



THE CORPORATION OF HALDIMAND COUNTY

Committee of Adjustment Hearing Agenda

Date: Tuesday, July 22, 2025
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 - June 24th, 2025 1
- F. Hearings Re: Consents
 - 1. PLB-2025-106 Deborah Bigelow, Catherine Bigelow 7

The applicant proposes to sever 21 Davis Street for lot creation in the form of a single detached dwelling. The retained lands will have a frontage of 31.43m(103 feet) and an area of approximately 1,591.41 square meters (17,134 square feet), and the severed lands will have a frontage of approximately 28.67m and an area of 1,449.82 square meters and the garage will be demolished. The subject lands are located in the urban boundary of Jarvis and are zoned 'Urban Residential Type 1-A "(R1-A)"' within the Haldimand County Zoning By-Law HC 1-2020. **Jarvis Plan 6407 Lot 30 Lot 31, Known Municipally as 21 Davis Street**

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|--|----------------------------------|----|
| 2. | PLB-2025-107 1300202 Ontario Ltd | 15 |
| <p>The applicant proposes to sever 45 Howard Street for lot creation in the form of a semi-detached dwelling, the consent application is to split the subject lands along the common wall. Each lot will have a frontage of approximately 10.03 metres (33 feet) and an area of approximately 443.33 square metres (4,772 square feet). The subject lands are zoned 'Urban Residential Type 3 "(R3)". Hagersville Plan 905, Block 17 Lot 7, Known municipally as 45 Howard Street</p> | | |

G. Hearings Re: Minor Variances

- | | | |
|---|---|----|
| 1. | PLA-2025-065 Matt Reynolds, Luann Reynolds | 23 |
| <p>Relief is being requested for maximum lot coverage in the Residential Type 1-A Zone of the Haldimand County Zoning By-law HC 1-2020, to permit the construction of an accessory building with a total area of 89 square metres (958 square feet), whereas the provisions permits a maximum of 75 square metres (807.29 square feet). The proposed accessory building will be used as a garage and a workshop. Plan 1407 Part Lot 4, Part Lot 5, Reference Plan 18R5032 Parts 2 & 3, known municipally as: 865 George St, Dunnville</p> | | |
| 2. | PLA-2025-090 Chris Fraser | 29 |
| <p>Relief is requested from the rear yard setback and the interior side yard setback requirements in the 'Urban Residential Type 1-A "(R1-A)" Zone of the Haldimand County Zoning By-Law HC 1-2020, to permit the construction of an addition to the existing dwelling for an unheated sunroom. The requested rear yard setback for the structure is 5.98 metres (19.6 feet) where a minimum rear yard setback of 7.5 metres (24.6 feet) and 0.76 meter interior side yard setback where 1 meter is required. Caledonia Plan 82, Lot 20 known municipally as 15 Leith Court, Caledonia</p> | | |
| 3. | PLA-SGN-2025-103 Grand Erie District School Board, Brand Haldimand Norfolk Catholic District School Board | 35 |
| <p>Relief is requested to allow for two (2) illuminated school signs fronting onto MacLachlan Avenue to allow each school on the subject lands an illuminated sign, where only one is permitted and for an increase in the maximum allowable area to be increased to 33.77%, whereas 30% is permitted through the Sign By-Law 1064-10 of Haldimand County. Plan 18M58 Part Block 141, known municipally as 100 MacLachlan Avenue, Caledonia</p> | | |

4. PLA-2025-101 Jim Groeneveld, Martzen Groeneveld 42
- Relief is requested for the maximum permitted accessory building area under section 4.2 (Accessory Uses, Buildings and Structures to Residential Uses) of the Haldimand County Zoning By-Law HC 1-2020. The accessory buildings on site totals up to 165 square metres (1,776 square feet), whereas a maximum of 75 square metres (807 square feet) is permitted.
- DUNN Concession 5 South Drive part Lot 11 Reference Plan 18R17 Parts 1 and 2, known municipally as 262 Baygrove Line.**

H. Hearings Re: Previously Deferred Matters

1. PLA-2025-086 Sherry Galibrath 48
- Relief is requested to permit an oversized additional dwelling unit that is located further from the existing farm building cluster on the subject lands than permitted. The lands are zoned as “Agriculture” (A) Zone in the Haldimand County By-law HC-1-2020. **Canborough Concession 2 Part Lot 16 Reference Plan 18R685 Part 1, Known Municipally as 6900 Highway 3.**
2. PLB-2025-028 Villiam Ltd 57
- The applicant proposes a change of conditions to allow for an easement for Hydro One to accommodate an underground hydro line to allow hydro services to the severed lands over the retained lands. **Oneida Concession 5 and 6, Part Block, Cook Part Block Dennis Part Lots, 58 and 59 Reference Plan 18R4425 Part 29, Known Municipally as 100 Broad Road, Caledonia.**

I. Other Business

J. Adjournment



THE CORPORATION OF HALDIMAND COUNTY

Committee of Adjustment Minutes

Date: Tuesday, June 24, 2025
Time: 9:00 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, Planning and Development
- K. Wheatley, Acting Supervisor, Planning and Development
- M. Andrews, Senior Planner, Planning and Development
- R. Michtics, Student Planner, Planning and Development

B. Land Acknowledgement

Member Makey read the Land Acknowledgement.

A. Call to Order

Chair Brown called the meeting to order at 9:00 a.m.

C. Roll Call

All members of the Committee were present.

D. Disclosures of Pecuniary Interest

None.

E. Approval of Previous Committee of Adjustment Meeting Minutes

1. Committee of Adjustment Minutes - May 27th, 2025

Minutes be approved subject to minor changes.

Moved By: B. Wagter, Member

Seconded By: P. Fleck, Member

That the minutes of the May Committee of Adjustment meeting be approved subject to minor changes noted at hearing.

APPROVED

F. Hearings Re: Consents

1. PLB-2025-058 & PLB-2025-059 Wes Pauls, Bravaya Inc

Mack Farent (Planner/Agent) present, Matt Lakenburg (Neighbour) present

Mr. Lakenburg expressed concern that the proposal is excessive and unnecessary for the neighbourhood.

Member Fleck asked what type of homes are being proposed.

Agent responded that it will be two semi-detached dwellings.

Member Fleck asked why four lots are needed.

Agent explained that each semi-detached dwelling will contain two units, and each unit will be severed into an individual lot for independent ownership.

C.Tang clarified that the proposal is for two semi-detached dwellings, and each will be split along the common wall to create four separate lots.

Member Fleck expressed concern over the small lot sizes and whether the proposal is appropriate.

M. Andrews noted that the minor variances for this project have already been approved. Typically, foundations would be built first, but the applicant followed a different sequence.

Member Makey asked whether each unit will have one driveway parking space and one garage parking space.

Planner confirmed that is correct.

Member Makey raised concerns regarding visitors or additional residents.

Agent responded that the application meets the parking requirements of the Zoning By-law.

Moved By: B. Snyder (Member)

Seconded By: B. Wagter (Member)

That applications PLB-2025-058 & PLB-2025-059 be APPROVED, subject to the attached conditions. The applications are consistent with the Provincial Planning Statement, 2024, and conform to the Haldimand County Official Plan and Zoning By-law HC 1-2020.

Member Fleck refused application.

APPROVED

2. PLB-2025-091, PLB-2025-092, PLB-2025-093 Chuck Hogeterp

Matthew LeBlanc (Planner/Agent) present, Brenda Desharm (Neighbour) present, Ray Desharm (Neighbour) present

Agent No comments or concerns.

B. Desharm stated she is not opposed to the severance but is concerned with the proposed townhouses, especially the size, height, and parking availability.

R. Desharm raised concerns about the lot width, and potential drainage issues due to a rear catch basin, and the lack of parking.

Chair Brown asked if there is a drainage plan required.

M. Andrews confirmed there will be lot grading and a development agreement.

Agent stated that planning staff have recommended the ZBA/OPA, and that the lot width and parking are compliant with the zoning regulations.

B. Desharm asked for confirmation on the proposed building height.

Agent replied that height has not been finalized but will be addressed at Council.

M. Andrews added that the height must remain within 11 meters; anything exceeding that would require a minor variance.

Agnet confirmed the intent is to stay within that height.

Member Makey asked what the minimum lot frontage is.

C. Tang responded that the minimum lot frontage is 5.5 meters, or 6.0 meters if parking is provided.

Member Makey addressed the neighbour and noted that converting from commercial to residential will reduce traffic.

Member Fleck agreed the width is a concern and asked whether the buildings could be moved further back to be more in line with neighbouring properties.

Agent replied that the current proposal complies with the R4 Zone, but they are open to exploring changes with the applicant.

Moved By: P. Makey (Member)

Seconded By: B. Wagter (Member)

That applications PLB-2025-091, PLB-2025-092 & PLB-2025-093 be APPROVED, subject to the attached conditions. The applications are consistent with the Provincial Planning Statement, 2024, and conform to the Haldimand County Official Plan and Zoning By-law HC 1-2020.

Member Fleck refused application.

APPROVED

G. Hearings Re: Minor Variances

1. PLA-2025-054 - Kyle and Brittney Tiersma

Kyle Tiersma (Applicant) present

No comments from the applicant.

Moved By: D. Ricker (Member)

Seconded By: B. Wagter (Member)

That application PLA-2025-054 be APPROVED. The application meets the four tests of a minor variance.

APPROVED

2. PLA-2025-067 - Bradley Parish

Brad Parish (Applicant) present

No comments from the applicant.

Moved By: P. Fleck (Member)

Seconded By: C. Bowman (Member)

That application PLA-2025-067 be APPROVED, subject to the attached conditions. The application meets the four tests of a minor variance.

APPROVED

3. PLA-2025-075 Debra Nesbitt, Andy Nesbitt

Andy Nesbitt (Applicant) present

No comments from the applicant

Moved By: B. Wagter (Member)

Seconded By: B. Snyder (Member)

That application PLA-2025-075 be APPROVED. The application meets the four tests of a minor variance.

APPROVED

4. PLA-2025-086 - Sherry Galbraith

Moved By: B. Snyder, Member

Seconded By: P. Makey, Member

Sherri Galbraith (applicant) present

Committee members address the fact that the sign was not posted in accordance with the Planning Act, and defer the application.

THAT application PLA-2025-086 be DEFERRED, because the public sign was not posted in accordance with the Planning Act requirements.

DEFERRED

H. Hearings Re: Previously Deferred Matters

No previously Deferred Matters.

I. Other Business

No other business.

J. Adjournment

Moved By: P. Fleck, Member

Seconded By: B. Snyder, Member

THAT this meeting is now adjourned at 9:45 am.

APPROVED

Chair

Secretary-Treasurer

Haldimand County Committee of Adjustment

Consent



Title: PLB-2025-106

Property Roll Number: 2810-331-002-07100-0000

Applicant: Deborah Bigelow ,Catherine Bigelow

Agent: Howie Nigh, Lisa Nigh, Nighs Concrete

Legal Description: Jarvis Plan 6407 Lot 30 Lot 31, Known Municipally as 21 Davis Street

For consideration on: July 22, 2025

Summary

The applicant proposes a severance on 21 Davis Street (subject lands) to create a new residential lot for a single detached dwelling. The retained lands will have a frontage of 31.43 metres (103 feet) and an area of approximately 1,591.41 square meters (17,134 square feet). The subject lands are located in the urban boundary of Jarvis and are zoned 'Urban Residential Type 1-A "(R1-A)"' within the Haldimand County Zoning By-Law HC 1-2020, and are designated "Residential" within the Haldimand County Official Plan.

Recommendation

THAT application **PLB-2025-106** be **APPROVED**, subject to the attached conditions. The application **is consistent** with the Provincial Planning Statement, 2024 and **conforms** to the intent of the Haldimand County Official Plan and Haldimand County Zoning By-law HC 1-2020.

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

Reviewed by: Mark Andrews, M.A., MCIP, RPP, Senior Planner, Planning and Development

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

Details of the Submission:

Proposal:

The applicant proposes to sever the subject lands to create one (1) new residential lot. The purpose of the severance is to facilitate the development of a single-detached dwelling, on the severed lot. The retained parcel will have a frontage of approximately 31.43 metres (103 feet) and an area of approximately 1,591.41 square metres (17,134 square feet). The severed parcel will have a frontage

of approximately 28.67 metres (94 feet) and an area of approximately 1,449.82 square metres (15,605 square feet). The subject lands are located within the urban boundary of Jarvis, are designated “Residential” in the Haldimand County Official Plan, and are zoned ‘Urban Residential Type 1-A “(R1-A)”’ in accordance with Haldimand County Zoning By-Law HC 1-2020.

Site Features and Land Use:

The subject lands are located within the urban boundary of Jarvis and front onto the south side of Davis St. The subject lands currently contain a single detached dwelling and a garage; the garage will be demolished. The consent application is to sever the existing lot into two, one for the existing single detached dwelling which will be retained and one for future single detached dwelling.

The subject lands are zoned “Urban Residential Type 1-A “(R1-A)”” Zone and is designated “Residential” on Schedule “B.5” (Jarvis Urban Area Land Use Plan) in the Haldimand County Official Plan. Surrounding land uses are single detached dwellings in general.

Existing Intensive Livestock Operations:

Not applicable

Planning Analysis

Provincial Planning Statement, 2024 (PPS)

Section 2.3.1.3 of the PPS states that planning authority shall support general intensification and redevelopment. Additionally, Section 2.2.1 of the PPS, that pertains to housing, permits and promotes all types of residential intensification, redevelopment which result in a net increase in residential units.

Planning Comment: The application is to sever the subject lands to create a residential lot for the development of a future single detached dwelling. The proposal will allow for additional development opportunities on underutilized lands within the urban boundary of Jarvis. The proposed single detached dwelling will use the existing infrastructure without the need for any extensions or boundary expansions, which represents effective use of existing infrastructure.

Therefore, it is the opinion of Planning staff that the proposal is consistent with the PPS.

Haldimand County Official Plan (OP)

The subject lands are designated “Residential” on Schedule “B.5” (Jarvis Urban Area Land Use Plan) in the Haldimand County Official Plan. Section 4.B.2) 2. of the OP states that the predominant land use within the “Residential” designation shall be for residential purpose, including all forms of residential development in accordance with the policies of this plan.

Development shall proceed in an orderly, phased manner contiguous to existing development and take into consideration the availability of services.

Planning Comment: The proposal is to sever a lot for the development of another single detached dwelling, similar built form with adjacent properties and within the neighbourhood. The proposed single detached dwelling will be required to connect to full municipal services.

Infill and Intensification

Section 4.B.7 of the OP states that Haldimand County will support measures to provide residential intensification such as conversion, infilling and redevelopment areas where residential uses are

permitted. The intensification of residential development reduces the need to expand urban boundaries and use existing services more efficiently. Residential intensification, infilling and redevelopment of existing areas allows for the efficient provision of urban services thereby helping to minimize the cost of providing services while meeting an important component of housing needs and to achieve the intensification strategy set out in Section 4.B.8.

Additionally, Section 4.B.8.d) of the OP, intensification within the stable residential neighbourhood is permitted provided such intensification respects and reinforces the stability of the residential neighbourhoods, is not out of keeping with the physical character of the neighbourhood and is of a scale and built form that reflects the surrounding neighbourhood. Further, as stated in Section 4.B.9, small scale intensification may be permitted in all areas designated for residential use, subject to the design criteria of Section 4.B.2) 6, except where infrastructure is inadequate or there are significant physical constraints.

Planning Comment: The subject lands contains an existing single detached dwelling which is intended to remain on the retained lands. The proposal is to sever a lot for the development of a single detached dwelling. The proposal represents a small scale infill development, which provides additional housing units in accordance with Provincial and County policies. The proposed single detached dwelling development maintains the same scale of development and built form with the neighbourhood, which consists of primarily single detached dwellings.

It is the opinion of Planning staff that the proposal conforms with the general intent and purpose of the OP.

Haldimand County Zoning By-law HC 1-2020

The subject lands are zoned “Urban Residential Type 1-A (R1-A)” Zone in the Haldimand County Zoning By-law HC 1-2020. The “R1-A” zone requires a lot area of 450 square metres (4,844 square feet) and a frontage of 15 meters (49 feet) for interior lots. The proposed severed lot will have an approximate lot area of 1,449.8 square metres (15,605 square feet) and a frontage of 28.7 metres (94 feet). The proposed retained lot will have an approximate lot area of 1,591.4 square metres (17,134 square feet) and a frontage of 31.4 metres (103 feet). Single detached dwellings are permitted in “R1-A” zone and both the retained and severed lands will meet the minimum zoning provisions, and does not have any deficiencies regarding zoning provisions at this time.

Therefore, it is the opinion of Planning staff that the proposal conforms with the general intent and purpose of the Haldimand County Zoning By-law HC 1-2020.

Agency & Public Comments

Haldimand County Building & Municipal Enforcement Services:

Applicant is to ensure that the proposed dwelling on the severed parcel is to comply with the zoning provisions under the Residential Type 1-A (R1-A).

Haldimand County Planning & Development Services – Development Technologist:

Full lot grading plan and municipal drainage reapportionment will be required.

Haldimand County Emergency Services:

No comments received.

Hydro One:

No concerns with application.

Mississaugas of the Credit:

No comments received.

Six Nations:

No comments received.

Public:

No comments received.

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 July 8, 2025 .

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. PLB-2025-106 Condition Sheet
2. PLB-2025-106 Location Map
3. PLB-2025-106 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 letter from the Planning & Development Division indicating that their requirements, regarding a lot grading plan to address surface drainage of the property, 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.
4. That the applicant enter into an agreement with Haldimand County regarding the required lot grading plan. Contact Chris Tang, Planner at the Planning & Development Division at 905-318-5932 ext. 6203 for further clarification. As this process can take a number of months to complete, early action of this condition is essential.
5. Receipt of a letter from the Planning and Development Division indicating that their requirements, regarding a drainage re-apportionment agreement between both severed and retained parcels, have been satisfied. The county is responsible for maintaining municipal drains on behalf of the community of landowners involved in the drain. The cost of the drain maintenance is assessed to the landowners. The division of land requires that the assessment be re-calculated for the retained and severed parcels. A written request to initiate re-apportionment is necessary. A fee is administered with each agreement. Please allow six (6) weeks for completion of this process. Contact Project Manager, Municipal Drains at 905-318-5932, ext. 6424, for further clarification.
6. Receipt of a copy of the registered reference plan of the severed parcel, with a frontage of 31.43 metres (103.12 feet), and an area of 1,591.41 square meters (17,129.79 square feet). 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

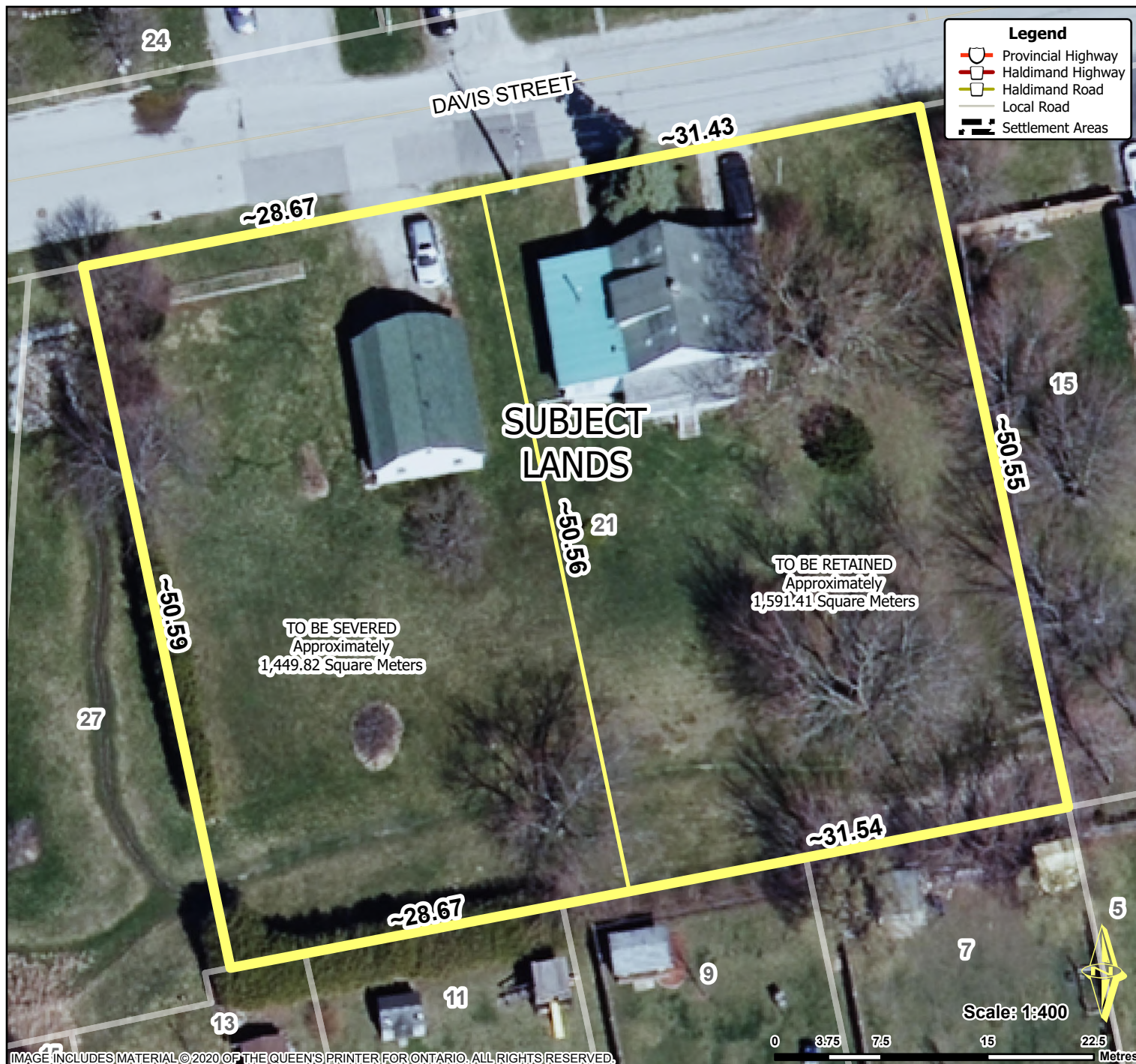
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Datum:	D_North_American_1983
Prime Meridian:	Greenwich
Angular Unit:	Degree

7. That the above conditions must be fulfilled and the Document for conveyance be presented for stamping/issuance of the certificate on or before July 22nd, 2027, after which time this consent will lapse.

File No. PLB-2025-106

Assessment Roll No. 2810-331-002-07100-0000

Location Map FILE #PLB-2025-106 APPLICANT: Bigelow



Location:

**21 DAVIS STREET
URBAN AREA OF JARVIS
WARD 1**

Legal Description:

**JAR PLAN 6407 LOT 30 LOT 31 LOT 34
PT ANNA ST CLOSED RP 18R3390 PART 1**

Property Assessment Number:

2810 331 002 07100 0000

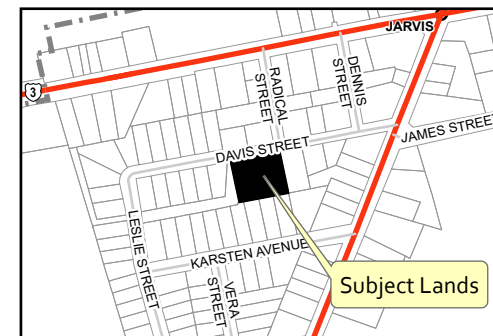
Size:

3,041.35 Square Meters (32,736.81 Square Feet)

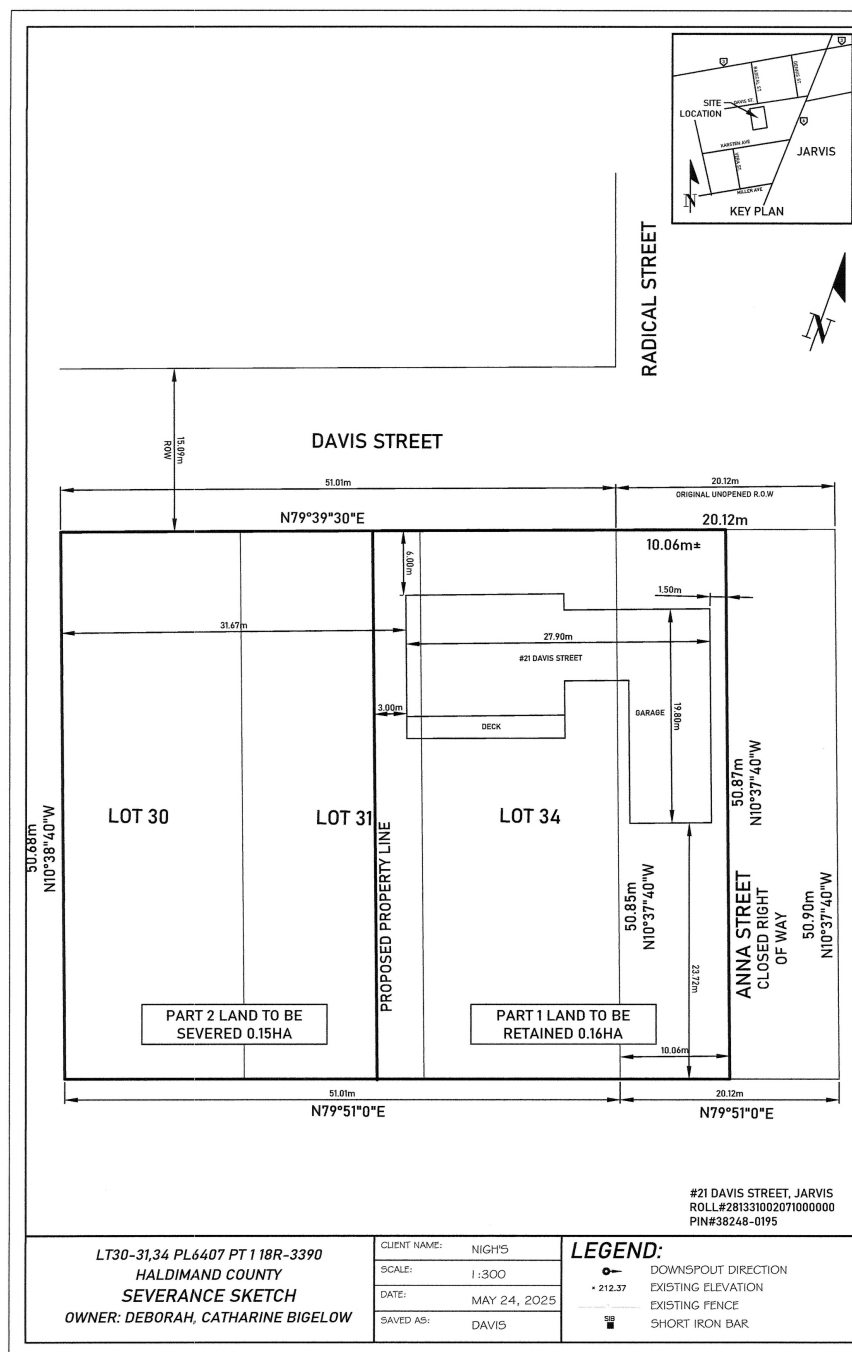
Zoning:

R1-A (Urban Residential Type 1-A)

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 #PLB-2025-106 APPLICANT: Bigelow



Haldimand County Committee of Adjustment

Consent



Title: PLB-2025-107

Property Roll Number: 2810-154-005-05300-0000

Applicant: 1300202 Ontario Ltd

Legal Description: Hagersville Plan 905, Block 17 Lot 7, Known municipally as 45 Howard Street

For consideration on: July 22, 2025

Summary

The applicant proposes to sever 45 Howard Street (subject lands) for lot creation. The subject lands are currently undergoing construction for a semi-detached dwelling and the proposed severance is to split the subject lands along the common wall. Each lot will have a frontage of approximately 10.03 metres (33 feet) and an area of approximately 443.33 square metres (4,772 square feet). The subject lands are zoned 'Urban Residential Type 3 "(R3)"' and are designated "Residential".

Recommendation

THAT application **PLB-2025-107** be **APPROVED**, subject to the attached conditions. The application **is consistent** with the Provincial Planning Statement, 2024 and **conforms** to the intent of the Haldimand County Official Plan and Haldimand County Zoning By-law HC 1-2020.

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

Reviewed by: Mark Andrews, M.A., MCIP, RPP, Senior Planner, Planning and Development

Reviewed by: Krystina Wheatley, Supervisor of Development Engineering & GIS, Planning and Development

Details of the Submission:

Proposal:

The applicant is proposing to sever the property municipally known as 45 Howard Street (the 'subject lands'). The subject lands are under construction for the creation of a semi-detached dwelling, and the severance is being proposed to divide the lands along the future common wall of the semi-detached dwelling units. The proposed severed and retained lots will each have a frontage of approximately 10.03 metres (33. feet) and an area of approximately 443.33 square metres (4,771.2 square feet). The

subject lands are zoned 'Urban Residential Type 3 "(R3)" Zone in Haldimand County Zoning By-law HC 1-2020 and are designated "Residential" in the Haldimand County Official Plan.

Site Features and Land Use:

The subject lands are located within the urban boundary of Hagersville and front onto the southeast side of Howard St. The lot contains a semi-detached dwelling that is currently under construction. The proposed severance will sever the lot to create two parcels along the approximate common wall of the semi-detached dwelling. The semi-detached dwelling that is being built is permitted and complies with the Zoning By-law.

The surrounding land uses are generally comprised of single-detached dwellings, with some medium density apartment units south of the property along Walpole Street.

The subject lands are zoned "Urban Residential Type 3 (R3)" Zone and is designated "Residential" on Schedule "B.4" (Hagersville Urban Area Land Use Plan) in the Haldimand County Official Plan.

Existing Intensive Livestock Operations:

Not applicable.

Planning Analysis

Provincial Planning Statement, 2024 (PPS)

The Provincial Planning Statement, 2024 (PPS) states that healthy, livable and safe communities are sustained by promoting efficient development and land use patterns that accommodate an appropriate, affordable market-based range and mix of residential housing types. Specifically, with regards to intensification in existing settlement area boundaries. Section 2.3.1.3 of the PPS states that planning authorities shall support general intensification and redevelopment to support the achievement of complete communities, including by planning for a range and mix of housing options. Further, as it pertains to housing, Section 2.2.1 of the PPS permits and promotes all types of residential intensification, redevelopment and new compatible housing options which result in a net increase in residential units.

Planning Comment: The proposed semi-detached development represents a mild form of residential intensification and provides additional residential units within the urban area of Hagersville. The development of semi-detached development is expected to provide an additional type of dwelling without changing the characteristics of the neighbourhood. Further, the development will use the existing infrastructure efficiently without the need for any extension or boundary expansions.

Therefore, it is the opinion of Planning staff that the proposal is consistent with the PPS.

Haldimand County Official Plan (OP)

Residential Designation

The subject lands are designated "Residential" on Schedule "B.4" (Hagersville Urban Area Land Use Plan) in the Haldimand County Official Plan. Section 4.B.2) 2 of the OP states that the predominant land use within the "Residential" designation shall be for residential purpose, including all forms of residential housing forms in accordance with the policies of this plan.

Development shall proceed in an orderly, phased manner contiguous to existing development and take into consideration the availability of services.

Planning Comment: The proposal is to sever a lot along the approximate location of the future common wall for the development of a semi-detached dwelling, and will be required to connect to full municipal services. Full municipal services are available without the need for extensions or significant upgrades.

Infill and intensification

Section 4.B.7 of the OP states that Haldimand County will support measures to provide residential intensification such as conversion, infilling and redevelopment in areas where residential uses are permitted. The intensification of residential development reduces the need to expand existing urban settlement area boundaries and will use existing services more efficiently. Residential intensification, infilling and redevelopment of existing areas allows for the efficient provision of urban services thereby helping to minimize the costs of providing services while meeting an important component of housing needs and to achieve the intensification strategy set out in Section 4.B.8.

Additionally, Section 4.B.8.d) of the OP, intensification within the stable residential neighbourhood is permitted provided such intensification respects and reinforces the stability of the residential neighbourhoods, is not out of keeping with the physical character of the neighbourhood and is of a scale and built form that reflects the surrounding neighbourhood. Further, as stated in Section 4.B.9, small scale intensification may be permitted in all areas designated for residential use, subject to the design criteria of Section 4.B.2) 6, except where infrastructure is inadequate or there are significant physical constraints.

Planning Comment: The subject lands contains a semi-detached dwelling that is currently under construction. The proposal is to sever along the approximate location of the common wall to create the individual lot parcels for each of the semi-detached dwelling units. The proposal represents a small scale infill development, which provides additional housing units and provide additional housing options which maintains the intent of the Provincial and County policies. Semi-detached dwelling are considered low-density residential housing and will not alter or negatively impact the characteristics of the neighbourhood. The use is supported by the current zoning provision of the Zoning By-law.

It is the opinion of Planning staff that the proposal conforms with the general intent and purpose of the OP.

Haldimand County Zoning By-law HC 1-2020

The subject lands are zoned "Urban Residential Type 3 (R3)" Zone in the Haldimand County Zoning By-law HC 1-2020. Semi-detached dwellings are permitted in the R3 Zone subject to the applicable R2 zone provisions. The R2 zone requires a minimum lot area of 255 square metres (2,745 square feet) for interior lot and a frontage of 7.5 metres (24.6 feet). The proposed retained lot and severed lot will each have a lot area of 443.3 square metres (4,772 square feet) and a frontage of 10.03 metres (33 feet). Additionally, the proposed semi-detached dwelling conforms with the remaining applicable zoning provisions.

Therefore, it is the opinion of Planning staff that the proposal conforms with the general intent and purpose of the Haldimand County Zoning By-law HC 1-2020.

Agency & Public Comments

Haldimand County Building & Municipal Enforcement Services:

Construction to comply with Ontario Building Code (OBC) requirements and final survey required as part of a building permit.

Haldimand County Planning & Development Services – Development Technologist:

Full lot grading plan, municipal drainage reapportionment for Harrop Drain, and entrance permit for the severed parcel are required.

Haldimand County Emergency Services:

Fire division has no concerns with the application for change from a SFD to a multi residential dwelling. This area is service by hydrants on a 150mm line.

Hydro One:

No concerns with application.

Mississaugas of the Credit:

No comments received.

Six Nations:

No comments received.

Public:

No comments received.

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 June 25, 2025 .

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. PLB-2025-107 Condition Sheet
2. PLB-2025-107 Location Map
3. PLB-2025-107 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 letter from the Planning & Development Division indicating that their requirements, regarding a lot grading plan to address surface drainage of the property, 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.
4. That the applicant enter into an agreement with Haldimand County regarding the required lot grading plan. Contact Chris Tang, Planner at the Planning & Development Division at 905-318-5932 ext. 6203 for further clarification. As this process can take a number of months to complete, early action of this condition is essential.
5. Receipt of a letter from the Planning and Development Division indicating that their requirements, regarding a drainage re-apportionment agreement between both severed and retained parcels, have been satisfied. The county is responsible for maintaining municipal drains on behalf of the community of landowners involved in the drain. The cost of the drain maintenance is assessed to the landowners. The division of land requires that the assessment be re-calculated for the retained and severed parcels. A written request to initiate re-apportionment is necessary. A fee is administered with each agreement. Please allow six (6) weeks for completion of this process. Contact Project Manager, Municipal Drains at 905-318-5932, ext. 6424, for further clarification.
6. 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.
7. Receipt of a copy of the registered reference plan of the severed parcel, with a frontage of 10.3 meters (33.8 feet), and an area of 443.33 square meters (4,771.91 square feet). 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 icleaver@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:

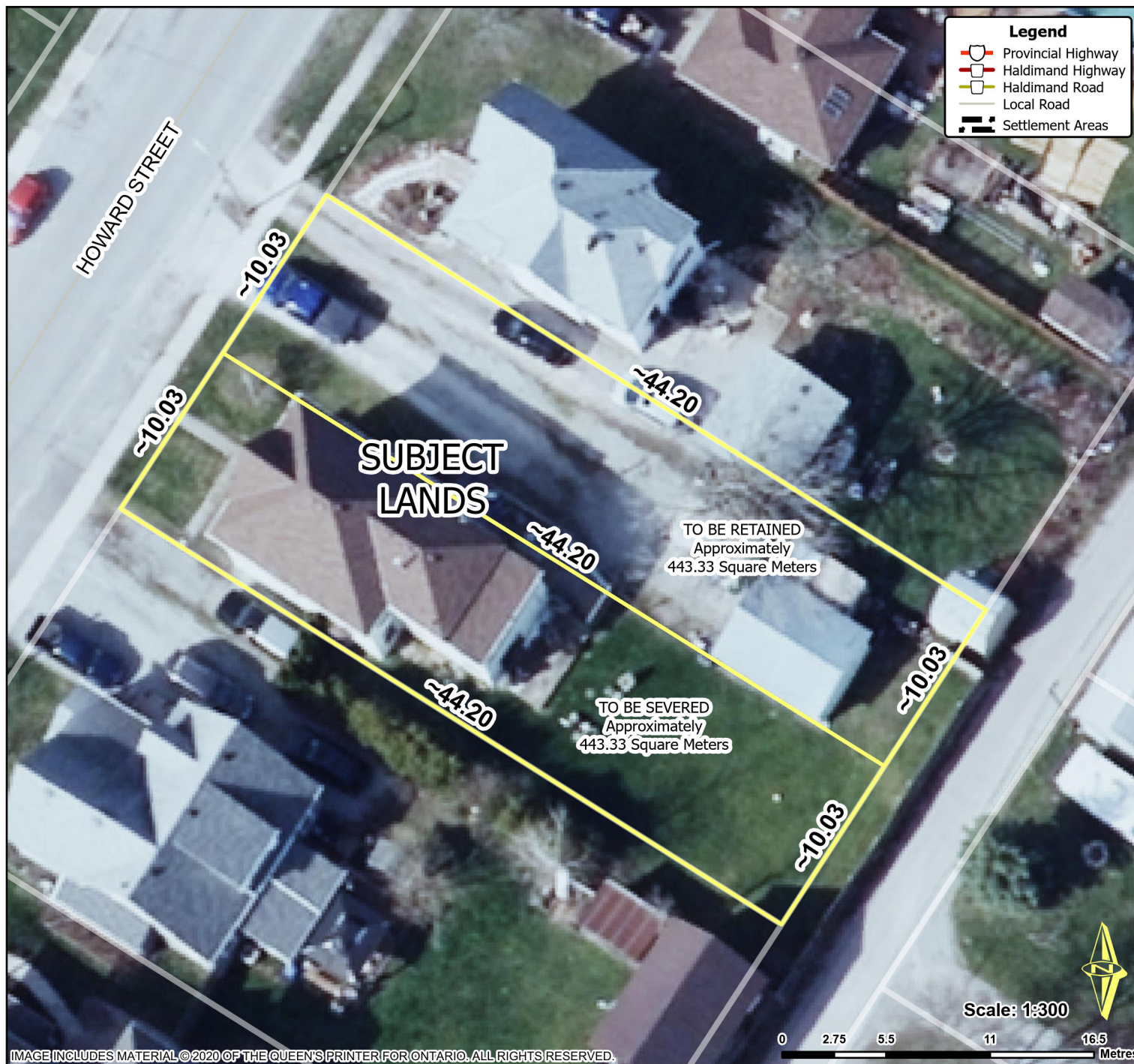
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Projection:	Transverse_Mercator
False_Easting:	500000.00000000
False_Northing:	0.00000000
Central_Meridian:	-81.00000000
Scale_Factor:	0.99960000
Latitude_Of_Origin:	0.00000000
Linear Unit:	Meter
Geographic Coordinate	System:GCS_North_American_1983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

8. That the above conditions must be fulfilled and the Document for conveyance be presented for stamping/issuance of the certificate on or before July 22nd, 2027, after which time this consent will lapse.

File No. PLB-2025-107

Assessment Roll No. 2810-154-005-05300-0000

Location Map FILE #PLB-2025-107 APPLICANT: 1300702 Ontario LTD



Location:

**45 HOWARD STREET
URBAN AREA OF HAGERSVILLE
WARD 4**

Legal Description:

HAG PLAN 905 BLK 17 LOT 7

Property Assessment Number:

2810 154 005 05300 0000

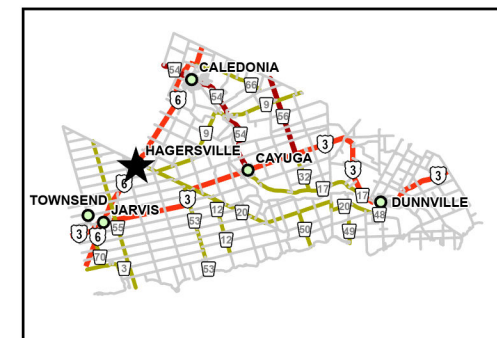
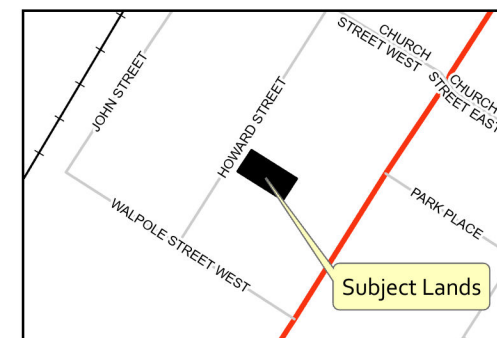
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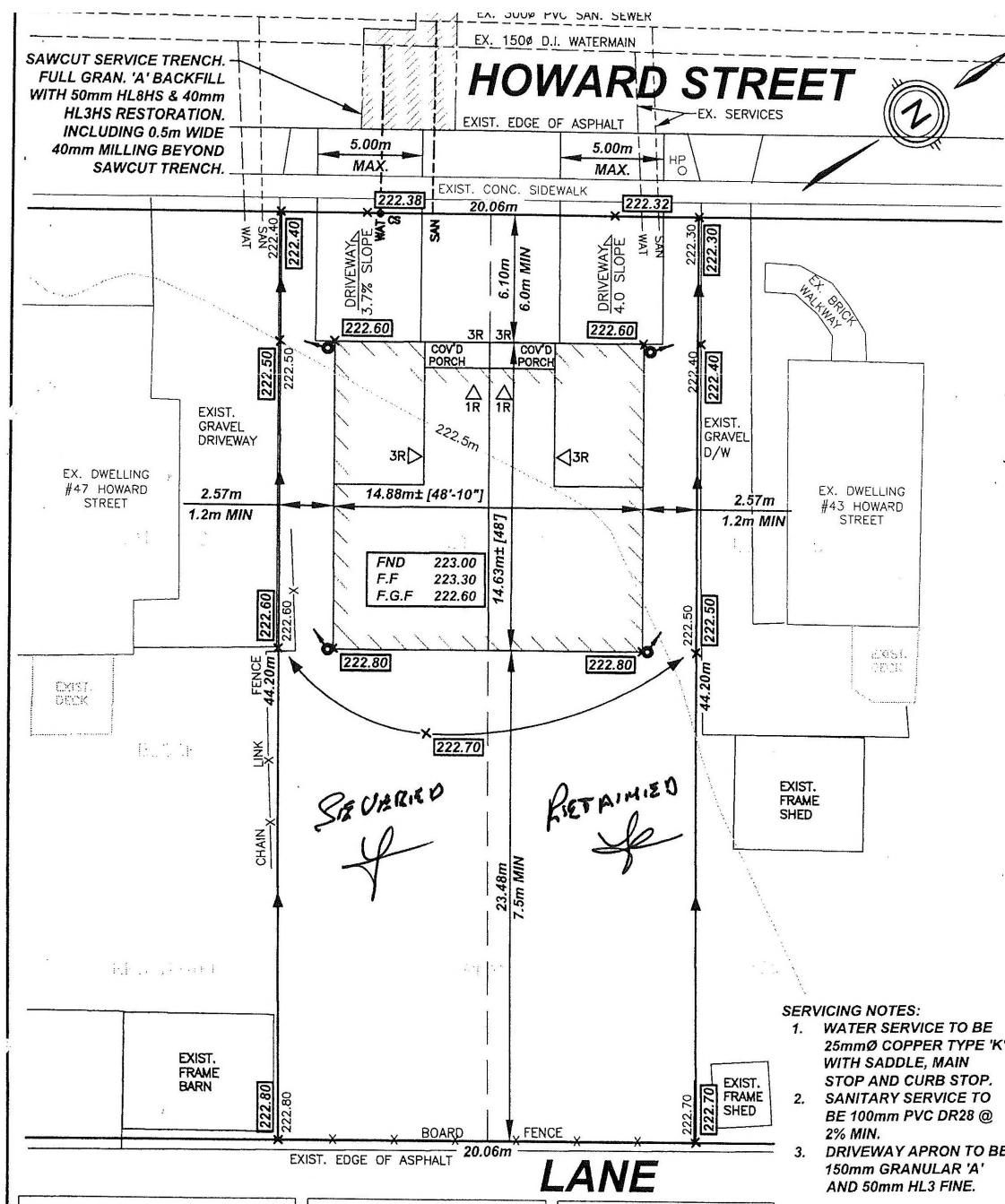
886.65 Square Meters (9,543.82 Square Feet)

Zoning:

R3 (Urban Residential Type 3)

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Haldimand County Committee of Adjustment

Minor Variance

Title: PLA-2025-065

Property Roll Number: 2810-024-006-35200-0000

Applicant: Matt Reynolds, Luann Reynolds

Agent: No Agent

Legal Description: Plan 1407 Part Lot 4, Part Lot 5, Reference Plan 18R5032 Parts 2 & 3, known municipally as: 865 George St, Dunnville

For consideration on: July 22, 2025

Summary

Relief is being requested from the Accessory Uses, Building and Structures to Residential Uses provisions for maximum lot coverage of the Haldimand County Zoning By-law HC 1-2020, to permit the construction of an accessory building with a total area of 89 square metres (958 square feet), whereas the provisions permits a maximum of 75 square metres (807.29 square feet). The proposed accessory building will be used as a garage and a workshop.

Recommendation

THAT application PLA-2025-065 be **APPROVED**, subject to the attached conditions. The application **meets** the four tests of a minor variance.

1. Receipt of a letter from the 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 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.
2. That the applicant enter into a Development Agreement with Haldimand County regarding the required Lot Grading Plan. Contact Chris Tang, Planner at the Planning & Development Division at 905-318- 5932 ext. 6203 for further clarification. As this process can take a number of months to complete, early action of this condition is essential.

Prepared by: Vanshika Navandar, Planning Technician, Haldimand County

Reviewed by: Mark Andrews, M.A., MCIP, RPP, Senior Planner, Planning & Development

Reviewed by: Krystina Wheatley, Supervisor – Development Engineering and GIS, Planning & Development

Details of the Submission:

Proposal: Relief is requested from Section 4.2 - Accessory Uses, Buildings and Structures to Residential Uses of Zoning By-law HC 1-2020 as follows:

Development Standard(s)	Required	Proposed	Deficiency
4.2 f) Lot Area Coverage(maximum)	75 square meters (807.29 square feet)	89 square meters (958 square feet)	14 square meters (150.7 square feet)

The relief is requested to permit the construction of a detached accessory structure, the building is proposed to be used as a garage/workshop.

Site Features and Land Use:

The subject lands known municipally as 865 George Street, located in the Urban Area of Dunnville, north of Cross Street West. There is a existing single detached dwelling on the subject lands. Additionally there is a wooded area along the rear of the property and adjacent to the east. The surrounding lands are predominately low-density residential dwellings (single detached homes).

The subject lands are designated “Residential” on Schedule “B.3” (Dunnville Urban Area Land Use Plan) in the Haldimand County Official Plan and zoned ‘Urban Residential Type 1-A “(R1-A)”’ in Haldimand County Zoning By-law HC-1-2020.

Existing Intensive Livestock Operations:

Not applicable.

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 “Residential” on Schedule “B.3” (Dunnville Urban Area Land Use Plan) in the Haldimand County Official Plan. This designation is intended to accommodate functional neighbourhoods that provide variety of housing forms in a residential environment. From a planning perspective, it is important to ensure that all development, including accessory structures related to both existing and new residential buildings, proceeds in an orderly and coordinated manner. This approach supports the efficient use of land, maintains the character of the surrounding area, and helps to ensure that future development aligns with applicable planning policies and regulations. This application maintains the general alignment for a Residential zone.

The Official Plan does not contain specific policies pertaining to accessory buildings and structures, however are permitted on subject lands as accessory to the primary function of a property (i.e. the residential use).

It is Planning staff’s opinion that the subject application conforms to 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 'Urban Residential Type 1-A "(R1-A)" Zone in the Haldimand County Zoning By-law HC-1-2020. Relief is required to permit an accessory building that exceeds the maximum permitted lot coverage. The proposed detached accessory building is to be used as a personal garage/shop for the newly-built primary dwelling. The applicant proposes an overall accessory building coverage of 89 square metres (958 square feet), whereas 75 square metres (807.29 square feet) is the maximum coverage, creating a deficiency (increase) of 14 square metres (150.69 square feet).

The intent of limiting the maximum lot area coverage of accessory buildings is to ensure that they remain secondary to the primary use on a property and to ensure that construction does not negatively impact the character of the neighbourhood. The accessory building serves multiple purposes such as accessory storage, secondary garage for the primary building and workshop for their personal vehicles. The request to the maximum lot coverage is considered appropriate and to maintain the intent of the Zoning By-law as the increase in size and still maintains the overall direction of the By-law.

It is Planning staff's opinion that the subject application generally conforms to and meets the intent and purpose of the Zoning By-law.

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

Planning staff comment:

In terms of location of the accessory building, the proposed structure located outside of the required front yard, with a setback from the road of 7.62 metres (25 feet), while maintaining a similar building line to other structures along George Street. The accessory building meets all other applicable provisions of the Zoning By-law and does not negatively impact the overall character of the existing built-form of the neighbourhood.

With the reasons outlined above, it is Planning Staff's opinion that the subject application is considered to be appropriate and desirable development.

4. Is the application minor?

Planning staff comment:

Planning staff is of opinion that the subject application is minor as the increase to the coverage is limited in size, the size is consistent with other buildings in the area and there is no negative impact to sightlines or the function of the subject lands or adjacent properties.

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

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

The Building Department has no objection to the approval of the minor variance, subject to compliance with the Ontario Building Code and the applicable provisions of the Haldimand County Zoning By-law HC 1-2020 at the time of building permit review. Applicant is to consider the following;

- The proposed accessory structure must comply with all applicable requirements of the Ontario Building Code (OBC), including but not limited to structure, spatial separation, and exiting provisions.
- Building permit is required prior to the construction of the proposed accessory structure.
- Ensure the site grading and drainage not adversely affect adjacent properties.

- Ensure the accessory structure design does not interfere with emergency access to the principal dwelling.
- If the accessory structure will include electrical services, a permit from ESA must be obtained.
- Spatial separation requirements under the Ontario Building Code may apply, including maximum allowable glazed openings depending on the distance from the proposed accessory structure to the property lines.

Haldimand County Planning & Development Services – Development Technologist:

- A Partial Grading Plan is required. The land is sloped towards the neighbour; the plan will demonstrate the grading and drainage relating to the proposed construction to ensure no impact on adjacent properties.

Haldimand County Emergency Services:

No comments received

Grand River Conservation Authority:

The GRCA has no objection to the proposed Minor Variance application.

Hydro One:

Hydro One has no concerns with the proposed minor variance for the shop construction. Hydro One advises that when the customer would like to request hydro serviced to the property, to please either call in or submit a new connection request through the Hydro One portal.

Mississaugas of the Credit:

No comments received.

Six Nations:

No comments received.

Public:

No comments received.

Notice Sign and Applicant Discussion

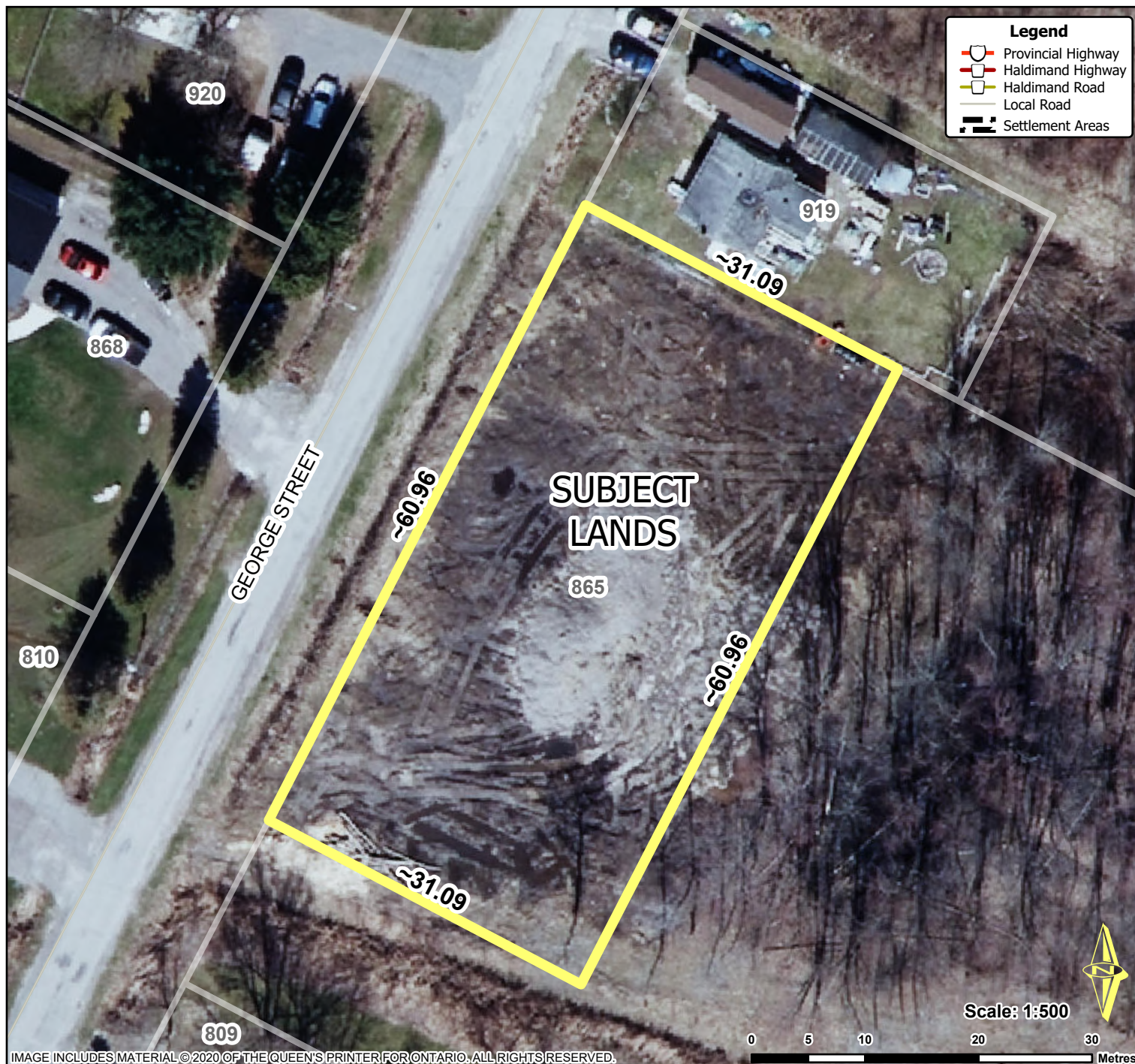
A public notice sign was posted in accordance with the Planning Act, R.S.O. 1990, c. P.13 on July 10, 2025

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

Attachments:

1. PLA-2025-065 Location Map
2. PLA-2025-065 Owner Sketch

Location Map FILE #PLA-2025-065 APPLICANT: Reynolds



Location:

**865 GEORGE STREET
URBAN AREA OF DUNNVILLE
WARD 6**

Legal Description:

**PLAN 1407 PT LOT 4 PT LOT 5 RP
18R5032 PARTS 2 & 3**

Property Assessment Number:

2810 024 006 35200 0000

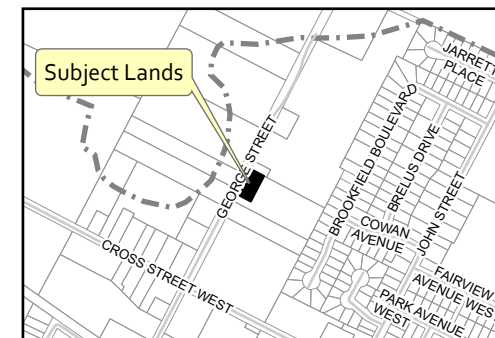
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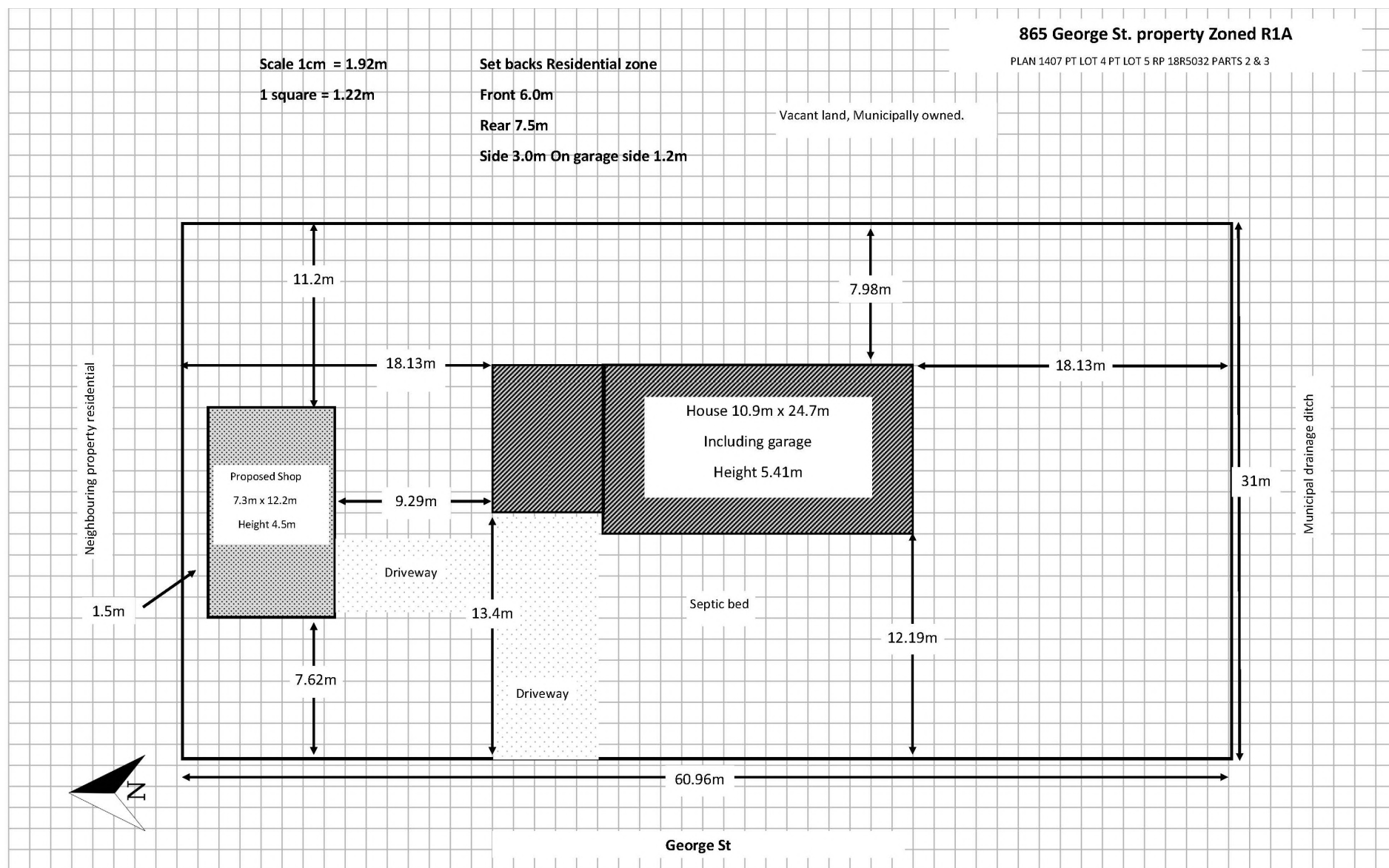
1,893.73 Square Meters (20,383.94 Square Feet)

Zoning:

**R1-A (Urban Residential Type 1-A) &
GRCA (Regulated Lands)**

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Haldimand County Committee of Adjustment

Minor Variance

Title: PLA-2025-090

Property Roll Number: 2810-151-001-00812-0000

Applicant: Chris Fraser

Agent: Valiuddin Mohammed

Legal Description: Caledonia Plan 82, Lot 20 known municipally as 15 Leith Court, Caledonia

For consideration on: July 22, 2025

Summary

Relief is requested from the rear yard setback requirements in the 'Urban Residential Type 1-A "(R1-A)" Zone of the Haldimand County Zoning By-Law HC 1-2020, to permit the construction of an addition to the exiting dwelling for an unheated sunroom. The requested rear yard setback for the structure is 5.98 metres (19.6 feet) whereas a minimum rear yard setback of 7.5 metres (24.6 feet) is required. Additionally the existing accessory building (storage shed) requires relief from the interior side yard (left) of 0.76 metres (2.4 feet) whereas 1.0 metre (3.3 feet) is required and rear yard (shed) setback of 0.62 metres (2 feet) whereas a minimum rear yard setback of 1.0 metre (3.3 feet) is required.

Recommendation

THAT application PLA-2025-090 be **APPROVED**. The application **meets** the four tests of a minor variance.

Prepared by: Ryan Michtics, Student Assistant – Planning & Development

Reviewed by: Mark Andrews, M.A., MCIP, RPP Senior Planner – Planning & Development

Reviewed by: Krystina Wheatley, Supervisor – Development Engineering and GIS, Planning & Development

Details of the Submission:

Proposal: Relief is requested from the provisions of Section 6.3 'Urban Residential Type 1-A "(R1-A)" Zone and 4.2 General Provisions of Zoning By-law HC 1-2020 as follows:

Development Standard(s)	Required	Proposed	Deficiency
Rear Yard Setback	7.5 metres (24.6 feet)	5.98 metres (19.6 feet)	1.52 metres (4.9 feet)

4.2 (d) Interior Side Yard Left (Shed)	1.0 metres (3.3 feet)	0.76 metres (2.4 feet)	0.24 metres (0.78 feet)
4.2 (d) Rear Yard (Shed)	1.0 metres (3.3 feet)	0.62 metres (2.0 feet)	0.38 metres (1.2 feet)

Site Features and Land Use:

The subject lands are located in the north-west quadrant of the urban area of Caledonia with frontage on Leith Court. There is an existing single detached dwelling on the subject lands, with an existing shed and deck on the rear end portion of the property. The surrounding lands uses are similar existing single detached dwellings.

The subject lands are designated “Residential” on Schedule “B.1” (Caledonia Urban Area Land Use Plan) in the Haldimand County Official Plan and zoned ‘Urban Residential Type 1-A “(R1-A)”’ in the Haldimand County Zoning By-Law HC 1-2020. The neighbourhood consists of low-density single detached dwellings.

Existing Intensive Livestock Operations:

Not applicable.

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 “Residential” on Schedule “B.1” (Caledonia Urban Area Land Use Plan) in the Haldimand County Official Plan. The “Residential” Designation permits single detached dwellings and accessory structures on the subject lands. The Official Plan does not have specific policies pertaining to lot sizes, building locations or accessory structures. The proposed addition is to increase usability for the existing dwelling. The requested variance will not impact the function or use of the property or impact adjacent properties.

It is the opinion of the planning staff, that this application for maintains the intent and purpose of the Haldimand County Official Plan.

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

Planning staff comment:

The subject application is seeking relief to permit an unheated sunroom with a rear yard setback of 5.98 metres (19.6 feet), whereas 7.5 metres (24.6 feet) is required – a decrease of 1.52 metres (5 feet). The intent of the rear yard setback is to ensure the accessory structure remains subordinate to the primary residential use and to limit potential impact on neighbouring lots. The subject lands is a pie-shaped lot, that increases its rear year further along the west side of the property. The requested reduction of 1.52 metres (5 feet), still provide ample amenity space for the property and sufficient setback to adjacent properties. The adjacent residential lot to the south (rear) of the subject lands has an existing detached garage which will assist in acting as a buffer, as well as being setback approximately 35 metres (115 feet) from the addition.

The location of the existing shed requires relief from the Zoning By-law, with an interior side year (left) of 0.76 metres (2.4 feet) whereas 1.0 metres (3.3 feet) is required and a rear yard setback

of 0.62 metres (2.0 feet) whereas 1.0 metres (3.3 feet) is required. Under Section 4.2 of the Zoning By-law“ No building, or structure which is accessory to any permitted residential use in any zone shall: d) be nearer than 1.0 metres (3.3 feet) of a lot line within an interior side yard or rear yard or 1.0 metres of an interior lot line within a required front yard;”

In this case, the interior side yard (left) proposes 0.76 metres (2.4 feet) which represents a deficiency of approximately 0.24 metres (0.78 feet), and the rear yard of the shed proposes 0.62 metres (2.0 feet), which represents a deficiency of approximately 0.38 metres (1.2 feet). The shed is existing and is wholly enclosed on the subject property. There is no anticipated visual or functional impact in permitted the structure to remain.

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:

The subject application has requested three (3) variances to permit the construction of an addition to the existing dwelling and to address deficiencies in the existing shed. The proposed addition to the home is an unheated sunroom.

The proposed reduction in the rear yard setback is required to make adequate space for the unheated sunroom. The interior side yard (left) and rear yard setback request relief from the current encroaching storage shed, with no negative impacts anticipated. Further, the requested relief from the rear yard setback is not anticipated to negatively impact the subject lands itself or any neighbouring lots both in terms of a visual and functional perspective.

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

4. Is the application minor?

Planning staff comment:

The cumulative impact of the request variances is considered minor. There is no anticipated visual or functional impact to either the subject lands or adjacent properties. The proposed sunroom addition is screened from any other users and will mimic the building footprint and design of the existing dwelling. Additionally, the shed has a small footprint, being only 9.29 sq. metres (99 square feet), and does not carry significant effects. . No concerns or objects have been identified or received regarding this proposal. For the reasons outlined 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.

Agency & Public Comments

Haldimand County Building & Municipal Enforcement Services:

Maintain a distance of 4.8 meters (15.7 feet) from structure to overhead powerlines

Haldimand County Planning & Development Services – Development Technologist:

No comments or concerns.

Haldimand County Emergency Services:

No concerns with application

Roads Operations

No concerns with application..

Hydro One:

No concerns with the proposed addition to the residence at this property. It is advise that if the property owner would like any modifications be made to their existing hydro service, that they submit an upgrade request through the portal on the Hydro One website.

Municipal Property Assessment Corporation:

No comments received.

Mississaugas of the Credit:

No comments received.

Six Nations:

No comments received.

Public:

No comments received.

Notice Sign and Applicant Discussion

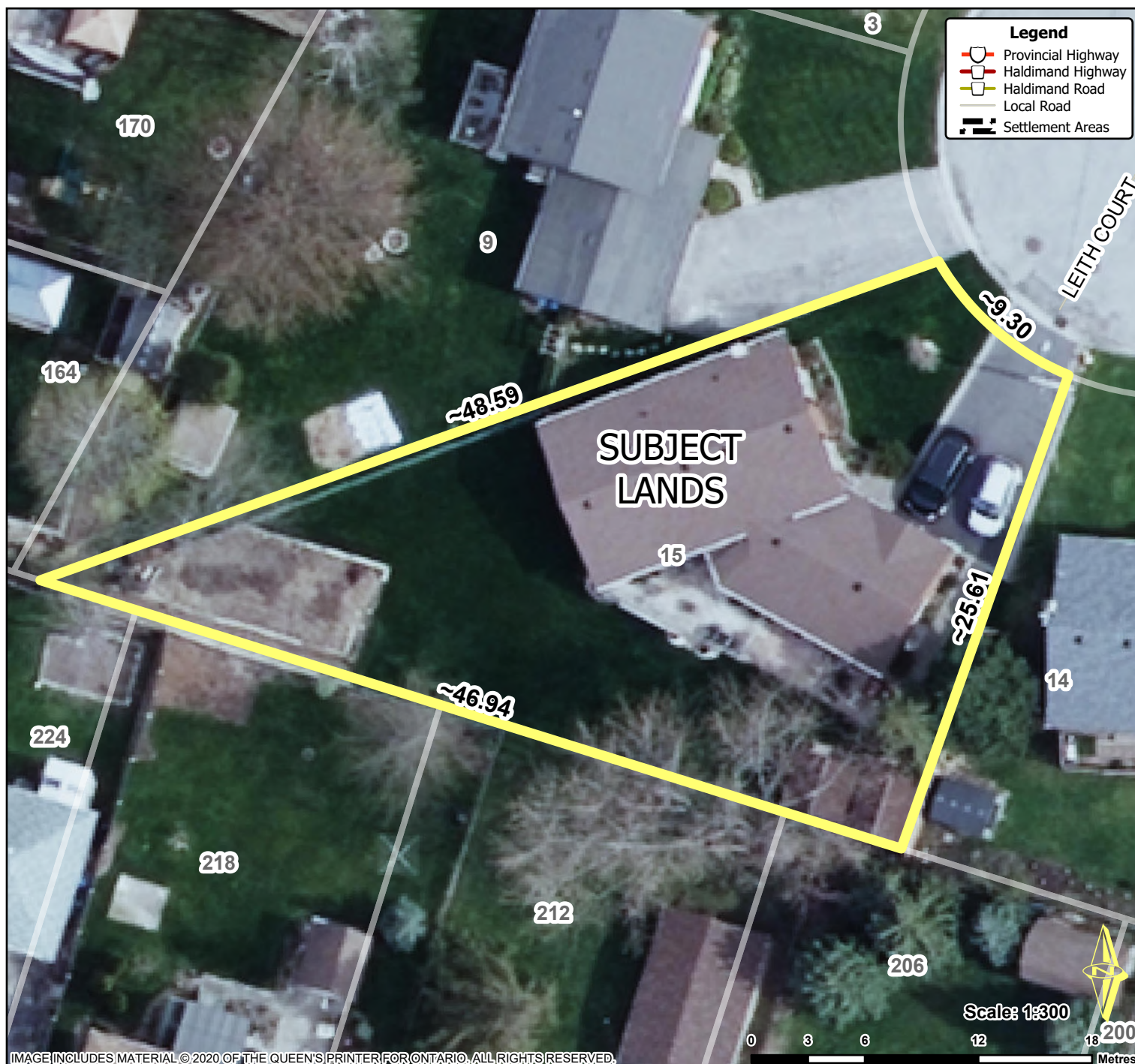
A public notice sign was posted in accordance with the Planning Act, R.S.O. 1990, c. P.13 on July 11, 2025

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

Attachments:

1. PLA2025090 Location Map
2. PLA2025090 Owner Sketch

Location Map FILE #PLA-2025-090 APPLICANT: Fraser



Location:

**15 LEITH CRESCENT
URBAN AREA OF CALEDONIA
WARD 3**

Legal Description:

CAL PLAN 82 LOT 20

Property Assessment Number:

2810 151 001 00812 0000

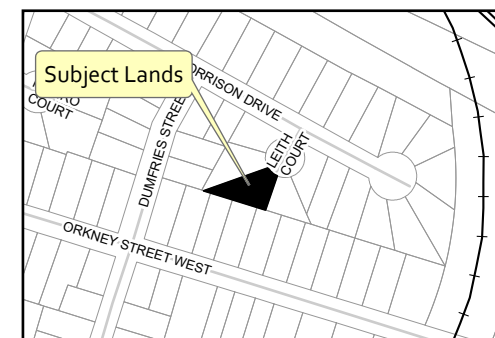
Size:

831.00 Square Meters (8,944.90 Square Feet)

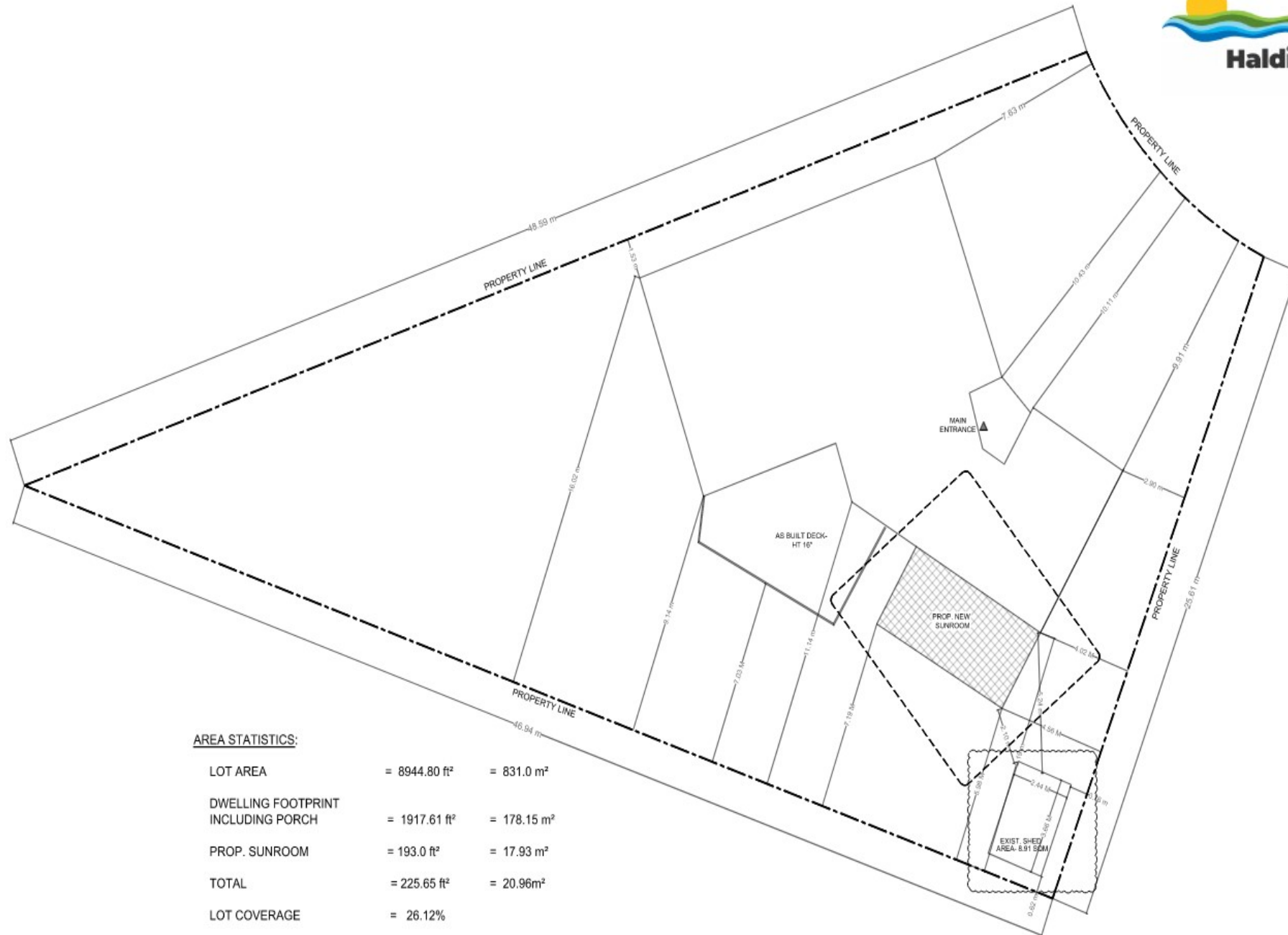
Zoning:

R1-A (Urban Residential Type 1)

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Owner's Sketch FILE #PLA-2025-090 APPLICANT: Fraser





Haldimand County Committee of Adjustment

Minor Variance

Title: PLA-SGN-2025-103

Property Roll Number: 2810-152-005-09541-0000

Applicant: Grand Erie District School Board Brant Haldimand Norfolk Catholic District School Board

Agent: Chris Hackett

Legal Description: Plan 18M58 Part Block 141, known municipally as 100 MacLachlan Avenue, Caledonia

For consideration on: July 22, 2025

Summary

Relief is requested to allow for two (2) illuminated school signs fronting onto MacLachlan Avenue to allow each school on the subject lands an illuminated sign, where only one is permitted. Additionally, the variance is also requesting an increase in the maximum allowable area to be increased to 33.77%, whereas 30% is permitted through the Sign By-Law 1064-10 of Haldimand County.

Recommendation

THAT application PLA-SGN-2025-103 be **GRANTED**.

Prepared by: Mark Andrews, M.A., MCIP, RPP, Senior Planner, Planning & Development

Reviewed by: Krystina Wheatley, Supervisor, Development Engineering and GIS, Planning & Development

Details of the Submission:

Proposal: Relief is requested from Sign By-Law 1064-10, pertaining to the maximum number of ground signs permitted on a street line and the maximum sign area as follows:

Development Standard(s)	Required	Proposed	Deficiency
8.9 (Maximum Number of Signs)	Ground Sign - 1 for each street line of a property.	Ground Sign -1 for each street line of a property (i.e., MacLachlan Avenue).	To allow 2 ground signs per street line on MacLachlan Avenue where 1 is permitted.
8.10 (Maximum Sign Area)	Max area of display 30%.	33.77% of the display area.	3.77% of display area.

Site Features and Land Use:

The subject lands are zoned 'Neighbourhood Institutional "(IN)" Zone in Haldimand County Zoning By-Law HC 1-2020 and are designated "Residential" on Schedule "B.1" (Caledonia Urban Area Land Use Plan) within the Haldimand County Official Plan. The subject lands are also subject to Site Specific Policy HCOP-32, which permits the schools as part of the master planned McClung Community.

The subject lands front onto the north side of MacLachlan Avenue, between Whithorn Crescent and are currently under construction for the development of a joint elementary school (two (2) schools); one being the Pope Francis Catholic Elementary School (Brant Haldimand Norfolk Catholic District School Board – BHNCDSB), and the other being the Grand River Public School (Grand Erie District School Board - GEDSB). The surrounding land uses are primarily low-density residential containing both single detached dwellings and townhouses, and there is open space that is being used as Avalon Park backing onto the subject lands.

Planning Analysis

The County may on the application of a person, authorize a variance from the provisions of the Sign By-law where in the opinion of the County:

1. There are special circumstances or conditions applicable to the property or building where the sign is proposed to be erected and these circumstances or conditions are not shared by others with similar properties or buildings.

Planning staff comment:

As noted above, the subject lands will be the future site of two schools sharing the same parcel of land; one being the new Pope Francis Catholic Elementary School, owned and operated by the BHNCDSB and the other being the new Grand River Public School, owned and operated by the GEDSB. While it is recognized that Catholic and Public schools are generally not contained within the same parcel of land, these circumstances are unique and as a result of sharing the same space, each school requires its own separate sign.

2. Approval of the variance will not alter the character of the area where it is located.

Planning staff comment:

Although the Sign By-law permits one ground sign per street line per use, this is an extenuating circumstance where two schools are sharing the same parcel of land, thereby requiring their own sign. Given that the signs will be designed professionally and be integrated with on-site landscaping, it is not anticipated that the proposed signs will have any negative impacts on the character of the neighbourhood from a visual perspective. In fact, the two signs will clearly demarcate each school to ensure that students, parents and visitors can identify the correct school.

3. Approval of the variance will not affect public safety.

Planning staff comment:

The proposed signs are proposed to be located on private property and not within the County-owned right-of-way (i.e., MacLachlan Avenue). As such, it will not interfere with traffic, sight lines nor is it expected to have any negative impacts on public safety. The signs have been reviewed in conjunction with the overall site design and will not interfere with the function of the property or adjacent community.

4. Approval of the variance maintains the general intent and purpose of the Sign By-law.

Planning staff comment:

While the by-law typically only permits one (1) sign per property, the request to allow two (2) signs and also increase the permitted size, is not considered to be obnoxious to the by-law. The two schools will function separately and the signs will provide locational and school information. Together with the reasons listed above, the subject application is considered minor and generally maintaining intent and purpose of the Haldimand County Sign By-law 1064-10.

The subject application **meets** the sign variance requirements.

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

Per Haldimand County Sign By-law 1064/10, 8.9 Table 3, only one ground sign is permitted for each street line of a property. Two ground signs are being proposed on Maclachlan Ave.

Per Haldimand County Sign By-law 1064/10, 8.10 Table 4, the maximum sign area for an electronic message board sign is 30% of the area of a ground sign. The proposed electronic message board areas exceed 30% of the ground sign area.

Haldimand County Planning & Development Services – Development Technologist:

No comments or concerns with application.

Haldimand County Emergency Services:

No comments received.

Hydro One:

Upon review of the attached comment request form, Hydro One has no concerns with the proposed sign installations on the property. We only advise that the customer/ developer obtain all necessary locates prior to digging for the sign base, and that if the school requires modifications to their existing loading, to submit a service request through the portal on the Hydro One website.

Mississaugas of the Credit:

No comments received.

Six Nations:

No comments received.

Public:

No comments received.

Applicant Discussion

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

Attachments:

1. PLASGN-2025-103 Location Map
2. PLASGN-2025-103 Owner Sketch 1
3. PLASGN-2025-103 Owner Sketch 2
4. PLASGN-2025-103 Owner Sketch 3

Location Map FILE #PLASGN-2025-103 APPLICANT: GEDSB & BHNCDSB



Location:

**100 MACLACHLAN AVENUE
URBAN AREA OF CALEDONIA
WARD 3**

Legal Description:

**PLAN 18M58 PT BLK 141
PLAN 18M56 PT BLK 42**

Property Assessment Number:

**2810 152 005 09541 0000
2810 152 005 07550 0000**

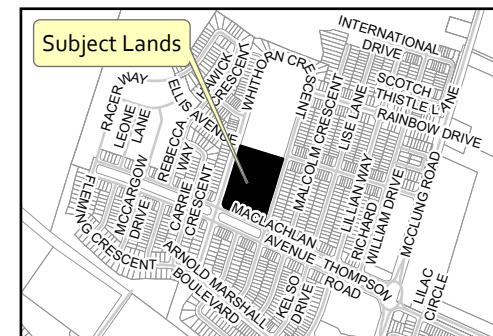
Size:

2.51 Hectares (6.19 Acres)

Zoning:

IN (Neighbourhood Institutional)

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Owner's Sketch 1 of 3 FILE #PLASGN-2025-103 APPLICANT: GEDSB & BHNCDSB



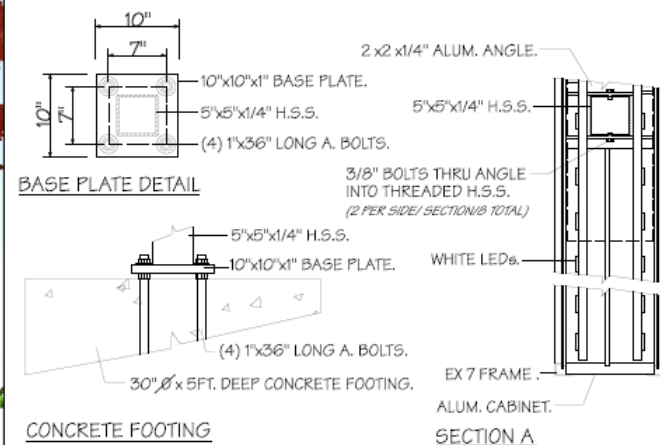
NOTE: EXACT NAME, LOGO & COLOURS TO BE PROVIDED.



SEE DETAILS: FOR SIZE OF CONCRETE, POLE, ANCHOR BOLTS & BASE PLATE.

ALL COPY & GRAPHICS TO BE ON 2ND SURFACE OF CLEAR LEXAN.

- COPY "NAME ELEMENTARY SCHOOL" TO BE BLACK ON A WHITE BACKGROUND.
- SCHOOL LOGO TO BE DETERMINED
- ADDRESS & PHONE NUMBER TO BE WHITE ON AN AVERY BLUE PANTONE #3005 (661)
- GRAND EIRE LOGO: COPY TO BE WHITE ON AN AVERY GREEN #355 BAND. TREE TO BE AVERY GREEN #355 W/ WATER TO BE SULTAN BLUE.
- ALUM. FRAME, CABINET & POLE ENCLOSURE TO BE PAINTED TO MATCH GREY PMS #428C.
- MESSAGE CENTRE MYSR21-112/24 DOUBLE SIDED, OUTDOOR MONOCHROME LED DISPLAY. 21mm PITCH, MATRIX 112x24, LED VIEWING AREA 93x20". DISPLAYS 3 LINES @ 5.5", TIME/DATE TEMP. (BY NU-MEDIA)



Gould Signs
Corporation
EXTERIOR SIGN SYSTEMS
1285 HUBREY RD., UNIT 5, LONDON, ON
519.681.1520 519.681.1522

PROJECT: SVEDAS ARCHITECTS INC.
LOCATION: GRAND RIVER PUBLIC SCHOOL
100 MACHLACHLAN AVE., CALEDONIA ONT.

#	REVISION	DATE

- DETAILS:
- * TO SUPPLY & INSTALL ONE DOUBLE SIDED ALUMINUM SIGN W/ TOP SECTION TO HAVE LEXAN FACES & BOTTOM SECTION TO BE MONOCHROME MESSAGE CENTRE, AS SHOWN.
 - * TOP SECTION TO BE INTERNALLY ILLUMINATED USING WHITE LEDS.
 - * COLOURS & COPY AS INDICATED.
 - * SITE MEASURE INSTALL LOCATION.
 - * NOTE: EXACT, NAME, LOGO & COLOURS TO BE DETERMINED.

ILLUMINATED SIGN DESIGN TO COMPLY WITH ILLUMINATION DETAILS IN SECTION 4.3 CITY OF LONDON SIGN BYLAW S.-5868-183 MAY 30 2017

DATE: APRIL 21/25
DRAWING #: C25-036-GE
APPROVED BY: FOR PRODUCTION
FOLDER: SVEDAS-ARCH

gould@bellnet.ca

gouldsignscorp.com

SERVICE & INSTALLATION

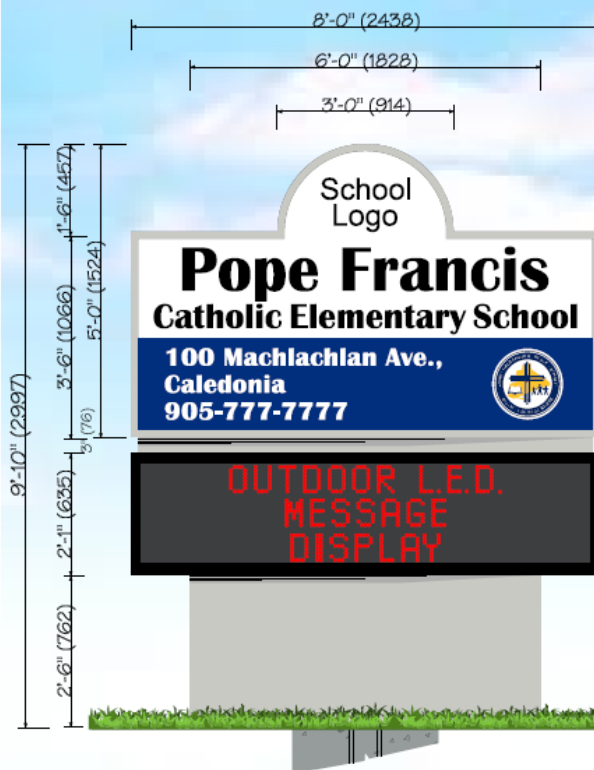
3M Authorized Manufacturer Commercial Graphics

OUTDOOR L.E.D. MESSAGE DISPLAYS

UL LISTED

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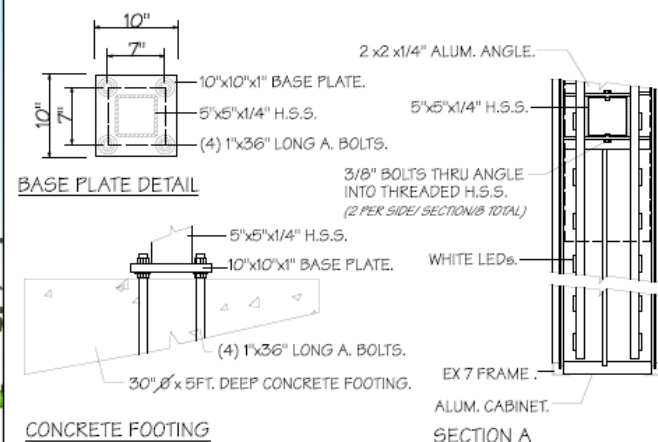
Owner's Sketch 2 of 3 FILE #PLASGN-2025-103 APPLICANT: GEDSB & BHNCDSB



NOTE: EXACT NAME, LOGO & COLOURS TO BE PROVIDED.

ALL COPY & GRAPHICS TO BE ON 2ND SURFACE OF CLEAR LEXAN.

- COPY, NAME TO BE DETERMINED.
- SCHOOL LOGO TO BE DETERMINED
- ALUM. FRAME, CABINET & POLE ENCLOSURE TO BE PAINTED TO MATCH GREY PMS #428C.
- MESSAGE CENTRE MVS21-112/24 DOUBLE SIDED, OUTDOOR MONOCHROME LED DISPLAY. 21mm PITCH, MATRIX 112x24, LED VIEWING AREA 93x20". DISPLAYS 3 LINES @ 5.5", TIME/DATE TEMP. (BY NU-MEDIA)



SEE DETAILS: FOR SIZE OF CONCRETE, POLE, ANCHOR BOLTS & BASE PLATE.

Gould Signs
Corporation

EXTERIOR SIGN SYSTEMS

1285 HUBREY RD., UNIT 5, LONDON, ON

519.681.1520 519.681.1522

PROJECT: SVEDAS ARCHITECTS INC.
LOCATION: RE: POPE FRANCIS CATHOLIC ELEMENTARY SCHOOL
100 MACHLACHLAN AVE., CALEDONIA ONT.

#	REVISION	DATE

DETAILS:

- * TO SUPPLY & INSTALL ONE DOUBLE SIDED ALUMINUM SIGN W/ TOP SECTION TO HAVE LEXAN FACES & BOTTOM SECTION TO BE MONOCHROME MESSAGE CENTRE, AS SHOWN.
- * TOP SECTION TO BE INTERNALLY ILLUMINATED USING WHITE LEDS.
- * COLOURS & COPY AS INDICATED.
- * SITE MEASURE INSTALL LOCATION.
- * NOTE: EXACT, NAME, LOGO & COLOURS TO BE DETERMINED.

ILLUMINATED SIGN DESIGN TO COMPLY WITH
ILLUMINATION DETAILS IN SECTION 4.3 CITY OF
LONDON SIGN BYLAW S.-5868-183 MAY 30 2017

DATE: APRIL 21/25 FOLDER: SVEDAS-ARCH

DRAWING #: C25-036-B-H-N

APPROVED BY:
FOR PRODUCTION

gould@bellnet.ca

gouldsignscorp.com

SERVICE & INSTALLATION

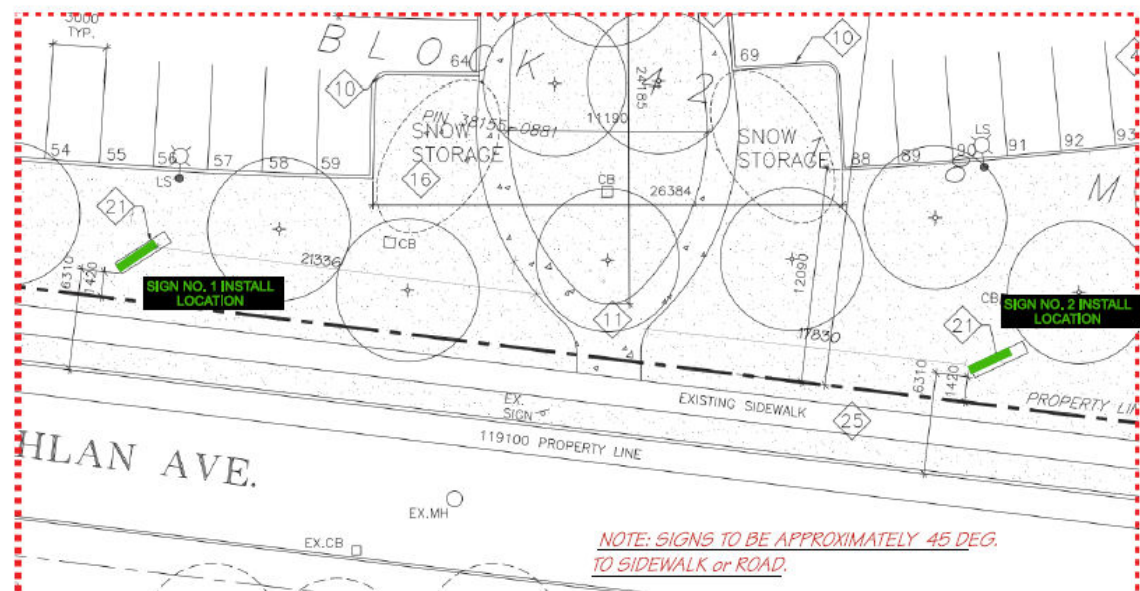
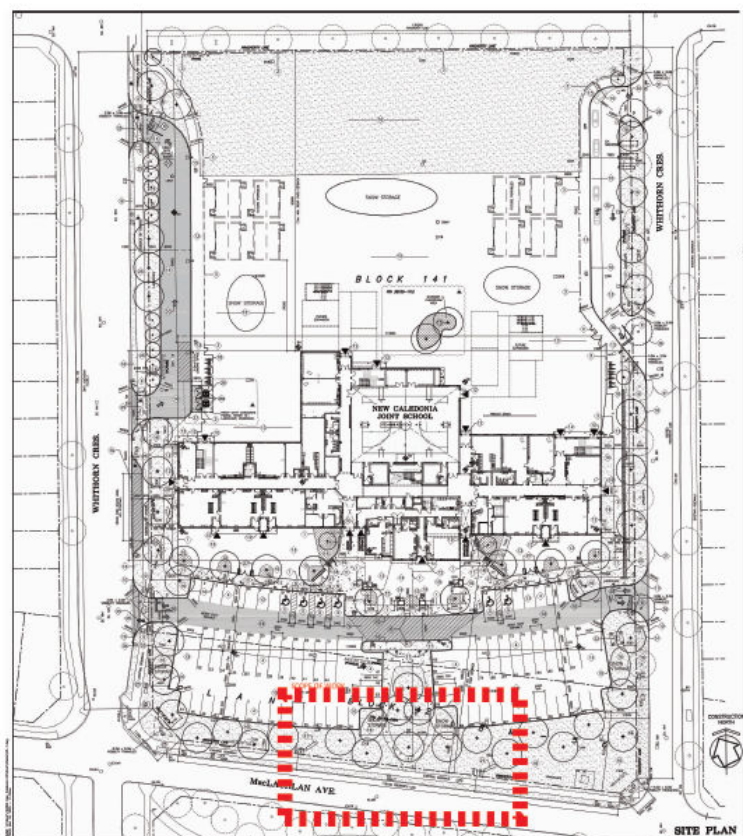
3M Authorized Manufacturer
Commercial Graphics

OUTDOOR L.E.D.
MESSAGE DISPLAYS

UL LISTED

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Owner's Sketch 3 of 3 FILE #PLASGN-2025-103 APPLICANT: GEDSB & BHNCDSB



SIGN NO. 1 INSTALL LOCATION

NEW DOUBLE SIDED SIGN TO BE LOCATED:
6.31 M (20 FT.) FROM ROAD CURB (SOUTH) or
1.42 M (4'-6") FROM PROPERTY LINE (SOUTH).
AND 21.33 M (70 FT) FROM SIDEWALK (EAST)

SIGN NO. 2 INSTALL LOCATION

NEW DOUBLE SIDED SIGN TO BE LOCATED:
6.31 M (20 FT.) FROM ROAD CURB (SOUTH) or
1.42 M (4'-6") FROM PROPERTY LINE (SOUTH).
AND 17.83 M (58.5 FT) FROM SIDEWALK (WEST)

Gould Signs
Corporation

EXTERIOR SIGN SYSTEMS

1285 HUBREY RD., UNIT 5, LONDON, ON

519.681.1520 519.681.1522

PROJECT: SVEDAS ARCHITECTS INC.
LOCATION: RE: CALEDONIA SCHOOLS

REVISION DATE

DETAILS:

* INSTALL LOCATIONS FOR TWO NEW DOUBLE SIDED ILLUMINATED SIGNS.

ILLUMINATED SIGN DESIGN TO COMPLY WITH
ILLUMINATION DETAILS IN SECTION 4.3 CITY OF
LONDON SIGN BYLAW S.-5868-183 MAY 30 2017

DATE:
APRIL 29/25

FOLDER:
SVEDAS-ARCH

DRAWING #:
C25-036

APPROVED BY:
FOR PRODUCTION

gould@bellnet.ca

gouldsignscorp.com

SERVICE & INSTALLATION

3M Authorized Manufacturer
Commercial Graphics

OUTDOOR L.E.D.
MESSAGE DISPLAYS

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Haldimand County Committee of Adjustment

Minor Variance

Title: PLA-2025-101

Property Roll Number: 2810-021-002-47100-0000

Applicant: Jim Groeneveld, Martzen Groeneveld

Legal Description: DUNN Concession 5 South Drive part Lot 11 Reference Plan 18R17 Parts 1 and 2, known municipally as 262 Baygrove Line.

For consideration on: July 22, 2025

Summary

Relief is requested for the maximum permitted accessory building area under section 4.2 (Accessory Uses, Buildings and Structures to Residential Uses) of the Haldimand County Zoning By-Law HC 1-2020. The accessory buildings on site totals up to 165 square metres (1,776 square feet), whereas a maximum of 75 square metres (807 square feet) is permitted.

Recommendation

THAT application PLA-2025-101 be **APPROVED**. The application **meets** the four tests of a minor variance.

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

Reviewed by: Mark Andrews, M.A., MCIP, RPP, Senior Planner, Planning and Development

Reviewed by: Krystina Wheatley, Supervisor of Development Engineering & GIS, Planning and Development

Details of the Submission:

Proposal: Relief is requested from the Accessory Uses, Buildings and Structures to Residential Uses, specifically lot area coverage provisions of Zoning By-law HC 1-2020 as follows:

Development Standard(s)	Required	Proposed	Deficiency
Expansion of a Legal non-conforming use (accessory building)	75 square metres (807 square feet)	165 square metres (1,776 square feet)	90 square metres (968.8 square feet)

Site Features and Land Use:

The subject lands are located in the geographic township of Dunn and fronts onto a private road known as Baygrove Line. The subject lands currently contain a residential dwelling and a number of accessory structures. Two (2) of the existing accessory structures were built in 1968 and 1976, respectively and predates the Zoning By-law for the Town of Dunnville. The surrounding land uses are generally lakeshore residential and agriculture in nature. Lake Erie is located further south of the subject lands.

The subject lands are designated “Agriculture” in the Haldimand County Official Plan and zoned “Lakeshore Residential (RL)” in the Haldimand County Zoning By-law HC 1-2020.

Existing Intensive Livestock Operations:

Not applicable.

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. Single detached dwellings are permitted in the “Agriculture” designation. The OP does not contain policies that speak to accessory structures, therefore, accessory structures are considered to be permitted in the “Agriculture” designation as they are accessory to a permitted residential use.

It is Planning staff’s opinion that the subject application conforms to the intent and purpose 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 “Lakeshore Residential (RL)” Zone in the Haldimand County Zoning By-law HC 1-2020. An existing single detached dwelling, vacation home dwelling and accessory buildings are permitted in the “RL” Zone.

The applicant is seeking relief from Section 4.2, that speaks to Accessory Uses, Buildings and Structures to Residential Uses. The applicant proposes a total accessory building area of 165 square metres (1,776 square feet) whereas 75 square metres (807 square feet) is permitted. The intent of the accessory structures are to be used for personal storage.

The intent of limiting residential accessory building area is to ensure that accessory buildings remain secondary or accessory to the principle dwelling on the properties and to ensure that they do not negatively impact adjacent properties and the surrounding area. The accessory buildings are to be used for personal storage, accessory to the residential use on the subject lands. The accessory buildings on site are located far away from the road, and do not have a negative visual impact. Additionally the structures are used for purposes which are considered to be secondary and accessory to the principle dwelling on the subject lands.

Further, the minimum lot area for “RL” is 925 square metres (9,957 square feet) and the lot area for the subject lands is approximately 3,000 square metres (32,670 square feet). The existing lot is much larger than a typical “RL” zoned property and the additional accessory structures are not expected to overwhelm the property or expected to be obtrusive to the adjacent properties in the surrounding area.

It is Planning staff's opinion 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 subject application is appropriate and desirable development.

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.

Agency & Public Comments

Haldimand County Building & Municipal Enforcement Services:

Application is for an expansion to an already legally established non-conforming use, structure to be 4.8 meters from overhead power lines, structures to meet set backs to sewage systems in 8.2.1.6. of the Ontario Building Code.

Haldimand County Planning & Development Services – Development Technologist:

No comments or concerns with application.

Haldimand County Emergency Services:

No concerns with application.

Grand River Conservation Authority:

The GRCA has no objection to the proposed minor variance application.

Hydro One:

Hydro One has no concerns with the proposed minor variance at the property. We advise that the customer remain at least 5metres (16.4 feet) back from the Hydro One main line along Baygrove to respect limits of approach to Hydro One's line. Also, if the property owner would like any modifications be made to their existing hydro service, that they submit an upgrade request through the portal on the Hydro One website.

Mississaugas of the Credit:

No comments received.

Six Nations:

No comments received.

Public:

A total of 5 letters gathered in support of application from neighbours, and one letter of concern from neighbour with concerns regarding GRCA and potential encroachment issues.

Notice Sign and Applicant Discussion

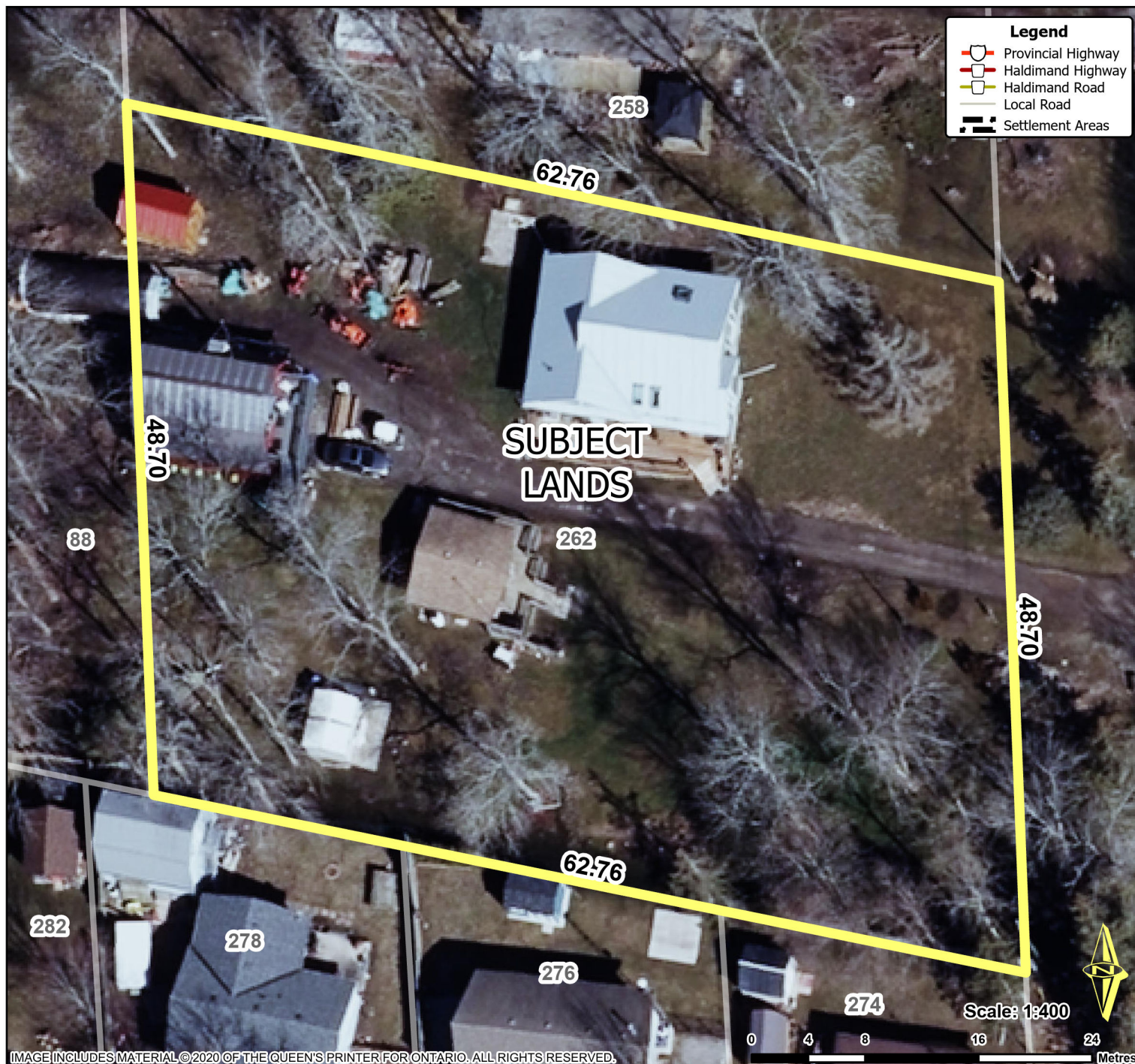
A public notice sign was posted in accordance with the Planning Act, R.S.O. 1990, c. P.13 on July 10, 2025

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

Attachments:

1. PLA-2025-101 Location Map
2. PLA-2025-101 Owner Sketch

Location Map FILE #PLA-2025-101 APPLICANT: Groeneveld



Location:

**262 BAYGROVE LINE
GEOGRAPHIC TOWNSHIP OF DUNN
WARD 5**

Legal Description:

**DUN CON 5 SDR PT LOT 11 RP 18R17
PARTS 1 AND 2**

Property Assessment Number:

2810 022 003 09970 0000

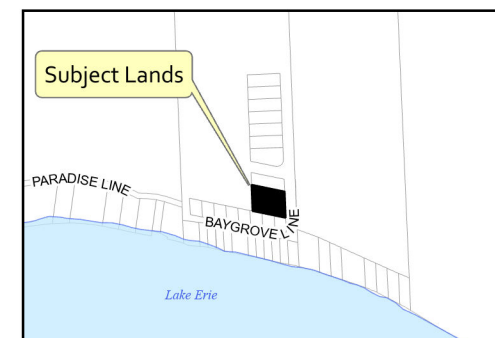
Size:

3000 Square Meters (32670 Square Feet)

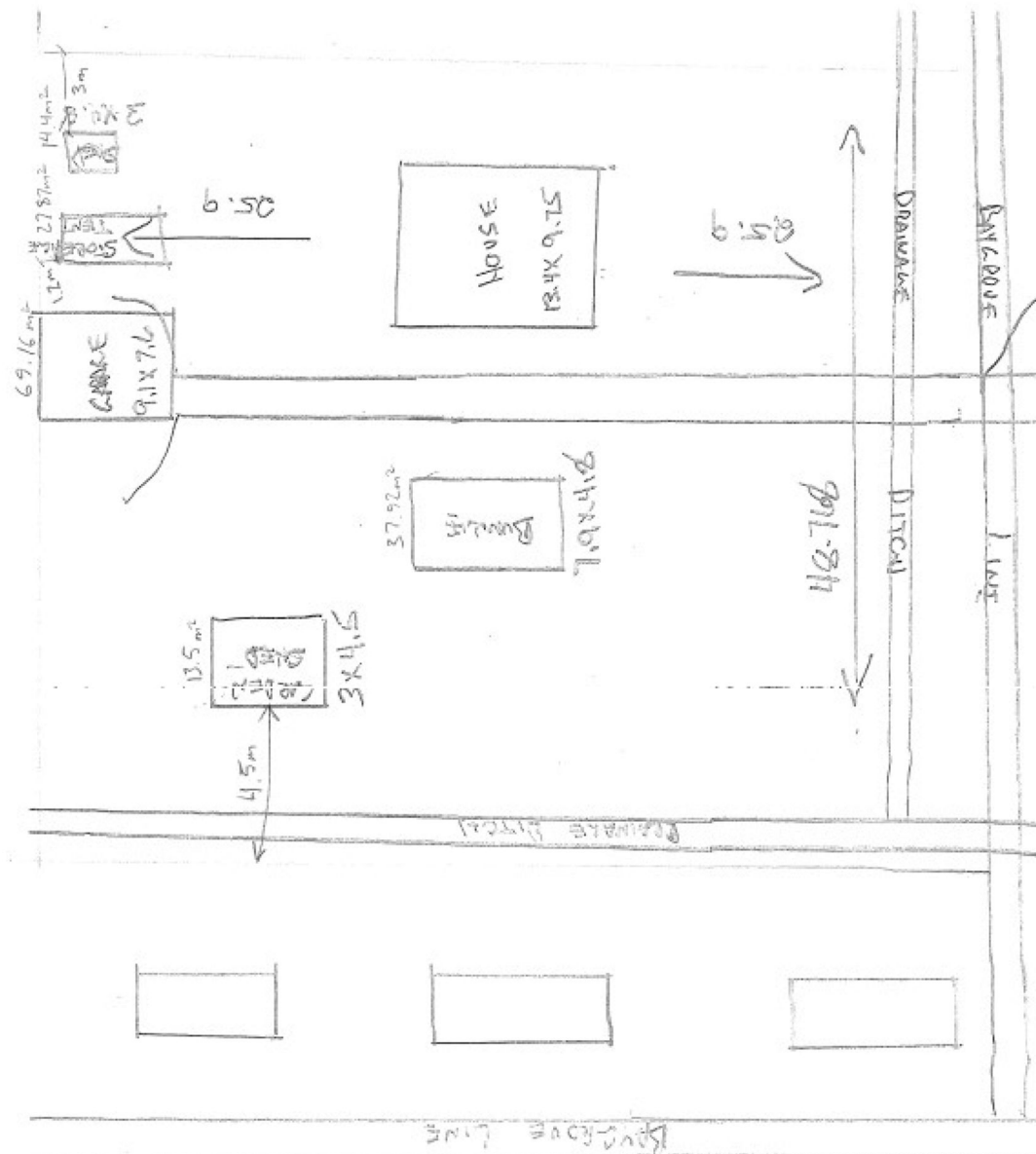
Zoning:

**R (Lakeshore Residential) &
IPZ (Intake Protection Zone)**

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Owner's Sketch FILE #PLA-2025-101 APPLICANT: Groeneveld



Haldimand County Committee of Adjustment

Memorandum



Title: PLA-2025-086

Property Roll Number: 2810-022-001-06900-0000

Applicant: Sherri Galbraith

Agent: Dale Fuze

Property Location: Canborough Concession 2 Part Lot 16 Reference Plan 18R685

Part 1, Known Municipally as 6900 Highway 3

Previously Deferred from the Committee of Adjustment meeting on: June 24, 2025 And resubmitted for consideration on July 22, 2025

Summary

An application for a Minor Variance has been received to permit an oversized additional dwelling unit (ADU) that is located further from the existing farm building cluster on the subject lands. The subject lands are located to the west of the Hamlet of Canborough, on the south side of Highway 3. The lands are currently zoned as "Agriculture" (A) Zone in the Haldimand County By-law HC-1-2020.

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

Reviewed by: Mark Andrews, M.A., MCIP, RPP, Senior Planner, Planning and Development

Reviewed by: Krystina Wheatley, Supervisor of Development Engineering & GIS, Planning and Development

Background:

The Committee of Adjustment first heard minor variance application PLA-2025-086 at the June 24, 2025 Committee of Adjustment meeting. Planning staff recommended deferral of this application as it did not meet the public notice requirement set out in the *Planning Act*. The applicant posted the sign on **June 18, 2025** and meets the public notice requirement for the July 22, 2025 Committee of Adjustment hearing. The application meets the four tests of a minor variance and Planning staff is recommending approval of the application under the following condition:

1. That any and all applicable Ontario Ministry of Transportation (MTO) requirements, be satisfied, including, but not limited to any permitting requirements.

Attachments:

1. PLA-2025-086 Report Package



Haldimand County Committee of Adjustment

Minor Variance

Title: PLA-2025-086

Property Roll Number: 2810-022-001-06900-0000

Applicant: Sherry Galbraith

Agent: Dale Fuze

Legal Description: Canborough Concession 2 Part Lot 16 Reference Plan 18R685 Part 1, Known Municipally as 6900 Highway 3

For consideration on: June 24, 2025

Summary

An application for a Minor Variance has been received to permit an oversized accessory dwelling unit (ADU) that is located further from the existing farm building cluster on the subject lands. The subject lands are located to the west of the Hamlet of Canborough, on the south side of Highway 3. The lands are currently zoned as "Agriculture" (A) Zone in the Haldimand County By-law HC-1-2020.

Recommendation

THAT application PLA-2025-086 be DEFERRED. Should the Committee approve the application it will be subject to the condition below. The application meets the four tests of a minor variance.

Condition:

1. That any and all applicable Ontario Ministry of Transportation (MTO) requirements, be satisfied, including, but not limited to any permitting requirements.

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

Reviewed by: Mark Andrews, M.A., MCIP, RPP, Senior 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 and Additional Dwelling Units provisions of Zoning By-law HC 1-2020 as follows:

Development Standard(s)	Required	Proposed	Deficiency
4.2 f) Accessory Building Size	200 square metres (2,152.8 square feet)	265.3 square metres (2,855.7 square feet)	65.3 square metres (702.9 square feet)
Additional Dwelling Unit Size	57.7 square metres (621.1 square feet)	119.1 square metres (1,282.0 square feet)	61.4 square metres (660.9 feet)
Distance to Farm Building Cluster	45 metres (147.6 feet)	50 metres (164 feet)	5 metres (16.4 feet)

The requested relief from the Zoning By-law is intended to permit an oversized Additional Dwelling Unit (ADU) on the east side of the property, exceeding the maximum additional dwelling unit size by 61.4 square metres (660.9 square feet), thus resulting in a proposed structure of 119.1 square metres (1,282 square feet) in area.

Relief is also being sought regarding the minimum required distance between the primary dwelling and the existing farm building cluster on the property, recognizing a proposed distance of 50 metres (164 feet), whereas a maximum of 45 metres (147.6 feet) is permitted under the Haldimand County Zoning By-law HC-2020.

Site Features and Land Use:

The subject lands are located in the former township of Canborough and fronts onto the south side of Highway 3. The subject lands currently contain a single family detached dwelling, accessory structures and farm buildings. The proposed accessory dwelling unit has a proposed entrance fronting onto highway 3 which will require approval from the Ontario Ministry of Transportation(MTO).

The subject lands are zoned 'Agriculture "(A)" Zone, in the Haldimand County Zoning By-law HC 1-2020 and designated "Agriculture" on Schedule "A.1" (Haldimand County North Land Use Plan) in the Haldimand County Official Plan. The surrounding land uses are generally agriculture and rural residential in nature.

Existing Intensive Livestock Operations:

Not applicable.

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). Section 4.1.1 states that secondary suites (i.e., additional dwelling units) are permitted in any

land use designation that permits a single detached, a semi-detached or a street townhouse dwelling, provided that the secondary suite is secondary to the primary dwelling on the lot. The proposed secondary suite is a detached secondary suite, accessory to the principal dwelling. The agricultural designation permits a single detached dwelling and secondary suites are therefore a permitted use under the OP.

It is the opinion of Planning staff that the proposed ADU maintains the general 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 property is zoned "Agriculture (A)" Zone in the Haldimand County Zoning By-law HC 1-2020 and secondary suites are permitted in the "(A)" zone.

The proposed secondary suite will have the follow deficiencies:

Distance from Farm Cluster:

Section 4.55 of the Zoning By-law states that the maximum distance from the primary residence or farm building cluster shall be no greater than 45 metres (147.6 feet). The proposed distance from the secondary suite to the farm cluster is 50 metres (164.0 feet), exceeding the provision by 5 metres (16.4 feet). A relief of 5 metres (16.4 feet) from the farm building cluster is therefore required.

Size of Secondary Suite:

Section 4.55 of the Zoning By-law states that the maximum size for each secondary suite in an Agriculture Zone shall be no greater than 40% of the gross floor area of the primary residential dwelling on the lot and subject to the total accessory building areas of the zoning by-law. The calculated permitted size is 57.7 square metres (621.1 square feet) and the size of the secondary suite is 119.1 square metres (1,282 square feet). A relief of 61.4 square metres (660.9 square feet) is therefore required.

Maximum Accessory Building Lot Coverage:

Section 4.2 of the Zoning By-law states that for lots that are greater than 0.4 hectares in size permits a maximum lot coverage for all accessory buildings and structures of 200 square metres (2,152.8 square feet). The proposed lot coverage of all accessory structures and the proposed secondary suite is approximately 265.3 square metres (2855.7 feet), exceeding the provision by 65.3 square metres (702.9 square feet). A relief of 65.3 square metres (702.9 square feet) is therefore required.

Planning Review:

The intent of the above provisions is to ensure that the secondary suite are located within close proximity to the principal dwelling to minimize the agricultural lands being taken out of operation, to ensure that the secondary suite is accessory to the principal dwelling; and to limit the total amount of accessory structures in order to reduce potential impacts on adjacent property and to ensure that the accessory structures remain subordinate to the principal use on the property.

The proposed location of the proposed secondary suite is due to the layout of existing structures on the property and a variance of 5.0 metres does not have a significant impact on the existing farming operation. Additionally, the proposed secondary suite still falls within close proximity of the farm cluster, is not expected to have a negative visual impact on the property, and remain accessory to the principal dwelling. It is the opinion of Planning staff that the proposed secondary suite maintains the general intent and purpose of the Zoning By-law.

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

Planning staff comment:

In addition to County policies, the Provincial Planning Statement 2024 (PPS) supports the development of accessory dwelling units or secondary suites through gentle intensification by providing a range and mix of housing options. Based on the reasons listed above the proposal is a desirable and appropriate development of the subject lands.

4. Is the application minor?

Planning staff comment:

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

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

Other Information

The subject lands fronts onto Highway 3, which is regulated by the Ontario Ministry of Transportation (MTO). The applicant proposes to have an additional entrance onto Highway 3, which is subject to MTO approval. Therefore, a condition has been added which all applicable MTO requirements will need to be satisfied.

Additionally, the public notice sign was posted on June 17, 2025 which does not meet the public notice requirement set out in the *Planning Act*. Therefore, Planning staff is recommending deferral of this application.

Agency & Public Comments

Haldimand County Building & Municipal Enforcement Services:

MTO land use approval required for building permit application, setbacks to septic system to comply with 8.2.1.6. of the Ontario Building Code (OBC), required setback of 4.8 meters to overhead power lines, building permit to be applied for must conform to the 2024 OBC requirements, front yard setback of 13 meters required.

Haldimand County Planning & Development Services – Development Technologist:

Entrance permit and driveway culvert is required.

Haldimand County Emergency Services:

No comments received.

Haldimand County Water and Wastewater Engineering & Compliance:

No comments received.

Niagara Peninsula Conservation Authority:

NPCA has no comments or interest with this property.

Ministry of Transportation:

Application received and being actively reviewed.

Hydro One:

Hydro One has no concerns with the proposed work on the property pertaining to PLA-2025-086. We ask that if the customer has any work they would like done regarding their connection to the hydro grid, that they submit any requests through the Hydro One website to be actioned accordingly.

Municipal Property Assessment Corporation:

No comments received.

Mississaugas of the Credit:

Mississaugas of the Credit have no questions or comments at this time. This does not indicate a position of support for the project, that the Duty to Consult and Accommodate the MCFN has been met, or that there are no adverse impacts to the MCFN's Indigenous and Treaty Rights. MCFN will require to be updated on any future projects/changes of the proposed lands.

Six Nations:

No comments received.

Public:

No comments received.

Notice Sign and Applicant Discussion

A public notice sign was posted, but is not in accordance with the Planning Act, R.S.O. 1990, c. P.13 on June 17, 2025

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

Attachments:

1. PLA-2025-086 Location Map
2. PLA-2025-086 Owners Sketch

Location Map FILE #PLA-2025-086 APPLICANT: Galbraith

PLA-2025-086

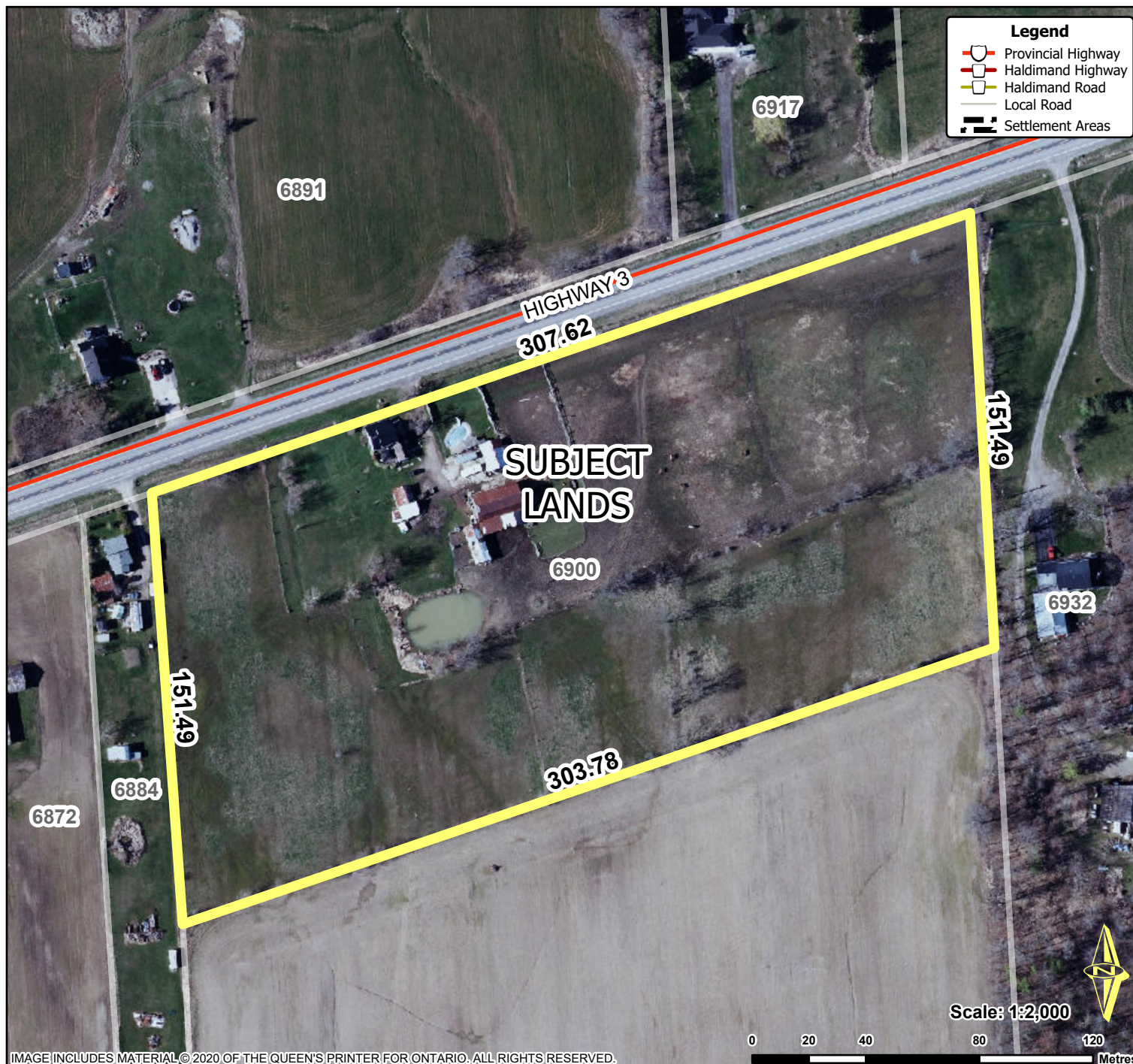


IMAGE INCLUDES MATERIAL © 2020 OF THE QUEEN'S PRINTER FOR ONTARIO. ALL RIGHTS RESERVED.

Location:

**6900 HIGHWAY 3
GEOGRAPHIC TOWNSHIP OF
CANBOROUGH
WARD 6**

Legal Description:

CAN CON 2 PT LOT 16 RP 18R685 PART 1

Property Assessment Number:

2810 022 001 06900 0000

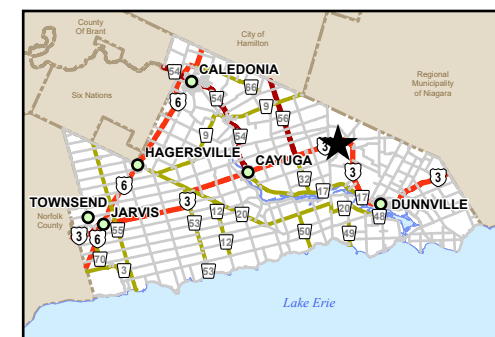
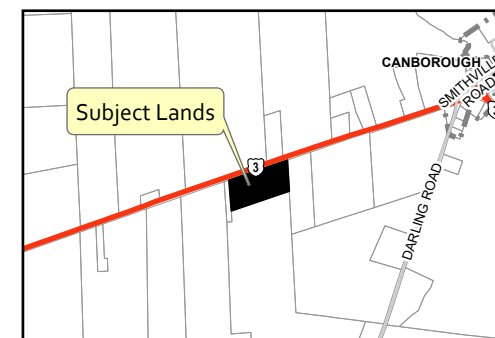
Size:

4.47 Hectares (11.05 Acres)

Zoning:

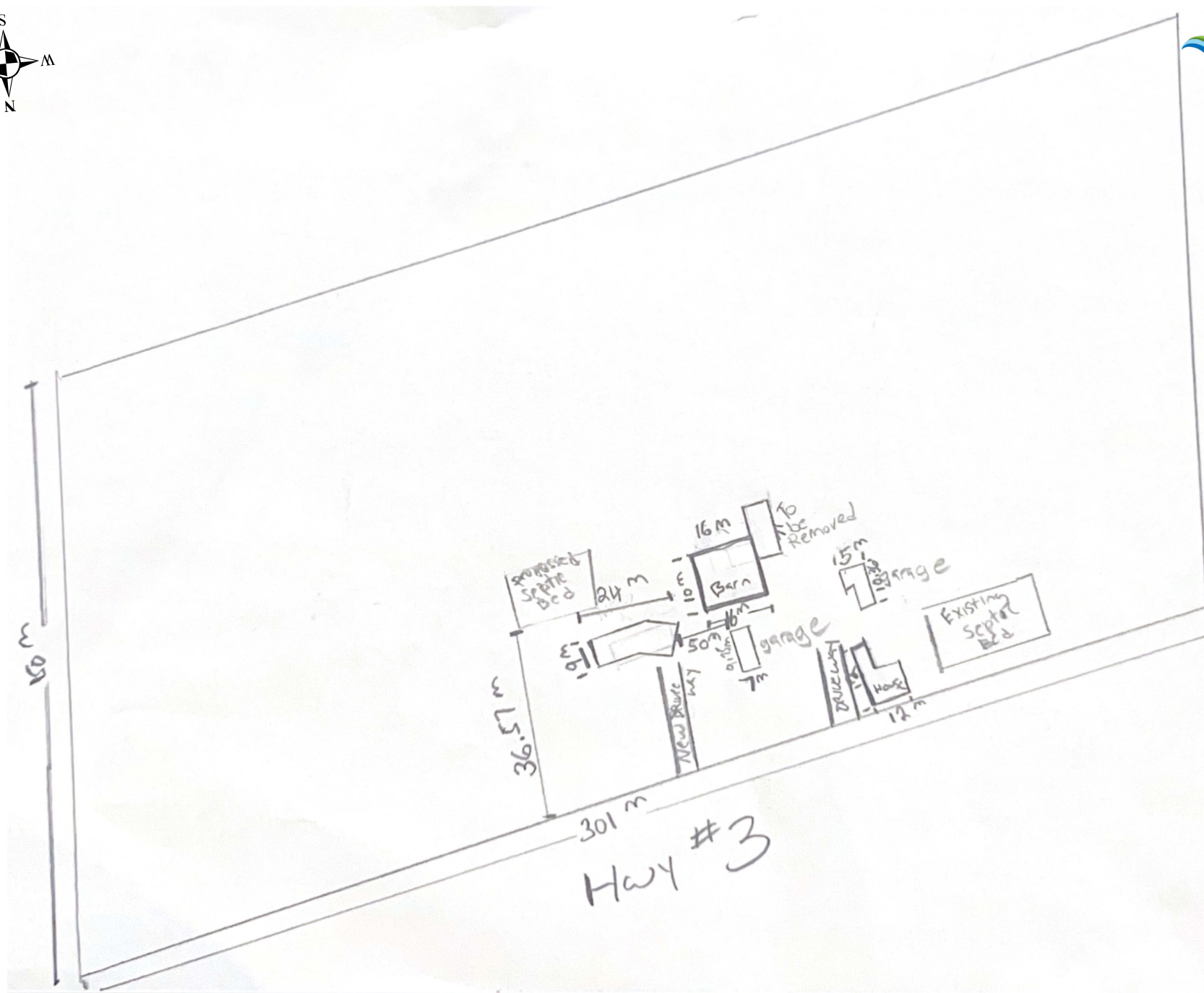
A (Agriculture)

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-2025-086 APPLICANT: Galbraith

PLA-2025-086



Haldimand County Committee of Adjustment

Memorandum



Title: PLB-2025-028

Property Roll Number: 2810-153-003-07350-0000

Applicant: Villam Ltd.

Agent: C. Edward McCarthy

Property Location: Oneida Concession 5 and 6, Part Block, Cook Part Block Dennis Part Lots, 58 and 59 Reference Plan 18R4425 Part 29, Known Municipally as 100 Broad Road, Caledonia

Previously Deferred from the Committee of Adjustment meeting on: April 22, 2025 And resubmitted for consideration on July 22, 2025

Summary

The applicant proposes a change of conditions to allow for an easement for Hydro One to accommodate an underground hydro line to allow hydro services to the severed lands over the retained lands.

1. The change of condition shall read "That the applicant add an easement that will satisfy Hydro Ones needs to accommodate the underground hydro line to provide hydro to the severed lands over the retained lands. Receipt of a copy of the registered reference plan of the easement. 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: 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"

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

Reviewed by: Mark Andrews, M.A., MCIP, RPP, Senior Planner, Planning and Development

Reviewed by: Krystina Wheatley, Supervisor Development Engineering & GIS, Planning and Development

Background:

The Committee of Adjustment first heard application PLB-2025-028 on April 22, 2025 where the application was approved in line with the recommendations from staff. Since the conditional approval, the applicant has reached out to Hydro One regarding clearance of condition 5. Hydro One has indicated that an easement is required to accommodate an underground hydro line for the purpose of providing Hydro services to the severed lands over the retained lands. The proposed easement will not have an impact on the nature of the planning analysis previously presented by planning staff. Attached is the reference plan that added the easement to satisfy the requirement from Hydro One.

Planning staff are recommending APPROVAL of the change of condition. Should the Committee approve the change of condition, the revised reference plan that included an additional easement will satisfy the requirements of Hydro One and will satisfy condition 5, and all other conditions will remain unchanged. Should the committee not approve the change, all existing conditions will remain and the application will lapse as the proponents are unable to clear condition 5.

Attachments:

PLB-2025-028 Updated Easement

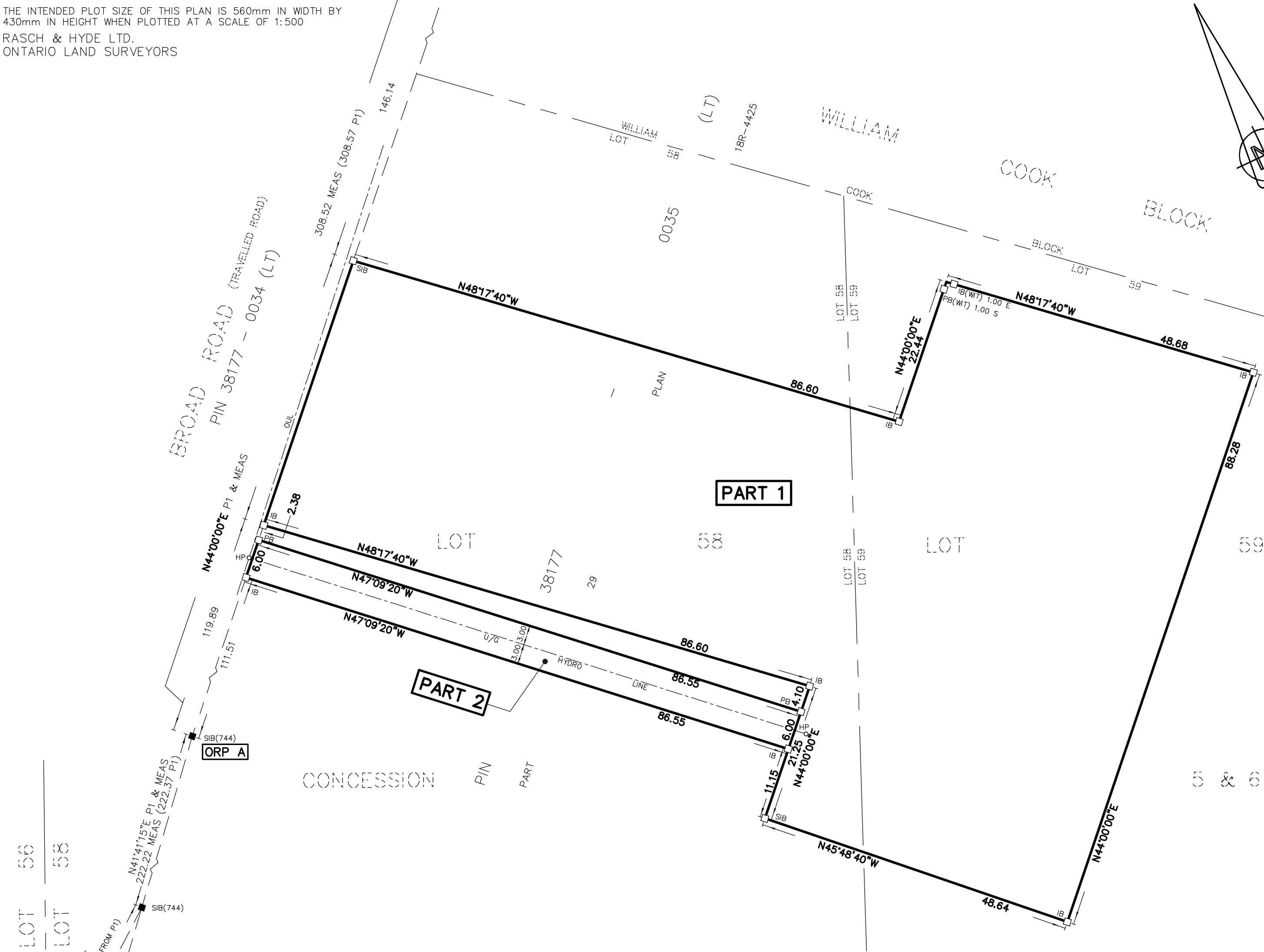
PLB-2025-028 Report Package

PLAN OF SURVEY OF
PART OF LOTS 58 AND 59
CONCESSION 5 & 6
GEOGRAPHIC TOWNSHIP OF ONEIDA
HALDIMAND COUNTY

0 10 20 30 40 50m
SCALE 1:500
THE INTENDED PLOT SIZE OF THIS PLAN IS 560mm IN WIDTH BY 430mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:500
RASCH & HYDE LTD.
ONTARIO LAND SURVEYORS

SCHEDULE				
PART	LOT	CONCESSION	PIN	AREA
1	PART OF LOTS 58 AND 59	CONCESSION 5 & 6	PART OF 38177-0035 (LT)	0.7919 Ha.
2	PART OF LOT 58			519.2 s.m.

0 10 20 30 40 50m
SCALE 1:500
THE INTENDED PLOT SIZE OF THIS PLAN IS 560mm IN WIDTH BY 430mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:500
RASCH & HYDE LTD.
ONTARIO LAND SURVEYORS



METRIC NOTE

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

LEGEND

- DENOTES SURVEY MONUMENT PLANTED
- DENOTES SURVEY MONUMENT FOUND
- SIB DENOTES STANDARD IRON BAR (25mmX25mmX120cm)
- SSIB DENOTES SHORT STANDARD IRON BAR (25mmX25mmX60cm)
- IB DENOTES IRON BAR (15mmX15mmX60cm)
- IBØ DENOTES ROUND IRON BAR (20mm DIA X 60cm)
- CC DENOTES CUT CROSS
- CM DENOTES CONCRETE MONUMENT
- PB DENOTES PLASTIC BAR
- WIT DENOTES WITNESS
- OU DENOTES ORIGIN UNKNOWN
- PIN DENOTES PROPERTY IDENTIFIER NUMBER
- ORP DENOTES OBSERVED REFERENCE POINT
- (744) DENOTES MATTHEWS & CAMERON O.L.S.
- (1416) DENOTES WEST & RUUSKA O.L.S.
- P1 DENOTES PLAN 18R-4425
- HP DENOTES HYDRO/UTILITY POLE
- OUL DENOTES OVERHEAD HYDRO/UTILITY POLE LINE
- N=NORTH, S=SOUTH, E=EAST, W=WEST

SURVEYOR'S CERTIFICATE

- I CERTIFY THAT :
- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
 - THIS SURVEY WAS COMPLETED ON THE 8th DAY OF JULY 2025.

JULY 14, 2025
DATE
HAROLD D. HYDE
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO A.O.L.S. PLAN SUBMISSION FORM V-104813

RASCH + HYDE LTD.
Ontario Land Surveyors

P.O. Box 6, 1333 Highway #3 East, Unit B
DUNNVILLE, ONT, N1A 2X1
DUNNVILLE: 905-774-7188 FORT ERIE: 905-871-9757
(FAX 905-774-4000)

HAROLD D. HYDE O.L.S.

SCALE 1 : 500 SURVEY : 24-290 DRWN BY : T. Matheson

INTEGRATION DATA

POINT ID	NORTHING	EASTING
ORP A SIB(744)	4761002.03	589267.07
ORP B SIB(1416)	4761223.89	589481.32

ALL COORDINATES ARE IN METRES AND ARE UTM-ZONE 17, (NAD 83-CSRS: CBNV6 (Epoch 2010.0)) (CENTRAL MERIDIAN 81° WEST LONGITUDE).
COORDINATE VALUES ARE TO AN URBAN ACCURACY IN ACCORDANCE WITH SECTION 14 (2) OF O. REG 216/10.

CAUTION

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

DISTANCES ARE ADJUSTED GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY THE AVERAGE COMBINED SCALE FACTOR (CSF = 0.99968293)

BEARING NOTE

BEARINGS HEREON ARE GRID, UTM ZONE 17, (NAD 83-CSRS : CBNV6 (Epoch 2010.0)) DERIVED FROM OBSERVED REFERENCE POINTS (ORPs) USING THE CAN-NET VRS NETWORK AND ARE REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 17 (81° WEST LONGITUDE)

ROTATION NOTE

FOR COMPARISON PURPOSES, THE ASTRONOMIC BEARINGS SHOWN ON P1 HAVE BEEN ROTATED 00°44'45" COUNTER-CLOCKWISE.

Haldimand County Committee of Adjustment



Consent

File Number: PLB-2025-028

Property Roll Number: 2810-153-003-07350-0000

Applicant: Villam Ltd.

Agent: C. Edward McCarthy

Property Location: Oneida Concession 5 and 6, Part Block, Cook Part Block Dennis Part Lots, 58 and 59 Reference Plan 18R4425 Part 29, Known Municipally as 100 Broad Road, Caledonia

For consideration on: April 22, 2025

Summary

The applicant is proposing a surplus farm dwelling severance within the 'Agricultural "(A)" Zone of Haldimand County Zoning By-Law HC 1-2020. The proposed severed lands are to have a frontage of approximately 42.49 metres (139.4 feet) on Broad Road, and an area of 0.80 Hectares (2 acres). The retained lands will have a frontage of approximately 832.3 metres (2,730.6 feet) on Broad Road and 231.5 metres (759.5 feet) of frontage along 4th Line, and an area of 43.23 hectares (106.8 acres).

Recommendation

THAT application PLB-2025-028 be APPROVED, subject to the attached conditions. The application is consistent with the Provincial Planning Statement, 2024 and conforms to the intent and purpose of the Haldimand County Official Plan and Haldimand County Zoning By-law HC 1-2020.

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

Reviewed by: Mark Andrews, M.A., MCIP, RPP, Senior Planner, Planning and Development

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

Details of the Submission:

Proposal:

The applicant is proposing to sever a parcel of land containing a surplus farm dwelling and a large accessory structure. The severed lands will have a frontage of approximately 42.49 metres (139.4 feet) on Broad Road and an area of 0.80 hectares (2 acres), which will contain the existing dwelling and accessory structure. The retained lands, a corner lot, will have frontage of approximately 832.3 metres (2,730.6 feet) on Broad Road and 231.5 metres (759.5 feet) of frontage on 4th Line and an area of 43.23 hectares (106.8 acres), and will continue to be used for agricultural purposes.

Site Features and Land Use:

The subject lands are located in the geographic township of Oneida and fronts onto the east side of Broad Road with frontage on the north side of 4th Line. The proposed surplus farm dwelling lot(i.e., the severed lands) currently contains a residential dwelling and an oversized accessory structure. The retained lands are currently vacant and contains an active agriculture operation. The surrounding land uses are generally agriculture with associated residential uses.

The subject lands are designated “Agriculture” on Schedule “A.1” (Haldimand County North Land Use Plan) in the Haldimand County Official Plan and zoned ‘Agricultural “(A)”’ Zone in accordance with Haldimand County Zoning By-law HC 1-2020.

Existing Intensive Livestock Operations:

Not applicable.

Agency & Public Comments

Haldimand County Building & Municipal Enforcement Services:

The septic bed and septic tank shall meet setbacks set out in 8.2.1.6. of the Ontario Building Code. All building setbacks to proposed property lines shall meet zone provisions of the Agricultural Zone in the Haldimand County Zoning By-law.

Haldimand County Planning & Development Services – Development Technologist:

Entrance permit or proof of entrance is required for the retained parcel.

Haldimand County Emergency Services:

No comments received.

Grand River Conservation Authority:

The GRCA has no objection to the proposed consent application.

Hydro One:

Hydro One’s main concern with application is if the hydro service that currently supplies the house on the property will be affected by the severance (ie. The line feeding the house will now be located within the farmlands once the severance has been completed). The party driving the severance of the property should submit a service request to Hydro One to have the service relocated off the farmland. This is to avoid any future conflicts with the house’s hydro service being located within the farmland. If the existing service line feeding the home is already located within the house properties lot lines after the severance is complete, no action is required.

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 Planning Statement, 2024 (PPS)

The subject lands are located in the prime agricultural area of the County. The PPS discourages lot creation in the prime agricultural area, outside settlement area boundaries. While lot creation in prime agricultural area is discouraged, the PPS does allow surplus farm dwelling severance per section 4.3.3.1(c).

4.3.3.1 Lot creation in prime agricultural areas in prime agricultural areas is discouraged and may only be permitted in accordance with the provincial guidance for:

c. one new residential lot per farm consolidation for a residence surplus to an agricultural operation, provided that:

1. the new lot will be limited to a minimum sized needed to accommodate the use and appropriate sewage and water services; and
2. the planning authority ensures that new dwellings and additional residential units are prohibited on any remnant parcel of farmland created by the severance. The approach used to ensure that no new dwellings or additional residential units are permitted on the remnant parcel may be recommended by the Province, or based on municipal approaches that achieve the same objective.

Planning Comment: The proposed surplus farm dwelling lot will generally meet the size criteria noted below and the retained lands will be rezoned to prohibit any further residential development. This will be included as a condition of consent.

It is Planning staff's opinion that the proposed surplus farm dwelling severance meets this section of the PPS and is consistent with the PPS.

Haldimand County Official Plan (OP)

The subject lands are designated "Agriculture" in the Haldimand County Official Plan (OP).

The OP echoes the PPS and lot creation in the "Agriculture" designation shall be discouraged and may only be permitted in limited circumstances. Section 3.A.1) 10 d) states that a severance may be granted for a habitable farm dwelling of a minimum age of ten years, calculated from the date of occupancy of the dwelling of the dwelling made surplus through farm consolidation where it is part of a farm holding containing two or more habitable dwellings and where each farm is located within the County. No new residential dwelling shall be permitted on the retained lands. To ensure this, a zoning by-law amendment will be required that specifically excludes a dwelling from being permitted on the retained lands. If the title of the retained parcel is merged with the title of an adjacent farm holding, the zoning by-law amendment to restrict a new residential dwelling on the retained lands will not be required. The creation of the surplus farm dwelling lot will be based on the following:

- i) The severance shall generally be 0.4 hectares (0.99 acres) to 0.6 hectares (1.48 acres) in size and shall minimize the amount of agricultural land or productive forest land taken out of production. Consideration of varying the size of the parcel include ensuring farm fields are not fermented, environmental and topographical features are recognized and the location of the surplus farm dwelling in relation to the existing farm building and structures;

Planning Comment: The severed lands are approximately 0.80 hectare (2.0 acres) in size. While the proposed severance is larger than the upper limit provided in the OP, the OP does provide some flexibility as it states that the severance shall "generally" be between 0.4 to 0.6 hectares. It is the opinion of Planning staff that the severance generally meets the intent of the OP.

- ii) No severance shall be granted unless the proposed lot can be serviced by an on-site sanitary sewage system designed and installed as per the Ontario Building Code;

Planning Comment: The severed lands will be serviced by the existing cistern and septic system. A septic evaluation will be required as condition of consent to ensure that the existing services meet applicable Ontario Building Code requirements.

- iii) No severance shall be granted unless it is shown that it will not adversely affect the operation or viability of the farm operation on the remaining lands;

Planning Comment: The retained lands will contain an area of 43.23 hectares (106.8 acres), which is sufficient for a viable farming operation. A condition will be placed on the retained lands to maintain frontage and access onto a municipal road.

- iv) Severances that do not meet the Minimum Separation Distance formulae, as amended, shall not be permitted;

Planning Comment: There is no livestock operation on the subject lands. Therefore the MDS formulae does not apply.

- v) Severances shall not be permitted within 300 metres from licensed pits and 500 metres from licensed quarries and must be well removed from waste disposal sites and other potential land use conflicts;

Planning Comment: The severed lands are not located within 300 metres of licensed pits or 500 metres of licensed quarries.

- vi) The lot created by severance shall be located with safe and direct access to a permanently maintained public road; and

Planning Comment: The severed and retained lands will maintain frontage on an existing public road (Broad Road and 4th Line).

- vii) Potential impacts on natural environment areas and/or cultural resources shall be assessed and addressed, where necessary.

Planning Comment: The proposed application is not anticipated to have an adverse or negative impact on the surrounding natural or cultural resources

It is Planning staff's opinion that the application conforms to the OP.

Haldimand County Zoning By-law HC 1-2020

The subject lands are zoned 'Agricultural "(A)" Zone in the Haldimand County Zoning By-law HC 1-2020. The "(A)" Zone permits agricultural uses, a single family dwelling, and residential accessory buildings. The Zoning By-law automatically rezones the severed lands and retained lands when the Committee of Adjustment approves surplus farm dwelling lots that are between 0.4 hectares (0.99 acres) to 0.6 hectares (1.48 acres) in size. Given that the severed lands are 0.80 (2.0 acres) in size, the severed lands and retained lands would not qualify for the automatic rezoning process, which prohibits new residential and residential related uses on the retained lands. Accordingly, a Zoning By-

law Amendment application will be included as a condition of consent, if approved, to prohibit future residential uses on the retained lands.

The “(A)” Zone requires a minimum lot size of 1,855 square metres (0.19 hectares) and a minimum lot frontage of 30 metres (98.43 feet). The severed lands will contain a lot area of approximately 8,000 square metres (0.80 hectares) with frontage of 42.49 metres (139 feet), which complies with the ‘Agriculture “(A)”’ Zone provisions in the Zoning By-law.

The General Provisions, specification Section 4.2 of the Zoning By-law permit a maximum accessory structure coverage of 200.0 square metres (2,152.8 square feet). The existing accessory structure is 297 square metres (3,197 square feet), which requires relief of 97 square metres (1,044 square feet).

A concurrent Zoning By-law amendment application has been submitted to prohibit future residential and residential-related uses on the retained lands in accordance with Provincial and County policies and to address the relief required due to the size of the existing accessory structure. A condition will be included with this consent application requiring approval of the Zoning By-law Amendment application.

It is Planning staff’s opinion that the subject application conforms to and maintains the intent of the Zoning By-law.

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 March 13, 2025.

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
2. Location Map
3. Detail Map
4. Owners 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. That a septic evaluation for severed parcel 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.
4. 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.
5. Receipt of confirmation that an easement or the relocation of existing hydro lines, at the applicant's expense, has been completed. Contact Hydro One at 519-426-4446 Ext 2259 or 1-866-557-9551 , for further information.
6. Receipt of a letter from the Roads Operations Division indicating that they will issue an entrance permit for the retained lands. 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.
7. Receipt of a copy of the registered reference plan of the severed parcel, with a frontage of 42.49 metres (139.4 feet), and an area of 0.80 hectare (1.98 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

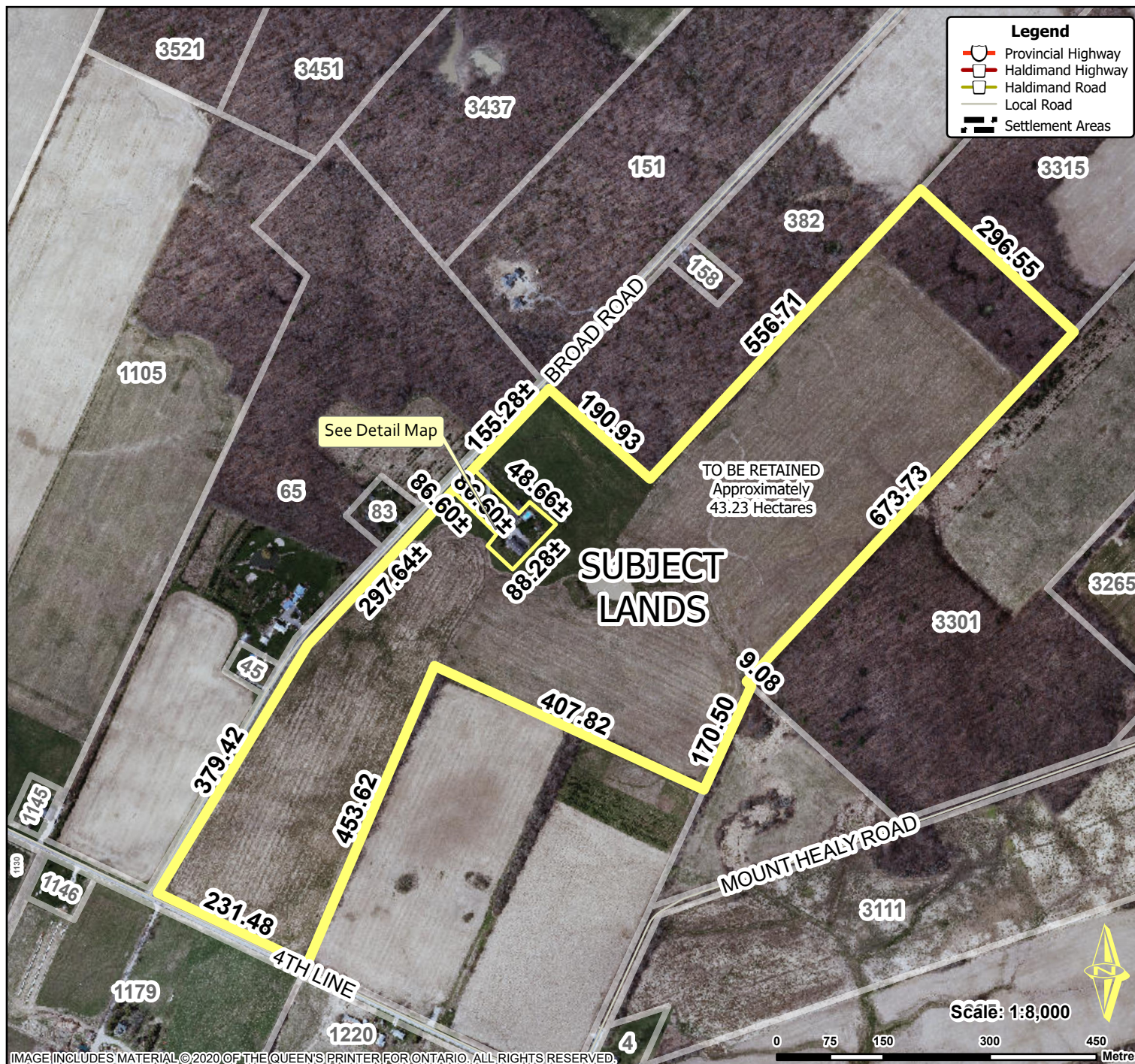
8. That the above conditions must be fulfilled and the Document for conveyance be presented for stamping/issuance of the certificate on or before April 22nd, 2027, after which time this consent will lapse.

File No. PLB-2025-028

Assessment Roll No. 2810.153.003.07350.0000

Location Map FILE #PLB-2025-028 APPLICANT: Bibija

PLB-2025-028, Attachment 2

Location:

100 BROAD RD
GEOGRAPHIC TOWNSHIP OF ONEIDA
WARD 4

Legal Description:

ONEIDA CON 5 AND 6 PT BLK COOK PT BLK
DENNIS PT LOTS 58 AND 59
RP 18R4425 PART 29

Property Assessment Number:

2810 153 003 07350 0000

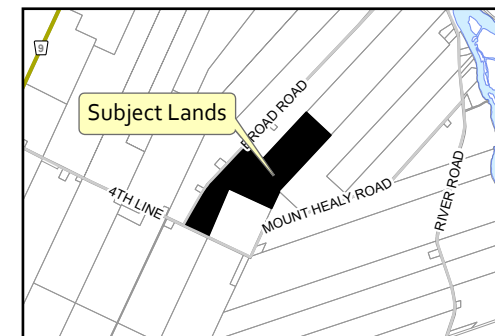
Size:

44.03 Hectares (108.80 Acres)

Zoning:

A (Agriculture), HCOP Natural Environment
Wetland Area, GRCA Regulated Lands,
HCOP Riverine Hazard 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.



Detail Map FILE #PLB-2025-028 APPLICANT: Bibija

PLB-2025-028, Attachment 3

Location:

**100 BROAD RD
GEOGRAPHIC TOWNSHIP OF ONEIDA
WARD 4**

Legal Description:

**ONEIDA CON 5 AND 6 PT BLK COOK PT BLK
DENNIS PT LOTS 58 AND 59
RP 18R4425 PART 29**

Property Assessment Number:

2810 153 003 07350 0000

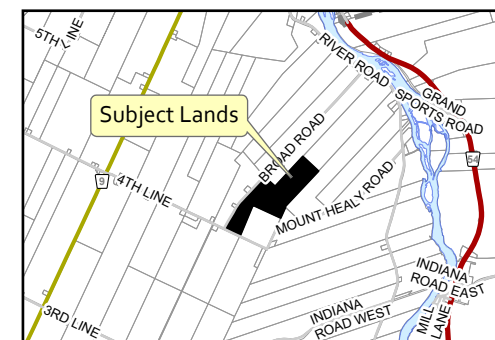
Size:

44.03 Hectares (108.80 Acres)

Zoning:

**A (Agriculture), HCOP Natural Environment
Wetland Area, GRCA Regulated Lands,
HCOP Riverine Hazard Lands**

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Owner's Sketch FILE #PLB-2025-028 APPLICANT: Bilbija

PLB-2025-028, Attachment 4

