
Haldimand County Committee of Adjustment

Memorandum



Title: PLB-2025-028

Property Roll Number: 2810-153-003-07350-0000

Applicant: Villam Ltd.

Agent: C. Edward McCarthy

Property Location: Oneida Concession 5 and 6, Part Block, Cook Part Block Dennis Part Lots, 58 and 59 Reference Plan 18R4425 Part 29, Known Municipally as 100 Broad Road, Caledonia

Previously Deferred from the Committee of Adjustment meeting on: April 22, 2025 And resubmitted for consideration on July 22, 2025

Summary

The applicant proposes a change of conditions to allow for an easement for Hydro One to accommodate an underground hydro line to allow hydro services to the severed lands over the retained lands.

1. The change of condition shall read "That the applicant add an easement that will satisfy Hydro Ones needs to accommodate the underground hydro line to provide hydro to the severed lands over the retained lands. Receipt of a copy of the registered reference plan of the easement. Also, **prior to the signing of the certificate**, an electronic version of the reference plan in AutoCAD.dwg in format shown below, indicating the consent file number and name of the applicant, must be emailed to jcleaver@haldimandcounty.on.ca and gis@haldimandcounty.on.ca. **The draft plan must be approved by the Secretary-Treasurer prior to depositing to the Land Registry Office.**

The AutoCad drawings need to be georeferenced for the following Coordinate System: The AutoCad drawings need to be georeferenced for the following Coordinate System:

Projected Coordinate System: NAD_1983_UTM_Zone_17N
Projection: Transverse_Mercator
False_Easting: 500000.00000000
False_Northing: 0.00000000
Central_Meridian: -81.00000000
Scale_Factor: 0.99960000
Latitude_Of_Origin: 0.00000000
Linear Unit: Meter
Geographic Coordinate System: GCS_North_American_1983
Datum: D_North_American_1983
Prime Meridian: Greenwich
Angular Unit: Degree"

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 Development Engineering & GIS, Planning and Development

Background:

The Committee of Adjustment first heard application PLB-2025-028 on April 22, 2025 where the application was approved in line with the recommendations from staff. Since the conditional approval, the applicant has reached out to Hydro One regarding clearance of condition 5. Hydro One has indicated that an easement is required to accommodate an underground hydro line for the purpose of providing Hydro services to the severed lands over the retained lands. The proposed easement will not have an impact on the nature of the planning analysis previously presented by planning staff. Attached is the reference plan that added the easement to satisfy the requirement from Hydro One.

Planning staff are recommending APPROVAL of the change of condition. Should the Committee approve the change of condition, the revised reference plan that included an additional easement will satisfy the requirements of Hydro One and will satisfy condition 5, and all other conditions will remain unchanged. Should the committee not approve the change, all existing conditions will remain and the application will lapse as the proponents are unable to clear condition 5.

Attachments:

PLB-2025-028 Updated Easement

PLB-2025-028 Report Package