



**THE CORPORATION OF
HALDIMAND COUNTY**

Committee of Adjustment Minutes

Date: Tuesday, June 24, 2025
Time: 9:00 A.M.
Location: Haldimand County Administration Building - Council Chambers

Members Present P. Brown, Chair
C. Bowman, Member
P. Fleck, Member
P. Makey, Member
D. Ricker, Member
B. Snyder, Member
B. Wagter, Member

Staff Present J. Cleaver, Secretary Treasurer, Committee of Adjustment
C. Tang, Planner, Planning and Development
K. Wheatley, Acting Supervisor, Planning and Development
M. Andrews, Senior Planner, Planning and Development
R. Michtics, Student Planner, Planning and Development

B. Land Acknowledgement

Member Makey read the Land Acknowledgement.

A. Call to Order

Chair Brown called the meeting to order at 9:00 a.m.

C. Roll Call

All members of the Committee were present.

D. Disclosures of Pecuniary Interest

None.

E. Approval of Previous Committee of Adjustment Meeting Minutes

1. Committee of Adjustment Minutes - May 27th, 2025

Minutes be approved subject to minor changes.

Moved By: B. Wagter, Member

Seconded By: P. Fleck, Member

That the minutes of the May Committee of Adjustment meeting be approved subject to minor changes noted at hearing.

APPROVED

F. Hearings Re: Consents

1. PLB-2025-058 & PLB-2025-059 Wes Pauls, Bravaya Inc

Mack Farent (Planner/Agent) present, Matt Lakenburg (Neighbour) present

Mr. Lakenburg expressed concern that the proposal is excessive and unnecessary for the neighbourhood.

Member Fleck asked what type of homes are being proposed.

Agent responded that it will be two semi-detached dwellings.

Member Fleck asked why four lots are needed.

Agent explained that each semi-detached dwelling will contain two units, and each unit will be severed into an individual lot for independent ownership.

C.Tang clarified that the proposal is for two semi-detached dwellings, and each will be split along the common wall to create four separate lots.

Member Fleck expressed concern over the small lot sizes and whether the proposal is appropriate.

M. Andrews noted that the minor variances for this project have already been approved. Typically, foundations would be built first, but the applicant followed a different sequence.

Member Makey asked whether each unit will have one driveway parking space and one garage parking space.

Planner confirmed that is correct.

Member Makey raised concerns regarding visitors or additional residents.

Agent responded that the application meets the parking requirements of the Zoning By-law.

Moved By: B. Snyder (Member)

Seconded By: B. Wagter (Member)

That applications PLB-2025-058 & PLB-2025-059 be APPROVED, subject to the attached conditions. The applications are consistent with the Provincial Planning Statement, 2024, and conform to the Haldimand County Official Plan and Zoning By-law HC 1-2020.

Member Fleck refused application.

APPROVED

2. PLB-2025-091, PLB-2025-092, PLB-2025-093 Chuck Hogeterp

Matthew LeBlanc (Planner/Agent) present, Brenda Desharm (Neighbour) present, Ray Desharm (Neighbour) present

Agent No comments or concerns.

B. Desharm stated she is not opposed to the severance but is concerned with the proposed townhouses, especially the size, height, and parking availability.

R. Desharm raised concerns about the lot width, and potential drainage issues due to a rear catch basin, and the lack of parking.

Chair Brown asked if there is a drainage plan required.

M. Andrews confirmed there will be lot grading and a development agreement.

Agent stated that planning staff have recommended the ZBA/OPA, and that the lot width and parking are compliant with the zoning regulations.

B. Desharm asked for confirmation on the proposed building height.

Agent replied that height has not been finalized but will be addressed at Council.
M. Andrews added that the height must remain within 11 meters; anything exceeding that would require a minor variance.

Agneta confirmed the intent is to stay within that height.

Member Makey asked what the minimum lot frontage is.

C. Tang responded that the minimum lot frontage is 5.5 meters, or 6.0 meters if parking is provided.

Member Makey addressed the neighbour and noted that converting from commercial to residential will reduce traffic.

Member Fleck agreed the width is a concern and asked whether the buildings could be moved further back to be more in line with neighbouring properties.

Agent replied that the current proposal complies with the R4 Zone, but they are open to exploring changes with the applicant.

Moved By: P. Makey (Member)

Seconded By: B. Wagter (Member)

That applications PLB-2025-091, PLB-2025-092 & PLB-2025-093 be APPROVED, subject to the attached conditions. The applications are consistent with the Provincial Planning Statement, 2024, and conform to the Haldimand County Official Plan and Zoning By-law HC 1-2020.

Member Fleck refused application.

APPROVED

G. Hearings Re: Minor Variances

1. PLA-2025-054 - Kyle and Brittney Tiersma

Kyle Tiersma (Applicant) present

No comments from the applicant.

Moved By: D. Ricker (Member)

Seconded By: B. Wagter (Member)

That application PLA-2025-054 be APPROVED. The application meets the four tests of a minor variance.

APPROVED

2. PLA-2025-067 - Bradley Parish

Brad Parish (Applicant) present

No comments from the applicant.

Moved By: P. Fleck (Member)

Seconded By: C. Bowman (Member)

That application PLA-2025-067 be APPROVED, subject to the attached conditions. The application meets the four tests of a minor variance.

APPROVED

3. PLA-2025-075 Debra Nesbitt, Andy Nesbitt

Andy Nesbitt (Applicant) present

No comments from the applicant

Moved By: B. Wagter (Member)

Seconded By: B. Snyder (Member)

That application PLA-2025-075 be APPROVED. The application meets the four tests of a minor variance.

APPROVED

4. PLA-2025-086 - Sherry Galbraith

Moved By: B. Snyder, Member

Seconded By: P. Makey, Member

Sherri Galbraith (applicant) present

Committee members address the fact that the sign was not posted in accordance with the Planning Act, and defer the application.

THAT application PLA-2025-086 be DEFERRED, because the public sign was not posted in accordance with the Planning Act requirements.

DEFERRED

H. Hearings Re: Previously Deferred Matters

No previously Deferred Matters.

I. Other Business

No other business.

J. Adjournment

Moved By: P. Fleck, Member

Seconded By: B. Snyder, Member

THAT this meeting is now adjourned at 9:45 am.

APPROVED

Chair

Secretary-Treasurer