

---

# 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