



THE CORPORATION OF HALDIMAND COUNTY  
Committee of Adjustment Hearing Agenda

**Date:** Tuesday, December 17, 2024  
**Time:** 9:00 A.M.  
**Location:** Haldimand County Administration Building - Council Chambers

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A. Call to Order

B. Land Acknowledgement

C. Roll Call

D. Disclosures of Pecuniary Interest

E. Approval of Previous Committee of Adjustment Meeting Minutes

1. Committee of Adjustment Minutes - November 12th, 2024  
THAT the minutes of November 12th, 2024 be approved.

F. Hearings Re: Consents

1. PLB-2024-019 - Henry Westerveld

The applicant proposes a boundary adjustment to add 0.8 hectares (1.98 acres) of land from 802 Diltz Road to 782 Diltz Road. **MOULTON CON 1 FC PT LOT 14 RP 18R6431 PART 1.**

2. PLB-2024-199 - Kevin and Angela DeBoer

The applicant proposes to sever a parcel of land for a surplus farm dwelling. **765 2nd Line, Hagersville Legally Described as OND CON 3 PT LOT 21 AND RP 18R6044 PART 3.**

3. PLB-2024-213 - Elizabeth Reu

The applicant proposes a boundary adjustment to add 0.28 hectares (0.69 acres) of land from 4066 Highway 6 to 4072 Highway 6. **4066 Highway 6, Legally Described as OND RANGE EPR PT LOT 27**

4. PLB-2024-244 - Clarke Poultry Farms

The applicant proposes to sever a parcel of land containing a surplus farm dwelling. **394 4TH Line, Caledonia Legally Described as OND CON 4 PT LOT 14.**

5. PLB-2024-239 - Harold Kelly

The applicant proposes to sever a parcel of land containing a surplus farm dwelling. **398 Diltz Road, Legally Described as MOULTON CON 1 CANBOROUGH PT LOT 6 RP 18R6738 PARTS 1 AND 2**

6. PLB-2024-209 - Glen Tilstra

The applicant proposes to sever a parcel of land containing a surplus farm dwelling. **389 Lane Road, Dunnville, Legally Described as CAN CON 2 PT LOT 12.**

**G. Hearings Re: Minor Variances**

1. PLA-2024-211 - Thomas Vis

The applicant requests relief from the maximum building height and building area permitted in the "Agriculture (A)" Zone of the Haldimand County Zoning By-law HC 1-2020 to permit a taller and larger residential accessory building on the subject lands. **716 Hutchinson Road, Legally Described as Moulton Concession 3 LE Part Lots 6 to 8.**

2. PLA-2024-215 - Neil Covlin

The applicant requests relief from the maximum building area permitted in the "Agricultural Zone (A)" of the Haldimand County Zoning By-Law HC 1-2020 to permit a larger residential accessory building on the subject lands. **336 Diltz Road, Legally Described as Plan 3339 Moulton Concession 1 C Part Lot 5.**

3. PLA-2024-235 - Patrick and Pam Hague

The applicant requests relief from the maximum building height and building area permitted in the "Agriculture (A)" Zone of the Haldimand County Zoning By-law HC 1-2020 to permit a taller and larger residential accessory building area on the subject lands. **349 Haldimand Road 17, Legally Described as CAN TRACT DOCHSTADER PT LOT 8 RP 18R1827 PARTS 1 TO 3.**

4. PLA-2024-240 - Trevor and Cynthia McPherson

The applicant is requesting relief from the maximum accessory building size within the "Hamlet Residential (RH)" Zone of the Haldimand County Zoning By-Law HC 1-2020 to permit an oversized residential accessory structure (detached garage) on the subject lands that exceeds the maximum size permitted in the zone. **No municipal address, Legally Described as North Cayuga Con 1 NTR Pt Lot 42 RP 18R8069 Part 1.**

**H. Hearings Re: Previously Deferred Matters**

**I. Other Business**

1. Committee of Adjustment Hearing Schedule - 2025  
Committee of Adjustment Hearing Schedule for 2025.

**J. Adjournment**