

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