

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