



THE CORPORATION OF HALDIMAND COUNTY

Committee of Adjustment Hearing Agenda

Date: Tuesday, November 25, 2025
Time: 9:00 A.M.
Location: Haldimand County Administration Building - Council Chambers

Pages

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 - October 21st, 2025	1
F. Hearings Re: Consents	
1. PLB-2025-170 Grand Erie District School Board	10
The applicant proposes to sever approximately 7,200 sq. m (1.78 acres) with 155.4 m (509.8 ft) of frontage from the subject lands to allow the Ontario Provincial Police to operate independently from the Grand Erie District School Board. An easement is also proposed to provide the severed lands continued access to the existing parking lot. The subject lands are zoned Community Institutional (IC) under Haldimand County Zoning By-law HC 1-2020.	
2. PLB-2025-180 Natalia and Andrei Jakhimets, Svetlana Oliynyk, Vladimir Jakhimets	18
The applicant proposes to sever 24 Renfrew Street to create two parcels for the semi-detached dwelling currently under construction. "Part 1" will have a frontage of 12.62 m (41.40 ft) and an area of 313.26 m ² (0.077 ac), while "Part 2" will have a frontage of 18.20 m (59.71 ft) and an area of 265.48 m ² (0.066 ac). The subject lands are zoned Urban Residential Type 3 (R3) in the Haldimand County Zoning By-law HC 1-2020.	

G. Hearings Re: Minor Variances

1. PLA-2025-162 Brad and Amelia Patterson 27

Relief is requested for the exterior side yard, rear yard, and the accessory building size from the development standards of the Residential Type 1-A (R1-A) Zone of the Haldimand County Zoning By Law HC 1-2020. Applicant is requesting an exterior side yard of 2.08 meters, a rear yard of 0.2 meters and for the overall area of the accessory buildings to be 108 meters squared where 75 meters squared is the maximum permitted.

2. PLA-2025-145 Beckley Beach Cottage Cooperation 34

Relief is requested to allow relief from the height development standards to build a garage on the subject property. The relief requested is 1.66 meters, allowing the garage to be 8.16 meters where 6.5 meters is the maximum permitted in the Agriculture Zone (A) of the Haldimand County Zoning By-Law HC 1-2020.

3. PLA-2025-183 Jim and Sandra White 41

Relief is requested from the rear yard setback to allow an unheated sunroom on the existing deck footprint with a rear yard setback of 4 meters where 9 meters is required within the Agriculture (A) Zone of the Haldimand County Zoning By-Law HC 1-2020.

H. Hearings Re: Previously Deferred Matters

I. Other Business

J. Adjournment



THE CORPORATION OF HALDIMAND COUNTY

Committee of Adjustment Minutes

Date: Tuesday, October 21st, 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. Wagter, Member

Staff Present J. Cleaver, Secretary Treasurer, Committee of Adjustment
 C. Tang, Planner
 N. Stoop, Supervisor, Planning and Development

A. Call to Order

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

B. Land Acknowledgement

Member Makey read the Land Acknowledgement.

C. Roll Call

Member Snyder not present.

D. Disclosures of Pecuniary Interest

None.

E. Approval of Previous Committee of Adjustment Meeting Minutes

1. Committee of Adjustment Minutes – September 23rd, 2025

Moved By: P.Fleck, Member

Seconded By: B.Wagter, Member

That the minutes of the September Committee of Adjustment meeting be approved as circulated.

APPROVED

F. Hearings Re: Consents

1. PLB-2025-026 Kevin and Angela Deboer

Ibrahim Bengizi (Agent) Present

Agent: No comments. This consent application was previously reviewed, and changes have since been made to address earlier concerns.

Member Makey: Last time we had issues regarding rights to the gas well. Has that been resolved?

Agent: Yes.

Member Makey: The proposed lot size is very large at 6.6 acres. Are we shifting from past practices?

Planner Tang: Each application is reviewed case-by-case. The area includes scrub land that cannot be farmed. The proposed size corrects the shape of the surplus farm dwelling lot and avoids creating a lollipop configuration.

Member Ricker: Concerned with the direction this is taking. The lot size is far from the recommended standard. Will not be supporting approval.

Member Wagter: In favour.

Outcome: Application refused due to oversized lot, inconsistent with planning policy direction.

Moved By: P. Fleck, Member

Seconded By: D. Ricker, Member

THAT application **PLB-2025-026** be **Deferred**, to allow the applicant to reduce the proposed lot size to be standard regulations.

DEFERRED

2. PLB-2025-100 Thomsons Farm Ltd

Kim Hessels (Agent) Present, Andrais Thompson (Applicant), Present

No comments or concerns.

Moved By: D. Ricker, Member

Seconded By: P. Makey, Member

THAT application **PLB-2025-100** be **Approved**, subject to the attached conditions. The application **is consistent** with the Provincial Planning Statement, 2024 and **conforms** to the intent of the Haldimand County Official Plan and Haldimand County Zoning By-law HC 1-2020.

APPROVED

3. PLB-2025-151 Brian & Catherine Cooper

Brian & Catherine Cooper (Applicant), Present

Applicant: No comments.

Member Makey (via Chair): Asked staff about the septic-evaluation condition.

Chris Tang: Provided explanation.

Neil Stoop: Explained in detail, confirming the septic must remain on the retained lands and not service the severed parcel.

Member Ricker: Asked if a lesser requirement than a full septic evaluation could be requested.

Neil Stoop: Confirmed the condition can be amended to require a site plan showing the septic location instead of a full evaluation.

Moved By: D.Ricker, Member

Seconded By: P. Makey, Member

THAT application **PLB-2025-151** be **Approved with amendment to condition 4** , subject to the attached conditions . The application is **consistent** with the Provincial Planning Statement, 2024 and **conforms** to the intent of the Haldimand County Official Plan and Haldimand County Zoning By-law HC 1-2020.

APPROVED

4. PLB-2025-155 David and Alida Eigenbrood

Yvonne VanBentham (Agent), Present

Agent: No comments.

Member Fleck: Raised concern about allowing two single detached dwellings on an R1-A lot and asked whether zoning should change to R1-B.

Neil Stoop: After consent, the lot would meet all R1-A requirements except frontage. This is consistent with other lots in the County.

Member Fleck: Asked if there are other criteria differentiating R1-A, R1-B, and R1-C.

Neil Stoop: Main differences are lot area and frontage. The area meets R1-A; only frontage does not.

Member Fleck: Questioned why the application is submitted as R1-A instead of R1-B.

Neil Stoop: A zoning amendment would require more time and higher cost.

Member Makey: Asked about the likelihood of drainage re-apportionment and MTO highway access approval.

Neil Stoop: Drainage concerns are minimal. MTO approval is unpredictable, but given the location, refusal is unlikely.

Member Fleck: Noted MTO is already denying access for another property; questioned why this one would be different.

Neil Stoop: Explained that Hwy 3 and Hwy 6 intersections complicate certain accesses, but this location is less constrained.

Agent: Stated she has received verbal approval from MTO.

Moved By: B. Wagter, Member

Seconded By: C. Bowman, Member

THAT application **PLB-2025-155** be **Approved**, subject to the attached conditions. The application **is consistent** with the Provincial Planning Statement, 2024 and **conforms** to the intent of the Haldimand County Official Plan and Haldimand County Zoning By-law HC 1-2020.

APPROVED

5. PLB-2025-159 Timothy Michael Montague and Nicole Mariene Montague

Steven Bubb (Agent), Present

Agent: No comments.

Member Fleck: Asked the applicant when the project will begin.

Applicant: Work is planned to start May 22, with construction beginning next month.

Moved By: P. Fleck, Member

Seconded By: P. Makey, Member

THAT application **PLB-2025-159** be **Approved**, subject to the attached conditions. The application **is consistent** with the Provincial Planning

Statement, 2024 and **conforms** to the intent of the Haldimand County Official Plan and Haldimand County Zoning By-law HC 1-2020.

APPROVED

6. PLB-2025-161 Kevin and Andrew Veurink

Ibrahim Bengizi (Agent) Present

Agent: Confirmed he is agreeable to removing the building and noted the client has already been in discussions with Hydro One.

Member Ricker: Asked for clarification.

McCarthy: Reiterated that the buildings are to be removed.

Moved By: D. Ricker, Member

Seconded By: P. Fleck, Member

THAT application **PLB-2025-161** be **Approved**, subject to the attached conditions. The application **is consistent** with the Provincial Planning Statement, 2024 and **conforms** to the intent of the Haldimand County Official Plan and Haldimand County Zoning By-law HC 1-2020.

APPROVED

7. PLB-2025-164 Stan, Shelly, Jon and Marion Vandembos

Jon Vanderboss (Applicant), Present

No comments or concerns.

Moved By: D. Ricker, Member

Seconded By: C. Bowman, Member

THAT application **PLB-2025-133** be **DEFERRED**, to allow the proponent to submit a revised proposal.

DEFERRED

8. PLB-2025-133 Trevor Vokes

No comments or concerns.

THAT application **PLB-2025-133** be **APPROVED**. , subject to the attached conditions. The application is consistent with the Provincial Planning Statement, 2024 and conforms to the intent of the Haldimand County Official Plan and Haldimand County Zoning By-law HC 1-2020.

APPROVED

G. Hearings Re: Minor Variances

1. PLA-2025-154 David and Alida Eigenbrood

Yvonne VanBenthem (Agent) Present

No comments or concerns.

THAT application PLA-2025-154 be **APPROVED**. The application meets the four tests of a minor variance.

APPROVED

2. PLA-2025-156 1206085 Ontario Ltd.

Kim Hessels (Agent) Present

Agent: No comments; clarified that the application involves a legal non-conforming use.

Neil Stoop: Confirmed this is an expansion of a legal non-conforming use.

Member Ricker: Asked if the use eventually needs to become conforming.

Neil Stoop: No; it is effectively grandfathered.

Member Bowman: Asked Chris Tang whether conditions are normally applied to Minor Variances.

Chris Tang: Conditions can be applied, but it is not common.

THAT application PLA-2025-156 be **APPROVED**. The application meets the requirements and intents of Section 45(2) of the Planning Act and is considered appropriate and compatible expansion of a legal non-conforming use.

APPROVED

3. PLA-2025-165 Tayyiban Cooperative Ltd.

Kim Hessels (Agent) Present

Agent: Application is to allow an expansion of an existing legal non-conforming use.

Member Ricker: Asked about fireproofing and how it will be ensured.

Agent: Fireproofing will be addressed and approved through the building permit process before permits are issued.

THAT application PLA-2025-165 be **APPROVED**. The application meets the four tests of a minor variance.

APPROVED

J. Adjournment

Moved By: D. Ricker, Member

Seconded By: B.Wagter, Member

THAT this meeting is now adjourned at 10:00am.

APPROVED

Chair

Secretary-Treasurer

Haldimand County Committee of Adjustment

Consent



Title: PLB-2025-170

Property Roll Number: 2810-155-003-14010-0000

Applicant: Grand Erie District School Board

Agent: A.J Clarke and Associates c/o Franz Kloibhofer

Legal Description: North Cayuga Concession 1 NTR Part Lot 31, Known municipally as: 70 Highway 54, Cayuga

For consideration on: November 25, 2025

Summary

The applicant proposes to sever approximately 7,200 sq. m (1.78 acres) with 155.4 m (509.8 ft) of frontage from the subject lands to allow the Ontario Provincial Police to operate independently from the Grand Erie District School Board. An easement is also proposed to provide the severed lands continued access to the existing parking lot. The subject lands are zoned Community Institutional (IC) under Haldimand County Zoning By-law HC 1-2020.

Recommendation

THAT application **PLB-2025-170** be **APPROVED**, subject to the attached conditions. The application is **consistent** with the Provincial Planning Statement, 2024 and **conforms** to the intent of the Haldimand County Official Plan and Haldimand County Zoning By-law HC 1-2020.

Prepared by: Chris Tang, MCIP, RPP, Planner, Planning and Development

Reviewed by: Neil Stoop, MCIP, RPP, Supervisor, Planning and Development

Details of the Submission:

Proposal:

The proposal includes consent to sever approximately 7,200 sq. m (1.78 acres) from the Grand Erie District School Board property, along with establishing an easement over the retained lands to provide the severed lands with access to the existing parking lot. The purpose of the severance is to allow the Ontario Provincial Police to operate independently from the Grand Erie District School Board. No physical changes are proposed to either the severed or retained lands as part of this application; the intent is solely to separate the OPP portion from the School Board. The subject lands are zoned Community Institutional (IC) in the Haldimand County Zoning By-law HC 1-2020.

Site Features and Land Use:

The subject lands are located just outside the urban boundary of Cayuga, within the former Township of North Cayuga. The lands currently contain an Ontario Provincial Police (OPP) building and Cayuga Secondary School. The property has frontage along the east side of Haldimand Road 54 and is designated “Major Institutional” in the Haldimand County Official Plan and zoned “Community Institutional (IC)” under the Haldimand County Zoning By-law HC 1-2020.

Existing Intensive Livestock Operations:

Not applicable.

Planning Analysis

Provincial Planning Statement, 2024 (PPS)

The severed and retained lands are located outside the existing settlement area boundary and are not designated or zoned for agricultural use. As such, the lands are considered rural lands under the Provincial Planning Statement (PPS). Rural lands are defined as areas situated outside of settlement areas and prime agricultural areas.

The PPS permits development, including lot creation, on rural lands where site conditions are suitable for the provision of appropriate sewage and water services. Based on a review of the application and applicable policy, it is the opinion of Planning staff that the proposed severance is consistent with the Provincial Policy Statement.

Haldimand County Official Plan (OP)

The subject lands are designated “Major Institutional” in the Haldimand County Official Plan (OP). Section 7.A.4 of the OP outlines the permitted uses within this designation. Specifically, Section 7.A.4(a) states that permitted uses within the “Major Institutional” designation include hospitals, clinics and treatment facilities, secondary schools, post-secondary educational facilities, government offices, places of worship with a site area greater than 1 hectare, government-operated institutions, and other similar uses, subject to the policies of Section 7.A.5 (Major Institutional Designation – Land Use Policies).

Planning Staff Comments: The proposed retained and severed lands will contain Cayuga Secondary School and the Ontario Provincial Police (OPP) building, respectively. The “Major Institutional” designation permits both a secondary school and a government office, such as an OPP facility. Therefore, the proposed uses of the retained and severed lands are considered to conform to and maintain the general intent and purpose of the Haldimand County Official Plan (OP).

Section 8.G.10 of the OP sets out the general criteria for consents, which new lot creation by consent shall be guided by the following:

- a) The size of any parcel of land created by consent should be appropriate for the use proposed and the intent and purpose of the Official Plan and Zoning By-law are maintained;

Planning Staff Comments: The proposed retained and severed lots are expected to meet the minimum lot area requirements of the “Community Institutional (IC)” Zone, as set out in the Haldimand County Zoning By-law. The proposed uses are appropriate for both the retained and severed parcels.

- b) The creation of new lots for development shall only be granted in accordance with the relevant servicing policies contained in this Plan;

Planning Staff Comments: The proponent has agreed that both the Cayuga Secondary School and the OPP building will be connected to municipal services. A condition of consent will be included to ensure that all applicable servicing policies are met.

- c) The proposed severed and retained land fronts on an existing public road that is of a reasonable standard of construction and access would not create traffic hazard because of limited sight lines on curves or grades. Direct access from Provincial highways or arterial roads should be restricted where possible and residential lots should, where possible, have access only from collector or local roads; and

Planning Staff Comments: The retained and severed lands will front onto the existing public road, Haldimand Road 54, and have sufficient frontage to provide appropriate access.

- d) Not more than 5 lots are being created.

Planning Staff Comments: Only one (1) lot is being created.

Haldimand County Zoning By-law HC 1-2020

The retained and severed lands are zoned “Community Institutional (IC)” Zone in accordance with the Haldimand County Zoning By-law HC 1-2020, where both the secondary school and the OPP building are permitted uses. The “IC” Zone requires a minimum lot area of 1,855 sq. m. (19,967 sq. ft.) without municipal servicing and 450 sq. m. (4,844 sq. ft.) with municipal servicing; and requires a minimum lot frontage of 30 m (98.4 ft.) without municipal services and 15 m (49.2 ft.) with municipal services.

Both the retained and severed lots are expected to connect to existing municipal water and sanitary services following the consent application as agreed by the proponent. The retained lot will have an approximate lot area of 7,200 sq. m. (1.78 acres) with a frontage of 155.4 m (509.8 ft.), and the severed lot will have an approximate lot area of 88,100 sq. m. (21.77 acres) with a frontage of 230.7 m (757.0 ft.).

Both the severed and retained lots will be able to meet the minimum lot area and frontage provisions of the “IC” Zone and are expected to comply with other zoning provisions set out in Zoning By-law HC 1-2020.

It is the opinion of Planning staff that the application meets the general intent and purpose of the Zoning By-law.

Agency & Public Comments

Haldimand County Building & Municipal Enforcement Services:

Minimum rear yard setback is 9 m, with 7.88 m proposed at left rear corner (1.12 m deficiency).

Planners Comment: Minor variance application will be condition of consent to recognize deficiencies.

Haldimand County Planning & Development Services – Development Technologist:

The existing building currently utilizes sanitary servicing from the retained lands, as a part of the proposed lot creation a condition will be required for the extension of sanitary services to the proposed severed lands.

Planners Comment Condition has been added to recognize and respect development concerns.

Haldimand County Emergency Services:

No concerns with proposed application.

Grand River Conservation Authority:

No concerns with the proposed application.

Hydro One:

No concerns with application.

Municipal Property Assessment Corporation:

No comments received.

Mississaugas of the Credit:

No comments received.

Six Nations:

No comments received.

Public:

No comments received.

Notice Sign and Applicant Discussion

A public notice sign was posted in accordance with the Planning Act, R.S.O. 1990, c. P.13 on November 10, 2025 .

The applicant **has** satisfied the public consultation requirements as per the Provincial legislation.

A copy of the staff report has been provided to the applicant.

Attachments:

1. PLB-2025-170 Condition Sheet
2. PLB-2025-170 Location Map
3. PLB-2025-170 Owner Sketch

IF APPROVED, THIS APPLICATION WILL BE SUBJECT TO THE FOLLOWING CONDITIONS:

1. That the Haldimand County requirements, financial or otherwise, be satisfied. This will include taxes paid up to date, a parkland dedication fee in accordance with By-law 2349/22 and a fee for deed stamping in accordance with the Haldimand County User Fees By-law.
2. That the owner's solicitor provide an undertaking to Haldimand County agreeing that if there are any changes proposed to the wording on the certificate after stamping of the certificate by the County, prior to the registration of the certificate; that the Secretary-Treasurer or designate must approve the change prior to registration of the certificate.
3. Receipt of final approval of the required minor variance (Minor Variances can take three months, therefore, your application must be submitted as soon as possible). For further information, please contact Planning Staff at 905-318-5932.
4. That confirmation be received from Haldimand County Development and Engineering Services indicating that the extension of sanitary services to the proposed severed lands has been designed and completed to the satisfaction of the County's Development Technologist, and that all related costs have been borne by the applicant.
5. Receipt of a copy of the registered reference plan of the severed parcel, with a area of 88,100 sq. m. (21.77 acres) with a frontage of 230.7 m (757.0 ft.). 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:

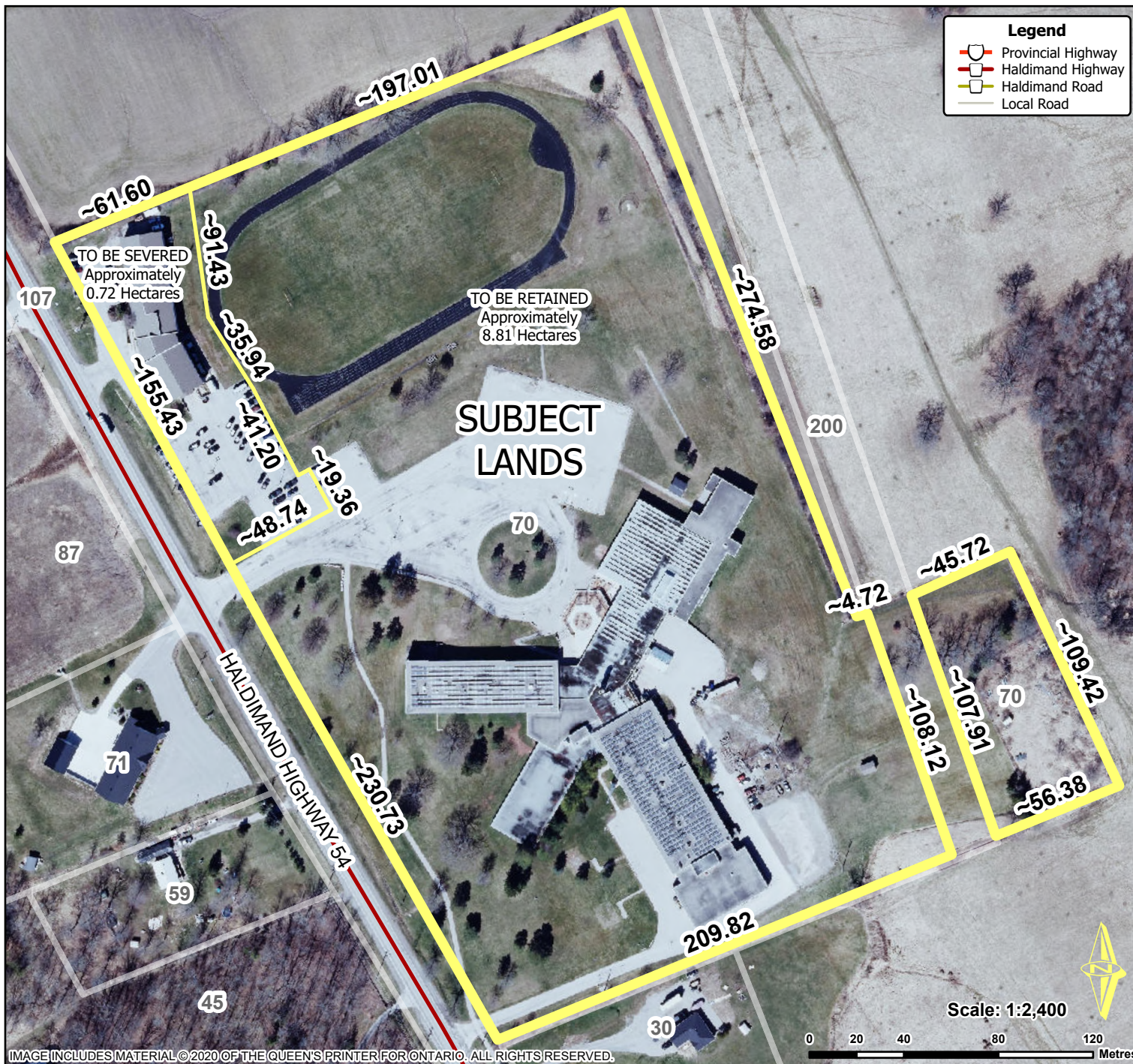
Projected Coordinate System:	NAD_1983_UTM_Zone_17N
Projection:	Transverse_Mercator
False_Easting:	500000.00000000
False_Northing:	0.00000000
Central_Meridian:	-81.00000000
Scale_Factor:	0.99960000
Latitude_Of_Origin:	0.00000000
Linear Unit:	Meter
Geographic Coordinate	System:GCS_North_American_1983
Datum: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

6. That the above conditions must be fulfilled and the Document for conveyance be presented for stamping/issuance of the certificate on or before November 25th, 2027, after which time this consent will lapse.

File No. PLB-2025.170

Assessment Roll No. 2810.155.003.01401.0000

Location Map FILE #PLB-2025-170 APPLICANT: Grand Erie District



Location:

**70 HALDIMAND HWY 54
URBAN AREA OF CAYUGA
WARD 2**

Legal Description:

NCAY CON 1 NTR PT LOT 31

Property Assessment Number:

2810 155 003 01401 0000

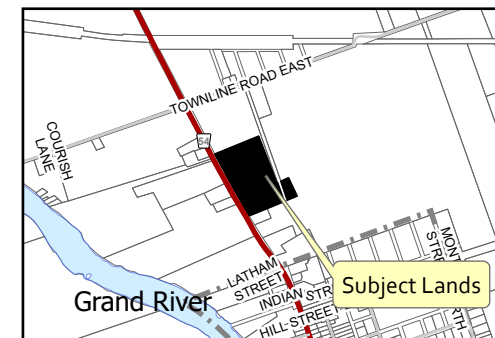
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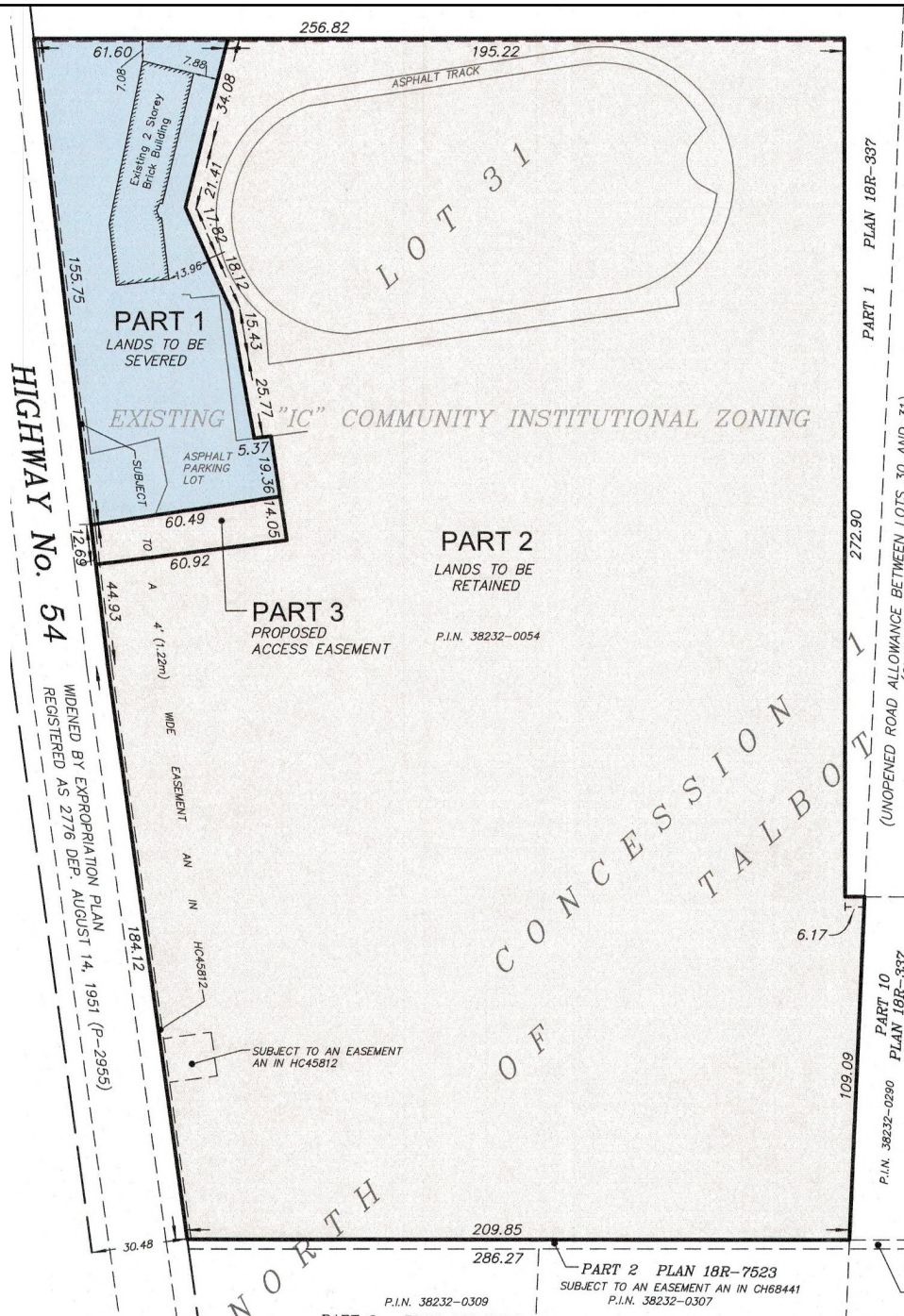
9.53 Hectares (23.56 Acres)

Zoning:

**IC (Community Constitutional)
& GRCA (Regulated Lands)**

HALDIMAND COUNTY, ITS EMPLOYEES, OFFICERS AND AGENTS ARE NOT RESPONSIBLE FOR ANY ERRORS, OMISSIONS OR INACCURACIES WHETHER DUE TO THEIR OWN NEGLIGENCE OR OTHERWISE. DO NOT USE FOR OPERATING MAP OR DESIGN PURPOSES. ALL INFORMATION TO BE VERIFIED.





Haldimand County Committee of Adjustment

Consent



Title: PLB-2025-180

Property Roll Number: 2810-151-007-01200-0000

Applicant: Natalia and Andrei Jakhimets, Svetlana Oliynyk, Vladimir Jakhimets

Agent: No Agent

Legal Description: Caledonia Part Lots 5 and 6, Argyle Street ES Reference Plan 18R7992 Part 1, Known municipally as: 24 Renfrew Street East, Caledonia

For consideration on: November 25, 2025

Summary

The applicant proposes to sever 24 Renfrew Street to create two parcels for the semi-detached dwelling currently under construction. "Part 1" will have a frontage of 12.62 m (41.40 ft) and an area of 313.26 m² (0.077 ac), while "Part 2" will have a frontage of 18.20 m (59.71 ft) and an area of 265.48 m² (0.066 ac). The subject lands are zoned Urban Residential Type 3 (R3) in the Haldimand County Zoning By-law HC 1-2020.

Recommendation

THAT application **PLB-2025-180** be **APPROVED**, subject to the attached conditions. The application is **consistent** with the Provincial Planning Statement, 2024 and **conforms** to the intent of the Haldimand County Official Plan and Haldimand County Zoning By-law HC 1-2020.

Prepared by: Chris Tang, MCIP, RPP, Planner, Planning and Development

Reviewed by: Neil Stoop, MCIP, RPP, Supervisor, Planning and Development

Details of the Submission:

Proposal:

The proposal consists of severing 24 Renfrew Street, to create two parcels for the semi-detached dwelling currently under construction. The severance will occur along the common wall of the semi-detached dwelling, resulting in "Part 1" with a frontage of 12.62 m (41.40 ft) and an area of 313.26 m² (0.077 ac), and "Part 2" with a frontage of 18.20 m (59.71 ft) and an area of 265.48 m² (0.066 ac). The subject lands are zoned Urban Residential Type 3 (R3) in the Haldimand County Zoning By-law HC 1-2020.

Site Features and Land Use:

The subject lands are located within the urban boundary of Caledonia and front onto the north side of Renfrew St. The lot currently contains a semi-detached dwelling that is under construction. The proposed severance will sever the lot to create two parcels along the common wall of the semi-detached dwelling. The subject lands are zoned “Urban Residential Type 3 (R3)” in the Haldimand County Zoning By-law HC 1-2020 and are designated “Residential” in the Haldimand County Official Plan. The semi-detached dwelling is a permitted use under the “R3” Zone and is permitted under the “Residential” designation. The surrounding land uses are generally comprised of single-detached dwellings and commercial uses.

Existing Intensive Livestock Operations:

Not applicable.

Planning Analysis

Provincial Planning Statement, 2024 (PPS)

The Provincial Planning Statement, 2024 (PPS) states that healthy, livable and safe communities are sustained by promoting efficient development and land use patterns that accommodate an appropriate, affordable market-based range and mix of residential housing types. Specifically, with regards to intensification in existing settlement area boundaries. Section 2.3.1.3 of the PPS states that planning authorities shall support general intensification and redevelopment to support the achievement of complete communities, including by planning for a range and mix of housing options. Further, as it pertains to housing, Section 2.2.1 of the PPS permits and promotes all types of residential intensification, redevelopment and new compatible housing options which result in a net increase in residential units.

Planning Comment: The proposed semi-detached development represents a mild form of residential intensification and provides additional residential units within the urban area of Caledonia. The development of a semi-detached dwelling is expected to provide an additional type of dwelling without changing the characteristics of the neighbourhood. Further, the development will use the existing infrastructure efficiently without the need for any extension or boundary expansions.

Therefore, it is the opinion of Planning staff that the proposal is consistent with the PPS.

Haldimand County Official Plan (OP)

The subject lands are designated “Residential” in the Haldimand County Official Plan (OP). Section 4.B.2) 2 of the OP states that the predominant land use within the “Residential” designation shall be for residential purposes, including all forms of housing, in accordance with the policies of the Plan. Development is to proceed in an orderly and phased manner, contiguous to existing development, and must consider the availability of municipal services.

Planning Comment: The proposal involves the severance of a lot along the approximate location of the common wall of a semi-detached dwelling currently under construction. The severance will create individual lots for each dwelling unit. The development will connect to full municipal services, which are available in the area without the need for extensions or significant upgrades.

Infill and intensification

Section 4.B.7 of the OP indicates that Haldimand County supports residential intensification measures such as conversion, infilling, and redevelopment in areas where residential uses are permitted. Intensification reduces the need to expand existing settlement boundaries and promotes the efficient use of existing services. It also helps minimize servicing costs while meeting housing needs and supporting the County's intensification strategy set out in Section 4.B.8.

Section 4.B.8(d) permits intensification within stable residential neighbourhoods provided that such development respects and reinforces neighbourhood stability, is compatible with the physical character of the area, and is of a scale and built form consistent with surrounding development. Further, Section 4.B.9 allows small-scale intensification in all areas designated for residential use, subject to the design criteria in Section 4.B.2) 6, provided that infrastructure is adequate and there are no significant physical constraints.

Planning Comment: The subject property contains a semi-detached dwelling currently under construction. The proposal seeks to sever the lot along the common wall to create two separate parcels, each containing one semi-detached unit. This represents a small-scale infill development that contributes additional housing units and diversifies the local housing supply. The proposal aligns with both Provincial and County policies supporting residential intensification within serviced urban areas. Semi-detached dwellings are considered a form of low-density residential housing and will not negatively impact the existing character or stability of the neighbourhood. The use and form of development are consistent with the current zoning provisions of the Haldimand County Zoning By-law.

It is the opinion of Planning staff that the proposal conforms with the general intent and purpose of the OP.

Haldimand County Zoning By-law HC 1-2020

The subject lands are zoned "Urban Residential Type 3 (R3)" Zone in the Haldimand County Zoning By-law HC 1-2020. Semi-detached dwellings are permitted in the R3 Zone, subject to the applicable R2 Zone provisions. The R2 Zone requires a minimum lot area of 255 square metres (2,745 square feet) for an interior lot and a frontage of 7.5 metres (24.6 feet).

The proposed retained lot will have a lot area of 313.7 square metres (3,377 square feet) and a frontage of 12.6 metres (41.3 feet). The proposed severed lot will have a lot area of 265.8 square metres (2,861 square feet) and a frontage of 10.2 metres (33.5 feet).

Both the retained and severed lots will meet the minimum lot area and frontage provisions and are expected to meet other zoning provisions at this time.

Therefore, it is the opinion of Planning staff that the proposal conforms with the general intent and purpose of the Haldimand County Zoning By-law HC 1-2020.

Agency & Public Comments

Haldimand County Building & Municipal Enforcement Services:

Semi detached dwelling construction to comply with OBC requirements.

Final survey required as part of building permits.

Haldimand County Planning & Development Services – Development Technologist:

Development agreement to address lot grading will be required, previous consent application (PLB2018182), it was not standard practice to require a Development Agreement. However, an approved lot grading plan was submitted and is on file (Site Grading Plan prepared by Barich Grenkie Surveying, stamped by M. Fathi, dated January 25, 2022), which can be referenced in the agreement.

Additional to note that Development Engineering was provided with a servicing plan during the building permit stage. However, there are inconsistencies between the servicing plan and the approved grading plan. The proposed severance will divide the proposed infiltration pit, which should be addressed through the Development Agreement.

Planners Comment: Lot grading and development agreement added as conditions, inconsistencies between servicing and grading plan will be addressed through development agreement.

Haldimand County Emergency Services:

No comments received.

Hydro One:

No concerns with application.

Mississaugas of the Credit:

No comments received.

Six Nations:

No comments received.

Public:

No comments received.

Notice Sign and Applicant Discussion

A public notice sign was posted in accordance with the Planning Act, R.S.O. 1990, c. P.13 on November 12, 2025 .

The applicant **has** satisfied the public consultation requirements as per the Provincial legislation.

A copy of the staff report has been provided to the applicant.

Attachments:

1. PLB-2025-180 Condition Sheet
2. PLB-2025-180 Location Map
3. PLB-2025-180 Owner Sketch

IF APPROVED, THIS APPLICATION WILL BE SUBJECT TO THE FOLLOWING CONDITIONS:

1. That the Haldimand County requirements, financial or otherwise, be satisfied. This will include taxes paid up to date, a parkland dedication fee in accordance with By-law 2349/22 and a fee for deed stamping in accordance with the Haldimand County User Fees By-law.
2. That the owner's solicitor provide an undertaking to Haldimand County agreeing that if there are any changes proposed to the wording on the certificate after stamping of the certificate by the County, prior to the registration of the certificate; that the Secretary-Treasurer or designate must approve the change prior to registration of the certificate.
3. That the applicant enter into an agreement with Haldimand County regarding the required lot grading plan. Contact the Planner at the Planning & Development Division at 905-318- 5932 ext. 6203 for further clarification. As this process can take a number of months to complete, early action of this condition is essential.
4. That the applicant enter into an agreement with Haldimand County regarding the required lot grading plan. Contact the Planner at the Planning & Development Division at 905-318- 5932 ext. 6203 for further clarification. As this process can take a number of months to complete, early action of this condition is essential.
5. Receipt of a copy of the registered reference plan of the severed parcel, with a frontage of . 12.62 m (41.40 ft) and an area of 313.26 m² (0.077 ac), and the retained lands will have a frontage of 18.20 m (59.71 ft) and an area of 265.48 m² (0.066 ac). 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:

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

6. That the above conditions must be fulfilled and the Document for conveyance be presented for stamping/issuance of the certificate on or before November 25th, 2027, after which time this consent will lapse.

File No. PLB-2025.180

Assessment Roll No. 2810.151.007.01200.0000

Location Map FILE #PLB-2025-180 APPLICANT: Jakhimets



Location:

**RENFREW STREET EAST
URBAN AREA OF CALEDONIA
WARD 3**

Legal Description:

**CALEDONIA PT LOT 6 ARGYLE ST ES
RP 18R7992 PARTS 2 AND 3**

Property Assessment Number:

2810 151 007 01202 0000

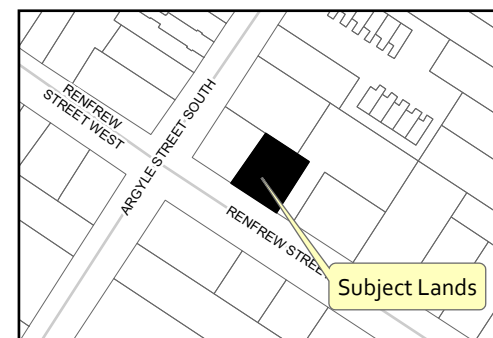
Size:

579.51 Square Meters (6,140.92 Square Feet)

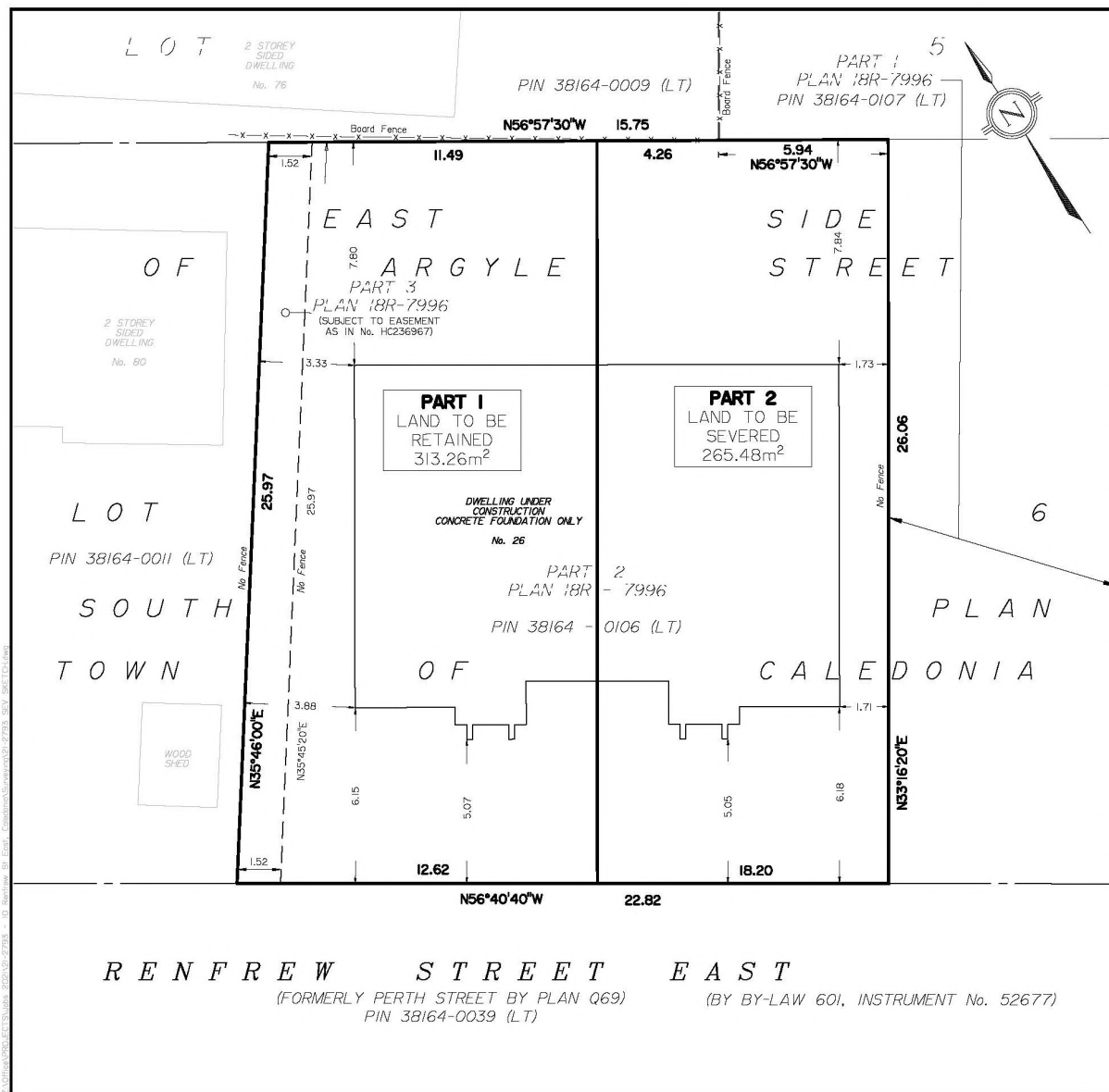
Zoning:

R3 (Urban Residential Type-3)

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Owner's Sketch FILE #PLB-2025-180 APPLICANT: Jakhimets



ADDRESS: 26 RENFREW STREET SOUTH, CALEDONIA

SEVERANCE SKETCH OF
PART OF LOT 6
EAST SIDE OF ARGYLE STREET
PLAN Q69 (PLAN VILLAGE OF CALEDONIA)
TOWN OF CALEDONIA
IN
HALDIMAND COUNTY

SCALE & NOTES

Scale 1:150



BARICH GRENKIE SURVEYING LTD.

A DIVISION OF GEOMAPLE

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METRIC

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

CAUTION

THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED, EXCEPT FOR THE PURPOSE INDICATED IN THE TITLEBLOCK.

Barich Grenkie
Surveying Ltd.

301 HWY No. 8 (2ND FLOOR) - STONEY CREEK, ON
L8G 1E5 (905) 662-6767

A DIVISION OF GEOMAPLE

DWN BY: EWA

CHK BY: DJ

JOB No. 21-2793



Haldimand County Committee of Adjustment

Minor Variance

Title: PLA-2025-162

Property Roll Number: 2810-154-004-43600-0000

Applicant: Brad and Amelia Patterson

Agent: No Agent

Legal Description: Hagersville Plan 64 RCP Lot 33, Known municipally as: 19 Sherrington Street, Hagersville

For consideration on: November 25, 2025

Summary

Relief is requested for the exterior side yard, rear yard, and the accessory building size from the development standards of the Residential Type 1-A (R1-A) Zone of the Haldimand County Zoning By Law HC 1-2020. Applicant is requesting an exterior side yard of 2.08 meters, a rear yard of 0.2 meters and for the overall area of the accessory buildings to be 108 meters squared where 75 meters squared is the maximum permitted.

Recommendation

THAT application PLA-2025-162 be **APPROVED**. The application **meets** the four tests of a minor variance.

Prepared by: Chris Tang, MCIP, RPP, Planner, Planning and Development

Reviewed by: Neil Stoop, MCIP, RPP, Supervisor, Planning and Development

Details of the Submission:

Proposal: Relief is requested from the lot frontage provisions of the Residential Type 1-A (R1-A) Zone of Zoning By-law HC 1-2020 as follows:

Development Standard(s)	Required	Proposed	Deficiency
Exterior Side Yard	4 meters	2.08 meters	1.97 meters
Rear Yard	7.5 meters	0.2 meters	7.3 meters
Accessory Building	75 meters squared	108 meters squared	33 meters squared

The relief is requested to permit a secondary suite on the subject lands. Relief is required for the exterior side yard, rear yard and overall accessory building area as noted in the chart above. Subject Lands are zoned Residential Type 1-A (R1-A) in the Haldimand County Zoning By-Law HC 1-2020.

Site Features and Land Use:

The subject lands are located within the Urban Boundary of Hagersville and front onto a municipal road known as Sherring St S. The lands currently contain a residential dwelling and accessory structures. Surrounding land uses are generally characterized by urban residential uses and open spaces. The subject lands are designated “Residential” in the Haldimand County Official Plan and are zoned “Urban Residential Type 1-A (R1-A)” in accordance with the Haldimand County Zoning By-law HC 1-2020.

Existing Intensive Livestock Operations:

Not applicable

Planning Analysis

A minor variance is required to meet four tests under Section 45(1) of the *Planning Act*:

1. Does the application conform to the general intent of the Official Plan?

Planning staff comment:

The subject lands are designated Residential in the Haldimand County Official Plan. Section 4.1.1 states that secondary suites (Accessory Dwelling Units or ADUs) are permitted in any land use designation that permits a single detached, a semi-detached or a street townhouse dwelling, provided that the secondary suite is secondary to the primary dwelling on the lot. The proposed secondary suite is a detached secondary suite, accessory to the principal dwelling. The “Residential” designation permits residential development, including a single detached and ADUs are therefore a permitted use under the OP.

It is the opinion of Planning staff that the subject application conforms to the intent and purpose of the Haldimand County Official Plan.

2. Does the application conform to the general intent of the Zoning By-law?

Planning staff comment:

The subject property is zoned Urban Residential Type 1-A (R1-A) Zone in accordance with the Haldimand County Zoning By-law HC 1-2020, where secondary suites are a permitted use. The subject application is seeking relief to permit an Additional Dwelling Unit (ADU) on the subject lands, which will result in deficiencies related to the exterior side yard and rear yard setback provisions. Specifically, the proposal includes an exterior side yard setback of 2.08 metres (6.8 feet) where 4.0 metres (13.1 feet) is required, and a rear yard setback of 0.2 metres (0.7 feet) where 7.5 metres (24.6 feet) is required.

The intent of the exterior side yard and rear yard setback provisions is to ensure adequate separation between structures and property boundaries or roadways, thereby maintaining both the aesthetic character and functional quality of the neighbourhood. The existing accessory structure on the property was constructed legally, and the current application is considered an expansion of a legal non-conforming use.

The proposed ADU will not encroach any further into the required exterior side yard or rear yard setbacks than the existing accessory structure, which is intended to continue functioning as a garage. The application also seeks relief from Section 4.2 of the Zoning By-law regarding the maximum total accessory structure area. The proposed total accessory structure area is 108 square metres (1,162.50 square feet), whereas the By-law permits a maximum of 75

square metres (807.30 square feet). The existing shed located at the rear of the property will be removed.

The increase in accessory structure area is necessary to accommodate the development of the ADU, which is supported by both the Provincial Planning Statement, 2024 (PPS) and the Haldimand County Official Plan. Given the limited additional impact associated with the proposal and the fact that the structure will not further encroach into the required yard setbacks, Planning staff do not anticipate any negative impacts arising from the proposed ADU.

3. Is the application desirable for the appropriate development of the lands in question?

Planning staff comment:

In addition to County policies, the Provincial Planning Statement 2024 (PPS) supports the development of accessory dwelling units or secondary suites through gentle intensification by providing a range and mix of housing options. Based on the reasons listed above, the proposal is a desirable and appropriate development of the subject lands.

4. Is the application minor?

Planning staff comment:

For the reasons listed above, it is Planning staff's opinion that the subject application is minor.

The subject application **meets** the four tests of a minor variance.

Agency & Public Comments

Haldimand County Building & Municipal Enforcement Services:

Building to be a minimum of 4.8 meters from overhead powerlines.

Haldimand County Planning & Development Services – Development Technologist:

There is concern that the existing structure that was converted to office/living space interior dimension and existing door opening will be undersized to allow for a legal parking space.

Haldimand County Emergency Services:

No comments received.

Hydro One:

Hydro One has one concern, with this ADU the existing electrical feed to the house may be encroached upon. Please maintain at least 1m separation between the triplex and any structures. Hydro One should be contacted if the customer would like to pay to have the service wire re-routed.

Planners Comment: Hydro One interest must be respected through the building process, the applicant has been made aware of the comment.

Municipal Property Assessment Corporation:

No comments received.

Mississaugas of the Credit:

The Mississaugas of the Credit First Nation (MCFN), Department of Consultation and Accommodation (DOCA), will waive the requirement for a Stage 1 Archaeological Assessment for this project. Please note, however, that if any archaeological potential is identified during ground-

disturbing activities, all work must cease immediately. MCFN DOCA must be contacted at your earliest convenience to assess the situation and determine appropriate next steps.

Six Nations:

No comments received.

Public:

No comments received.

Notice Sign and Applicant Discussion

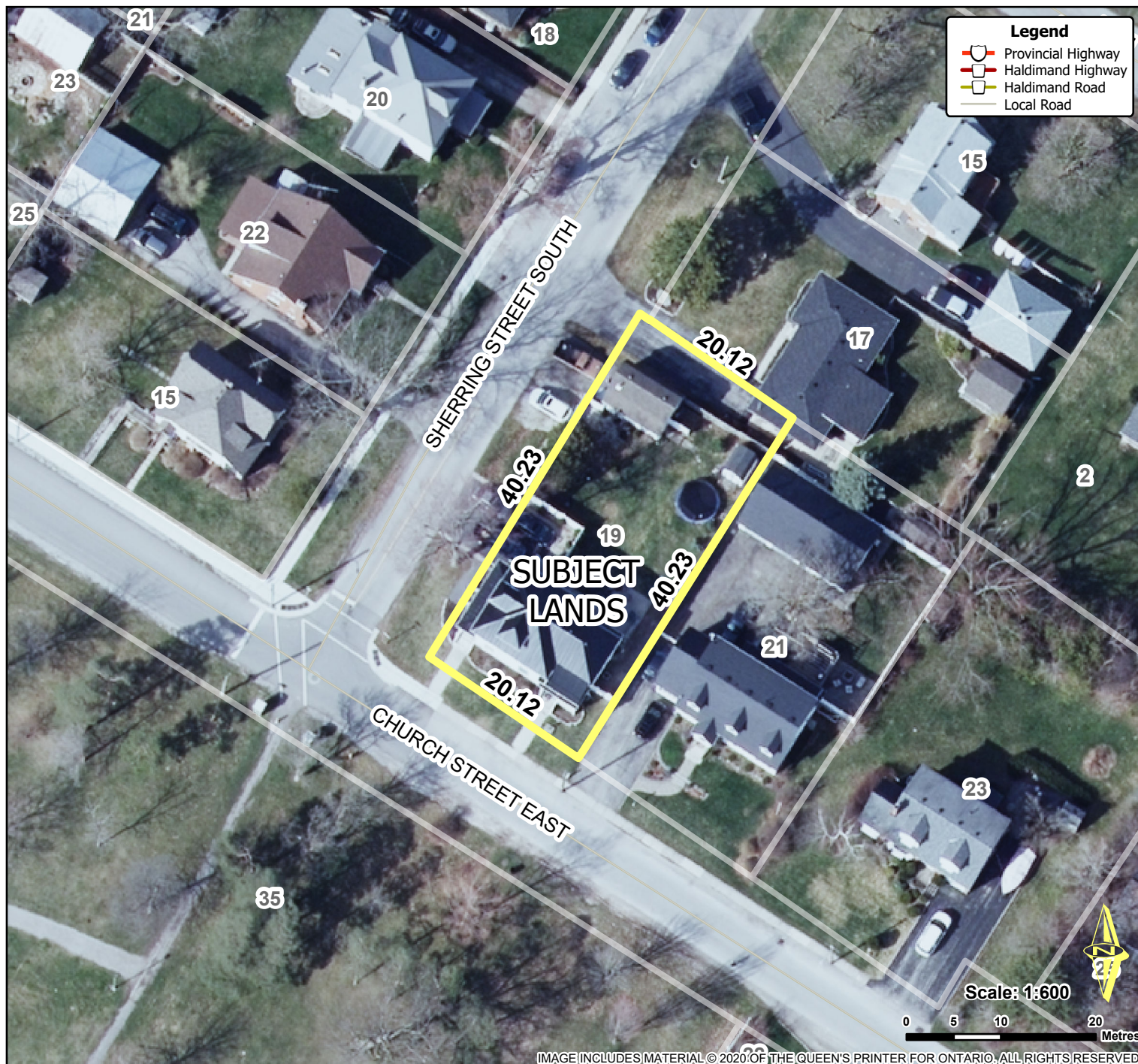
A public notice sign was posted in accordance with the Planning Act, R.S.O. 1990, c. P.13 on November 12, 2025

A copy of the staff report has been provided to the applicant.

Attachments:

1. PLA2025162 Location Map
2. PLA2025162 Owner Sketch
3. PLA2025162 Owner Sketch 2

Location Map FILE #PLA-2025-162 APPLICANT: Patterson



Location:

**19 SHERRING STREET SOUTH
URBAN AREA OF HAGERSVILLE
WARD 4**

Legal Description:

HAG PLAN 64 RCP LOT 33

Property Assessment Number:

2810 154 004 43600 0000

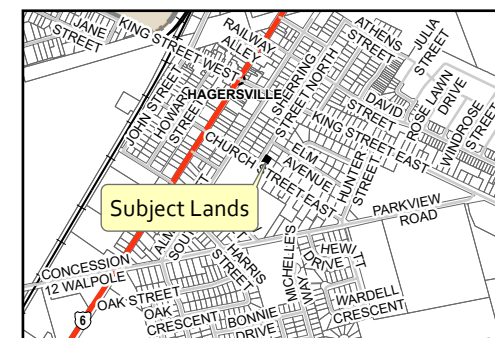
Size:

849.84 Square Metres (9147.60 Square Feet)

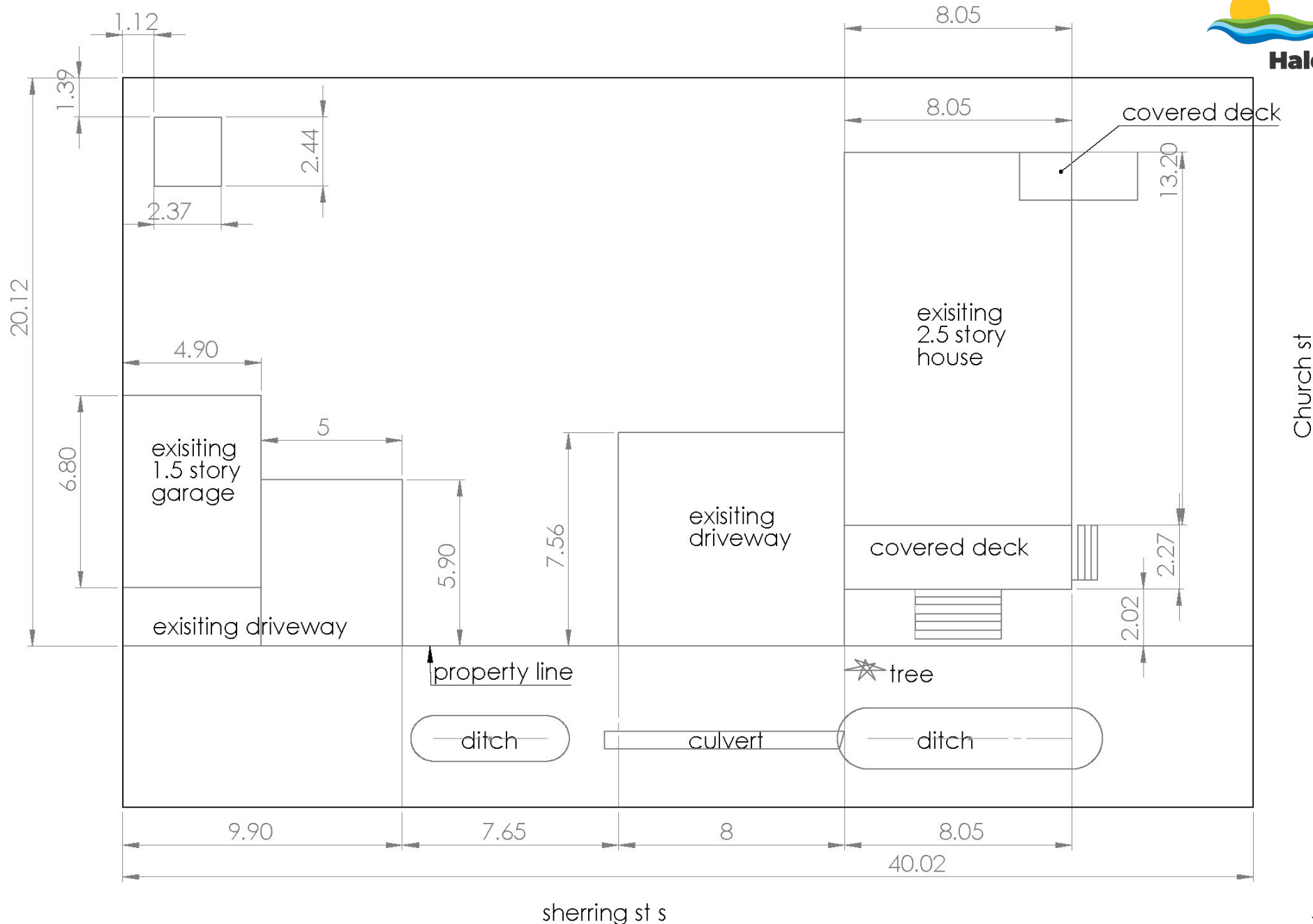
Zoning:

R1-A (Urban Residential Type 1-A)

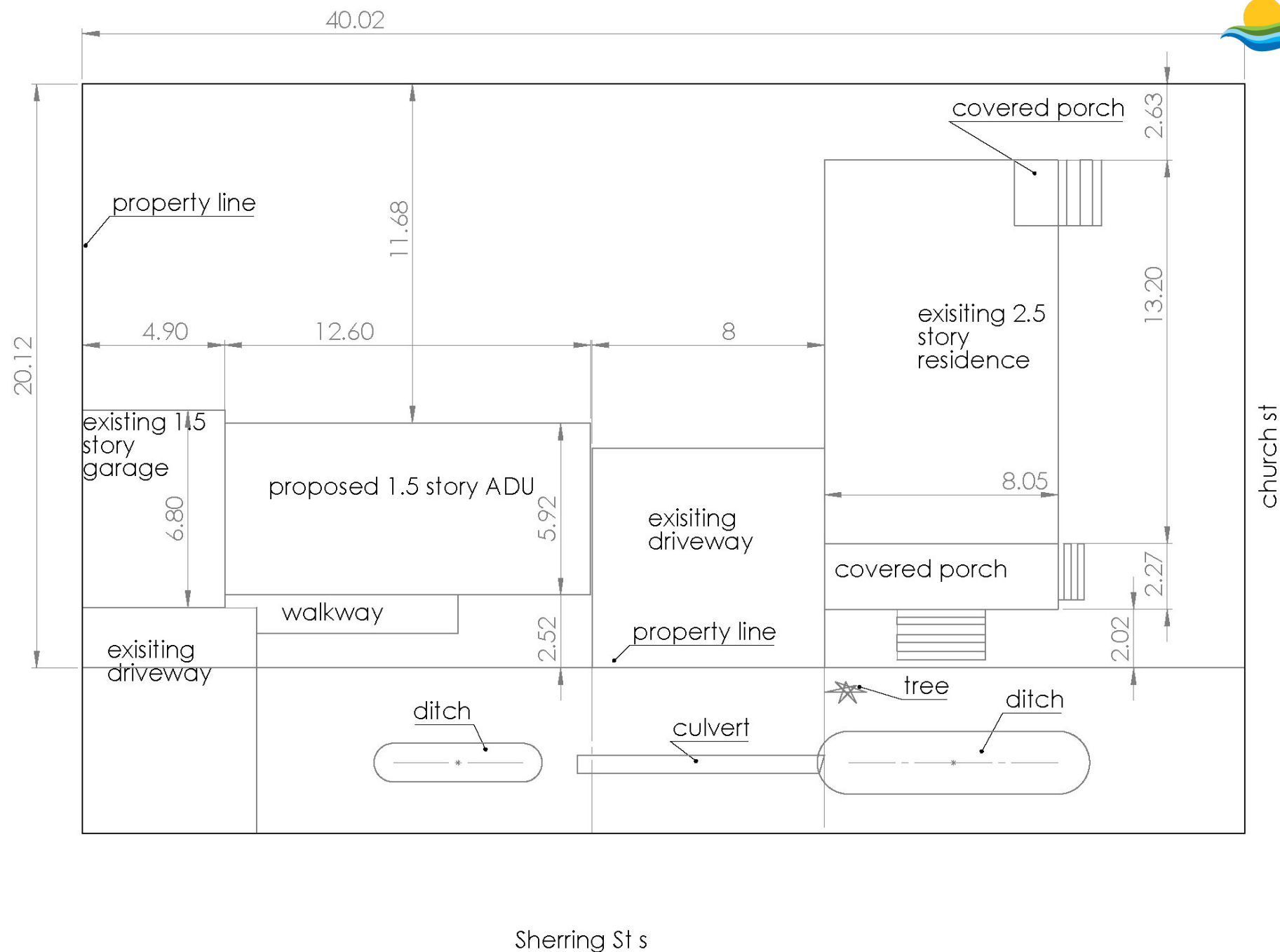
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Owner's Sketch FILE 1 of 2 #PLA-2025-162 APPLICANT: Patterson



Owner's Sketch FILE 2 of 2 #PLA-2025-162 APPLICANT: Patterson





Haldimand County Committee of Adjustment

Minor Variance

Title: PLA-2025-145

Property Roll Number: 2810-025-001-25000-0000

Applicant: Beckley Beach Cottage Cooperation

Agent: Bill and Lisa Yonev

Legal Description: Sherbrooke Plan 776 Lots 15 to 78 Part Naval Reserve, Known municipally as: 26A Beckley Line, Lowbanks

For consideration on: November 25, 2025

Summary

Relief is requested to allow relief from the height development standards to build a garage on the subject property. The relief requested is 1.66 meters, allowing the garage to be 8.16 meters where 6.5 meters is the maximum permitted in the Agriculture Zone (A) of the Haldimand County Zoning By-Law HC 1-2020.

Recommendation

THAT application PLA-2025-145 **meets** the four tests of a minor variance and it be **APPROVED**, subject to the following condition:

- 1) That the development shall generally be in accordance with the attached sketch.

Prepared by: Chris Tang, MCIP, RPP, Planner, Planning and Development

Reviewed by: Neil Stoop, MCIP, RPP, Supervisor, Planning and Development

Details of the Submission:

Proposal: Relief is requested from accessory structure height provisions of the Agriculture (A) Zone of Zoning By-law HC 1-2020 as follows:

Development Standard(s)	Required	Proposed	Deficiency
Height	6.5 meters	8.16 meters	1.66 meters

The relief is requested to allow the applicant a garage on the subject property, applicant is requesting a height of 8.16 meters where 6.5 meters is the maximum permitted in the Agriculture (A) Zone of the Haldimand County Zoning By-Law HC 1-2020.

Site Features and Land Use:

The subject lands are located within the former geographic Township of Sherbrooke and have frontage on a private roadway known as Beckley Line. The property currently contains a residential dwelling along with several small accessory structures. All development within Beckley Beach exists on a single lot; therefore, individual residential dwellings and accessory buildings are not situated on separate, conveyable parcels.

Surrounding land uses consist primarily of resort-residential development and agricultural uses. The subject lands are designated Resort Residential under the Haldimand County Official Plan and are zoned Agriculture (A) in accordance with Haldimand County Zoning By-law HC 1-2020.

Existing Intensive Livestock Operations:

Not applicable.

Planning Analysis

A minor variance is required to meet four tests under Section 45(1) of the *Planning Act*:

1. Does the application conform to the general intent of the Official Plan?

Planning staff comment:

The subject lands are designated Resort Residential in the Haldimand County Official Plan. Single detached dwellings are a permitted use within this designation. The Official Plan does not contain specific policies pertaining to accessory structures; therefore, such structures are considered to be permitted within the Resort Residential designation as accessory to the primary residential use.

It is the opinion of Planning staff that the subject application conforms to the intent and purpose of the Haldimand County Official Plan.

2. Does the application conform to the general intent of the Zoning By-law?

Planning staff comment:

The subject lands are zoned Agriculture (A) Zone in accordance with the Haldimand County Zoning By-law HC 1-2020. Within this zone, a single detached dwelling and associated residential accessory buildings are permitted uses.

The applicant is requesting relief from Section 4.2 of the Zoning By-law, which pertains to Accessory Uses, Buildings, and Structures to Residential Uses. Specifically, the applicant is proposing the construction of an accessory building with a height of 8.16 metres (26.8 feet), whereas the by-law permits a maximum height of 6.5 metres (21.3 feet). The proposed accessory structure is intended to be used as a garage and for personal storage purposes.

The intent of the height regulation for residential accessory buildings is to ensure that such structures remain subordinate to the principal dwelling on the property and that they do not negatively impact adjacent properties or the surrounding area. The proposed accessory building is intended to function as a garage and for personal storage, which are uses considered accessory to the residential use of the subject lands. The structures on-site are situated at a significant distance and screened from the roadway, thereby minimizing any potential visual impact. Furthermore, the proposed use and form of the structure are consistent with the intent of maintaining accessory buildings as secondary to the principal dwelling.

It should also be noted that the subject lands form part of a collective property known as Beckley Beach, wherein the entire development is held under a single title. As such, the cumulative total

of all accessory structures within this area is considered when assessing compliance with the zoning provisions. The current minor variance application seeks relief solely from the height provision. Should relief from the total accessory building area be required in the future, it will be addressed through a subsequent planning application.

It is Planning staff's opinion that the subject application maintains the general intent of the Zoning By-law.

3. Is the application desirable for the appropriate development of the lands in question?

Planning staff comment:

For the reasons listed above, it is Planning staff's opinion that the subject application is appropriate and desirable development.

4. Is the application minor?

Planning staff comment:

For the reasons listed above, it is Planning staff's opinion that the subject application is minor.

The subject application **meets** the four tests of a minor variance.

Agency & Public Comments

Haldimand County Building & Municipal Enforcement Services:

Not to exceed current area of accessory buildings on the property. Existing accessory buildings may be removed so that the total building area on the property is not increased. Site visit required before buildings are removed.

Demolition permits required for buildings more than 15 square meters.

Building to be a minimum of 4.8 meters from overhead power lines.

Building not to be used for human habitation.

Planners Comment: Building comments to be respected during the time of building permit applications.

Haldimand County Planning & Development Services – Development Technologist:

No current concerns with the proposed structure.

Haldimand County Emergency Services:

No comments received.

Grand River Conservation Authority:

GRCA has no objections to the application.

Hydro One:

Hydro One has no concerns regarding the file.

Municipal Property Assessment Corporation:

No comments received.

Mississaugas of the Credit:

No comments received.

Six Nations:

No comments received.

Public:

No comments received.

Notice Sign and Applicant Discussion

A public notice sign was posted in accordance with the Planning Act, R.S.O. 1990, c. P.13 on October 15, 2025

A copy of the staff report has been provided to the applicant.

Attachments:

1. PLA2025145 Location Map
2. PLA2025145 Detail Map
3. PLA2025145 Owner Sketch

Detail Map FILE #PLA-2025-145 APPLICANT: BBCC



Location:

**BECKLEY BEACH
GEOGRAPHIC TOWNSHIP OF SHERBROOKE
WARD 5**

Legal Description:

**SHB PLAN 776 LOTS 15 TO 78
PT NAVAL RESERVE**

Property Assessment Number:

2810 025 001 25000 0000

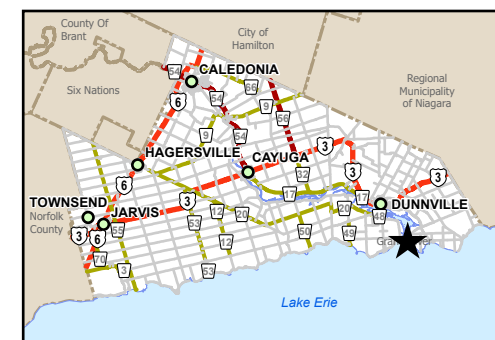
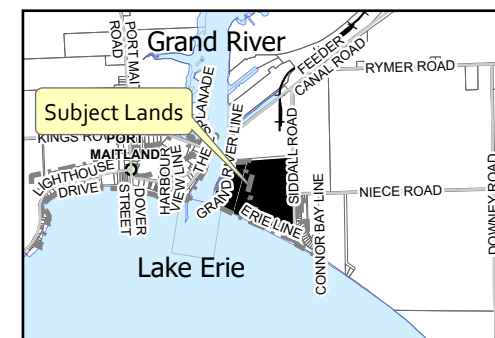
Size:

28.62 Hectares (70.72 Acres)

Zoning:

**A (Agriculture), RS (Lakeshore Residential),
IPZ (Intake Protection Zone Type-2),
HCOP (Natural Environment Wetland Area),
HCOP (Lakeshore Hazard Lands), GRCA (Regulated Lands),
HCOP (Riverine Hazard Lands) & W (Wetland)**

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Location Map FILE #PLA-2025-145 APPLICANT: BBCC



Location:

**BECKLEY BEACH
GEOGRAPHIC TOWNSHIP OF SHERBROOKE
WARD 5**

Legal Description:

**SHB PLAN 776 LOTS 15 TO 78
PT NAVAL RESERVE**

Property Assessment Number:

2810 025 001 25000 0000

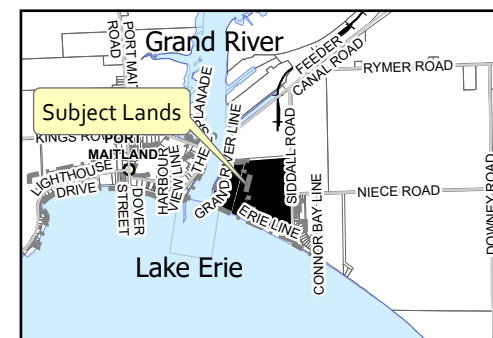
Size:

28.62 Hectares (70.72 Acres)

Zoning:

**A (Agriculture), RS (Lakeshore Residential),
IPZ (Intake Protection Zone Type-2),
HCOP (Natural Environment Wetland Area),
HCOP (Lakeshore Hazard Lands), GRCA (Regulated Lands),
HCOP (Riverine Hazard Lands) & W (Wetland)**

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Haldimand County Committee of Adjustment

Minor Variance

Title: PLA-2025-183

Property Roll Number: 2810-332-002-59700-0000

Applicant: Jim and Sandra White

Agent: Dan Witten

Legal Description: Walpole Concession 1 Part Lot 17, Known municipally as: 967 South Coast Drive

For consideration on: November 25, 2025

Summary

Relief is requested from the rear yard setback to allow an unheated sunroom on the existing deck footprint with a rear yard setback of 4 meters where 9 meters is required within the Agriculture (A) Zone of the Haldimand County Zoning By-Law HC 1-2020.

Recommendation

THAT application PLA-2025-183 be **APPROVED**. The application **meets** the four tests of a minor variance.

Prepared by: Chris Tang, MCIP, RPP, Planner, Planning and Development

Reviewed by: Neil Stoop, MCIP, RPP, Supervisor, Planning and Development

Details of the Submission:

Proposal: Relief is requested from the lot frontage provisions of the **Agriculture (A)** Zone of Zoning By-law HC 1-2020 as follows:

Development Standard(s)	Required	Proposed	Deficiency
Rear Yard	9 meters	4 meters	5 meters

The relief is requested to permit a unheated sunroom on the existing deck footprint of the subject lands within the Agriculture (A) Zone of the Haldimand County Zoning By-Law HC 1-2020. The required setback is 9 meters, and the applicant is proposing a 4 meter setback.

Site Features and Land Use:

The subject lands are located within the former township of Walpole and front onto a municipal road known as South Coast Drive. The lands currently contain a residential dwelling and accessory structures. Surrounding land uses are generally characterized by resort residential and agricultural uses. The subject lands are designated “Resort Residential” in the Haldimand County Official Plan and are zoned “Agriculture (A)” in accordance with the Haldimand County Zoning By-law HC 1-2020.

Existing Intensive Livestock Operations:

Not applicable

Planning Analysis

A minor variance is required to meet four tests under Section 45(1) of the *Planning Act*:

1. Does the application conform to the general intent of the Official Plan?

Planning staff comment:

The subject lands are designated Resort Residential in the Haldimand County Official Plan. Single detached dwellings are a permitted use within this designation, therefore, the proposed attached sunroom is considered to be permitted within the Resort Residential designation.

It is the opinion of Planning staff that the subject application conforms to the intent and purpose of the Haldimand County Official Plan.

2. Does the application conform to the general intent of the Zoning By-law?

Planning staff comment:

The subject lands are zoned Agriculture (A) Zone in accordance with the Haldimand County Zoning By-law HC 1-2020. Within this zone, a single detached dwelling and associated residential accessory buildings are permitted uses.

The applicant is requesting relief from rear yard setback provision of “A” Zone. Specifically, the applicant is proposing the construction of a sunroom with a rear yard setback of 4.0 metres (13.1 feet), whereas the by-law requires a rear yard setback of 9.0 metres (29.5 feet).

The intent of the rear yard setback provision is to ensure adequate separation between structures and property boundaries, thereby maintaining both the aesthetic character and functional quality of the area. The proposed sunroom addition will be attached to the existing dwelling, situated within the rear yard, and well screened from the road. As such, it is not anticipated to result in any negative visual impact on the surrounding area.

It is Planning staff’s opinion that the subject application maintains the general intent of the Zoning By-law.

3. Is the application desirable for the appropriate development of the lands in question?

Planning staff comment:

With the reasons listed above, it is Planning staff’s opinion that the proposed development is considered appropriate.

4. Is the application minor?

Planning staff comment:

For the reasons listed above, it is Planning staff’s opinion that the subject application is minor.

The subject application **meets** the four tests of a minor variance.

Agency & Public Comments

Haldimand County Building & Municipal Enforcement Services:

No comments for application.

Haldimand County Planning & Development Services – Development Technologist:

No comments or concerns.

Haldimand County Emergency Services:

No concerns with application.

Long Point Region Conservation Authority:

Staff can advise that the application is consistent with Section 5.2.2 a) and b) of the Provincial Planning Statement, 2024.

Hydro One:

No concerns with application.

Municipal Property Assessment Corporation:

No comments received.

Mississaugas of the Credit:

No comments received.

Six Nations:

No comments received.

Public:

No comments received.

Notice Sign and Applicant Discussion

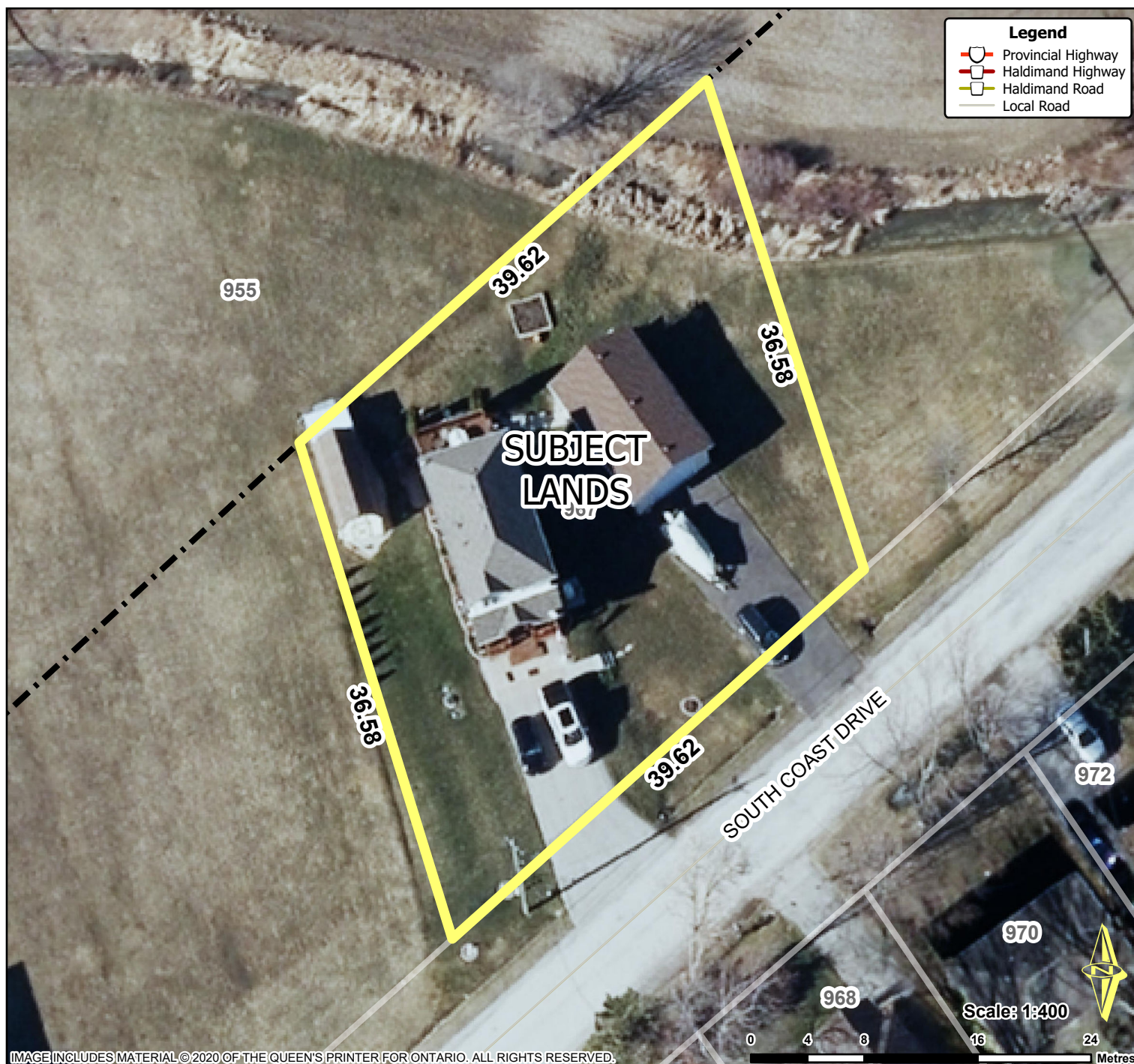
A public notice sign was posted in accordance with the Planning Act, R.S.O. 1990, c. P.13 on October 27, 2025

A copy of the staff report has been provided to the applicant.

Attachments:

1. PLA-2025-135 Location Map
2. PLA-2025-135 Owner Sketch

Location Map FILE #PLA-2025-183 APPLICANT: White



Location:

**967 SOUTH COAST DRIVE
GEOGRAPHIC TOWNSHIP OF WALPOLE
WARD 1**

Legal Description:

WALPOLE CON 1 PT LOT 17

Property Assessment Number:

2810 332 002 59700 0000

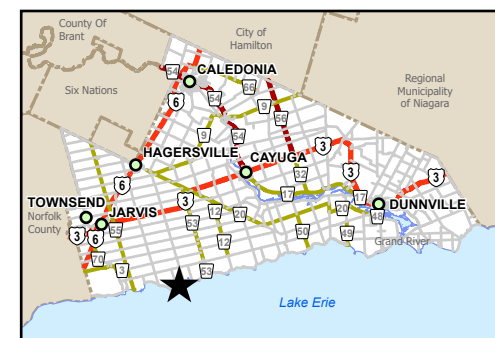
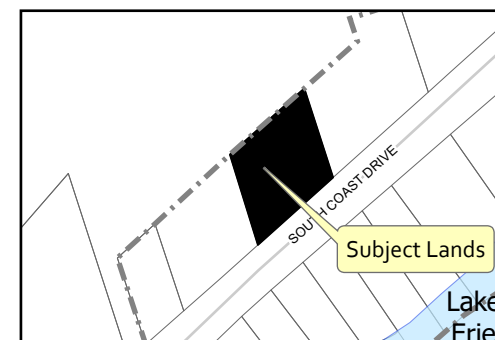
Size:

1,449.30 Square Meters (15,600.13 Square Feet)

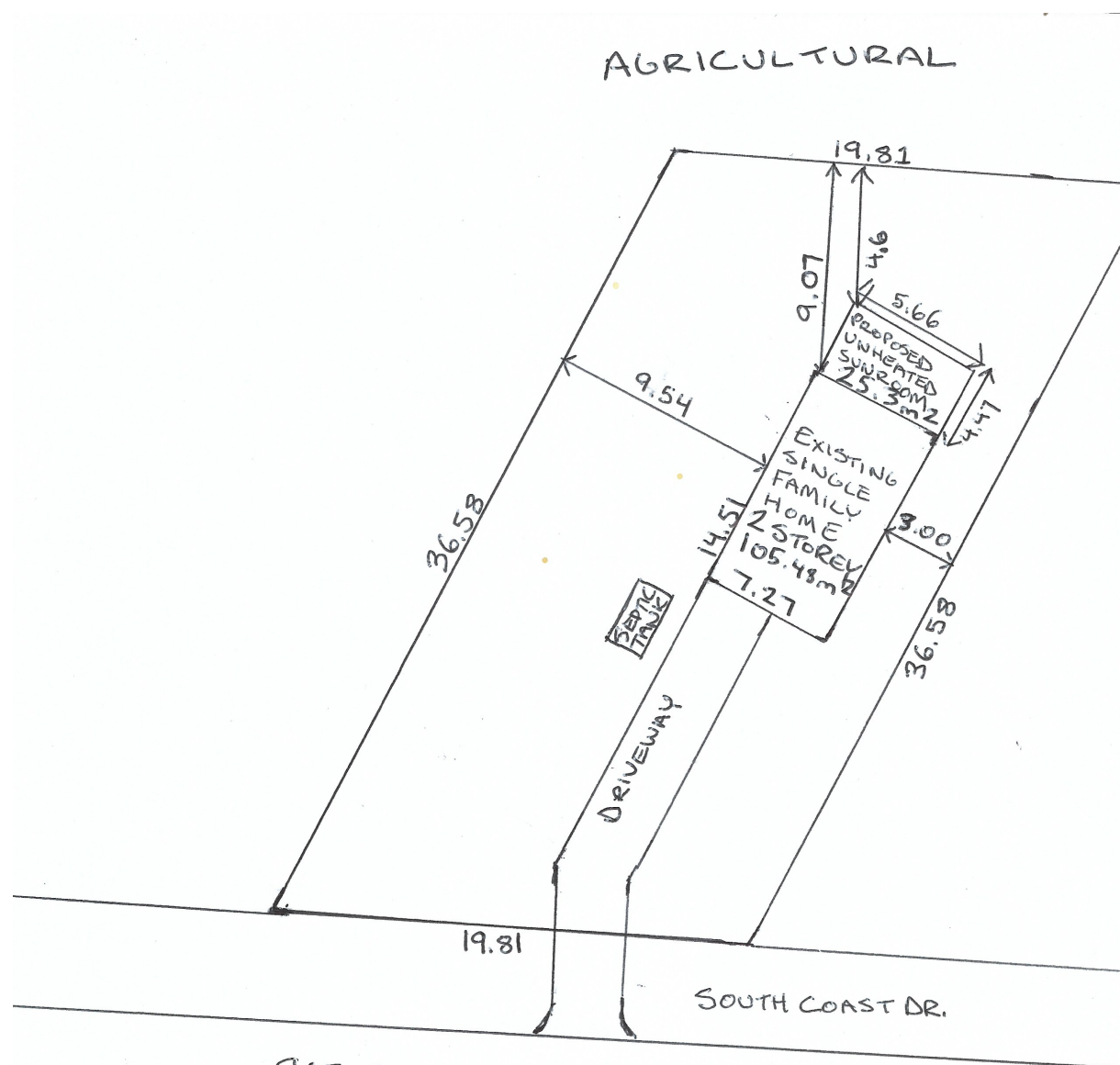
Zoning:

A (Agriculture) & LPRCA (Regulated Lands)

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Owner's Sketch FILE #PLA-2025-183 APPLICANT: White



967 SOUTH COAST DR.
WALPOLE
CON 1
PT LOT 17