-2024-185.

- d) Not more than five lots are being created.

Planning staff comments: Four (4) new lot are proposed. However, Planning staff are only supportive of three (3) lots being created through reconfiguration.

The consent applications, as submitted, do not conform to the Official Plan. However, through removal of application PLB-2024-183 and reconfiguration of the remaining applications, the overall proposal has the potential to conform to the Official Plan.

Haldimand County Zoning By-law HC 1-2020

The subject lands are zoned “Rural Institutional (RI)” Zone, “Hamlet Residential (RH)” Zone, and “Agricultural (A)” Zone in the Haldimand County Zoning By-Law HC 1-2020. The applicants have submitted concurrent Zoning By-law Amendment application PLZ-HA-2024-186 to rezone the subject lands to the “Hamlet Residential (RH)” Zone and to request reduced lot frontage for the severed lands in applications PLB-2024-183 and PLB-2024-185. Rezoning the subject lands to “Hamlet Residential (RH)” Zone will align the zoning of the subject lands with the “Hamlet” designation of the Official Plan, and will reflect the intended hamlet residential use of the subject lands. It will also provide zoning permissions and provisions consistent with the surrounding lots. If the Committee defers these applications and the overall proposal is amended (including the lot frontages), the Zoning By-law Amendment application will need to be amended prior to proceeding to Council for consideration.

Further, the “RH” Zone requires a minimum lot area of 1,855 square metres (19,967 square feet) and a minimum lot frontage of 30 metres (98.43 feet). The intent of the minimum lot area provision is to ensure consistent lots sizes within the Hamlet and to provide sufficiently sized lots for the installation of private services such as a well or cistern and a septic system. The proposed lots will be significantly larger than the minimum lot area provision.

The intent of the minimum lot frontage provision is to ensure consistent lot frontages within the Hamlet and to provide sufficient lot width for private servicing and adequate access onto public roads. The severed lands in applications PLB-2024-182 and PLB-2024-184 and the retained lands will meet the minimum lot frontage of 30 metres. However, the applicants are requesting that the severed lands in application PLB-2024-183 be permitted to have a reduced lot frontage of 9.97 metres (32.71 feet) and the severed lands in application PLB-2024-185 have a reduced lot frontage of 15 metres (49.21 feet). For the reasons discussed above, Planning staff are not supportive of the proposed lot frontage for the severed lands in application PLB-2024-183. The lots could also be reconfigured to increase the lot frontage of PLB-2024-185 to meet the intent of the lot frontage provision.

Further, the retained lands contain a number of cargo containers. The retained lands are currently zoned “Agriculture (A)” Zone. The “A” Zone permits cargo containers provided they are located in the rear yard (the yard between the rear lot line and the nearest part of the main building on the lot). By rezoning the subject lands (including the retained lands) to the “Hamlet Residential (RH)” Zone, the cargo containers will no longer be permitted as cargo containers are prohibited on the residentially zoned lots (including the “RH” Zone). Therefore, the cargo containers need to be removed or included as a request within the Zoning By-law Amendment application.

The consent applications, as submitted, do not conform to the Zoning By-law. They also do not conform to the general intent of the Zoning By-law. However, through removal of application PLB-2024-183 and reconfiguration of the remaining applications, the overall proposal has the potential to conform to the intent of the Zoning By-law.

Other

Planning staff recommends deferral of the applications to permit the applicants time to work with Planning staff to reconfigure the lots into a supportable lotting configuration. More specifically, Planning staff recommends deferral of the applications to provide the applicants time to:

- Withdraw application PLB-2024-183;
- Add lands from application PLB-2024-183 into PLB-2024-182; and
- Reduce the overall length of consent application PLB-2024-182 and potentially shift PLB-2024-184 to provide additional frontage to PLB-2024-185.

Planning staff highlight that Roads Operations will not issue an entrance permit for the severed lands in application PLB-2024-183. Therefore, this is not a developable lot and must be amalgamated with the severed lands in application PLB-2024-182. If the severed lands in application PLB-2024-183 are not amalgamated with the severed lands in application PLB-2024-182, and the remaining consent applications (PLB-2024-182, PLB-2024-184, and PLB-2024-185) are approved, the applicants will end up with two retained parcels, which is not supportable or permitted (i.e. the retained lands and the severed lands in consent application PLB-2024-183). For this reason, Planning staff recommends deferral of the overall proposal. Planning staff also recommends deferral to allow reconfiguration of the rest of the lots such that all lots meet the required lot frontage provision.

However, should Committee desire to approve these consent applications, the condition sheets are attached to this report.

Notice Sign and Applicant Discussion

A public notice sign was posted in accordance with the Planning Act, R.S.O. 1990, c. P.13 on 10/1/2024

The applicant has satisfied the public consultation requirements as per the Provincial legislation.

A copy of the staff report has been provided to the applicant.

Attachments:

1. Condition Sheet PLB-2024-182
2. Condition Sheet PLB-2024-183
3. Condition Sheet PLB-2024-184
4. Condition Sheet PLB-2024-185
5. PLB-2024-182, 183, 184, 185 Location Map
6. PLB-2024-182,183,184,185 Owner Sketch 1
7. PLB-2024-182, 18, 184, 185 Owner Sketch 2
8. PLB-2024-182 Owner Sketch
9. PLB-2024-183 Owner Sketch
10. PLB-2024-184 Owner Sketch
11. PLB-2024-185 Owner Sketch

IF APPROVED, THIS APPLICATION WILL BE SUBJECT TO THE FOLLOWING CONDITIONS:

1. That the Haldimand County requirements, financial or otherwise, be satisfied. This will include taxes paid up to date, a parkland dedication fee in accordance with By-law 2349/22 and a fee for deed stamping in accordance with the Haldimand County User Fees By-law.
2. That the owner's solicitor provide an undertaking to Haldimand County agreeing that if there are any changes proposed to the wording on the certificate after stamping of the certificate by the County, prior to the registration of the certificate; that the Secretary-Treasurer or designate must approve the change prior to registration of the certificate.
3. Receipt of a copy of the registered reference plan of the severed parcel, with a frontage of 57.53 metres (188.75 feet), and an area of 0.6429 hectare (1.59 acre). Also, **prior to the signing of the certificate**, an electronic version of the reference plan in AutoCAD.dwg in format shown below, indicating the consent file number and name of the applicant, must be emailed to jcleaver@haldimandcounty.on.ca and gis@haldimandcounty.on.ca. **The draft plan must be approved by the Secretary-Treasurer prior to depositing to the Land Registry Office.**

The AutoCad drawings need to be georeferenced for the following Coordinate System:

Projected Coordinate System:	NAD_1983_UTM_Zone_17N
Projection:	Transverse_Mercator
False_Easting:	500000.00000000
False_Northing:	0.00000000
Central_Meridian:	-81.00000000
Scale_Factor:	0.99960000
Latitude_Of_Origin:	0.00000000
Linear Unit:	Meter
Geographic Coordinate	System:GCS_North_American_1983
Datum:	D_North_American_1983
Prime Meridian:	Greenwich
Angular Unit:	Degree

4. Receipt of a letter from the Roads Operations Division indicating that they will issue an entrance permit for the subject property. In lieu of a letter, a copy of permit(s) may be provided to the Secretary-Treasurer. Entrance permits may be required for existing, severed, and / or retained parcels. Permits may be obtained from the County's Roads Operations Division Support staff at 905-318-5932, Ext. 8601 for details.
5. Receipt of a letter from the Planning & Development Division indicating that their requirements, regarding a lot grading plan to address surface drainage of the severed lands, have been satisfied. Please note that the owner/developer is responsible to have the lot grading plans prepared/stamped/signed by a qualified Professional Engineer as per Haldimand County Design Criteria. Contact the Development & Design Technologist at 905-318-5932, ext. 6253, if further

clarification required. Please allow approximately six (6) to eight (8) weeks for completion of this process.

6. That the applicant is to enter into a lot grading agreement with Haldimand County in addition to the lot grading plan for the severed lands, please contact **Chris Tang, Planner** at ctang@haldimandcounty.on.ca to gather next steps on how to complete this process.
7. That a septic evaluation for severed and retained lands be completed and submitted **to the Secretary- Treasurer**, who will give it to the Haldimand County Building Controls and By-law Enforcement Division for approval. (Septic evaluations must be completed prior to the issuance of the certificate. Please allow approximately six (6) months for completion of the septic evaluation.) Please contact the Building Controls and By-law Enforcement Division at 905-318-5932, for further clarification.
8. Receipt of final approval of the required zoning amendment (Zoning Amendments can take three months or four months, therefore, your application must be submitted as soon as possible). For further information, please contact Planning Staff at 905-318-5932.
9. That the above conditions must be fulfilled and the Document for conveyance be presented for stamping/issuance of the certificate on or before October 15th, 2026, after which time this consent will lapse.

File No. PLB-2024-182

Assessment Roll No. 2810.332.001.40000.0000

IF APPROVED, THIS APPLICATION WILL BE SUBJECT TO THE FOLLOWING CONDITIONS:

1. That the Haldimand County requirements, financial or otherwise, be satisfied. This will include taxes paid up to date, a parkland dedication fee in accordance with By-law 2349/22 and a fee for deed stamping in accordance with the Haldimand County User Fees By-law.
2. That the owner's solicitor provide an undertaking to Haldimand County agreeing that if there are any changes proposed to the wording on the certificate after stamping of the certificate by the County, prior to the registration of the certificate; that the Secretary-Treasurer or designate must approve the change prior to registration of the certificate.
3. Receipt of a copy of the registered reference plan of the severed parcel, with a frontage of 17.93 metres (58.82 feet), and an area of 0.6378 hectare (1.58 acre). Also, **prior to the signing of the certificate**, an electronic version of the reference plan in AutoCAD.dwg in format shown below, indicating the consent file number and name of the applicant, must be emailed to jcleaver@haldimandcounty.on.ca and gis@haldimandcounty.on.ca. **The draft plan must be approved by the Secretary-Treasurer prior to depositing to the Land Registry Office.**

The AutoCad drawings need to be georeferenced for the following Coordinate System:

Projected Coordinate System:	NAD_1983_UTM_Zone_17N
Projection:	Transverse_Mercator
False_Easting:	500000.00000000
False_Northing:	0.00000000
Central_Meridian:	-81.00000000
Scale_Factor:	0.99960000
Latitude_Of_Origin:	0.00000000
Linear Unit:	Meter
Geographic Coordinate	System:GCS_North_American_1983
Datum:	D_North_American_1983
Prime Meridian:	Greenwich
Angular Unit:	Degree

4. Receipt of a letter from the Roads Operations Division indicating that they will issue an entrance permit for the subject property. In lieu of a letter, a copy of permit(s) may be provided to the Secretary-Treasurer. Entrance permits may be required for existing, severed, and / or retained parcels. Permits may be obtained from the County's Roads Operations Division Support staff at 905-318-5932, Ext. 8601 for details.
5. Receipt of a letter from the Planning & Development Division indicating that their requirements, regarding a lot grading plan to address surface drainage of the severed lands, have been satisfied. Please note that the owner/developer is responsible to have the grading plans prepared/stamped/signed by a qualified Professional Engineer as per Haldimand County Design Criteria. Contact the Development & Design Technologist at 905-318-5932, ext. 6253, if further

clarification required. Please allow approximately six (6) to eight (8) weeks for completion of this process.

6. That the applicant is to enter into a lot grading agreement with Haldimand County in addition to the lot grading plan for severed lands, please contact **Chris Tang, Planner** at ctang@haldimandcounty.on.ca to gather next steps on how to complete this process.
7. That a septic evaluation for severed and retained lands be completed and submitted **to the Secretary Treasurer**, who will give it to the Haldimand County Building Controls and By-law Enforcement Division for approval. (Septic evaluations must be completed prior to the issuance of the certificate. Please allow approximately six (6) months for completion of the septic evaluation.) Please contact the Building Controls and By-law Enforcement Division at 905-318-5932, for further clarification.
8. Receipt of final approval of the required zoning amendment (Zoning Amendments can take three months or four months, therefore, your application must be submitted as soon as possible). For further information, please contact Planning Staff at 905-318-5932.
9. That the above conditions must be fulfilled and the Document for conveyance be presented for stamping/issuance of the certificate on or before October 15th, 2026, after which time this consent will lapse.

File No. PLB-2024-183

Assessment Roll No. 2810.332.001.40000.0000

IF APPROVED, THIS APPLICATION WILL BE SUBJECT TO THE FOLLOWING CONDITIONS:

1. That the Haldimand County requirements, financial or otherwise, be satisfied. This will include taxes paid up to date, a parkland dedication fee in accordance with By-law 2349/22 and a fee for deed stamping in accordance with the Haldimand County User Fees By-law.
2. That the owner's solicitor provide an undertaking to Haldimand County agreeing that if there are any changes proposed to the wording on the certificate after stamping of the certificate by the County, prior to the registration of the certificate; that the Secretary-Treasurer or designate must approve the change prior to registration of the certificate.
3. Receipt of a copy of the registered reference plan of the severed parcel, with a frontage of 45.67 metres (149.85 feet), and an area of 0.6999 hectare (1.73 acre). Also, **prior to the signing of the certificate**, an electronic version of the reference plan in AutoCAD.dwg in format shown below, indicating the consent file number and name of the applicant, must be emailed to jcleaver@haldimandcounty.on.ca and gis@haldimandcounty.on.ca. **The draft plan must be approved by the Secretary-Treasurer prior to depositing to the Land Registry Office.**

The AutoCad drawings need to be georeferenced for the following Coordinate System:

Projected Coordinate System:	NAD_1983_UTM_Zone_17N
Projection:	Transverse_Mercator
False_Easting:	500000.00000000
False_Northing:	0.00000000
Central_Meridian:	-81.00000000
Scale_Factor:	0.99960000
Latitude_Of_Origin:	0.00000000
Linear Unit:	Meter
Geographic Coordinate	System:GCS_North_American_1983
Datum:	D_North_American_1983
Prime Meridian:	Greenwich
Angular Unit:	Degree

4. Receipt of a letter from the Roads Operations Division indicating that they will issue an entrance permit for the subject property. In lieu of a letter, a copy of permit(s) may be provided to the Secretary-Treasurer. Entrance permits may be required for existing, severed, and / or retained parcels. Permits may be obtained from the County's Roads Operations Division Support staff at 905-318-5932, Ext. 8601 for details.
5. Receipt of a letter from the Planning & Development Division indicating that their requirements, regarding a lot grading plan to address surface drainage of the severed lands, have been satisfied. Please note that the owner/developer is responsible to have the grading plans prepared/stamped/signed by a qualified Professional Engineer as per Haldimand County Design Criteria. Contact the Development & Design Technologist at 905-318-5932, ext. 6253, if further

clarification required. Please allow approximately six (6) to eight (8) weeks for completion of this process.

6. That the applicant is to enter into a lot grading agreement with Haldimand County in addition to the lot grading plan for severed lands, please contact **Chris Tang, Planner** at ctang@haldimandcounty.on.ca to gather next steps on how to complete this process.
7. That a septic evaluation for severed and retained lands be completed and submitted **to the Secretary Treasurer**, who will give it to the Haldimand County Building Controls and By-law Enforcement Division for approval. (Septic evaluations must be completed prior to the issuance of the certificate. Please allow approximately six (6) months for completion of the septic evaluation.) Please contact the Building Controls and By-law Enforcement Division at 905-318-5932, for further clarification.
8. Receipt of final approval of the required zoning amendment (Zoning Amendments can take three months or four months, therefore, your application must be submitted as soon as possible). For further information, please contact Planning Staff at 905-318-5932.
9. That the above conditions must be fulfilled and the Document for conveyance be presented for stamping/issuance of the certificate on or before October 15th, 2026, after which time this consent will lapse.

File No. PLB-2024-184

Assessment Roll No. 2810.332.001.40000.0000

IF APPROVED, THIS APPLICATION WILL BE SUBJECT TO THE FOLLOWING CONDITIONS:

1. That the Haldimand County requirements, financial or otherwise, be satisfied. This will include taxes paid up to date, a parkland dedication fee in accordance with By-law 2349/22 and a fee for deed stamping in accordance with the Haldimand County User Fees By-law.
2. That the owner's solicitor provide an undertaking to Haldimand County agreeing that if there are any changes proposed to the wording on the certificate after stamping of the certificate by the County, prior to the registration of the certificate; that the Secretary-Treasurer or designate must approve the change prior to registration of the certificate.
3. Receipt of a copy of the registered reference plan of the severed parcel, with a frontage of 15 metres (49.21 feet), and an area of 0.62460.6246 hectare (1.54 acre). Also, **prior to the signing of the certificate**, an electronic version of the reference plan in AutoCAD.dwg in format shown below, indicating the consent file number and name of the applicant, must be emailed to jcleaver@haldimandcounty.on.ca and gis@haldimandcounty.on.ca. **The draft plan must be approved by the Secretary-Treasurer prior to depositing to the Land Registry Office.**

The AutoCad drawings need to be georeferenced for the following Coordinate System:

Projected Coordinate System:	NAD_1983_UTM_Zone_17N
Projection:	Transverse_Mercator
False_Easting:	500000.00000000
False_Northing:	0.00000000
Central_Meridian:	-81.00000000
Scale_Factor:	0.99960000
Latitude_Of_Origin:	0.00000000
Linear Unit:	Meter
Geographic Coordinate	System:GCS_North_American_1983
Datum:	D_North_American_1983
Prime Meridian:	Greenwich
Angular Unit:	Degree

4. Receipt of a letter from the Roads Operations Division indicating that they will issue an entrance permit for the subject property. In lieu of a letter, a copy of permit(s) may be provided to the Secretary-Treasurer. Entrance permits may be required for existing, severed, and / or retained parcels. Permits may be obtained from the County's Roads Operations Division Support staff at 905-318-5932, Ext. 8601 for details.
5. Receipt of a letter from the Planning & Development Division indicating that their requirements, regarding a lot grading plan to address surface drainage of the severed lands, have been satisfied. Please note that the owner/developer is responsible to have the grading plans prepared/stamped/signed by a qualified Professional Engineer as per Haldimand County Design Criteria. Contact the Development & Design Technologist at 905-318-5932, ext. 6253, if further

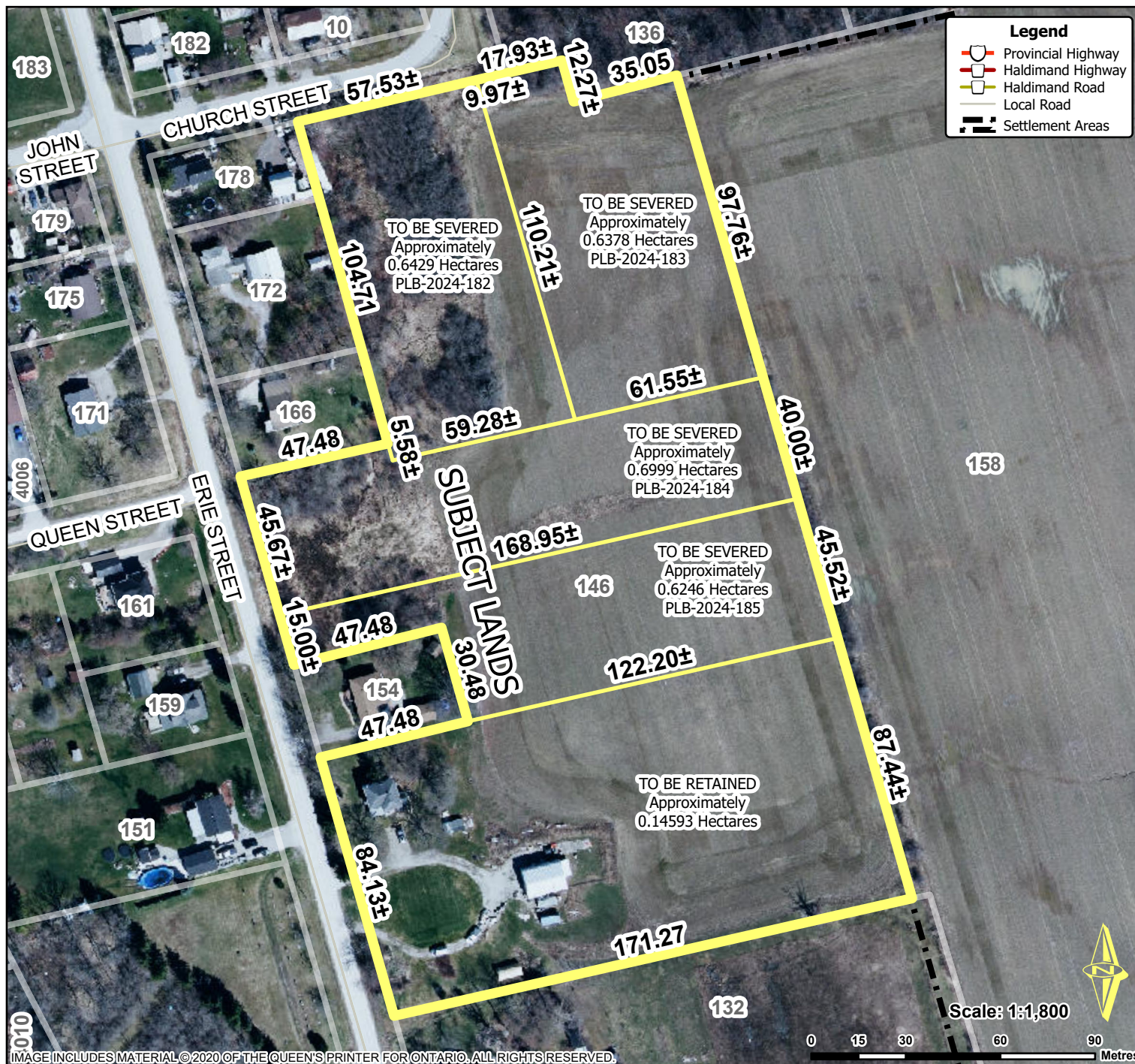
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8. Receipt of final approval of the required zoning amendment (Zoning Amendments can take three months or four months, therefore, your application must be submitted as soon as possible). For further information, please contact Planning Staff at 905-318-5932.
9. That the above conditions must be fulfilled and the Document for conveyance be presented for stamping/issuance of the certificate on or before October 15th, 2026, after which time this consent will lapse.

File No. PLB-2024-185

Assessment Roll No. 2810.332.001.40000.0000

Location Map FILE #PLB-2024-182,183,184,185 APPLICANT: Jamieson & Monahan



Location:

**146 ERIE STREET
GEOGRAPHIC TOWNSHIP OF WALPOLE
WARD 1**

Legal Description:

WAL PLAN 2460 PTBLK D BLK E

Property Assessment Number:

2810 332 001 40000 0000

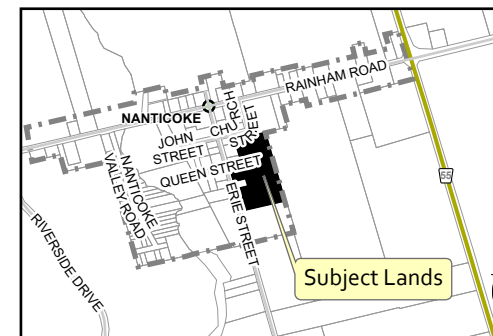
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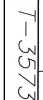
4.80 Hectares

Zoning:

**A (Agriculture), RH (Hamlet Residential),
IR (Rural Institutional), LPRCA Regulated
Lands**

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.



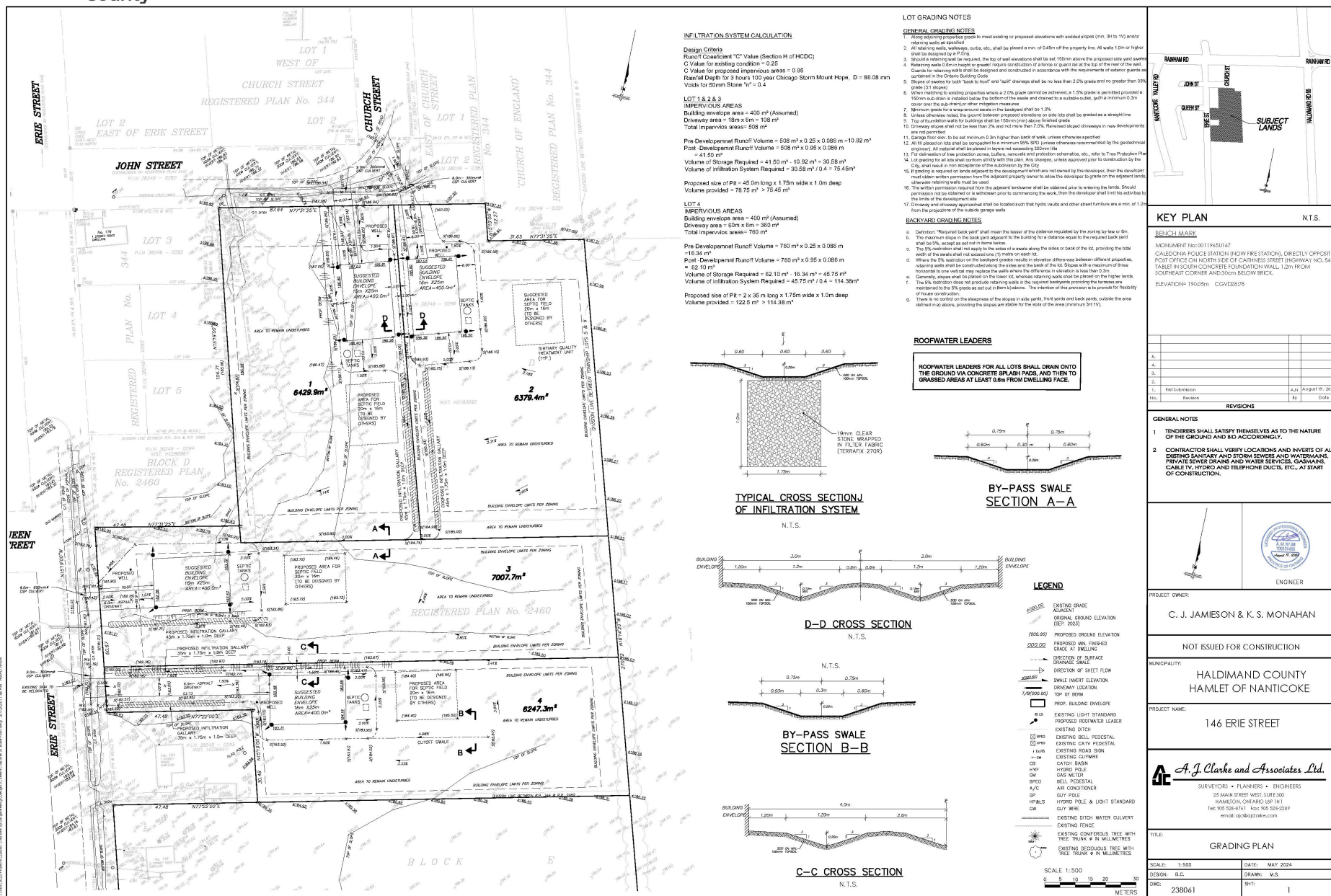


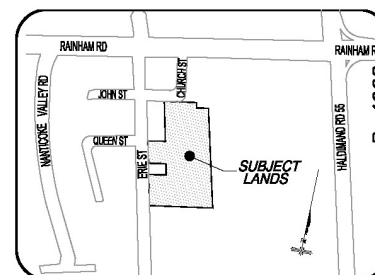
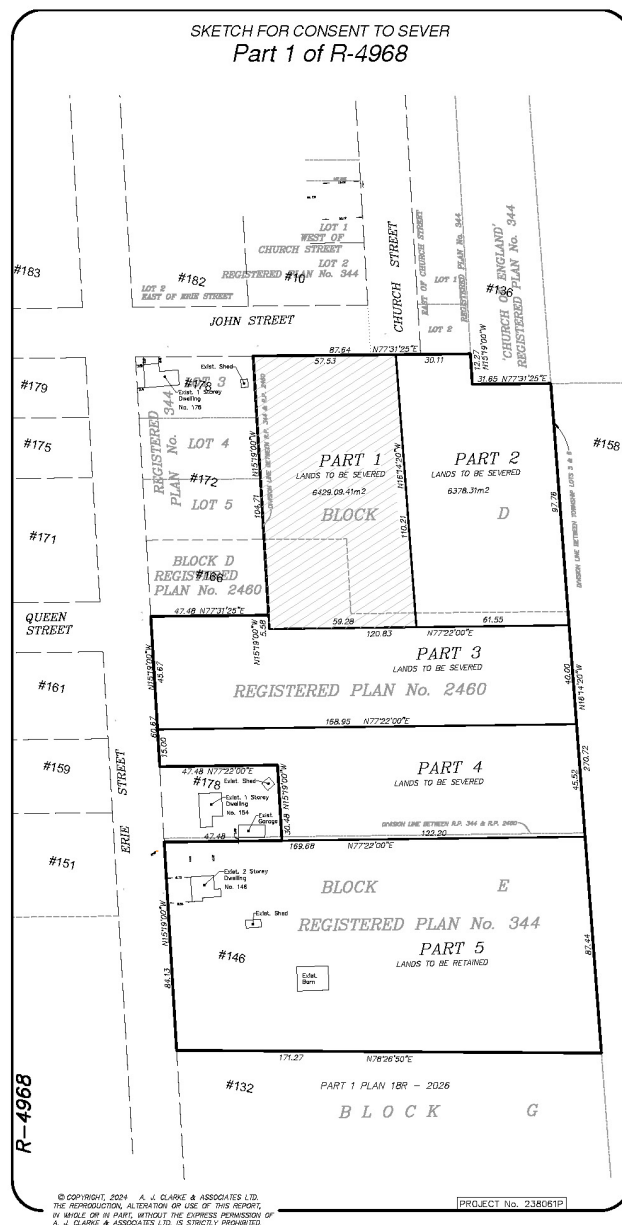
Owner's Sketch 2 of 2 FILE #PLB-2024-182,183,184,185 APPLICANT: Jamieson & Monahan



146 ERIE STREET

146 ERIE STREET





SKETCH FOR CONSENT TO SEVER
146 Erie Street, Hamlet of Nanticoke
HALDIMAND COUNTY



THE ABOVE NOTED LANDS ARE
PART OF BLOCK D, REGISTERED PLAN 2460 AND
PART OF BLOCK E, REGISTERED PLAN 344
COUNTY OF HALDIMAND

METRIC:
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND
CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

NOTE:
THE BOUNDARIES AND MEASUREMENTS SHOWN ON THIS SKETCH
ARE BASED ON A PLAN OF SURVEY BY OUR OFFICE DATED APRIL
12, 2024 (INDEX No. T-3573).

THIS SKETCH IS NOT VALID UNLESS IT IS
AN EMBOSSED ORIGINAL COPY OR CERTIFIED
DIGITAL COPY ISSUED BY THE SURVEYOR

THIS SKETCH IS PREPARED TO ACCOMPANY AN APPLICATION TO THE LAND DIVISION COMMITTEE REQUESTING A GRANT OF SEVERANCE AND IS NOT INTENDED FOR REGISTRATION.

CONSENT SCHEDULE:

PART 1 (LANDS TO BE SEVERED)	AREA = 6,429.09m ²
PART 2 (LANDS TO BE SEVERED)	AREA = 6,378.31m ²
PART 3 (LANDS TO BE SEVERED)	AREA = 6,999.39m ²
PART 4 (LANDS TO BE SEVERED)	AREA = 6,246.33m ²
PART 5 (LANDS TO BE RETAINED)	AREA = 14,592.63m ²

CAUTION:
THIS IS NOT A PLAN OF SUBDIVISION AND SHALL NOT BE
USED FOR TRANSACTION OR MORTGAGE PURPOSES.

JULY 26, 2024

DATA

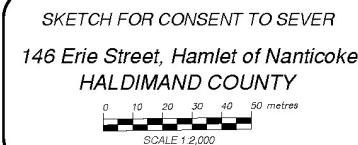
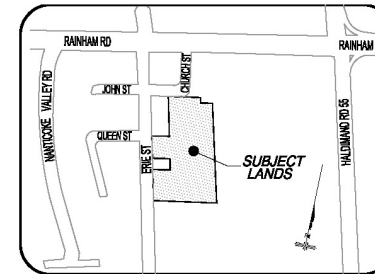
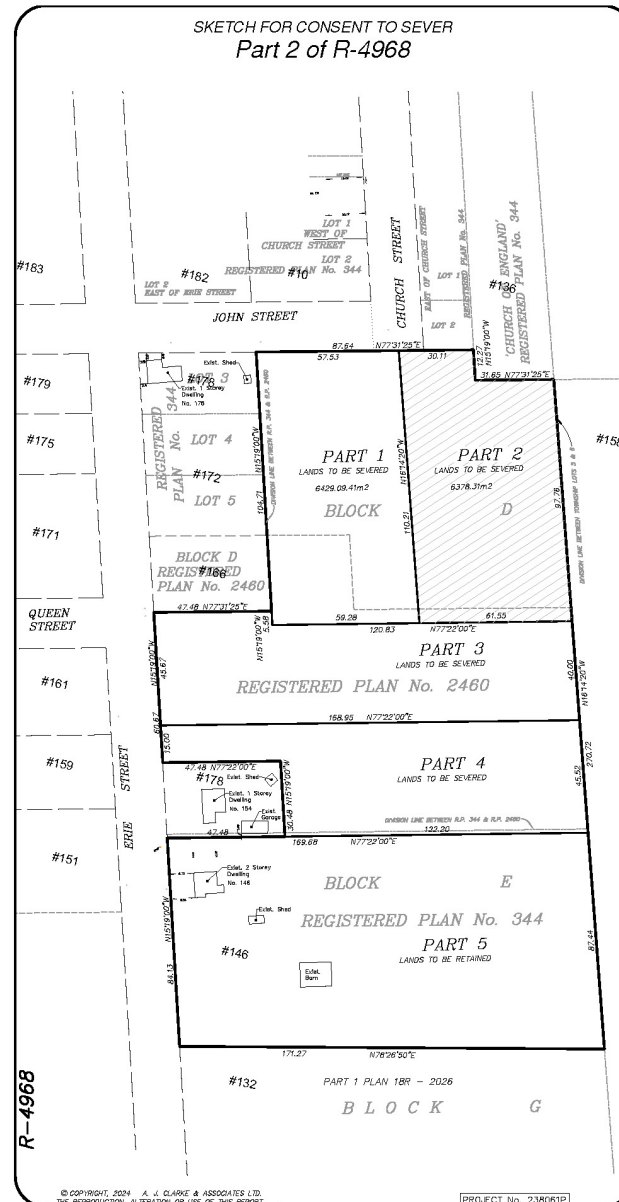
NICHOLAS P. MUTH
ONTARIO LAND SURVEYOR



A. J. Clarke and Associates Ltd.

SURVEYORS • PLANNERS • ENGINEERS
25 MAIN STREET WEST, SUITE 300
HAMILTON, ONTARIO, L8P 1H1
TEL. 905-528-8761 FAX 905-528-2285
email: aic@ajclarke.com

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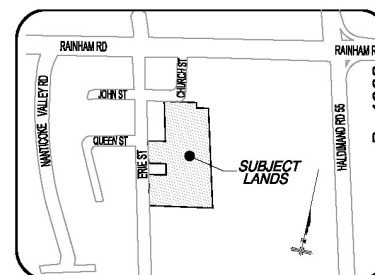
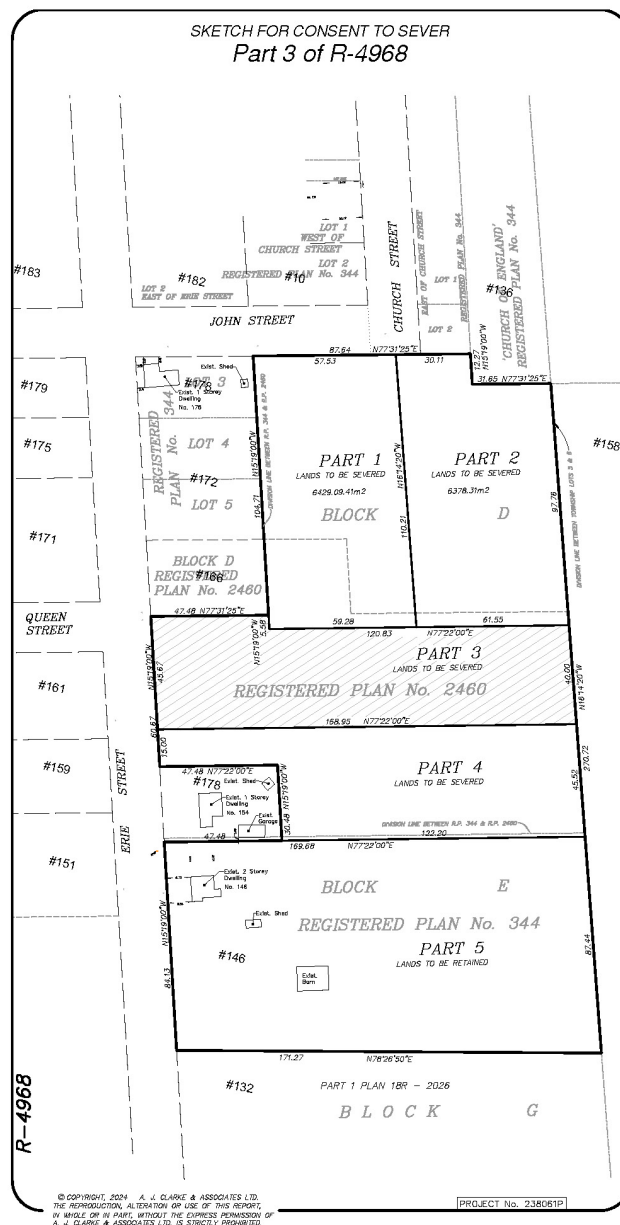
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PART 5 (LANDS TO BE SEVERED)	AREA = 14,592.63m ²

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JULY 26, 2024
DATE
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email: ajc@ajclarke.com

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SKETCH FOR CONSENT TO SEVER
146 Erie Street, Hamlet of Nanticoke
HALDIMAND COUNTY



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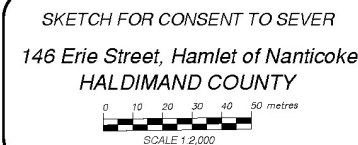
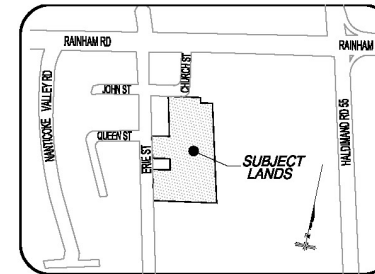
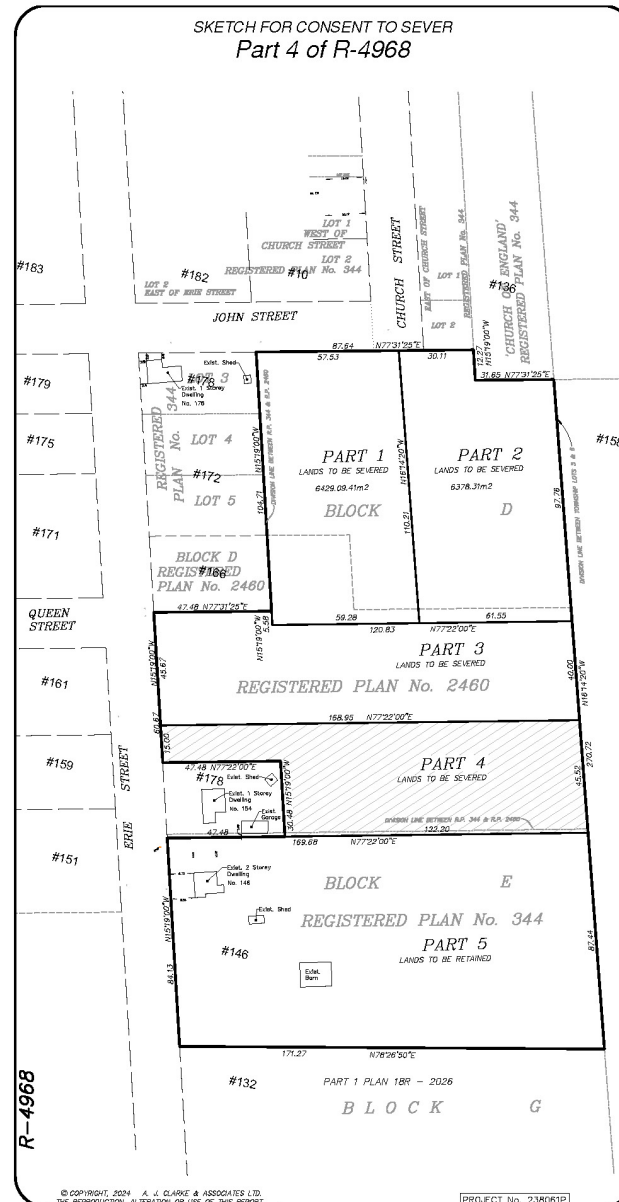
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He \\18\\RP\\2480\\BlockD\\146 Erie Street (238063R)\\Current Work\\SEVERANCE SKETCH.dwg



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Haldimand County Committee of Adjustment

Minor Variance



File Number: PLA-2024-170

Property Roll Number: 2180-025-002-00520-0000

Applicant: 859656 Ontario Ltd. c/o Warren & Marnie Sheridan

Agent: Arcadis Professional Services c/o Carmela Agro

Property Location: 1942 North Shore Drive, Lowbanks. Legally described as Township of Sherbrook, Concession 1 Part Lot 10 Registered Plan, 18R2861 Part 3.

For consideration on: October 15, 2024

Summary

The applicant requests relief from the maximum number of permitted campsites on the Subject Lands within the “Open Space (OS)” Zone of the Haldimand County Zoning By-Law HC 1-2020 to allow 56 campsites whereas 53 are permitted. Planning staff recommends approval of this application as it meets the four tests of a minor variance.

Recommendation

THAT application PLA-2024-170 be approved. The application meets the four tests of a minor variance.

Prepared by: Chris Tang, MCIP, RPP, Planner, Planning and Development

Reviewed by: Krystina Wheatley, Acting Supervisor, Planning and Development

Details of the Submission:

Proposal: Relief is requested from the maximum number of permitted campsites of the “Open Space (OS)” Zone of the Zoning By-Law HC 1-2020 as follows:

Development Standard(s)	Required	Proposed	Deficiency
New Site Numbers	53	56	3

The applicants are proposing to expand the existing trailer park located at 1958 North Shore Drive onto the subject lands. The applicants concurrently submitted site plan application PLSP-HA-2023-181 for the expansion, which has yet to be deemed complete.

The relief is requested to permit 56 campsites whereas 53 are permitted. Site specific Zoning By-law 22-DU-93 limited the number of campsites to 26. Minor variance application PLA-2021-130 (approved by the Committee of Adjustment on August 17, 2021) increased the number of campsites to 53.

Site Features and Land Use:

The subject lands are located within the geographic township of Sherbrook. The subject lands have 48.97 metres (160 feet) of frontage on the south side of North Shore Drive and are 2.03 hectares (5.01) acres in size. However, the applicants intend to merge the subject lands with the lands to the east (1958 North Shore Drive), which currently contains a trailer park, and expand the trailer park onto the subject lands. The subject lands are currently vacant. To the south is Lake Erie, to the west is vacant land, to the north is agricultural land.

Existing Intensive Livestock Operations:

Not applicable.

Agency & Public Comments

Haldimand County Building & Municipal Enforcement Services:

Septic details are to be provided and reviewed through the site plan application. Ministry of Environment, Conservation and Parks (MECP) permits may be required for the septic system.

Haldimand County Planning & Development Services – Development Technologist:

Development comments to be addressed through the site plan application.

Haldimand County Emergency Services:

No comments received.

Haldimand County Water and Wastewater Engineering & Compliance:

No comments received.

Grand River Conservation Authority:

The Grand River Conservation Authority (GRCA) approved Permit application 528/24 on September 4th, 2024 for 56 campsites. Permission is based on existing information, policies and practices, and does not bind nor imply any other permissions will be forthcoming. If any changes are made to the plans, they must be reviewed and approved by GRCA staff.

Hydro One:

No comments or concerns with application.

Municipal Property Assessment Corporation:

No comments received.

Mississaugas of the Credit:

Mississaugas of the Credit First Nation (MCFN) comment that the project is located between the Lakes Treaty No. 3, of 1792 and therefore the MCFN Department of Consultation and Accommodations will be required to be in receipt of all Environmental Study Reports. MCFN requires that a Stage 1 Archaeological Study be conducted on the site and that the Stage 1 Report be submitted to MCFN DOCA for review. If Stage 2 is required, MCFN DOCA is to be involved in the field study with MCFN Field Liaison Representation on-site participation.

Planning staff comment: All site plan application materials will be circulated to the MCFN. An archaeological assessment will be required through the concurrent site plan application.

Six Nations:

No comments received.

Public:

No comments received.

Planning Analysis

A minor variance is required to meet four tests under Section 45(1) of the *Planning Act*:

1. Does the application conform to the general intent of the Official Plan?

Planning staff comment:

The subject lands are designated “Major Open Space” in the Haldimand County Official Plan. The “Major Open Space” designation permits seasonal recreation and tourism uses as well as public and private campgrounds. The expansion of the trailer park onto the subject lands is permitted.

The Official Plan provides criteria for developments within the “Major Open Space” Designation, which include:

- a) Have good transportation access preferably from an arterial or collector road;
- b) Have adequate parking facilities to accommodate anticipated demand;
- c) Have linkages to natural environmental areas and hazard land areas but no buildings, structures or playing fields shall interfere with the attributes of the hazard area or natural environmental area;
- d) Where feasible, have pedestrian and cycling access and linkages to the trail system;
- e) That adequate services can be provided in conformity with the policies of this Plan
- f) The location and development of buildings and major structures and parking areas may be subject to site plan control policies of this Plan; and
- g) The range of uses permitted shall be implemented through the County’s Zoning Bylaw

This criteria will be reviewed through the concurrent site plan application. With respect to criterion c), a portion of the subject lands has been identified as hazard lands and is regulated by the GRCA. The applicants have worked with the GRCA to demonstrate that 56 campsite can

fit on the subject lands, outside of the lakeshore hazards. It is Planning staff's opinion that the subject application generally conforms to the Official Plan.

2. Does the application conform to the general intent of the Zoning By-law?

Planning staff comment:

The subject lands are zoned "Open Space (OS)" Zone and are subject to special provision DUN 37.59 in the Haldimand County Zoning By-law HC 1-2020. The "OS" Zone permits a campground and tent and trailer park. Special provision DUN 37.59 limited the number of campsites to 26; The intent of this limitation is unknown. Minor variance application PLA-2021-130 was approved by the Committee of Adjustment on August 21, 2021 to increase the number of campsites to 53 from the limit of 26 as set out in special provision DUN 37.59. The applicants desire to add 3 additional campsites to the subject lands, increasing the total number of campsites to 56. The applicants have worked with the Grand River Conservation Authority (GRCA) to fit 3 additional campsites to increase the total number of lots to 56 outside of the lakeshore hazards associated with Lake Erie.

Planning staff note that while 56 campsites may fit on the subject lands outside of the lakeshore hazards according to the Zoning By-law regulations for minimum campsite width and size, through the concurrent site plan application, the applicants will be required to demonstrate that the trailer park can support all 56 campsites with the required private water, sanitary, stormwater, and fire protection infrastructure (including firefighting water supply and a fire route with adequate space for firetruck movements at the internal intersections). Should the applicants fail to make this demonstration, the number of campsites will need to be reduced in the site plan application.

It is the opinion of the Planning staff that the subject application maintains the general intent of the Zoning By-law.

3. Is the application desirable for the appropriate development of the lands in question?

Planning staff comment:

The applicants are seeking to expand the trailer park from the abutting property (1958 North Shore Drive) onto the subject lands. Through this minor variance application, the applicants are requesting to further increase the number of campsites (56) from the previously approved minor variance application (53). The GRCA has issued a permit for the development of 56 campsites on the subject lands. The relief will allow more campsites on the subjects lands provided that development can accommodate the required infrastructure, including a suitable fire route at the internal intersections. It is the opinion of the Planning staff that the subject application is appropriate and desirable. All development matters will be dealt with through the concurrent site plan application.

4. Is the application minor?

Planning staff comment:

For the reasons listed above, it is opinion of the Planning staff that the application is minor.

The subject application meets the four tests of a minor variance.

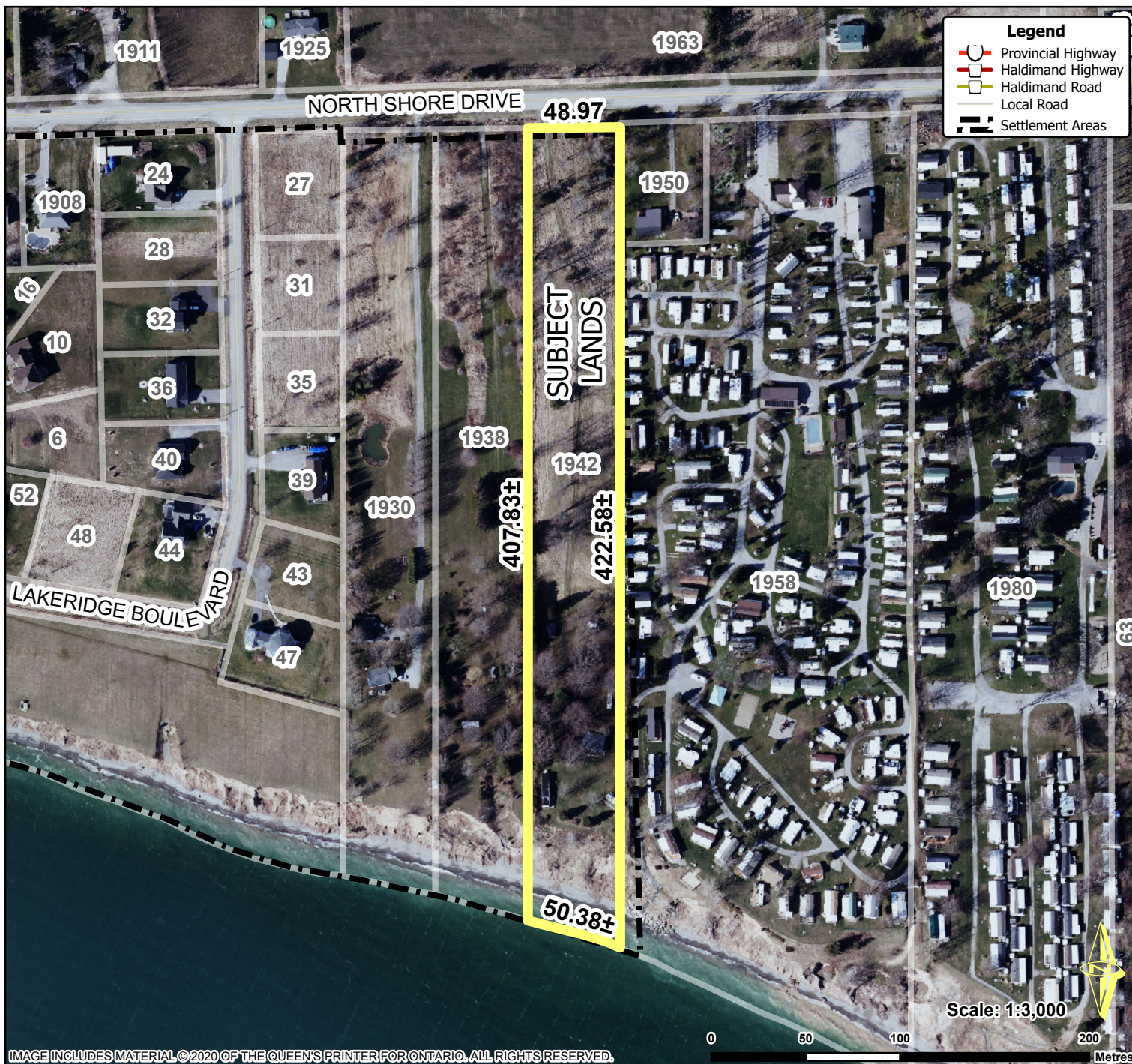
Notice Sign and Applicant Discussion

A public notice sign was posted in accordance with the Planning Act, R.S.O. 1990, c. P.13 on 10/1/2024

A copy of the staff report has been provided to the applicant.

Attachments:

1. Location Map.
2. Owner's Sketch.



1942 NORTH SHORE DRIVE
GEOGRAPHIC TOWNSHIP OF SHERBROOKE
WARD 5

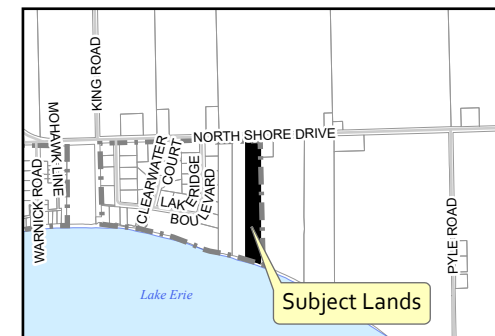
SHB CON 1 PT LOT 10 RP 18R2861 PART 3

2810 025 002 00520 0000

2.027 Hectares

OS (Open Space), HCOP Lakeshore Hazard Lands, GRCA Regulated Lands

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.



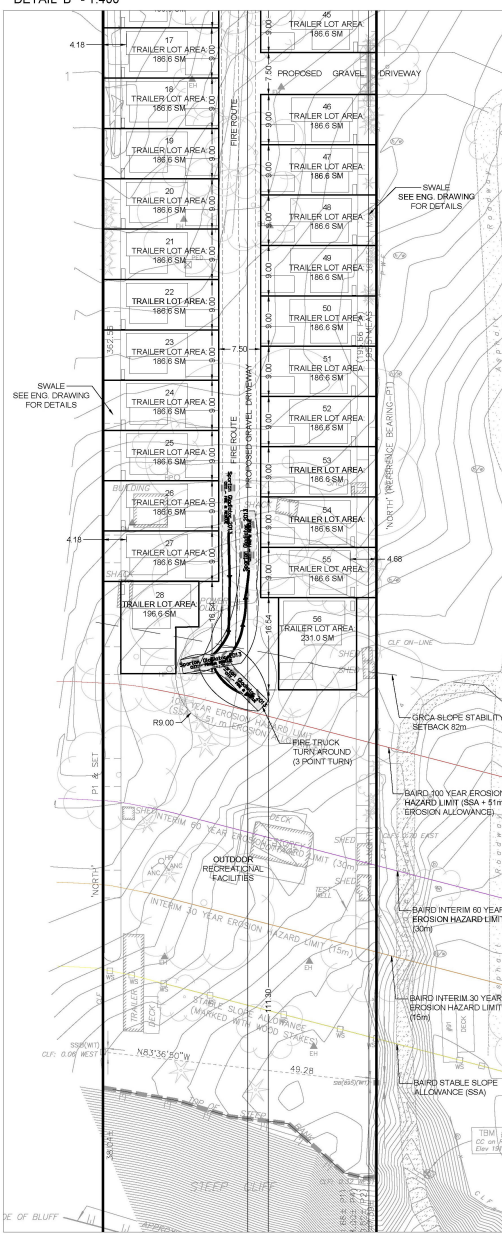
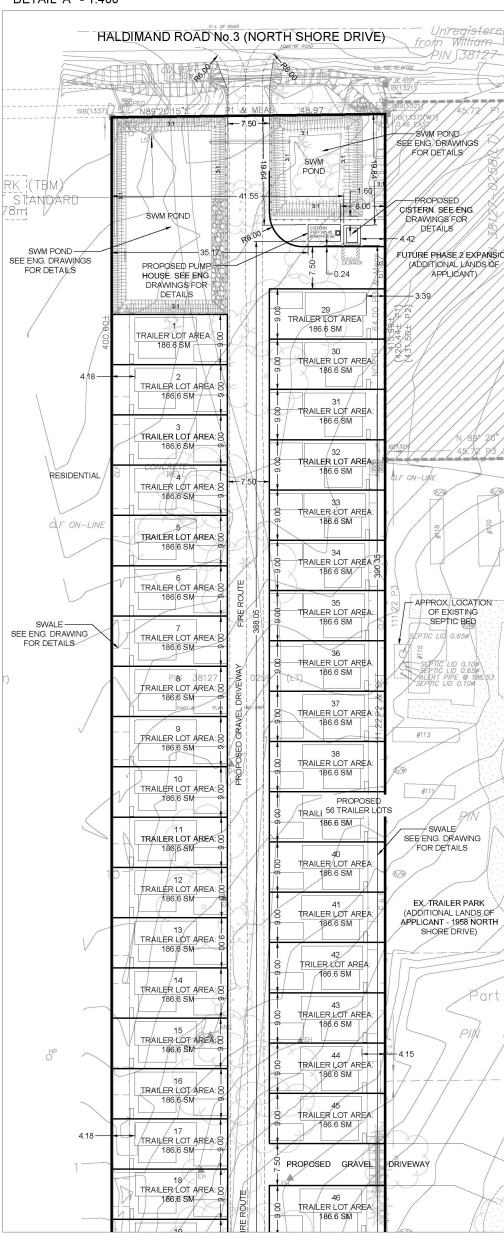
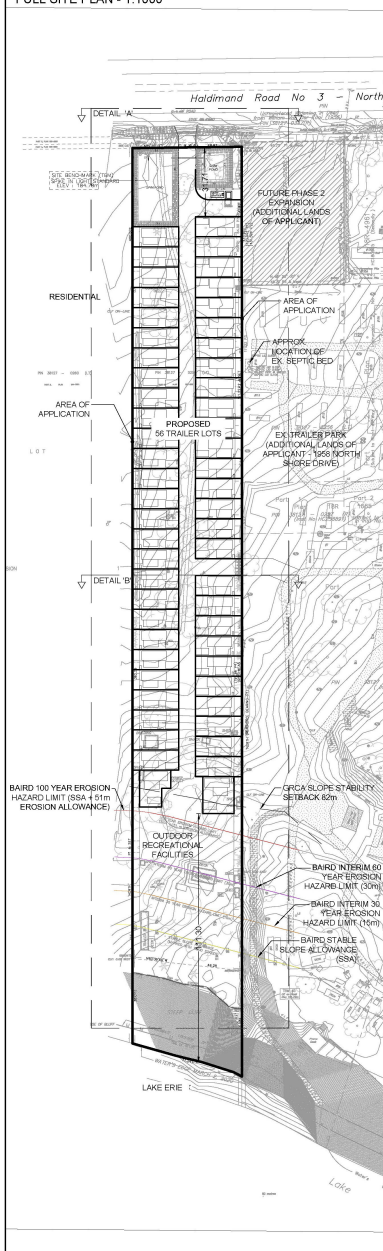
Owner's Sketch FILE #PLA-2024-170 APPLICANT: Rymarn Holdings Inc



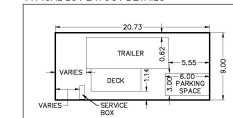
FULL SITE PLAN - 1:1000

DETAIL 'A' - 1:400

DETAIL 'B' - 1:400



TYPICAL LOT LAYOUT DETAILS



FIRE TRUCK DETAILS



SITE DETAILS

LAND USE	AREA (HP)	AREA (M ²)
SEASONAL TRAILER LOT AREA (SE LOTS)	1055.95	0.26
PROPOSED DRIVEWAY	2780.95	0.23
OPEN SPACE	3713.80	0.37
HAZARD LIMIT	2587.65	0.25
AREA OF APPLICATION	1955.00	1.99
AREA OF EXISTING TRAILER LOT (1955 NORTH SHORE DRIVE)	7383.77	7.29
TOTAL SITE AREA	9289.73	9.28

HALDIMAND COUNTY ZONING BYLAW 16-2020

CURRENT ZONE: OPEN SPACE AND WETLAND ZONES

(10.2) PERMITTED USES: CAMPGROUND, CONSERVATION AREA, FAIR OR EXHIBITION GROUNDS, GOLF COURSE, HUNTING, TRAPPING AND FISHING PRESERVE, PARK, TENT AND TRAILER PARK, WOOLCOT MANAGEMENT

(10.3) PROVISION REQUIRED PROVIDED COMPLIANCE

MIN. LOT AREA 1,855 m² 92,829 m² YES

MIN. LOT FRONTAGE 30.0 m 48.97 m YES

FRONT YARD 13.0 m 31.71 m YES

MIN. YARD INTERIOR SIDE YARD 3.0 m 3.39 m YES

SIDE YARD 13.0 m N/A YES

REAR YARD 13.0 m 111.30 m YES

MAX. BUILDING HEIGHT 11.0 m 1 STOREY YES

SECTION 4 - GENERAL PROVISIONS - 4.8 CAMPGROUNDS, TENT AND TRAILER PARKS

(4.8 (b)) MIN. LOT AREA 40,000 m² (4.0 ha) 92,829 m² (9.28 ha) YES(4.8 (c)) (i) INDIVIDUAL CAMP SITE MIN. WIDTH & MIN. AREA 9.0 m AND 186.6 m² TRAILER LOT AREA YES

(4.8 (c)) (ii) INDIVIDUAL CAMP SITE MIN. PARKING SPACE 1 SPACE LOCATED ON LOT 1 PARKING SPACE PER LOT PROVIDED YES

(4.8 (d)) ACCESSORY COMMERCIAL USES, INCLUDING ACCESSORY METAL USES, A LAUNDROMAT, AS WELL AS REQUIRED PARKING SHALL NOT EXCEED 1,000 m² N/A YES

(4.8 (e)) ACCESSORY DWELLING UNIT SHALL BE PERMITTED ON THE LOT MIN. 5% OF THE LOT AREA SHALL BE USED FOR OUTDOOR RECREATION FACILITIES 19% YES

(4.8 (g)) MIN. WIDTH OF ACCESS LANE, ROAD, OR DRIVEWAY TWO-WAY TRAFFIC 7.5 m YES

(4.8 (h)) RECREATION VEHICLES SHALL NOT BE OCCUPIED ON AN OVERNIGHT BASIS BETWEEN OCT. 31 AND APR. 15 OF ANY YEAR NOTED YES

SECTION 5 - PARKING & LOADING REQUIREMENTS

(5.2.3 (a)) PARKING SPACE DIMENSIONS 2.75 m X 5.5 m 3.0 m X 6.0 m YES

BY-LAW NO 22-DUR3 PERMITS 22 SITES 56 SITES NO

MV PLA-2021-130 PERMITS 53 SITES 56 SITES NO

CLIENT

859656 Ontario Inc.

707 EAGLE DRIVE, BURLINGTON, ON L7T 2B8

LTT 228

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Arcadis Professional Services (Canada) Inc.

ISSUES

No. DESCRIPTION DATE

1 PRELIMINARY SUBMISSION 2022 12 30

2 SITE PLAN APPROVAL SUBMISSION 2023 10 12

3 SITE PLAN APPROVAL RESUBMISSION 2024 08 07

KEY PLAN

SITE

LEGEND

FIRE ROUTE

BENCHMARK

SOURCE

TOPOGRAPHICAL INFORMATION PROVIDED BY RACH & HYETTE LTD. ONTARIO LAND SURVEYOR, DATED OCTOBER 14, 2021.

LEGAL DESCRIPTION

PART OF LOT 10, CONVESSION 1, GEOGRAPHIC TOWNSHIP OF SHERRBOURNE, HALDIMAND COUNTY

BENCHMARK

SOURCE

TOPOGRAPHICAL INFORMATION PROVIDED BY RACH & HYETTE LTD. ONTARIO LAND SURVEYOR, DATED OCTOBER 14, 2021.

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SOURCE

TOPOGRAPHICAL INFORMATION PROVIDED BY RACH & HYETTE LTD. ONTARIO LAND SURVEYOR, DATED OCTOBER 14, 2021.

LEGAL DESCRIPTION

PART OF LOT 10, CONVESSION 1, GEOGRAPHIC TOWNSHIP OF SHERRBOURNE, HALDIMAND COUNTY

Haldimand County Committee of Adjustment



Minor Variance

File Number: PLA-2024-188

Property Roll Number: 2180-023-001-18200-0000

Applicant: Rosa Flora / Bulk Growers Holdings Limited

Agent: LandPro Planning Solutions Inc., Mitchell Baker

Property Location: 328 Comfort Road, Dunnville. Legally Described as Moulton Concession 2 From Canborough, Part Lots 12 and 13, Registered Plan 18R4688 Parts 1 and 2.

For consideration on: October 15, 2024

Summary

The applicant is seeking relief from the Commercial Greenhouse provisions of the Haldimand County Zoning By-law HC 1-2020 as a condition of consent application PLB-2024-035 for both the severed and retained lands. Planning staff recommends approval of this application as it meets the four tests of a minor variance.

Recommendation

THAT application PLA-2024-188 be approved. The application meets the four tests of a minor variance.

Prepared by: Chris Tang, MCIP, RPP, Planner, Planning and Development

Reviewed by: Krystina Wheatley, Acting Supervisor, Planning and Development

Details of the Submission:

Proposal: Relief is requested from Section 4.12 Commercial Greenhouse of Zoning By-law HC 1-2020 as follows:

Development Standard(s) (Severed Lands)	Required	Proposed	Deficiency
Lot Frontage	120m	118.94m	1.06m
Interior Side Yard (Rt)	15m	14.58m	0.42m

Development Standard(s) (Retained Lands)	Required	Proposed	Deficiency
Interior Side Yard (Lt)	15m (s.4.12)	9.85m	5.15m

The Committee of Adjustment approved consent application PLB-2024-035 on August 20, 2024 subject to a number of conditions including the approval of a minor variance application. The purpose of the consent application was to create a new farm lot for a commercial greenhouse.

Through this minor variance application, relief is requested for lot frontage and interior side yard (right) for the severed lands and interior side yard (left) for the retained lands. The variances are a result of the consent application and the nature of the land use (i.e. commercial greenhouse).

Site Features and Land Use:

The subject lands are located in the prime agricultural area of the County, within the Geographic Township of Moulton. The subject lands front onto the east side of Diltz Road and flank Comfort Road to the south. The subject lands are municipally known 328 Comfort Road.

The subject lands consist of the severed and retained lands. The severed lands have 118.96 metres (390.23 feet) of frontage on Diltz Road and are approximately 15.1 hectares (37.31 acres) in size. The retained lands have 280.52 metres (920.34 feet) of frontage on Diltz Road and are approximately 25.05 hectares (61.90 acres) in size.

The severed lands contain a greenhouse which is proposed to expand in the future into a commercial greenhouse facility. The retained lands contain a commercial greenhouse facility. The surrounding land uses are generally agriculture and rural residential in nature.

Existing Intensive Livestock Facilities:

Not applicable.

Agency & Public Comments

Haldimand County Building & Municipal Enforcement Services:

No comments or concerns.

Haldimand County Planning & Development Services – Development Technologist:

No comments or concerns at this time. Additional comments will be provided at the time of Site Plan Approval.

Haldimand County Emergency Services:

No comments received.

Haldimand County Water and Wastewater Engineering & Compliance:

No comments received.

Niagara Peninsula Conservation Authority:

The subject lands contain regulated watercourse and unmapped floodplain. As per the comments with previous application PLB-2024-035, NPCA comments remain consistent as there are no flooding concerns.

Hydro One:

No comments or concerns with application.

Municipal Property Assessment Corporation:

No comments received.

Mississaugas of the Credit:

MCFN Department of Consultation and Accommodation has no comments or concerns at this time.

Six Nations:

No comments received.

Public:

No comments received.

Planning Analysis

A minor variance is required to meet four tests under Section 45(1) of the *Planning Act*:

1. Does the application conform to the general intent of the Official Plan?

Planning staff comment:

The subject lands are designated “Agriculture” in the Haldimand County Official Plan (OP). The OP aims to protect prime agricultural areas for long-term use for agriculture. Planning staff supported the previous consent application to create a new farm lot as it generally conformed to the Consents in the Agricultural Designation and Lot Creation policies of the OP.

Further, the OP permits commercial greenhouses in the “Agriculture” designation subject to meeting the regulations of the Zoning By-law and Site Plan Control policies of the OP.

It is the opinion of Planning staff that the proposal conforms to the general intent of the OP.

2. Does the application conform to the general intent of the Zoning By-law?

Planning staff comment:

The subject lands are zoned “Agriculture (A)” in the Haldimand County Zoning By-law HC 1-2020. The “A” Zone permits “agriculture use” and “commercial greenhouse”.

“Agriculture use” is defined as the use of land, building or structure for:

- a) growing of crops, produce, fruit, horticultural plants, trees, pasture and / or sod;
- b) hatching, raising, breeding, boarding, training and / or sale of livestock, fur bearing animals, game, birds and / or insects;
- c) raising cattle and / or goats for milk;
- d) fish farming and / or aquaculture;
- e) **greenhouse and / or hydroponics farming, but not including a commercial greenhouse**;
- f) egg production; and / or;
- g) apiary or bee keeping.

“Commercial Greenhouse” is defined as a greenhouse structure used for the growing of plants, flowers, shrubs, trees and produce to be sold wholesale. Section 4.12 Commercial Greenhouse of the Zoning By-law identifies that a commercial greenhouse is a facility that measures 23,226 square metres (250,000 square feet).

The severed lands contain a greenhouse which is proposed to expand in the future into a commercial greenhouse facility. The retained lands contain a commercial greenhouse facility.

Recognizing that commercial greenhouses are large facilities that have greater impacts (lot coverage, servicing, employment, traffic, parking, shipping and receiving, lighting, etc.) than typical agriculture uses, the Zoning By-law sets out specific regulations for commercial greenhouses. The following provisions apply to a commercial greenhouses:

- a) a commercial greenhouse is a facility that measures 23,226 square metres or greater in size;

Planning Staff Comments: The existing greenhouse facility on the retained lands is greater than 23,226 square metres (250,000 square feet) in size; The greenhouse facility is a commercial greenhouse. Recognizing that the commercial greenhouse existed before passage of the Haldimand County Zoning By-law HC 1-2020, the commercial greenhouse facility is only required to meet the lot frontage and side yard setback provisions resulting from the consent application.

The current greenhouse facility on the severed lands is less than 23,226 square metres (250,000 square feet) in size; The currently greenhouse facility was recently constructed and is 22,900 square metres (246,494 square feet) in size. However, the applicant is proposing to construct an additional greenhouse of similar in size on the severed lands in the near future. When the new greenhouse is constructed, the overall greenhouse facility will exceed 23,226 square metres (250,000 square feet) in size, thereby making the facility a commercial greenhouse. The overall commercial greenhouse facility will be required to meet all of the commercial greenhouse facility provisions or an additional minor variance application will be required.

- b) the following regulations shall apply to all buildings and structures associated with a commercial greenhouse:

- i) the minimum lot frontage shall be 120 m;

Planning Staff Comments: The retained lands have a frontage of 280.52 metres (920.37 feet) on Diltz Road, thereby meeting this provision.

The severed lands have a frontage of 118.98 metres (390.35 feet) on Diltz Road. The intent of the minimum lot frontage provision is to ensure that the lot is wide enough to accommodate a commercial greenhouse facility with all required features and setbacks (buffers). The proposed frontage is deficient by 1.06 metres (3.48 feet) and very closely approximates the required frontage. The deficient frontage will not be noticeable from the road or adjacent lots and it will not create any functional concerns.

It is the opinion of Planning staff that the retained and severed lands meet the general intent of this provision.

- ii) the minimum front yard setback shall be 30 m;

Planning Staff Comments: The front yard set back of both retained and severed lands exceeds 30 metres (98.43 feet).

- iii) the minimum side yard setback shall be 15 m or 30 m from the nearest dwelling on a separate lot, whichever is greater;

Planning Staff Comments: The retained lands have a side yard setback (left) of 9.85 metres (32.32 feet) and the severed lands have a side yard setback (right) of 14.58 metres (47.83 feet). The side yard setback deficiencies are the result of the interior lot line, shared between the severed and retained lands, created through the consent application.

The intent of the side yard setback is to ensure that commercial greenhouse facilities are well setback and buffered from adjacent lots due to their size and scale and to provide space for access, grading, lighting, etc. Both the severed and retained lands will contain commercial greenhouse operations and share the interior lot line. Therefore, the side yard setbacks are not expected to have a negative impact on the lands.

It is the opinion of the Planning Staff that the retained and severed lands meet the general intent of this provision.

- iv) the minimum rear yard setback shall be 15 m or 30 m from the nearest dwelling on a separate lot, whichever is greater; and

Planning Staff Comments: The rear yard setback of both the retained and severed lands exceed 15metres (49.21 feet) or 30 metres (98.43 feet) from the nearest dwelling on a separate lot.

- v) the maximum lot coverage shall be 80%.

Planning Staff Comments: Both the retained and severed lands will have lot coverage of less than 80%.

Additionally, the retained lands are under site plan control because they contain a commercial greenhouse facility. Any additional construction or site alteration will be subject to the rest of the commercial greenhouse provisions (including the location of packing, shipping and loading facilities; driveways and parking areas; and waste management facilities). Once the second greenhouse is proposed on the severed lands, the severed lands will be under site plan control as they will contain a greenhouse facility. Approval of a site plan application will be required prior to obtaining building permits. The proposed construction and site alteration on the severed lands will be subject to the rest of the commercial greenhouse provisions.

Overall, it is the opinion of Planning Staff that the proposal meets the general intent of the Zoning By-law.

3. Is the application desirable for the appropriate development of the lands in question?

Planning staff comment:

No negative impacts are expected as a result of the previous consent application and this minor variance application. It is the opinion of the Planning Staff that the proposed development is desirable for the lands.

4. Is the application minor?

Planning staff comment:

For the reasons listed above, it is Planning staff's opinion that the subject application is minor.

The subject application meets the four tests of a minor variance.

Notice Sign and Applicant Discussion

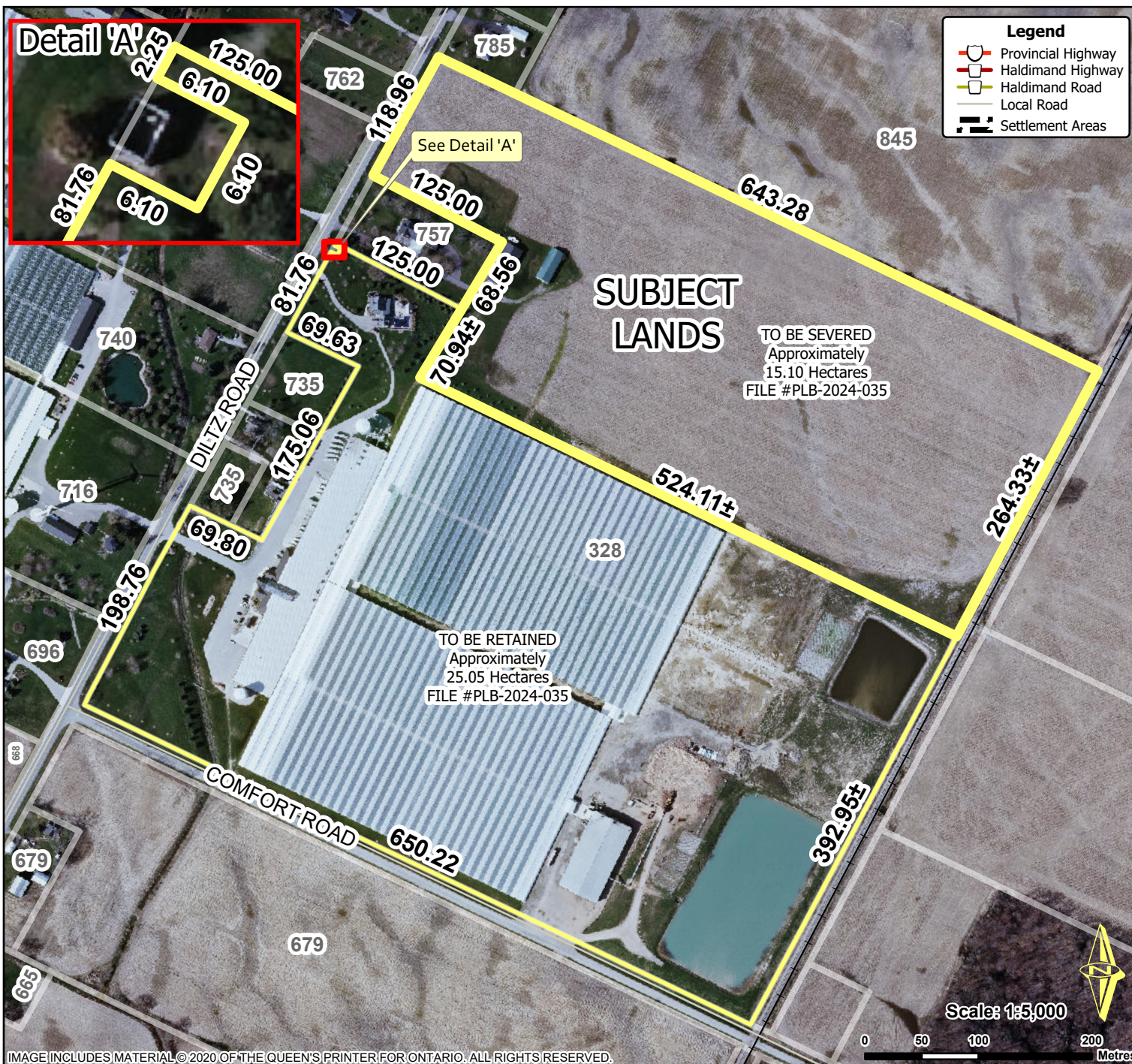
A public notice sign was posted in accordance with the Planning Act, R.S.O. 1990, c. P.13 on 10/1/2024

A copy of the staff report has been provided to the applicant.

Attachments:

1. Location Map
2. Owner's Sketch

Location Map FILE #PLA-2024-188 APPLICANT: Bulk Growers Holdings Limited



Location:

**328 COMFORT ROAD
GEOGRAPHIC TOWNSHIP OF MOULTON
WARD 5**

Legal Description:

**MOULTON CON 2 FROM CANBOROUGH
PT LOTS 12 AND 13 RP 18R4688 PT
PARTS 1 AND 2**

Property Assessment Number:

2810 023 001 18200 0000

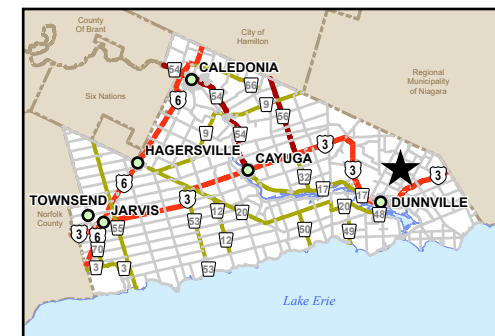
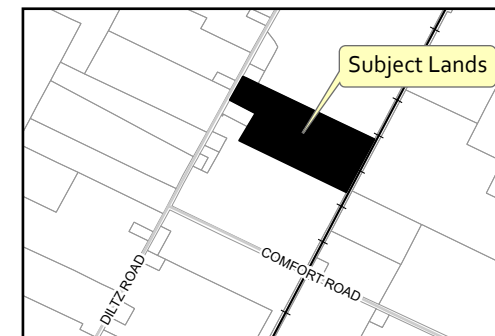
Size:

40.15 Hectares

Zoning:

A (Agriculture) & NPCA Regulated Lands

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SURVEYOR'S SEAL

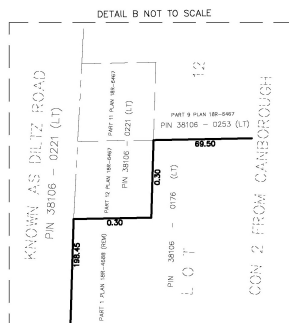
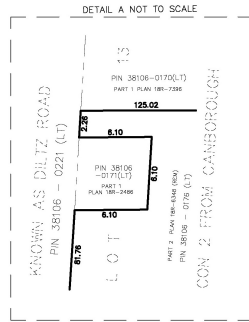
SKETCH

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



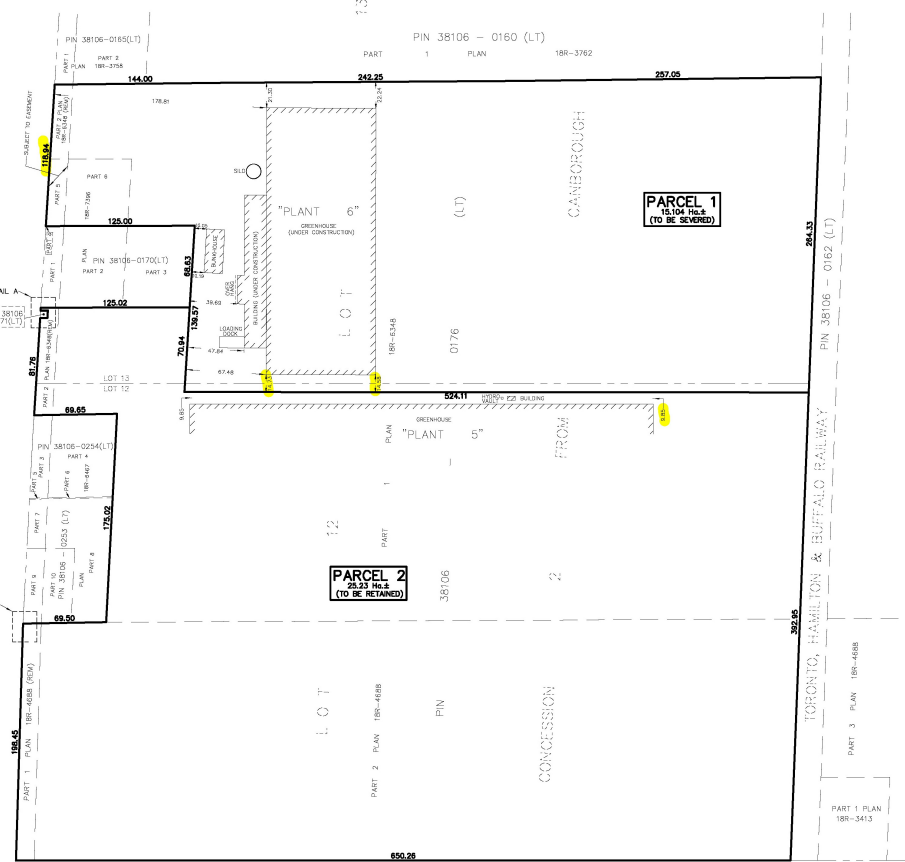
SKETCH FOR SEVERANCE APPLICATION
328 COMFORT ROAD
HALDIMAND COUNTY

SCALE 1: 2000
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ONTARIO LAND SURVEYORS
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ROAD ALLOWANCE BETWEEN CONCESSIONS 1 AND 2 FROM CANBOROUGH, MOULTON
KNOWN AS DULTZ ROAD
PIN 38106 - 0221 (LT)

SEE DETAIL B



ROAD ALLOWANCE BETWEEN LOTS 11 AND 12, CONCESSION 2 FROM CANBOROUGH, MOULTON
KNOWN AS COMFORT ROAD
PIN 38106 - 0218 (LT)

METRIC NOTE

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

CAUTION

- THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSES INDICATED IN THE TITLE BLOCK.
- THIS SKETCH IS PROTECTED BY COPYRIGHT ©
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BOUNDARY NOTE

BOUNDARIES HAVE BEEN DERIVED FROM REGISTRY OFFICE RECORDS AND ACTUAL FIELD WORK.

PROPERTY DESCRIPTION

PART OF LOTS 12 AND 13, CONCESSION 2 FROM CANBOROUGH, GEORGIAN TOWNSHIP OF MOULTON, HALDIMAND COUNTY
PIN 38106-0176 (LT)

LEGEND & NOTES

PIN DENOTES PROPERTY IDENTIFIER NUMBER
REM DENOTES REMAINDER

AUGUST 23, 2024
DATE

Harold D. Hyde
HAROLD D. HYDE
ONTARIO LAND SURVEYOR

RASCH + HYDE LTD.
Ontario Land Surveyors

P.O. Box 6, 1333 Highway #3 East, Unit 8
DUNVILLE, ONT. L4A 2H1
DUNVILLE: 905-774-7166 FORT ERIE: 905-871-9797
FAX 905-774-4000

HAROLD D. HYDE O.L.S.

SCALE 1: 2000 SURVEY: 23-285 DRAWN BY: T. Matheson

Haldimand County Committee of Adjustment



Minor Variance

File Number: PLA-2024-189

Property Roll Number: 2180-158-003-06600-0000

Applicant: Marta Janeckova

Agent: No agent

Property Location: 21 Erie Ave South, Legally Described as Rainham Concession 4, Part Lot 7 Registered Plan 18R2763 Parts 1, 3, 6

For consideration on: October 15, 2024

Summary

The applicant proposes relief from the maximum accessory structure area and to permit accessory structures in the form of cargo containers in the “Hamlet Residential (RH)” Zone of the Haldimand County Zoning By-law HC 1-2020. Planning staff recommends deferral of this application to allow the applicant time to provide a septic evaluation and confirm the side yard setbacks.

Recommendation

THAT application PLA-2024-189 be deferred to allow the applicant time to provide a septic evaluation and confirm the side yard setbacks.

Prepared by: Chris Tang, MCIP, RPP, Planner, Planning and Development

Reviewed by: Krystina Wheatley, Acting Supervisor, Planning and Development

Details of the Submission:

Proposal: Relief is requested from the Accessory Uses, Buildings and Structures to Residential Uses and Cargo Containers used for Storage Purposes sections of Zoning By-law HC 1-2020 as follows:

Development Standard(s)	Required	Proposed	Deficiency
% Lot Coverage	100m2	138.21m2	38.21m2
Storage Container	Not permitted n/a	Permit 2, 2.4x6m each	4.10 not permitted in Residential Zones

The relief is requested to permit more accessory structure area than is permitted by the Haldimand County Zoning By-law HC 1-2020 and two (2) cargo containers on the subject lands, whereas the Haldimand County Zoning By-Law HC 1-2020 prohibits cargo containers on residentially zoned lots.

The development is existing as shown on the Owner's Sketch. The relief is requested to address a Municipal Enforcement (By-law) concern. If the minor variance is not approved, the applicant will be required to remove a shed(s) and the cargo containers from the subject lands to bring the subject lands into conformance with the Haldimand County Zoning By-law HC 1-2020.

Site Features and Land Use:

The subject lands are located in the Hamlet of Fisherville and front onto the east side of Erie Avenue South. The subject lands have 22.86 metres (75 feet) of frontage and are 0.28 hectares (0.69 acres) in size. The subject lands currently contain a single detached dwelling and accessory structures, including a detached garage, sheds, and two (2) cargo containers. The subject lands are privately serviced via a well and septic system. The surrounding land uses are generally residential and agricultural in nature.

Existing Intensive Livestock Operations:

Not applicable.

Agency & Public Comments

Haldimand County Building & Municipal Enforcement Services:

Confirmation that the cargo containers meet the minimum distance from the septic system per part 9 of Ontario Building Code (OBC) and the minimum setbacks of Section 4.2 of the Zoning By-Law is required.

Haldimand County Planning & Development Services – Development Technologist:

A Grading/Drainage plan is required to confirm the additional storage containers / accessory structures will not have an adverse impact on the neighbouring properties.

Haldimand County Emergency Services:

No comments or concerns.

Haldimand County Water and Wastewater Engineering & Compliance:

No comments or concerns.

Hydro One:

No comments received.

Municipal Property Assessment Corporation:

No comments received.

Mississaugas of the Credit:

No comments received.

Six Nations:

No comments received.

Public:

Adjacent neighbour made verbal comment with concerns to drainage issues.

Planning Comment: To address grading/drainage concerns with respect to the accessory structures, the Development Technologist recommends a grading/drainage plan be required as a condition of approval. Planning staff recommends that a lot grading agreement also be required as a condition of approval to legally bind the applicant to the grading/drainage plan, once approved by the Development Technologist.

Planning Analysis

A minor variance is required to meet four tests under Section 45(1) of the *Planning Act*:

1. Does the application conform to the general intent of the Official Plan?

Planning staff comment:

The subject lands are designated “Hamlet” in the Haldimand County Official Plan. Single detached dwellings and accessory structures are permitted in “Hamlet” designation. However, the Official Plan does not provide policy direction on accessory structures and cargo containers; they are regulated via the Haldimand County Zoning By-law HC 1-2020. It is Planning staff’s opinion that the proposal maintains the general intent of the Official Plan.

2. Does the application conform to the general intent of the Zoning By-law?

Planning staff comment:

The subject lands are zoned “Hamlet Residential (RH)” in the Haldimand County Zoning By-law HC 1-2020. The applicant recently installed two (2) cargo containers on the subject lands. The installation has created Zoning By-law conformance issues with respect to the Accessory Uses, Buildings and Structures to Residential Uses and Cargo Containers used for Storage Purposes sections of the Zoning By-law.

The applicant is seeking relief from the maximum cumulative accessory structure area provision and to permit two (2) accessory structures in the form of cargo containers on the subject lands. The Zoning By-law permits a cumulative accessory structure area up to ten percent (10%) of the lot area to a maximum of 100 square metres (1,076 square feet) of building area on lots measuring 0.4 hectares (0.99 acres) or less. The applicant is requesting a cumulative accessory structure area of 138.21 square metres (1,487 square feet). The Zoning By-law prohibits cargo containers to be located in residential zones, including the “RH” Zone. The applicant is requesting

to permit two (2) cargo containers on the subject lands. The use of the cargo containers is for personal storage.

The intent of limiting the size or area of residential accessory structures is to ensure they remain accessory to the primary use on lots, to ensure they do not negatively impact the character of an area, and to ensure they do not negatively impact neighbouring lots. The cumulative accessory structure area on the subject lands represents less than five percent (5%) of the lot area. The accessory structures (detached garage, sheds, cargo containers) are generally sized for personal storage. The accessory structures (with the exception of the detached garage) are well screened from the street and fenced off from the neighbouring lots, in particular the lot to the south (23 Erie Avenue South). The cargo containers and sheds are well setback from the dwelling and amenity area on the lot to south. Additionally, the lot to the south contains two (2) large accessory structures, one aligning directly with the cargo containers. To address the neighbour's concern regarding lot grading and drainage, Planning staff recommend that a lot grading/drainage plan and lot grading agreement be required as a condition of approval. Overall, the accessory structures are accessory to the primary use of the subject lands and blend in and do not impact the character of the area or neighbouring lots. Therefore, Planning staff have no concerns with the cumulative size or area of the accessory structures.

The reason cargo containers are prohibited on residential properties, including "RH" zoned lots, is their appearance. However, on a case-by-case basis they can be contemplated on residential lots. The cargo containers are located behind the existing detached garage, are not visible from the road, and are fenced from the neighbouring properties. The cargo containers are well setback from the dwelling and amenity space on the lot to the south (23 Erie Avenue South). The lot to the south contains two (2) large accessory structures that are constructed with similar material to the cargo containers and are similar in appearance. Given the size of the subject lands and the location of the cargo containers on the subject lands, the cargo containers do not negatively impact or alter the character of the area or the neighbouring lots from an appearance perspective. Therefore Planning staff have no concerns with permitting the cargo containers on the subject lands for personal storage.

It is the opinion of Planning staff that the subject application maintains the general intent of the Zoning By-law.

3. Is the application desirable for the appropriate development of the lands in question?

Planning staff comment:

For the reasons listed above, it is Planning staff's opinion that the application is appropriate for the subject lands.

4. Is the application minor?

Planning staff comment:

For the reasons listed above, it is Planning staff's opinion that the subject application is minor.

The subject application meets the four tests of a minor variance.

However, the Haldimand County Building and Municipal Enforcement Division has commented that they require a septic evaluation to ensure the cargo containers meet the minimum distance from the septic system as per the OBC and the minimum setbacks of Section 4.2 of the Zoning By-law. Planning staff recommends that the application be deferred to allow the applicant time to provide a septic evaluation and confirm the side yard setbacks. Depending on the septic evaluation, the location of the cargo containers may need to be adjusted and Planning staff would like the opportunity to review and condition the approval to require that the development generally be in line with the Owner's Sketch. Planning staff have no concerns with the grading/drainage plan being a condition of approval as it should not change the general location of the cargo containers.

Should the Committee desire to approve this application without a septic evaluation and confirmation of setbacks, Planning staff recommend the following conditions of approval:

1. That the development generally be in line with the approved Owner's Sketch.
2. That the applicant confirm the accessory structures meet the minimum setbacks of Section 4.2 of the Haldimand County Zoning By-law HC 1-2020.
3. That a letter from the Planning & Development Division indicating their requirements, regarding a lot grading/drainage plan to address surface drainage of the property, have been satisfied. Please note that grading plans must be prepared/stamped/signed by a qualified Professional Engineer as per Haldimand County Design Criteria. Contact the Development and Design Technologist at 905-318-5932 ext. 6253 for further clarification regarding required extent/limits. Please allow approximately six (6) to eight (8) weeks for completion of this process.
4. That the applicant provide proof of registration of a lot grading/drainage agreement on the title of the subject lands. Contact the Planner at 905-318-5932 ext. 6203 for further clarification regarding the agreement application and process. Please allow approximately two (2) to four (4) weeks for completion of this process following approval of the partial lot grading/drainage plan.
5. That a septic evaluation be completed and submitted to the Secretary Treasurer, who will give it to the Haldimand County Building and Municipal Enforcement Division for approval. Please allow approximately six (6) months for completion of the septic evaluation. Please contact the Building and Municipal Enforcement Division at 905-318-5932 for further clarification.

Notice Sign and Applicant Discussion

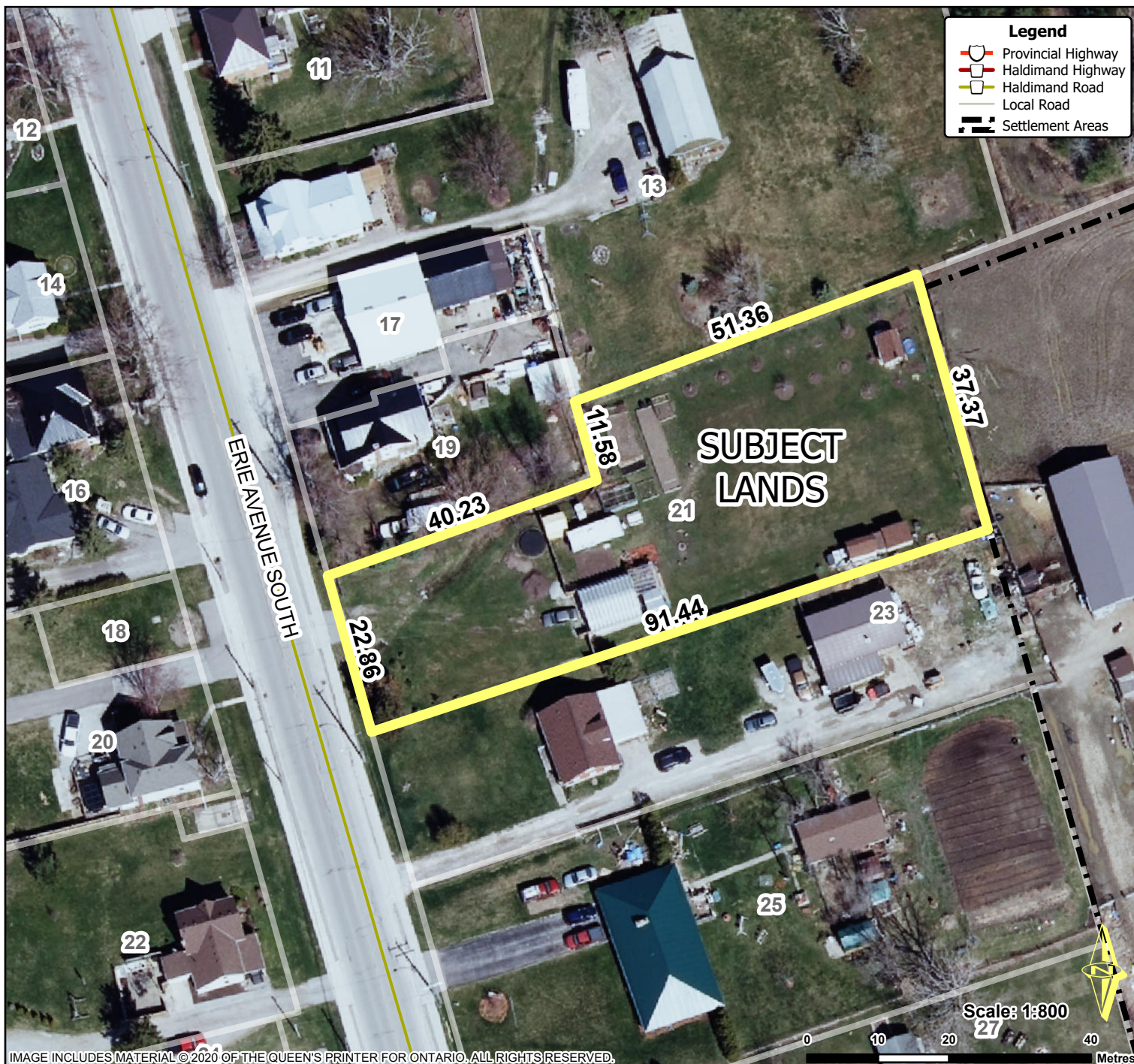
A public notice sign was posted in accordance with the Planning Act, R.S.O. 1990, c. P.13 on 10/1/2024

A copy of the staff report has been provided to the applicant.

Attachments:

1. Location Map.
2. Owner's Sketch.

Location Map FILE #PLA-2024-189 APPLICANT: Janeckova



Location:

**21 ERIE AVENUE SOUTH
GEOGRAPHIC TOWNSHIP OF RAINHAM
WARD 2**

Legal Description:

**RNH CON 4 PT LOT 7 RP 18R2736
PARTS 1,3,6**

Property Assessment Number:

2810 158 003 06600 0000

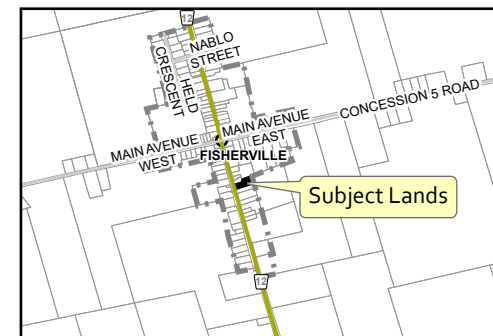
Size:

0.28 Hectares

Zoning:

RH (Hamlet Residential)

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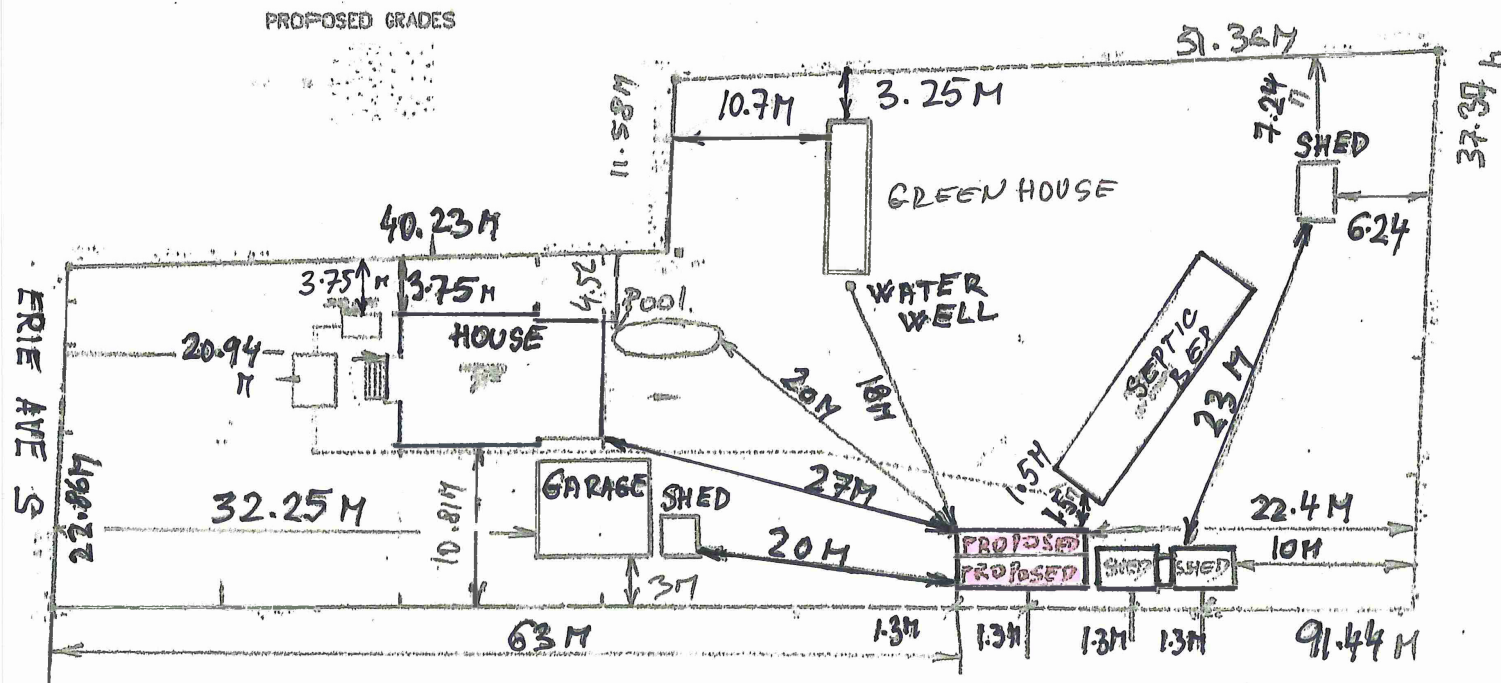


Owner's Sketch FILE #PLA-2024-189 APPLICANT: Janeckova



MARTA JANECKOVA

GEOGRAPHIC TOWNSHIP
HALDIMAND



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SURVEYOR'S CE

LOT DETAILS

ELEVATION NOTE

PLA-2024-189

Haldimand County Committee of Adjustment



Minor Variance

File Number: PLA-2024-208

Property Roll Number: 2180-155-004-00700-0000

Applicant: Allen David Prest, Allison Prest

Agent: No agent

Property Location: 405 Junction Road, North Cayuga. Legally Described as North Cayuga Concession 2 STR Part Lot 7 Registered Plan, 18R978 Part 2.

For consideration on: October 15, 2024

Summary

The applicants propose relief from the Secondary Suite and Accessory Uses, Buildings and Structures to Residential Uses sections of the Haldimand County Zoning By-law HC 1-2020 to permit a secondary suite on the subject lands that is taller than permitted. Planning staff recommends approval of this application as it meets the four tests of a minor variance.

Recommendation

THAT application PLA-2024-208 meets the four tests of a minor variance. Therefore, Planning staff recommend approval of this application subject to the following conditions:

- 1) That the applicant provide to the Building and Municipal Enforcement Division a permit or letter from the Niagara Peninsula Conservation Authority (NPCA) stating that all NPCA concerns have been addressed prior to receiving a building permit.

Prepared by: Chris Tang, MCIP, RPP, Planner, Planning and Development

Reviewed by: Krystina Wheatley, Acting Supervisor, Planning and Development

Details of the Submission:

Proposal: Relief is requested from the Secondary Suite and Accessory Uses, Buildings and Structures to Residential Uses sections of Zoning By-law HC 1-2020 as follows:

Development Standard(s)	Required	Proposed	Deficiency
Height of Building	6.5m	8.9m	2.4m

The Committee of Adjustment approved minor variance application PLA-2024-068 on June 11, 2024 to permit the construction of a new secondary suite on the subject lands. The minor variance approved the secondary suite to be 139.35 square metres (1,500 feet) in size whereas the Zoning By-law permits a maximum secondary suite size of 80 square metres (861 square feet), the secondary suite to be located 75 metres (246 feet) from the primary residence whereas the Zoning By-law permits a maximum distance of 45 metres (148 feet), and an accessory building (including the secondary suite) lot coverage of 342 square metres whereas the Zoning By-law permits a maximum accessory building lot coverage of 200 square metres. At the time of minor variance application PLA-2024-068, the subject lands contained a principle dwelling and accessory buildings; The applicant was proposing to construct a new secondary suite.

At the time of minor variance application PLA-2024-068, a basement was not included in the secondary suite plans and, subsequently, was not included as part of the requested relief for overall gross floor area. When the applicants applied for a building permit, a basement was included in the plans. The Building and Municipal Enforcement Division could not issue a permit unless the basement was removed from the secondary suite plans or another minor variance application was approved.

Discussion took place between Planning staff, Building staff, and the applicants and collectively it was decided that the best way to move forward was to switch the dwellings and apply for another minor variance application. The applicant is now proposing to switch the principle dwelling and secondary suite. The applicant is proposing that the existing principle dwelling become the secondary suite and the proposed secondary suite become the principle dwelling. This switch is a result of the gross floor area of the principle dwelling compared to the secondary suite. The gross floor area of the existing principle dwelling (to be converted into a secondary suite) is less than 139.35 square metres in size (1,500 square feet) and the gross floor area of the new build (primary dwelling) is 278.71 square metres (3,000 square feet). No additional relief with regards to gross floor area of the secondary suite, secondary suite location, or overall accessory building lot coverage is required to facilitate the switch or permit the basement. However, relief from the maximum building height provision is required to permit the principle dwelling to be converted into the secondary suite. In the "Agriculture (A)" Zone, a principle dwelling is permitted to a maximum building height of 11 metres (36 feet) and a secondary suite is permitted to a maximum building height of 6.5 metres (21 feet). Relief is requested to permit the principle dwelling to be converted into the secondary suite with a height of 8.9 meters (29 feet).

Site Features and Land Use:

The subject lands are located in the township of Canfield and front onto the west side of Junction Road. The subject lands have 207.24 metres (680 feet) of frontage and are approximately 12.64 hectares (31.23 acres) in area. The subject lands are used for agricultural purposes. The subject lands currently contain an existing single detached dwelling and accessory structures. The surrounding land uses are agriculture and rural residential in nature.

Existing Intensive Livestock Operations:

Not applicable.

Agency & Public Comments**Haldimand County Building & Municipal Enforcement Services:**

No comments or concerns.

Haldimand County Planning & Development Services – Development Technologist:

No comments or concerns.

Haldimand County Emergency Services:

No comments or concerns.

Haldimand County Water and Wastewater Engineering & Compliance:

No comments or concerns.

Niagara Peninsula Conservation Authority:

NPCA comments remain consistent with comments provided in May 2024. The subject lands are impacted by regulated watercourse, an unmapped floodplain, and possible unevaluated wetlands. NPCA has no objections to the proposed height and classifications of the buildings however due to the proposed location of the building and the possible unevaluated wetlands, NPCA requires the construction of the building plans be circulated to NPCA for approval and permit may be required. NPCA will need to see that:

- The proposed structure is setback a minimum of 15 m from the forest line to the north.
- ESC measures are utilized.
- If driveway is crossing watercourse to the north, a site visit will be required.

Hydro One:

No comments or concerns with application.

Municipal Property Assessment Corporation:

No comments received.

Mississaugas of the Credit:

No comments received.

Six Nations:

No comments received.

Public:

No comments received.

Planning Analysis

A minor variance is required to meet four tests under Section 45(1) of the *Planning Act*:

1. Does the application conform to the general intent of the Official Plan?

Planning staff comment:

The subject lands are designated “Agriculture” in the Haldimand County Official Plan. Secondary Suites are permitted in the “Agriculture” designation subject to the following criteria and the regulation of the Zoning By-law:

- a) The secondary suite may be contained within the principal dwelling or in an attached or standalone structure on the lot that is secondary in nature to the primary single detached, semi-detached dwelling, or street townhouse dwelling;

Planning staff comment: The secondary suite will be a standalone structure on the subject lands.

- b) A maximum of two secondary suites may be permitted on a lot with one of the secondary units located within the principal dwelling. The unit is clearly subordinate to the primary residential unit in the dwelling;

Planning staff comment: One secondary suite is proposed on the subject lands.

- c) The secondary units must be subordinate in size to the principle dwelling on the lot;

Planning staff comment: The secondary suite will be fifty percent (50%) of the size of the principle dwelling following conversion of the existing principle dwelling into the secondary suite and construction of the new principle dwelling. It is the opinion of Planning staff that the secondary unit will be subordinate in size to the principle dwelling.

- d) Adequate on-site parking for all the residential units is provided;

Planning staff comment: The Zoning By-law requires two (2) parking spaces be provided from the primary dwelling and one (1) parking space be provided for the secondary suite. The subject lands are sufficiently sized to provide parking for both uses.

- e) Adequate servicing capacity exists for all of the dwelling units on the lot;

Planning staff comment: The existing, principle dwelling (to become the secondary suite) is on private services. The new primary dwelling will need to be serviced by a new cistern and

septic system or will need to be connected to the existing systems. The applicants will need to satisfy all *Ontario Building Code* requirements related to private servicing to obtain building permits. No concerns with regards to private servicing were raised by staff through the commenting process.

- f) A secondary dwelling unit cannot be severed from the lot of the principal dwelling;

Planning staff comment: The secondary suite is not anticipated to be severed from the lot and will not be supported under the current Provincial policy.

- g) The secondary suite complies with Provincial building and fire code requirements; and

Planning staff comment: The secondary suite will need to satisfy all applicable *Ontario Building Code* requirements as part of the building permit process.

- h) The exterior appearance of the dwelling is not significantly altered to accommodate the unit.

Planning staff comment: Planning staff have no concerns with the appearance of the proposed secondary suite. The secondary suite will be the converted primary dwelling. The converted secondary suite is located on a large agricultural property, and is setback and hidden from the road and dwellings on adjacent lots.

It is the opinion of Planning staff that the proposal maintains the intent and purpose of the OP.

2. Does the application conform to the general intent of the Zoning By-law?

Planning staff comment:

The subject lands are zoned “Agriculture (A)” Zone. Secondary Suites are permitted in the “A” Zone. The Zoning By-law sets out regulations for secondary suites related but not limited to:

- Number of secondary suites per lot;
- Distance from the Primary Residence
- Size of the Secondary Suite
- Accessory Building Lot Coverage
- Height

The applicant is seeking relief for maximum building height to facilitate the conversion of the principle dwelling into a secondary suite. The Zoning By-law permits a maximum height of 6.5 metres (21 feet) whereas 8.9 metres (29 feet) is proposed, creating a deficiency of 2.4 metres (8 feet). The intent of limiting the height of secondary suites is to ensure that they are accessory to the principle dwelling in terms of size and scale; This includes both function and appearance. The principle dwelling is existing and will be converted into the secondary suite. The converted secondary suite has an appropriate gross floor area for a secondary suite; The height does not contribute to a high / inappropriate gross floor area. The converted secondary suite is setback and hidden from the road due to tree cover and adjacent dwellings and will not appear overly

tall. The proposed secondary suite will meet the other secondary suite zoning in the Zoning By-law and previously approved minor variance application PLA-2024-068.

It is the opinion of Planning staff that the application conforms to the general intent of the Zoning By-law.

3. Is the application desirable for the appropriate development of the lands in question?

Planning staff comment:

The subject application will permit the conversion of the principle dwelling into a secondary suite to allow for a livable secondary suite on the subject lands, while at the same time, permit the construction of a new principle dwelling. The size of the proposed principal dwelling will be twice as large as the converted secondary suite. The converted secondary suite will be subordinate to the principal dwelling. The height of the converted secondary suite will not negatively impact the subject lands and the surrounding properties. The secondary suite will create additional housing stock which is supported by both Provincial and County Policies.

It is the opinion of Planning staff that the subject application is appropriate and desirable development for the subject lands.

4. Is the application minor?

Planning staff comment:

For the reasons listed above, it is the opinion of Planning staff that the subject application is minor.

The subject application meets the four tests of a minor variance.

Notice Sign and Applicant Discussion

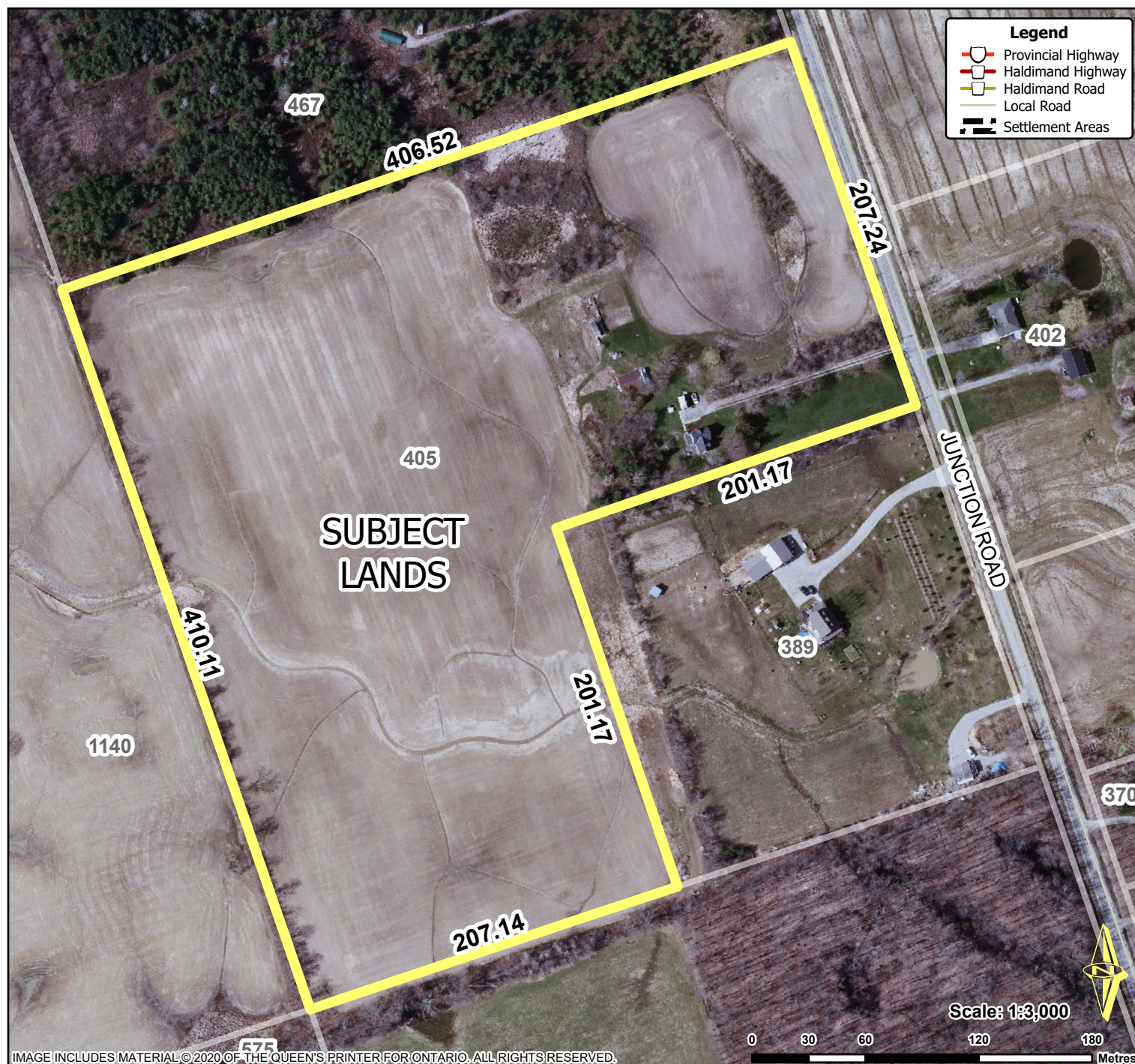
A public notice sign was posted in accordance with the Planning Act, R.S.O. 1990, c. P.13 on 10/1/2024

A copy of the staff report has been provided to the applicant.

Attachments:

1. Location Map.
2. Owner's Sketch 1.
3. Owner's Sketch 2.

Location Map FILE #PLA-2024-208 APPLICANT: Prest



Location:

**405 JUNCTION ROAD
GEOGRAPHIC TOWNSHIP OF
NORTH CAYUGA
WARD 2**

Legal Description:

**NCAY CON 2 STR PT LOT 7 RP 18R978
PART 2**

Property Assessment Number:

2810 155 004 00700 0000

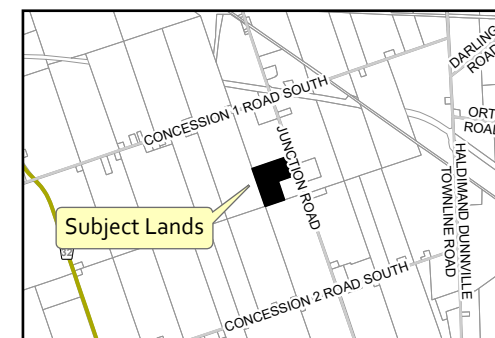
Size:

12.64 Hectares

Zoning:

A (Agriculture), NPCA Regulated Lands

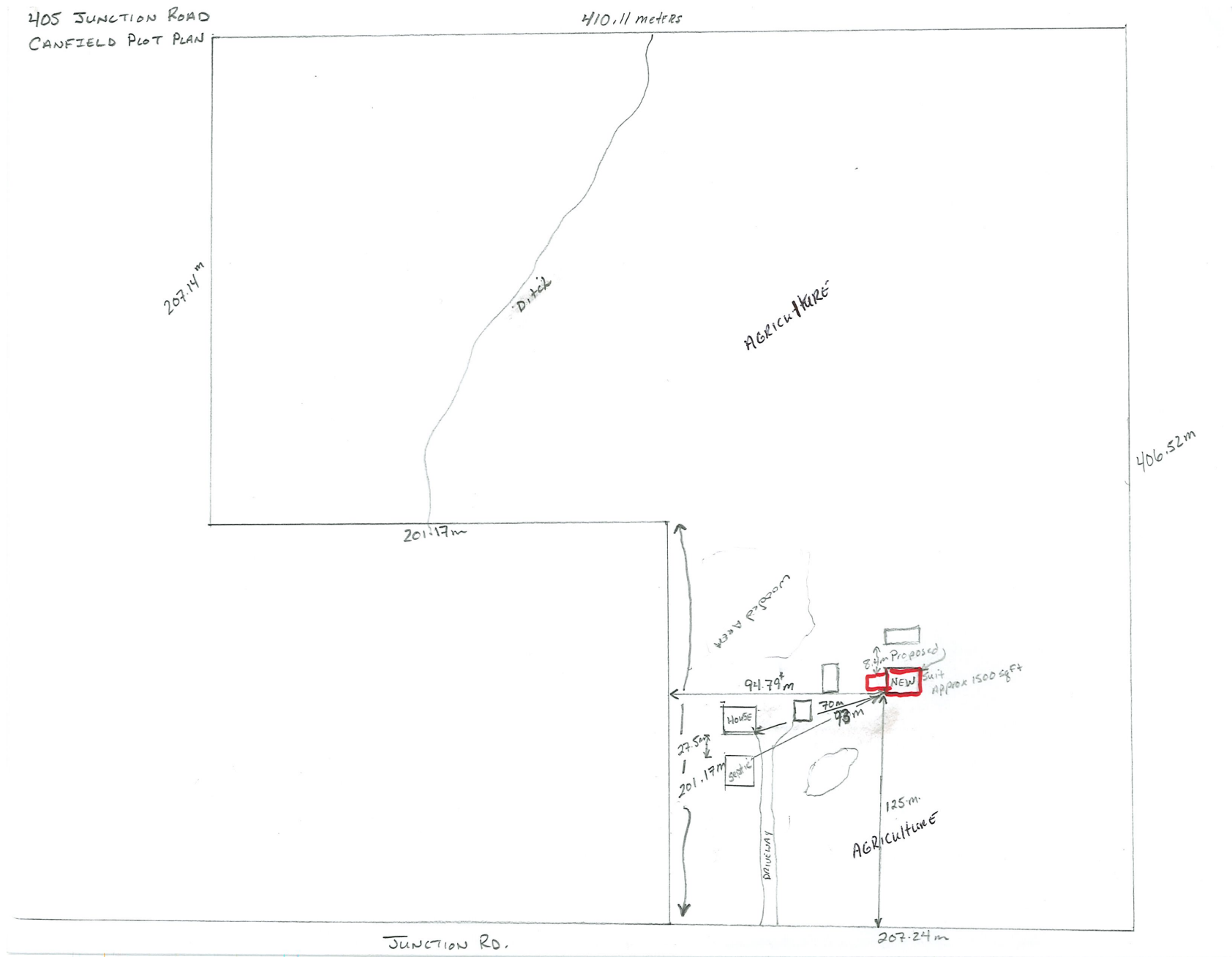
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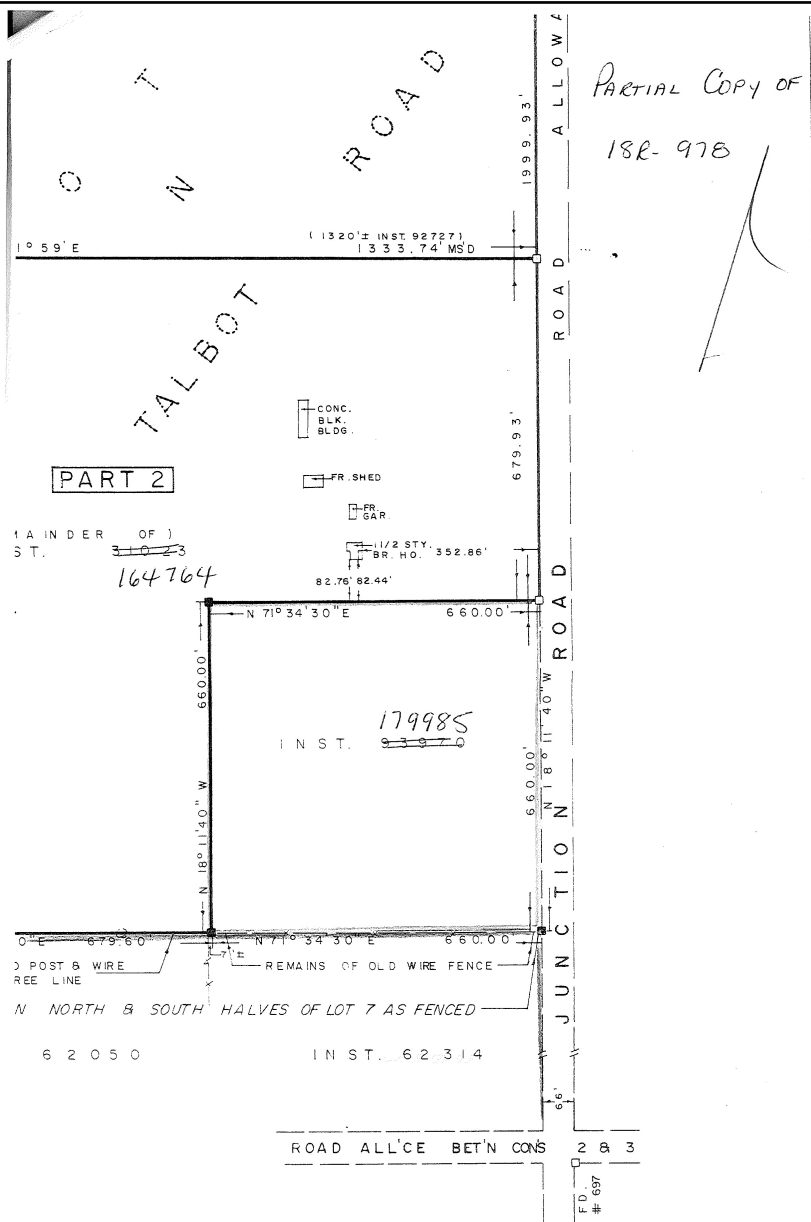


Owner's Sketch 1 of 2 FILE #PLA-2024-208 APPLICANT: Prest



405 JUNCTION ROAD
CANFIELD PLOT PLAN





SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT AND THE REGISTRY ACT AND THE REGULATIONS MADE THEREUNDER;

2. THE SURVEY WAS COMPLETED ON THE 8th DAY OF JUNE, 1977.

ALL HANGING LINES SHOWN ON THIS PLAN
HAVE BEEN VERIFIED.



A.T. McLAREN LIMITED
ENGINEERS AND SURVEYORS
66 KING ST. EAST, HAMILTON, ONT.

Haldimand County Committee of Adjustment

Minor Variance



File Number: PLA-2024-170

Property Roll Number: 2180-025-002-00520-0000

Applicant: 859656 Ontario Ltd. c/o Warren & Marnie Sheridan

Agent: Arcadis Professional Services c/o Carmela Agro

Property Location: 1942 North Shore Drive, Lowbanks. Legally described as Township of Sherbrook, Concession 1 Part Lot 10 Registered Plan, 18R2861 Part 3.

For consideration on: October 15, 2024

Summary

The applicant requests relief from the maximum number of permitted campsites on the Subject Lands within the “Open Space (OS)” Zone of the Haldimand County Zoning By-Law HC 1-2020 to allow 56 campsites whereas 53 are permitted. Planning staff recommends approval of this application as it meets the four tests of a minor variance.

Recommendation

THAT application PLA-2024-170 be approved. The application meets the four tests of a minor variance.

Prepared by: Chris Tang, MCIP, RPP, Planner, Planning and Development

Reviewed by: Krystina Wheatley, Acting Supervisor, Planning and Development

Details of the Submission:

Proposal: Relief is requested from the maximum number of permitted campsites of the “Open Space (OS)” Zone of the Zoning By-Law HC 1-2020 as follows:

Development Standard(s)	Required	Proposed	Deficiency
New Site Numbers	53	56	3

The applicants are proposing to expand the existing trailer park located at 1958 North Shore Drive onto the subject lands. The applicants concurrently submitted site plan application PLSP-HA-2023-181 for the expansion, which has yet to be deemed complete.

The relief is requested to permit 56 campsites whereas 53 are permitted. Site specific Zoning By-law 22-DU-93 limited the number of campsites to 26. Minor variance application PLA-2021-130 (approved by the Committee of Adjustment on August 17, 2021) increased the number of campsites to 53.

Site Features and Land Use:

The subject lands are located within the geographic township of Sherbrook. The subject lands have 48.97 metres (160 feet) of frontage on the south side of North Shore Drive and are 2.03 hectares (5.01) acres in size. However, the applicants intend to merge the subject lands with the lands to the east (1958 North Shore Drive), which currently contains a trailer park, and expand the trailer park onto the subject lands. The subject lands are currently vacant. To the south is Lake Erie, to the west is vacant land, to the north is agricultural land.

Existing Intensive Livestock Operations:

Not applicable.

Agency & Public Comments

Haldimand County Building & Municipal Enforcement Services:

Septic details are to be provided and reviewed through the site plan application. Ministry of Environment, Conservation and Parks (MECP) permits may be required for the septic system.

Haldimand County Planning & Development Services – Development Technologist:

Development comments to be addressed through the site plan application.

Haldimand County Emergency Services:

No comments received.

Haldimand County Water and Wastewater Engineering & Compliance:

No comments received.

Grand River Conservation Authority:

The Grand River Conservation Authority (GRCA) approved Permit application 528/24 on September 4th, 2024 for 56 campsites. Permission is based on existing information, policies and practices, and does not bind nor imply any other permissions will be forthcoming. If any changes are made to the plans, they must be reviewed and approved by GRCA staff.

Hydro One:

No comments or concerns with application.

Municipal Property Assessment Corporation:

No comments received.

Mississaugas of the Credit:

Mississaugas of the Credit First Nation (MCFN) comment that the project is located between the Lakes Treaty No. 3, of 1792 and therefore the MCFN Department of Consultation and Accommodations will be required to be in receipt of all Environmental Study Reports. MCFN requires that a Stage 1 Archaeological Study be conducted on the site and that the Stage 1 Report be submitted to MCFN DOCA for review. If Stage 2 is required, MCFN DOCA is to be involved in the field study with MCFN Field Liaison Representation on-site participation.

Planning staff comment: All site plan application materials will be circulated to the MCFN. An archaeological assessment will be required through the concurrent site plan application.

Six Nations:

No comments received.

Public:

No comments received.

Planning Analysis

A minor variance is required to meet four tests under Section 45(1) of the *Planning Act*:

1. Does the application conform to the general intent of the Official Plan?

Planning staff comment:

The subject lands are designated “Major Open Space” in the Haldimand County Official Plan. The “Major Open Space” designation permits seasonal recreation and tourism uses as well as public and private campgrounds. The expansion of the trailer park onto the subject lands is permitted.

The Official Plan provides criteria for developments within the “Major Open Space” Designation, which include:

- a) Have good transportation access preferably from an arterial or collector road;
- b) Have adequate parking facilities to accommodate anticipated demand;
- c) Have linkages to natural environmental areas and hazard land areas but no buildings, structures or playing fields shall interfere with the attributes of the hazard area or natural environmental area;
- d) Where feasible, have pedestrian and cycling access and linkages to the trail system;
- e) That adequate services can be provided in conformity with the policies of this Plan
- f) The location and development of buildings and major structures and parking areas may be subject to site plan control policies of this Plan; and
- g) The range of uses permitted shall be implemented through the County’s Zoning Bylaw

This criteria will be reviewed through the concurrent site plan application. With respect to criterion c), a portion of the subject lands has been identified as hazard lands and is regulated by the GRCA. The applicants have worked with the GRCA to demonstrate that 56 campsite can

fit on the subject lands, outside of the lakeshore hazards. It is Planning staff's opinion that the subject application generally conforms to the Official Plan.

2. Does the application conform to the general intent of the Zoning By-law?

Planning staff comment:

The subject lands are zoned "Open Space (OS)" Zone and are subject to special provision DUN 37.59 in the Haldimand County Zoning By-law HC 1-2020. The "OS" Zone permits a campground and tent and trailer park. Special provision DUN 37.59 limited the number of campsites to 26; The intent of this limitation is unknown. Minor variance application PLA-2021-130 was approved by the Committee of Adjustment on August 21, 2021 to increase the number of campsites to 53 from the limit of 26 as set out in special provision DUN 37.59. The applicants desire to add 3 additional campsites to the subject lands, increasing the total number of campsites to 56. The applicants have worked with the Grand River Conservation Authority (GRCA) to fit 3 additional campsites to increase the total number of lots to 56 outside of the lakeshore hazards associated with Lake Erie.

Planning staff note that while 56 campsites may fit on the subject lands outside of the lakeshore hazards according to the Zoning By-law regulations for minimum campsite width and size, through the concurrent site plan application, the applicants will be required to demonstrate that the trailer park can support all 56 campsites with the required private water, sanitary, stormwater, and fire protection infrastructure (including firefighting water supply and a fire route with adequate space for firetruck movements at the internal intersections). Should the applicants fail to make this demonstration, the number of campsites will need to be reduced in the site plan application.

It is the opinion of the Planning staff that the subject application maintains the general intent of the Zoning By-law.

3. Is the application desirable for the appropriate development of the lands in question?

Planning staff comment:

The applicants are seeking to expand the trailer park from the abutting property (1958 North Shore Drive) onto the subject lands. Through this minor variance application, the applicants are requesting to further increase the number of campsites (56) from the previously approved minor variance application (53). The GRCA has issued a permit for the development of 56 campsites on the subject lands. The relief will allow more campsites on the subjects lands provided that development can accommodate the required infrastructure, including a suitable fire route at the internal intersections. It is the opinion of the Planning staff that the subject application is appropriate and desirable. All development matters will be dealt with through the concurrent site plan application.

4. Is the application minor?

Planning staff comment:

For the reasons listed above, it is opinion of the Planning staff that the application is minor.

The subject application meets the four tests of a minor variance.

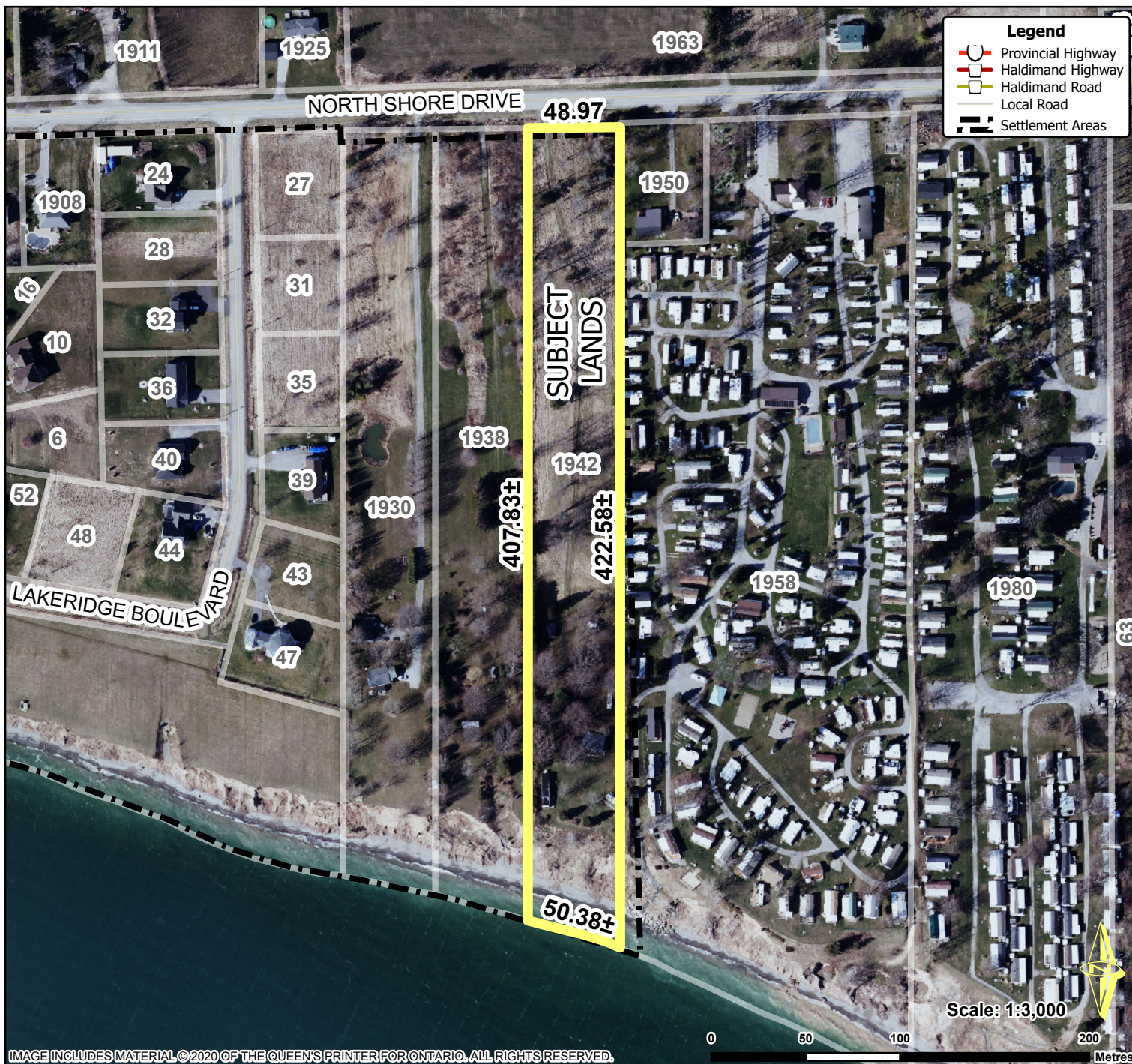
Notice Sign and Applicant Discussion

A public notice sign was posted in accordance with the Planning Act, R.S.O. 1990, c. P.13 on 10/1/2024

A copy of the staff report has been provided to the applicant.

Attachments:

1. Location Map.
2. Owner's Sketch.



**1942 NORTH SHORE DRIVE
GEOGRAPHIC TOWNSHIP OF SHERBROOKE
WARD 5**

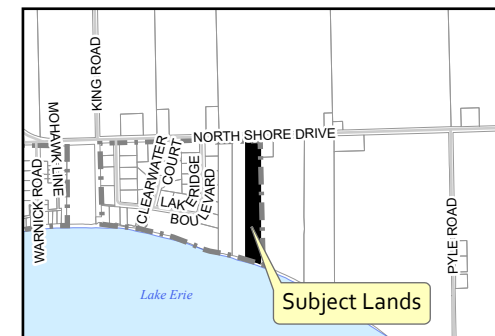
SHB CON 1 PT LOT 10 RP 18R2861 PART 3

2810 025 002 00520 0000

2.027 Hectares

OS (Open Space), HCOP Lakeshore Hazard Lands, GRCA Regulated Lands

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.



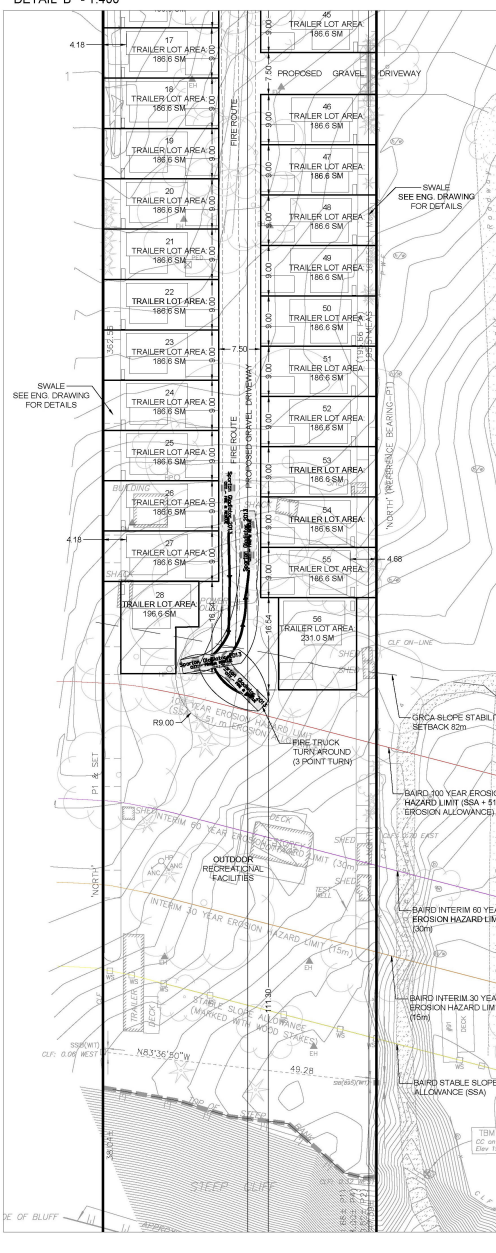
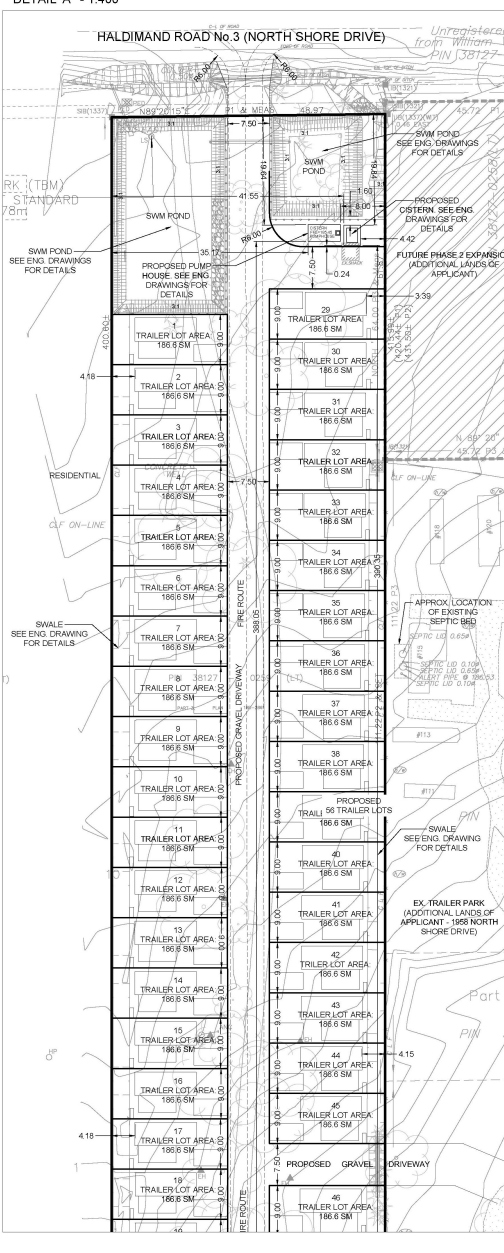
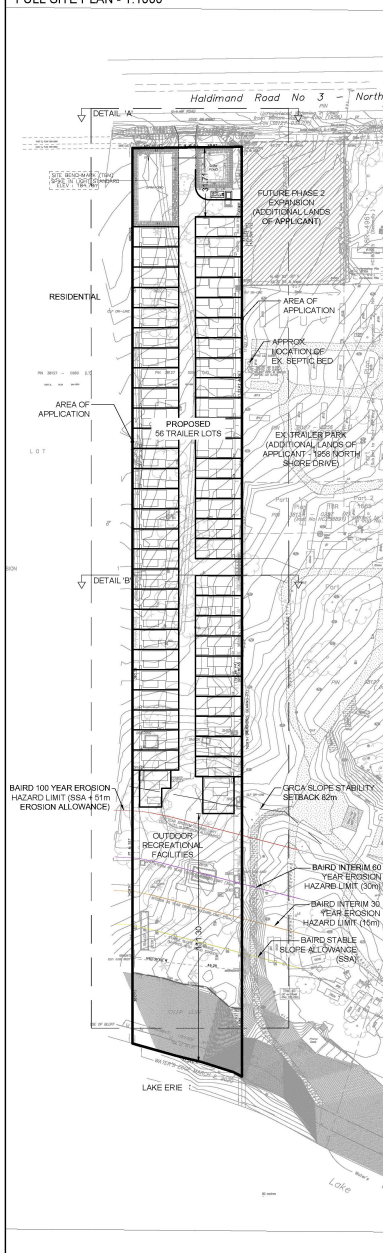
Owner's Sketch FILE #PLA-2024-170 APPLICANT: Rymarn Holdings Inc



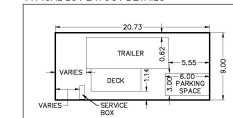
FULL SITE PLAN - 1:1000

DETAIL 'A' - 1:400

DETAIL 'B' - 1:400



TYPICAL LOT LAYOUT DETAILS



FIRE TRUCK DETAILS



SITE DETAILS

LAND USE	AREA (m²)	AREA (ha)
SEASONAL TRAILER LOT AREA (56 LOTS)	1000.00	0.24
PROPOSED DRIVEWAY	2780.00	0.28
OPEN SPACE	3710.00	0.37
HAZARD LIMIT	2987.00	0.25
AREA OF APPLICATION	1995.00	1.99
AREA OF EXISTING TRAILER LOT (1958 NORTH SHORE DRIVE)	7380.77	7.29
TOTAL SITE AREA	9289.73	9.28

HALDIMAND COUNTY ZONING BYLAW 1-2020

CURRENT ZONE: OPEN SPACE AND WETLAND ZONES

(10.2) PERMITTED USES: CAMPGROUND, CONSERVATION AREA, FAIR OR EXHIBITION GROUNDS, GOLF COURSE, HUNTING, TRAPPING AND FISHING PRESERVE, PARK, TENT AND TRAILER PARK, WOOLCOT MANAGEMENT

(10.3) PROVISION REQUIRED PROVIDED COMPLIANCE

MIN. LOT AREA 1,855 m² 92,829 m² YES

MIN. LOT FRONTAGE 30.0 m 48.97 m YES

FRONT YARD 13.0 m 31.71 m YES

MIN. YARD INTERIOR SIDE YARD 3.0 m 3.39 m YES

EXTERIOR SIDE YARD 13.0 m N/A YES

REAR YARD 13.0 m 111.30 m YES

MAX. BUILDING HEIGHT 11.0 m 1 STOREY YES

SECTION 4 - GENERAL PROVISIONS - 4.8 CAMPGROUNDS, TENT AND TRAILER PARKS

(4.8 (b)) MIN. LOT AREA 40,000 m² (4.0 ha) 92,829 m² (9.28 ha) YES

(4.8 (c)) (i) INDIVIDUAL CAMP SITE MIN. WIDTH & MIN. AREA OF 195 m² 10 m AND 195 m² AREA OF 195 m² YES

(4.8 (c)) (ii) INDIVIDUAL CAMP SITE MIN. PARKING SPACE 1 SPACE LOCATED ON LOT 1 PARKING SPACE PER LOT PROVIDED YES

(4.8 (d)) ACCESSORY INCLUDING ACCESSORY METAL USES, A LAUNDROMAT, AS WELL AS REQUIRED PARKING SHALL NOT EXCEED 1,000 m² N/A YES

(4.8 (e)) ACCESSORY DWELLING UNIT SHALL BE PERMITTED ON THE LOT MIN. 5% OF THE LOT AREA SHALL BE USED FOR OUTDOOR RECREATION FACILITIES 19% YES

(4.8 (g)) MIN. WIDTH OF ACCESS LANE, ROAD, OR DRIVEWAY 7.5 m 7.5 m YES

(4.8 (h)) OCCUPATION OF SITE TWO-WAY TRAFFIC-RECREATION VEHICLES SHALL NOT BE OCCUPIED ON AN OVERNIGHT BASIS BETWEEN OCT. 31 AND APR. 15 OF ANY YEAR NOTED YES

SECTION 5 - PARKING & LOADING REQUIREMENTS

(5.2.3 (a)) PARKING SPACE DIMENSIONS 2.75 m X 5.5 m 3.0 m X 6.0 m YES

BY-LAW NO 22-DUR3 PERMITS 22 SITES 56 SITES NO

MV PLA-2021-130 PERMITS 53 SITES 56 SITES NO

CLIENT

859656 Ontario Inc.

707 EAGLE DRIVE, BURLINGTON, ON L7T 2B8

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ISSUES

No. DESCRIPTION DATE

1 PRELIMINARY SUBMISSION 2022 12 30

2 SITE PLAN APPROVAL SUBMISSION 2023 10 12

3 SITE PLAN APPROVAL RESUBMISSION 2024 08 07

KEY PLAN

SITE

LEGEND

FIRE ROUTE

BENCHMARK

SOURCE

TOPOGRAPHICAL INFORMATION PROVIDED BY RACH & HYETTE LTD. ONTARIO LAND SURVEYOR, DATED OCTOBER 14, 2021.

LEGAL DESCRIPTION

PART OF LOT 10, CONVESSION 1, GEOGRAPHIC TOWNSHIP OF SHERRBOURNE, HALDIMAND COUNTY

BENCHMARK

SOURCE

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