



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

- 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

- F. Hearings Re: Consents

- 1. PLB-2025-106 Deborah Bigelow, Catherine Bigelow

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**

- 2. PLB-2025-107 1300202 Ontario Ltd

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**

G. Hearings Re: Minor Variances

1. PLA-2025-065 Matt Reynolds, Luann Reynolds

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**

2. PLA-2025-090 Chris Fraser

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**

3. PLA-SGN-2025-103 Grand Erie District School Board, Brand Haldimand Norfolk Catholic District School Board

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**

4. PLA-2025-101 Jim Groeneveld, Martzen Groeneveld

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

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

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