
Haldimand County Committee of Adjustment



Minor Variance

File Number: PLA-2024-215

Property Roll Number: 2180-023-001-06200-0000

Applicant: Neil Covlin

Agent: No Agent

Property Location: 336 Diltz Road, Legally Described as Plan 3339 Moulton Concession 1 C Part Lot 5

For consideration on: December 17, 2024

MEMORANDUM

Committee of Adjustment Chair and Members,

The Committee of Adjustment first heard Minor Variance application PLA-2024-215 on November 12, 2024. The purpose of this application is to permit a larger residential accessory building on the subject lands than is permitted in the “Agricultural (A)” Zone of the Haldimand County Zoning By-law HC 1-2020. Planning staff recommended approval of this application subject to two conditions because it meets the four test of a minor variance. The Committee deferred this application due to failure to post the public notice sign within the legislated timeline required by the *Planning Act*. An updated public notice sign was posted on the subject lands on November 26, 2024 in accordance with the timeline required by the *Planning Act*. As the sign has now been posted appropriately, Planning staff recommend that this application be approved subject to the following conditions:

- 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 grading plans must be prepared/stamped/signed by a qualified Professional Engineer as per Haldimand County Design Criteria. Contact the Development Technologist at 905-318-5932, ext. 6253 for further clarification regarding required extent/limits. Please allow approximately six (6) to eight (8) weeks for completion of this process.
- 2) That the applicant enter into an agreement with Haldimand County regarding the required partial 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.
- 3) That all existing accessory structures be removed to the satisfaction of the Building & Municipal Enforcement Division through the building permit process, as they have not been included in the minor variance approval for accessory building area.

The staff report from November 12, 2024 is attached to this memo.

Attachments:

1. Deferred Report Package