



THE CORPORATION OF HALDIMAND COUNTY

Committee of Adjustment Hearing Agenda

Date: Tuesday, December 16, 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 - November 25th, 2025

- F. Hearings Re: Consents

- 1. PLB-2025-177 759 Concession 14 1

The applicant proposes consent for a surplus farm dwelling and one (1) residential accessory structure. The proposed severed parcel will be approximately 1.00 hectare (2.47 acres) in area with a frontage of approximately 122.10 metres (400 ft.). The retained parcel will be approximately 19.18 hectares (47.39 acres) in area with a frontage of approximately 195.98 metres (643 ft.) along Concession 14 Walpole.

- 2. PLB-2025-186 2003 Highway 6 11

The applicant proposes consent for a surplus farm dwelling and one residential accessory structure. The proposed severed parcel will be approximately 0.51 hectare (1.26 acres) in area with a frontage of approximately 83 metres (272 ft.). The retained parcel will be approximately 21.25 hectares (52.53 acres) in area and are zoned Agriculture (A) in the Haldimand County Zoning By-Law HC 1-2020.

3. PLB-2025-188 3126 Haldimand Road 20 19

The applicant proposes to sever one surplus farm dwelling, one accessory structure and a Quonset hut from the subject property. The proposed severed parcel will be approximately 0.78 hectares (1.92 acres) in area with a frontage of approximately 101 metres (331 ft.). The proposed retained parcel will be approximately 39.8 hectares (98.35 acres) in area with a frontage of approximately 301 metres (987 ft.) along Haldimand Road 20. The subject lands are zoned Agriculture (A) in the HC Zoning By-Law HC 1-2020.

G. Hearings Re: Minor Variances

1. PLA-2025-184 403 Cross Street 28

Relief is requested to allow the severed lands of consent application PLB-2024-182 to have a frontage of 149.39 meters (490.12 feet) where 180 (590.55 feet) meters is required, the intentions of the severance is to allow for future residential purposes. The subject lands are zoned Development (D) in the Haldimand County Zoning By-Law HC 1-2020.

2. PLA-2025-217 403 Cross Street 33

Relief is requested to allow the retained lands of consent application PLB-2024-182 from the Development “D” Zone of Zoning by-law HC 1-2020, the intention of the minor variance and previously conditionally approved severance application is to facilitate future residential purposes. The subject lands are zoned Development (D) in the Haldimand County Zoning By-Law HC 1-2020.

3. PLA-2025-198 370 Lakeshore Road 39

Relief is requested from the height and front yard setback of the proposed accessory building on the front yard of the subject lands. Property is zoned Lakeshore Residential within the Haldimand County Zoning By-Law HC 1-2020.

H. Hearings Re: Previously Deferred Matters

1. PLA-2025-126 2660 Haldimand Road 3

Application has been deferred by applicant until a further date to gather more information.

The Applicant Proposes to sever a portion of lands within the Hamlet Boundary of the agricultural lot, with the purpose of creating a new lot for residential uses. Proposed severed lands to have a frontage of 61.25 meters and an area of 38.17 hectares (acre). Subject Lands are zoned Agricultural (A) in the Haldimand County Zoning By-Law HC 1-2020.

I. Other Business

J. Adjournment

Haldimand County Committee of Adjustment

Consent



Title: PLB-2025-177

Property Roll Number: 2810-332-006-12200-0000

Applicant: Jason Veri

Agent: Ibrahim Bengizi

Legal Description: Walpole Concession 15 Part Lot 10, Subject to Hydro Easement, known municipally as: 759 Concession 14, Walpole

For consideration on: December 16, 2025

Summary

The applicant proposes to sever one (1) surplus farm dwelling and one (1) residential accessory structure (detached garage), measuring approximately 12.19 x 30.48 metres (40 x 100 ft.) with an area of 371.55 sq. metres (4,000 sq. ft.), from the subject property. The proposed severed parcel will be approximately 1.00 hectare (2.47 acres) in area with a frontage of approximately 122.10 metres (400 ft.). The retained parcel will be approximately 19.18 hectares (47.39 acres) in area with a frontage of approximately 195.98 metres (643 ft.) along Concession 14 Walpole. The applicant owns additional dwellings on agricultural farmlands in the County, rendering the dwelling on the property surplus to the needs of the farming operation.

Recommendation

1. THAT Application **PLB-2025-177** 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: Noor Hermiz, Senior Planner, Haldimand County

Reviewed by: Neil Stoop, MCIP, RPP, Supervisor, Haldimand County

Details of the Submission:

Proposal:

The applicant proposes to sever a portion of the subject lands to accommodate a surplus farm dwelling and one (1) existing residential accessory structure, measuring approximately 12.19 x 30.48 metres (40 x 100 ft.). The proposed severed parcel will have an area of approximately 1.00 hectare (2.47 acres)

and a frontage of 122.10 metres (400 ft.) along Concession 14 Walpole. The retained lands will have an area of approximately 19.18 hectares (47.39 acres) and irregular frontage along both Concession 14 and Indian Line Road. This severance is intended to facilitate the continued use of the agricultural property while allowing the surplus dwelling and accompanying residential accessory structure (detached garage) to be an independent residential lot. The applicant owns additional dwellings on separate agricultural farmlands in the area, qualifying the dwelling on the subject property surplus to the needs of the applicant's farming operation. A Zoning By-law Amendment is required to prohibit future residential development on the retained agricultural lands and is included as a condition of the consent.

Site Features and Land Use:

The subject lands are an irregular-shaped agricultural parcel, roughly 20.15 hectares (49.8 acres) in area, located in Ward 1. The property has dual frontage along Concession 14 Walpole to the south and Indian Line Road to the north. The lands currently contain one (1) existing single detached dwelling and one (1) accessory structure subject to this application. Portions of the property are identified as being within the Hazard Lands Overlay. The surrounding land uses are predominantly agricultural with scattered rural residential uses.

Existing Intensive Livestock Operations:

Staff have reviewed the area regarding Minimum Distance Separation (MDS). There are no known active Intensive Livestock Operations (ILOs) in the immediate vicinity that would preclude the severance of the existing dwelling.

Planning Analysis

Provincial Planning Statement, 2024 (PPS)

The Provincial Planning Statement permits lot creation in prime agricultural areas for a residence surplus to a farming operation as a result of farm consolidation, provided that the new lot is limited to the minimum size needed to accommodate the use and appropriate sewage and water services, and the planning authority ensures that new residential dwellings are prohibited on any remnant parcel of farmland created by the severance.

The applicant submitted a 'Residential Lot in a Rural/Agricultural Area - Information Form' that confirms ownership of at least one additional farm parcel within Haldimand County containing an existing residential dwelling, rendering this residence on Concession 14 surplus to the farming operation as a result of farm consolidation.

The proposed lot area of 1.00 hectare (2.47 acres) is the minimum practical size required to encompass the existing dwelling and detached garage. The detached garage is not used for any agricultural or farming purposes and is instead used for personal storage and activities associated with the residential use of the property. Therefore, Planning Staff find it appropriate and logical to include the garage with the severed dwelling lot, as it ensures the retained agricultural parcel is free of any structures that could complicate future farm operations or management. Limiting the size to 1.00 hectare (2.47 acres), which is only slightly larger than the typical minimum rural lot size, satisfies the PPS requirement that the lot be the minimum size needed. This configuration also satisfies the minimum required servicing provisions and complies with the minimum required setback provisions of the Zoning By-law and Ontario Building Code (OBC) for the dwelling and non-farm accessory buildings.

The proposed surplus dwelling severance conforms with the PPS intent to consolidate agricultural holdings. A Zoning By-law amendment will be required as a condition of consent to prohibit future residential opportunities on the retained agricultural lands in accordance with Provincial and County policies.

It is Planning Staff's opinion that the proposal is consistent with the Provincial Planning Statement.

Haldimand County Official Plan (OP)

The subject lands are designated "Agriculture" in the Haldimand County Official Plan (OP), which permits lot creation for a residence surplus to a farming operation, provided specific criteria are met. The application conforms with the OP's requirements, as the applicant has submitted a 'Declaration of Habitability Form' confirming the residence is in habitable condition, and a review of MPAC data confirms the dwelling is over ten (10) years in age. Furthermore, the residence has safe and direct access via the existing entrance on Concession 14 Walpole, a permanently maintained road. The severance is justified through farm consolidation, as the applicant has ownership of an additional farm property with a dwelling, making the residence at 759 Concession 14 surplus to the operation's needs.

The proposed severed parcel is 1.00 hectare (2.47 acres), which exceeds the OP's preferred size range of 0.4 to 0.6 hectares. Specifically, Section 3.A.1.10 of the OP reads *"The severance shall generally be 0.4 hectares to 0.6 hectares in size and shall minimize the amount of agricultural land or productive forest land taken out of production. Consideration of varying the size of the parcel include ensuring farm fields are not fragmented, environmental and topographical features are recognized and the location of the surplus farm dwelling in relation to the existing farm buildings and structures;..."*

The OP language explicitly states that the size requirement *"shall generally"* fall within this range, indicating that the provision is a general guideline and not an absolute prohibition on larger lots. This flexible wording is critical, as a rigid adherence to the 0.6 hectare maximum often conflicts with site-specific needs and the principle of responsible land management. The rationale for permitting lots larger than the general guideline is also to consider the needs of applicants and private property owners, to ensure adequate environmental protection, and to recognize the practical realities of existing residential uses in agricultural lands on a case-by-case basis, as planning applications are not precedent-setting.

Planning Staff find the 1.00 hectare size to be appropriate because it is the minimum practical size required to accommodate the existing dwelling, residential accessory structure utilized strictly for residential storage purposes, associated yard area, and essential services, without compromising the retained agricultural lands. This size strictly minimizes the loss of prime agricultural land by encompassing only the existing residential curtilage, driveway, and non-productive areas such as mature trees and grassy buffers that are not currently under agricultural production. This also serves to reduce the likelihood of land use conflicts between the residential lot and surrounding agricultural operations by maintaining the existing large buffer area between the house and active fields.

Furthermore, the 1.00 hectare lot is functionally necessary to provide servicing separation distances. This size and configuration ensures compliance with provincial standards for the existing septic system located to the east of the dwelling, providing a larger, more suitable drain field and adequate setbacks - not only from the proposed property line, but also from the on-site water service. A formal septic evaluation confirms that the services meet all applicable OBC requirements within the proposed lot boundaries. The OBC requires a 3 metre (10 ft.) setback be maintained between the septic system and any existing or proposed property line. The proposed severed parcel considers and meets this requirement. The resulting 19.18 hectare retained parcel remains a large, viable agricultural unit with maintained road frontages along both Concession 14 Walpole and Indian Line Road, validating that the proposal will have a negligible impact on the retained land's agricultural viability.

Overall, Planning Staff are of the opinion that the proposal maintains the general intent and purpose of the Haldimand County Official Plan.

Haldimand County Zoning By-law HC 1-2020

The subject lands are zoned “Agriculture (A)” Zone in the Haldimand County Zoning By-law HC 1-2020. The “A” Zone permits agricultural uses, single family dwellings, and residential accessory structures.

The “A” Zone requires a minimum lot area of 1,855 square metres (0.46 acres) and a minimum lot frontage of 30 metres (98.4 ft.). The severed lands will contain a lot area of approximately 1.00 hectare (2.47 acres) with a frontage of 122.10 metres (400 ft.), which complies with the “A” Zone provisions of the Zoning By-law HC 1-2020. The Zoning By-law automatically rezones the severed lands and retained lands when the Committee of Adjustment approves surplus farm dwelling lots that are between 0.4 hectares (0.99 acres) to 0.6 hectares (1.48 acres) in size. Given that the severed lands are 1.00 hectare (2.47 acres) in size, the retained lands will not qualify for the automatic rezoning process to remove residential and residential related uses on the retained lands. Therefore, a Zoning By-law Amendment application is required as a condition of consent to prohibit future residential uses on the retained lands in accordance with the PPS.

It is the opinion of Planning Staff that the subject application conforms to the intent of the Zoning By-law. Therefore, Planning Staff recommend that this application be approved, subject to the attached conditions.

Agency & Public Comments

Haldimand County Building & Municipal Enforcement Services:

- Storage containers straddling property lines to be removed/relocated
- Property lines must be in conformance of article 8.2.1.6. Clearances for a Class 4 Sewage System.
- Cistern or well must fully be on the severed parcel.
- The existing storage shed shall meet Haldimand County zoning by-law general provisions of accessory structures to residential uses (Section 4.2) for setbacks.
- Existing large accessory building to have planning application to address size exceeding 200 sq. m per Section 4.2 of zoning by-law

Haldimand County Planning & Development Services – Development Technologist:

No concerns with application.

Haldimand County Emergency Services:

No Comments.

Grand River Conservation Authority:

The GRCA has no objection to the proposed consent application.

Hydro One:

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 December 2, 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. PLB2025177 Condition Sheet
2. PLB2025177 Location Map
3. PLB2025177 Owner Sketch 1
4. PLB2025177 Owner Sketch 2

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. The existing access to the parking lot on the retained lands from the severed lands on Concession 14 Road must be stopped up and closed, separating the residential use from the retained agricultural lands, to the satisfaction of the Planning and Development Division.
4. Receipt of final approval of the required zoning amendment (Zoning Amendments can take three months or four months, therefore, your application must be submitted as soon as possible). For further information, please contact Planning Staff at 905-318-5932.
5. That the storage containers currently straddling the property line be removed or relocated to the satisfaction of the Building Inspector. Confirmation from the Building Division, in the form of an email, that this condition has been satisfied shall be forwarded to the Secretary-Treasurer. For further details, please contact building@haldimandcounty.ca
6. That the cistern or well be confirmed to be fully located on the severed parcel, to the satisfaction of the Building Inspector. Confirmation from the Building Division, in the form of an email, that this condition has been satisfied shall be forwarded to the Secretary-Treasurer. For further details, please contact building@haldimandcounty.ca
7. Receipt of a copy of the registered reference plan of the severed parcel, with a frontage of 122.10 meters (400.59 feet), and an area of 1.00 hectares (2.47 acres). 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

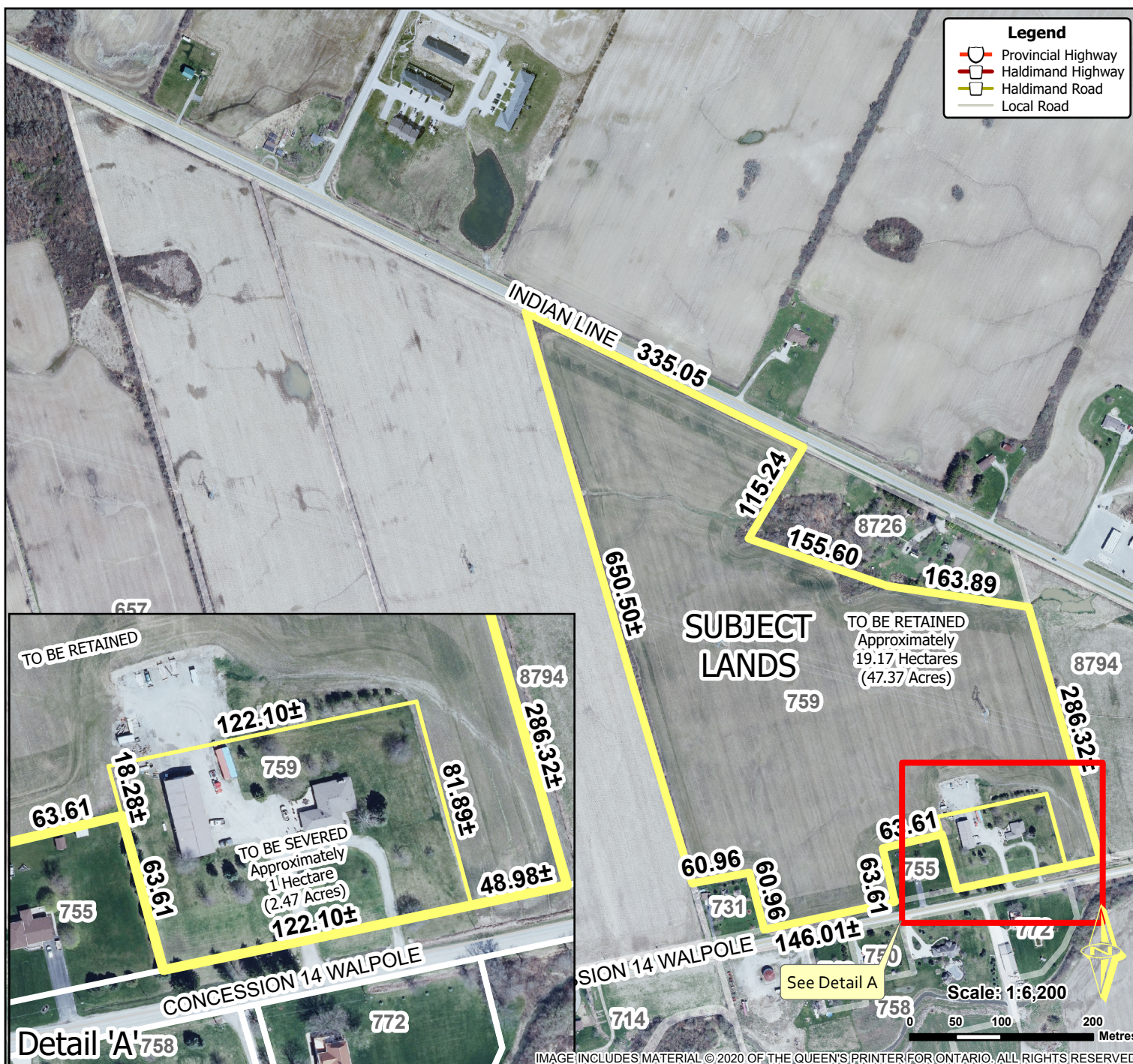
Geographic Coordinate	System:GCS_North_American_1983
Datum:	D_North_American_1983
Prime Meridian:	Greenwich
Angular Unit:	Degree

8. That the above conditions must be fulfilled and the Document for conveyance be presented for stamping/issuance of the certificate on or before December 16th, 2027, after which time this consent will lapse.

File No. PLB-2025-177

Assessment Roll No. 2810.332.006.12200.0000

Location Map FILE #PLB-2025-177 APPLICANT: Veri



Location:

**759 CONCESSION 14 WALPOLE
GEOGRAPHIC TOWNSHIP OF WALPOLE
WARD 1**

Legal Description:

**WAL CON 15 PT LOT 10 SUBJECT TO
HYDRO EASEMENT**

Property Assessment Number:

2810 332 006 12200 0000

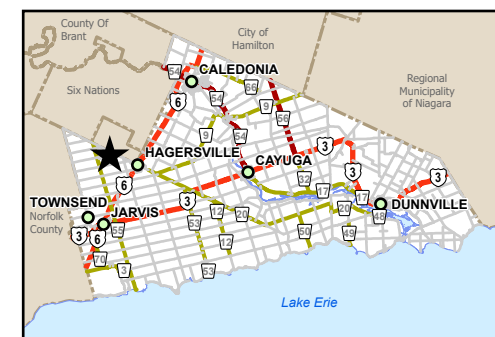
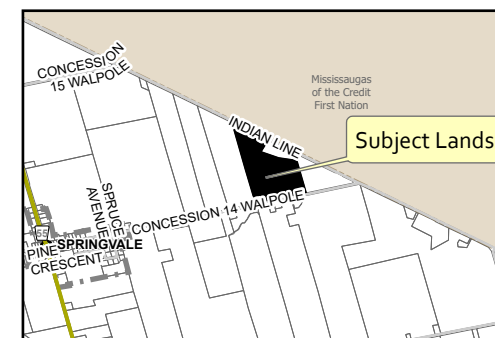
Size:

20.17 Hectares (49.83 Acres)

Zoning:

**A (Agriculture), GRCA Regulated Lands,
HCOP Riverine Hazard 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.



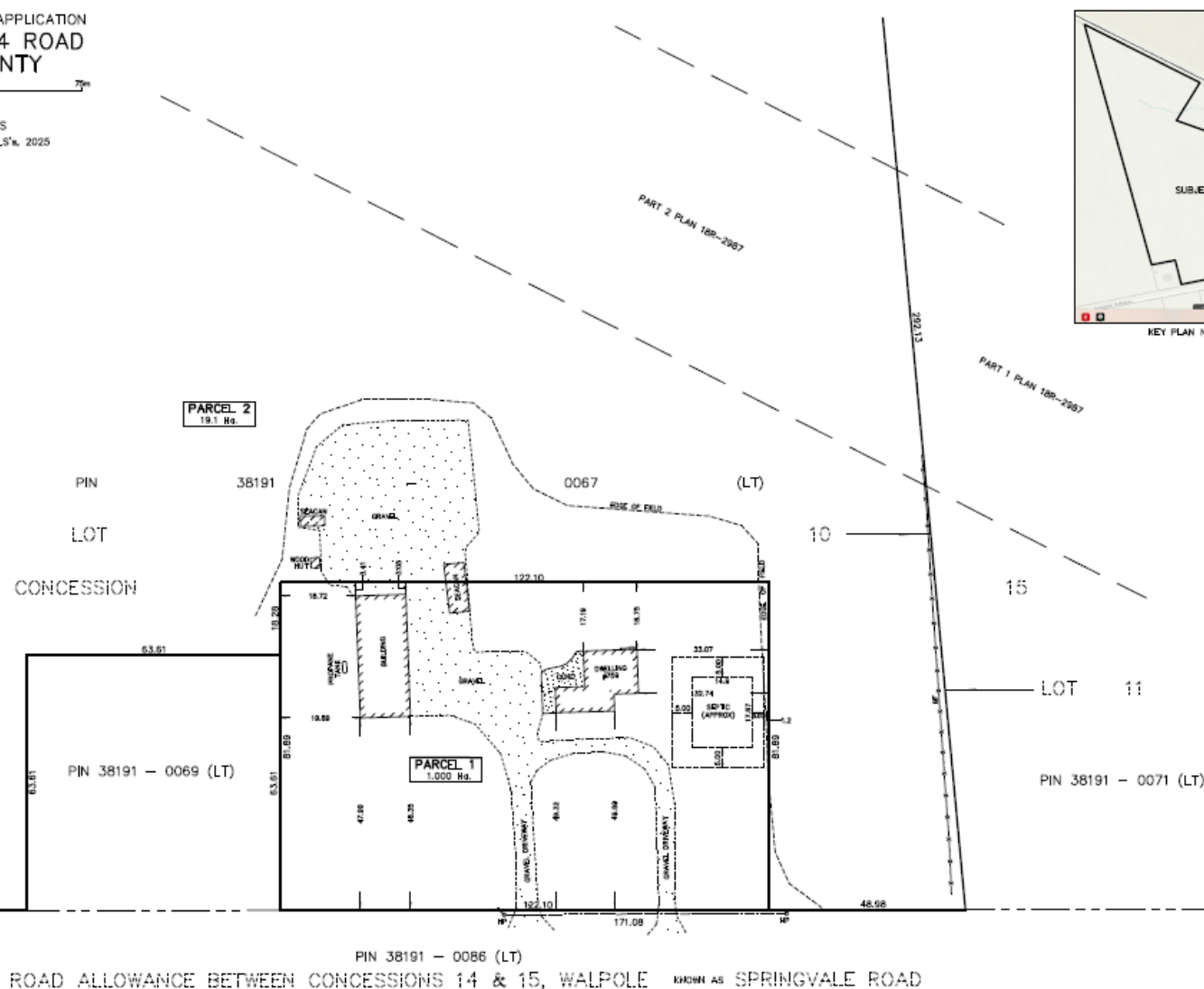
Owner's Sketch 1 of 2 FILE #PLB-2025-177 APPLICANT: Veri

SKETCH FOR PLANNING ACT APPLICATION
759 CONCESSION 14 ROAD
HALDIMAND COUNTY

SCALE 1:750

RASCH & HYDE LTD.
ONTARIO LAND SURVEYORS

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PROPERTY DESCRIPTION

PART OF LOT 10, CONCESSION 15
GEOGRAPHIC TOWNSHIP OF WALPOLE
HALDIMAND COUNTY
ALL OF PIN 38191-0067 (LT)

LEGEND

PIN DENOTES PROPERTY IDENTIFIER NUMBER
BF DENOTES BOARD FENCE
HP DENOTES HYDRO/UTILITY POLE
OUL DENOTES OVERHEAD HYDRO/UTILITY POLE LINE
N=NORTH, S=SOUTH, E=EAST, W=WEST

BOUNDARY NOTE

BOUNDARIES HAVE BEEN DERIVED FROM REGISTRY
OFFICE RECORDS AND ACTUAL FIELD WORK.

CAUTION

1. THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSES INDICATED IN THE TITLE BLOCK.
2. THIS SKETCH IS PROTECTED BY COPYRIGHT ©
3. THIS IS NOT AN ORIGINAL COPY UNLESS EMBOSSED WITH THE SURVEYOR'S SEAL, OR PDF CERTIFIED.

METRIC NOTE

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

SURVEYOR'S SEAL

SKETCH

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OR PDF CERTIFIED

SEPTEMBER 5, 2025
DATE

Harold D. Hyde
HAROLD D. HYDE
ONTARIO LAND SURVEYOR

RASCH + HYDE LTD.
Ontario Land Surveyors

P.O. Box 6, 1333 Highway #3 East, Unit B
Dunville, ONT. N1A 2N1
DUNVILLE: 905-774-7188 PORT ERM: 905-871-8757
(FAX 905-774-4000)

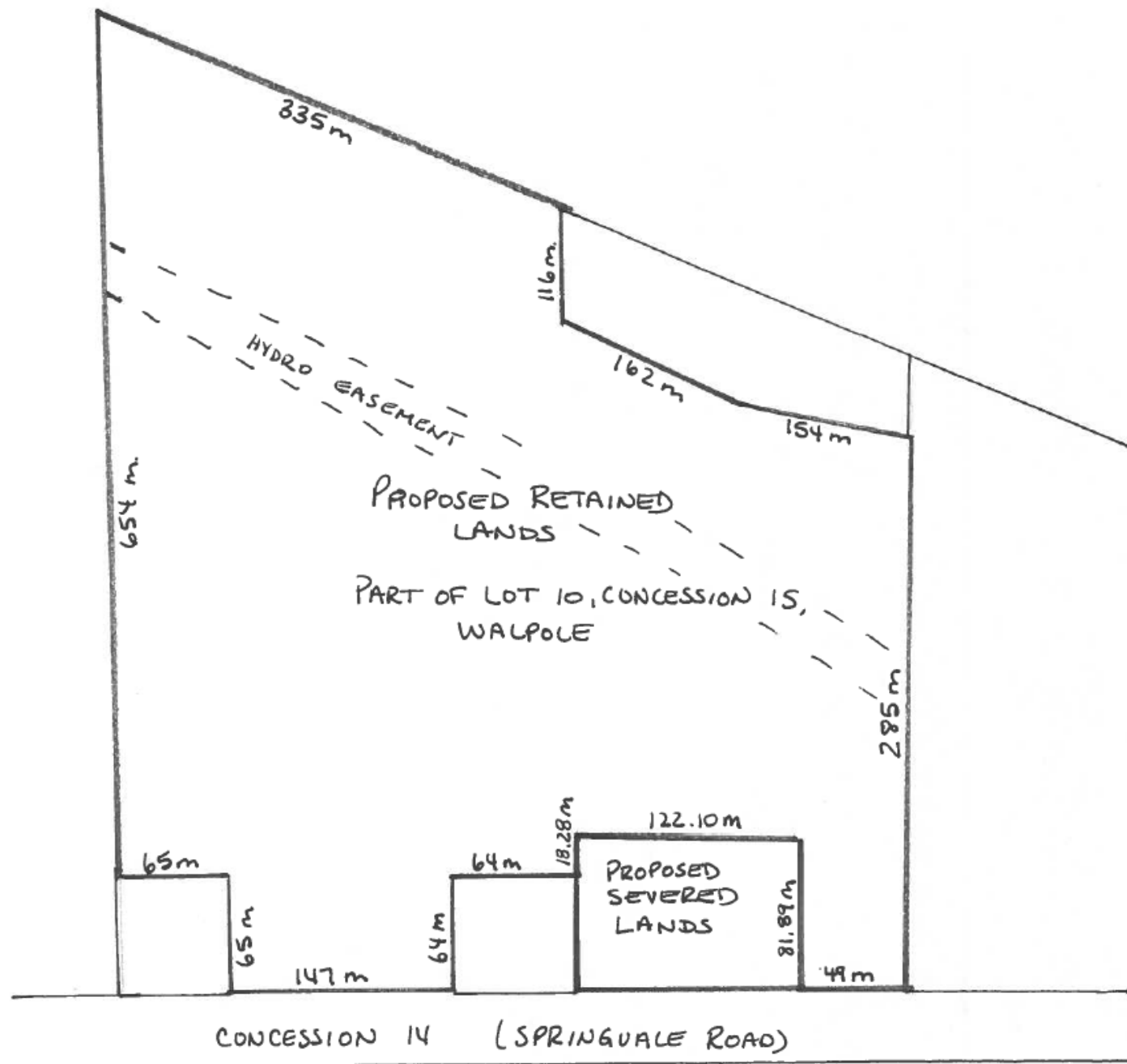
HAROLD D. HYDE OLS

SCALE 1:750

SURVEY: 16-216

DRAWN BY: T. Matheson

Owner's Sketch 2 of 2 FILE #PLB-2025-177 APPLICANT: Veri



Haldimand County Committee of Adjustment

Consent



Title: PLB-2025-186

Property Roll Number: 2810-330-020-29000-0000

Applicant: Ryan & Judy Schuurman

Agent: Kim Hessels-Glenney

Legal Description: Part of Lot 21, Concession 3 WDH, known municipally as: 2003 Highway 6 (Ward 1)

For consideration on: December 16, 2025

Summary

The applicant proposes to sever one (1) surplus farm dwelling and one (1) residential accessory structure, measuring approximately 9.1 x 9.1 metres (30 x 30 ft.) with an area of 82.81 sq. metres (900 sq. ft.), from the subject property. The proposed severed parcel will be approximately 0.51 hectare (1.26 acres) in area with a frontage of approximately 83 metres (272 ft). The retained parcel will be approximately 21.25 hectares (52.53 acres) in area with frontage along Highway 6 and Lynn Valley Road. The applicant owns additional dwellings on agricultural farmlands in the County, rendering the dwelling on the property surplus to the needs of the farming operation.

Recommendation

1. THAT Application **PLB-2025-186** 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: Noor Hermiz, Senior Planner, Haldimand County

Reviewed by: Neil Stoop, MCIP, RPP, Supervisor, Haldimand County

Details of the Submission:

Proposal:

The applicant proposes to sever a portion of the subject lands to accommodate a surplus farm dwelling and one (1) existing residential accessory structure, measuring approximately 9.1 x 9.1 metres (30 x 30 ft.) with an area of 82.81 sq. metres (900 sq. ft.). The proposed severed parcel will have an area of approximately 0.51 hectares (1.26 acres), and the retained lands will have an area of approximately

21.25 hectares (52.53 acres). This severance is intended to facilitate the continued use of the agricultural property while allowing the surplus dwelling and accompanying residential accessory structure (detached garage) to be an independent residential lot. As the proposed lot size falls within the automatic rezoning provisions of the Zoning By-law, a separate Zoning By-law Amendment application will not be required.

Site Features and Land Use:

The subject lands are an irregular-shaped farm parcel totalling approximately 21.76 hectares (53.79 acres) in area, located in Ward 1. The property has dual road frontage along both Highway 6 and Lynn Valley Road. The lands currently contain one (1) existing single detached dwelling and one (1) residential accessory structure subject to this application. The surrounding land uses comprise predominantly active agricultural uses with scattered rural residential properties.

Existing Intensive Livestock Operations: Staff have reviewed the area regarding Minimum Distance Separation (MDS). There are no known active Intensive Livestock Operations (ILOs) in the immediate vicinity that would preclude the severance of the existing dwelling.

Planning Analysis

Provincial Planning Statement, 2024 (PPS)

The Provincial Planning Statement permits lot creation in prime agricultural areas for a residence surplus to a farming operation as a result of farm consolidation, provided that the new lot is limited to the minimum size needed to accommodate the use and appropriate sewage and water services, and the planning authority ensures that new residential dwellings are prohibited on any remnant parcel of farmland created by the severance.

The applicant has submitted a 'Residential Lot in a Rural/Agricultural Area - Information Form' that confirms ownership of at least one additional farm parcel within Haldimand County containing an existing residential dwelling, thereby fulfilling the farm consolidation requirement and rendering the dwelling on the subject lands surplus to the needs of the farming operation.

The proposed lot size (0.51 hectare) is minimal and designed to facilitate only the existing residential use and associated structures. It is Planning Staff's opinion that the new lot is limited in size such that it satisfies the minimum required servicing provisions and complies with the minimum required setback provisions of the Zoning By-law and Ontario Building Code (OBC).

The automatic rezoning provision, which prohibits future residential development on the retained 21.25 hectares (52.53 acres), further ensures consistency with the PPS intent to protect and maintain the agricultural land base.

Therefore, it is Planning staff's opinion that the subject application is consistent with the policies of the PPS.

Haldimand County Official Plan (OP)

The subject lands are designated "Agriculture" in the Haldimand County Official Plan (OP). The application fully conforms with the OP's requirements for surplus farm dwelling severance. The applicant has submitted a 'Declaration of Habitability Form' and MPAC records to confirm the dwelling is habitable and over ten (10) years in age. The dwelling has safe and direct access via the existing

entrance onto a maintained road (Highway 6). The severance is justified through farm consolidation, as the applicant has ownership of an additional farm property with a dwelling.

The proposed severed parcel size of 0.51 hectare (1.26 acres) falls within the OP's preferred size range of 0.4 to 0.6 hectares. This size is determined to be the minimum necessary to accommodate the residential components - including the dwelling and the existing accessory structure - while minimizing the removal of productive agricultural land. The proposed lot directly addresses the OP's objectives by reducing the amount of land taken out of production and reducing the likelihood of land use conflicts between the residential lot and the surrounding agricultural operations. The resulting 21.25 hectare (52.53 acres) retained parcel remains a large, highly viable agricultural lot with maintained road frontages, ensuring the continuation of the farming operation.

Overall, Planning Staff are of the opinion that the proposal maintains the general intent and purpose of the Haldimand County Official Plan.

Haldimand County Zoning By-law HC 1-2020

The subject lands are zoned "Agriculture (A)" Zone in the Haldimand County Zoning By-law HC 1-2020. The "A" Zone permits agricultural uses, single family dwellings, and residential accessory structures.

The "A" Zone requires a minimum lot area of 1,855 square metres (0.46 acres) and a minimum lot frontage of 30 metres (98.4 ft.). The severed lands will contain a lot area of approximately 0.51 hectare (1.26 acres) with a frontage of 83 metres (272 ft.), which complies with the "A" Zone provisions of the Zoning By-law HC 1-2020. Given the proposed lot size, the Zoning By-law automatically rezones the retained lands to prohibit residential and residential-related uses upon final stamping of the consent. Therefore, a separate Zoning By-law Amendment application is not required.

It is the opinion of Planning Staff that the subject application fully conforms to the intent and purpose of the Zoning By-law. Therefore, Planning Staff recommend that this application be approved, subject to the attached conditions.

Agency & Public Comments

Haldimand County Building & Municipal Enforcement Services:

New proposed accessory to apply for building permit

Septic to maintain minimum 3m clearance from property lines - Septic Evaluation

Demolition of accessory buildings on retained parcel to have demolition permit unless farm building.

Applicable MTO approval for any new construction or road entrances.

Planners Comment: There is no current proposal of development, any potential future development would need to go through building, and would also potentially require a LPRCA permit. Septic has been approved by a building inspector prior to accepting the application, and a condition has been added to ensure MTO has no concerns with the application.

Haldimand County Planning & Development Services – Development Technologist:

No comments or concerns.

Haldimand County Emergency Services:

No comments or concerns.

Long Point Region Conservation Authority :

LPRCA staff can advise that the application is consistent with Section 5.2.2 b) of the Provincial Planning Statement, 2024.

Ministry of Transportation:

Comments not received.

Planners Comment: Comments not yet received by MTO, condition to ensure satisfaction of MTO will be added.

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 5, 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. PLB2025186 Condition Sheet
2. PLB2025186 Location Map
3. PLB2025186 Owner Sketch 1
4. PLB2025186 Owner Sketch 2

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 any requirements of the Ministry of Transportation (MTO) be satisfied, and if the MTO has no concerns, written confirmation in the form of an email from the MTO be provided to the Secretary-Treasurer.
4. Receipt of a copy of the registered reference plan of the severed parcel, with a frontage of 83 metres (272.31 feet), and an area of 0.51 hectare (1.26 acre). 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:

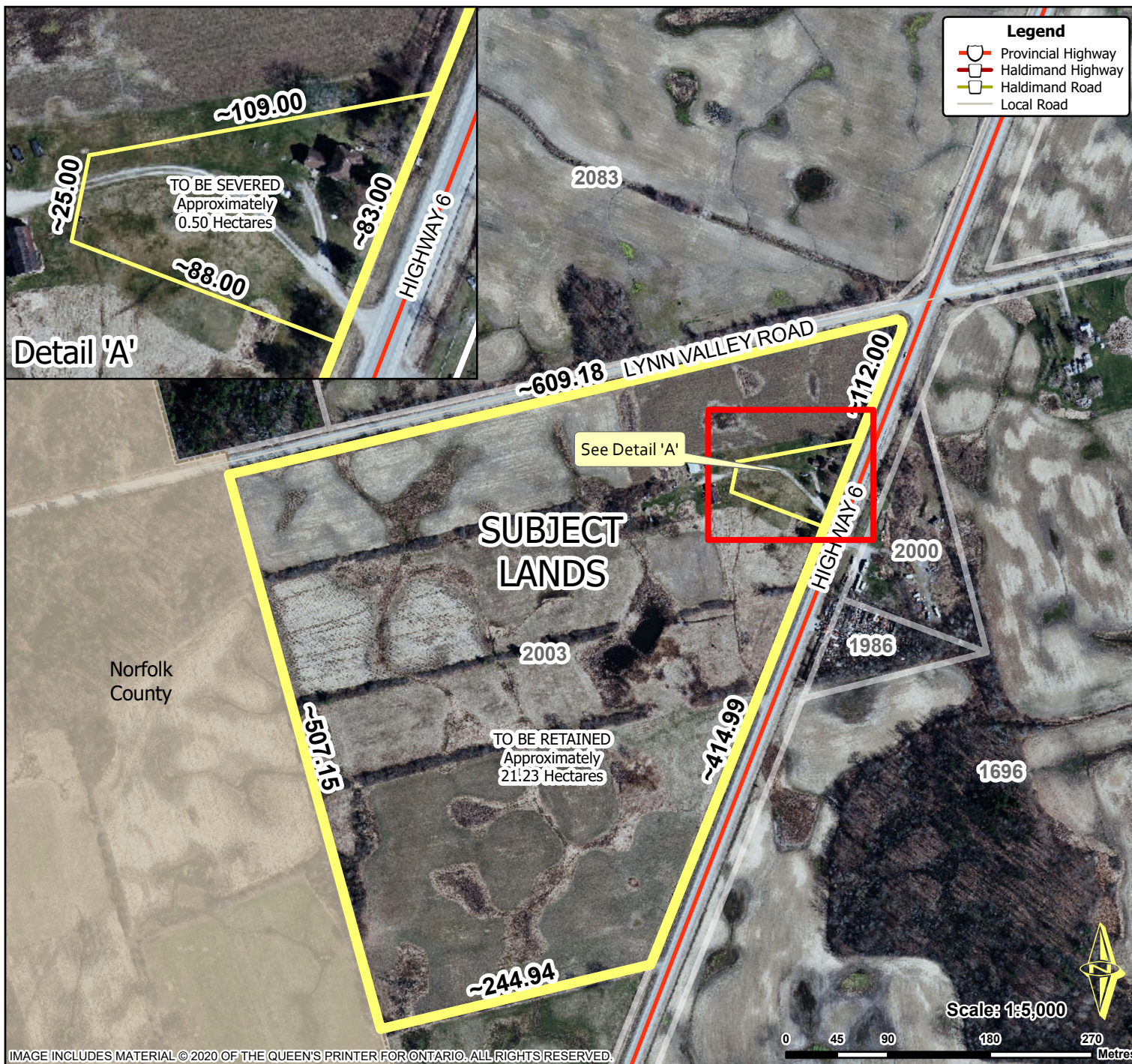
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False_Northing:	0.00000000
Central_Meridian:	-81.00000000
Scale_Factor:	0.99960000
Latitude_Of_Origin:	0.00000000
Linear Unit:	Meter
Geographic Coordinate	System:GCS_North_American_1983
Datum:	D_North_American_1983
Prime Meridian:	Greenwich
Angular Unit:	Degree

5. That the above conditions must be fulfilled and the Document for conveyance be presented for stamping/issuance of the certificate on or before December 16th, 2027, after which time this consent will lapse.

File No. PLB-2025-186

Assessment Roll No. 2810.330.020.29000.0000

Location Map FILE #PLB-2025-186 APPLICANT: Schuurman



Location:

**2003 HIGHWAY 6
GEOGRAPHIC TOWNSHIP OF WOODHOUSE
WARD 1**

Legal Description:

WDH CON 3 PT LOT 21

Property Assessment Number:

2810 330 020 29000 0000

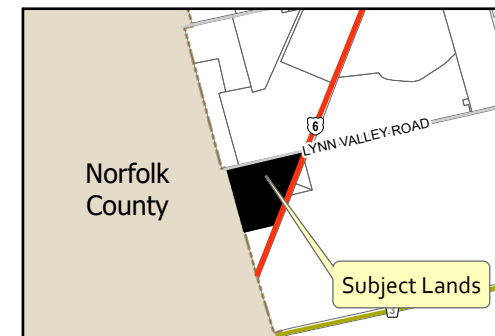
Size:

21.73 Hectares (53.70 Acres)

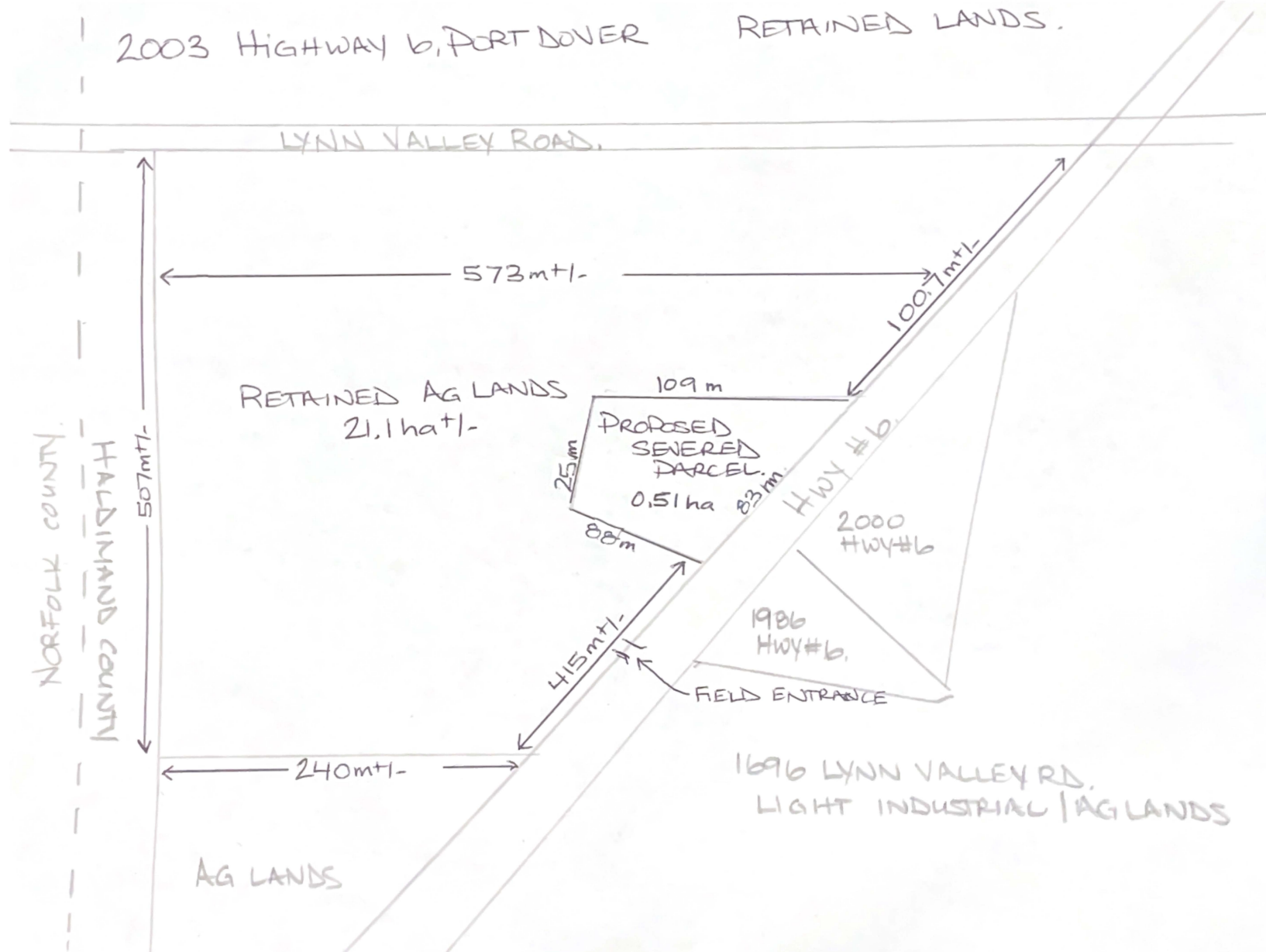
Zoning:

A (Agriculture)

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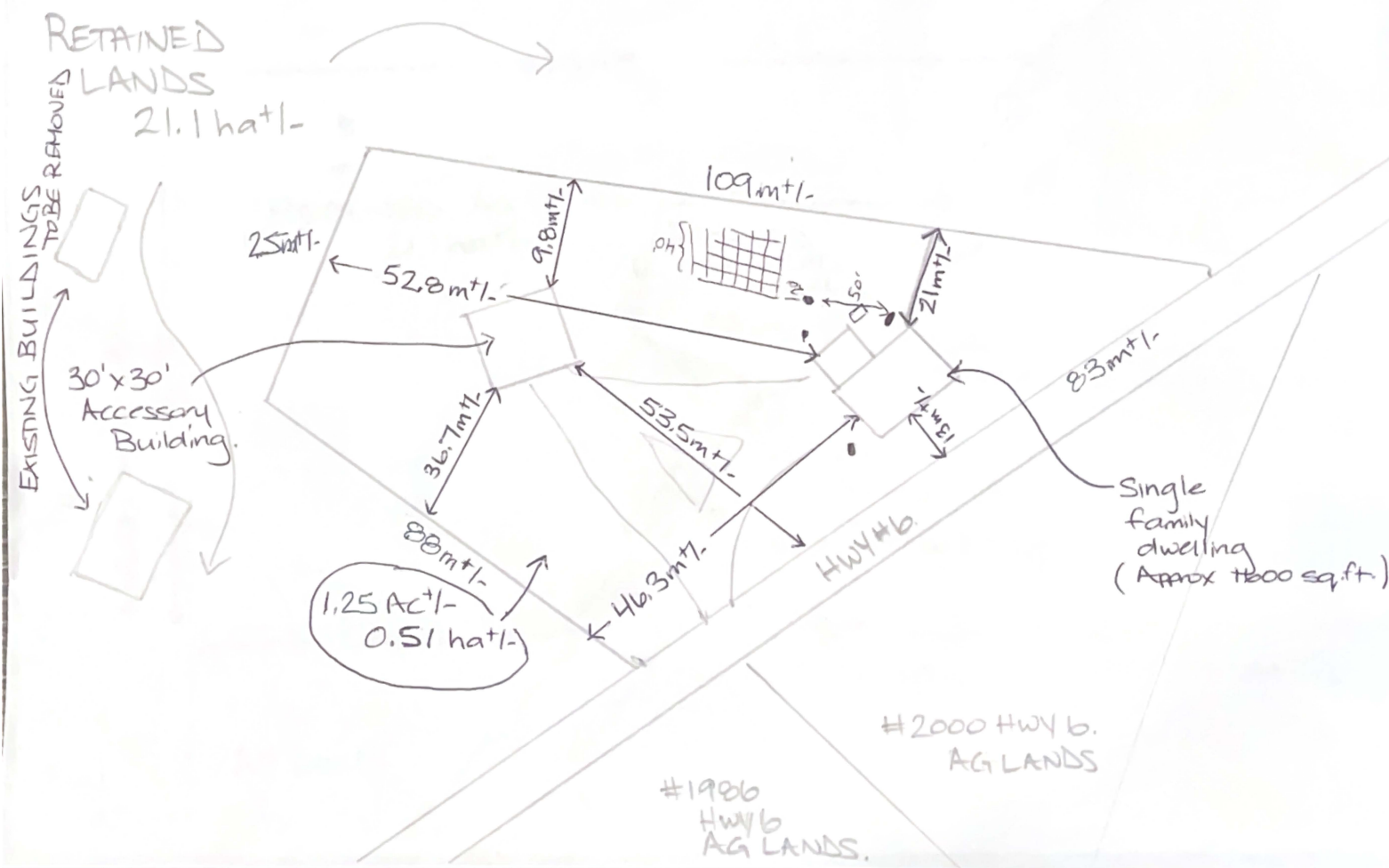
Owner's Sketch 1 of 2 FILE #PLB-2025-186 APPLICANT: Schuurman



Owner's Sketch 2 of 2 FILE #PLB-2025-186 APPLICANT: Schuurman



2003 HIGHWAY 6: PORT DOVER. SEVERED PARCEL SKETCH.



Haldimand County Committee of Adjustment

Consent



Title: PLB-2025-188

Property Roll Number: 2810-157-001-08900-0000

Applicant: Brickyard Dairy Inc. c/o Cole Dortmans

Agent: Kim Hessels-Glenny

Legal Description: South Cayuga Concession 5 Part Lot 24 Reference Plan 18R3351 Parts 1, 2 and 3, known municipally as: 3126 Haldimand Road 20, South Cayuga

For consideration on: December 16, 2025

Summary

The applicant proposes to sever one (1) surplus farm dwelling, one (1) accessory structure (storage shed) measuring approximately 7.62 x 15.24 metres (25 x 50 ft.) with an area of 116.12 sq. metres (1,250 sq. ft.), and a Quonset hut measuring approximately 12.19 x 18.29 metres (40 x 60 ft.) with an area of 222.95 sq. metres (2,400 sq. ft.), from the subject property.

The proposed severed parcel will be approximately 0.78 hectares (1.92 acres) in area with a frontage of approximately 101 metres (331 ft.). The proposed retained parcel will be approximately 39.8 hectares (98.35 acres) in area with a frontage of approximately 301 metres (987 ft.) along Haldimand Road 20. The dwelling is surplus to the farming operation's needs as a result of farm amalgamation.

Recommendation

1. THAT Application **PLB-2025-188** 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: Noor Hermiz, Senior Planner, Haldimand County

Reviewed by: Neil Stoop, MCIP, RPP, Supervisor, Haldimand County

Details of the Submission:

Proposal:

The applicant proposes to sever a portion of the subject lands to accommodate a surplus farm dwelling, an existing storage shed (7.62 x 15.24 metres), and an existing Quonset hut (12.19 x 18.29 metres).

The proposed severed parcel will have an area of approximately 0.78 hectares (1.92 acres) and a frontage of 101 metres (331 ft.) along Haldimand Road 20. The retained lands will have an area of approximately 39.8 hectares (98.35 acres). This severance is intended to facilitate the continued operation of the large agricultural property while allowing the surplus dwelling and accompanying residential accessory structures to be an independent residential lot. The dwelling is surplus due to farm amalgamation. A Zoning By-law Amendment is required as a condition of consent to prohibit future residential development on the retained agricultural lands.

Site Features and Land Use:

The subject lands are a standard agricultural lot, roughly 40.95 hectares (101.21 acres) in area, located in Ward 2. The property has frontage along Haldimand Road 20 and currently contains one (1) existing single detached dwelling subject to this application. The property also contains a wind turbine along the rear boundary of the lot. The surrounding land uses are predominantly agricultural with scattered rural residential uses. The existing dwelling is serviced privately by a cistern and septic system.

Existing Intensive Livestock Operations:

Staff have reviewed the area regarding Minimum Distance Separation (MDS). There are no known active Intensive Livestock Operations (ILOs) in the immediate vicinity that would preclude the severance of the existing dwelling.

Planning Analysis

Provincial Planning Statement, 2024 (PPS)

The Provincial Planning Statement permits lot creation in prime agricultural areas for a residence surplus to a farming operation as a result of farm consolidation, provided that the new lot is limited to the minimum size needed to accommodate the use and appropriate sewage and water services, and the planning authority ensures that new residential dwellings are prohibited on any remnant parcel of farmland created by the severance.

The applicant has submitted a 'Residential Lot in a Rural/Agricultural Area - Information Form' that confirms ownership of at least one additional farm parcel within Haldimand County containing an existing residential dwelling, rendering this residence on Haldimand Road 20 surplus to the farming operation as a result of farm amalgamation.

It is Planning Staff's opinion that the new lot (0.78 hectares) is the minimum practical size required to encompass the existing dwelling and large accessory structures. The accessory structures are currently not in use for any farming operation, nor have they been for an extended period, and are instead used for personal storage and activities associated with the residential use of the property. Therefore, Planning Staff find it appropriate and logical to include these structures with the severed dwelling lot, as it ensures the retained agricultural parcel is free of structures that could complicate future farm operations or management. Limiting the size to 0.78 hectares, which is only slightly larger than the typical minimum rural lot size, satisfies the PPS requirement that the lot be the minimum size needed. This configuration also satisfies the minimum required servicing provisions and complies with the minimum required setback provisions of the Zoning By-law and Ontario Building Code (OBC) for the dwelling and non-farm accessory buildings.

The proposed surplus dwelling severance conforms with the PPS intent to consolidate agricultural holdings. A Zoning By-law amendment will be required as a condition of consent to prohibit future

residential opportunities on the retained agricultural lands in accordance with Provincial and County policies.

It is Planning Staff's opinion that the proposal is consistent with the Provincial Planning Statement.

Haldimand County Official Plan (OP)

The subject lands are designated "Agriculture" in the Haldimand County Official Plan (OP), which permits lot creation for a residence surplus to a farming operation, provided specific criteria are met. The application is required to conform with the OP's requirements, including submission of a 'Declaration of Habitability Form' confirming the residence is in habitable condition, and a review of MPAC data to confirm the dwelling is over ten (10) years in age. Furthermore, the residence has safe and direct access via the existing entrance on Haldimand Road 20, a permanently maintained road. The severance is justified through farm amalgamation, as the applicant has ownership of an additional farm property with a dwelling, making the residence at 3126 Haldimand Road 20 surplus to the operation's needs.

The proposed severed parcel is 0.78 hectares (1.92 acres) in area, which exceeds the OP's preferred size range of 0.4 to 0.6 hectares. Specifically, Section 3.A.1.10 of the OP reads *"The severance shall generally be 0.4 hectares to 0.6 hectares in size and shall minimize the amount of agricultural land or productive forest land taken out of production. Consideration of varying the size of the parcel include ensuring farm fields are not fragmented, environmental and topographical features are recognized and the location of the surplus farm dwelling in relation to the existing farm buildings and structures;..."*

The OP language explicitly states that the size requirement *"shall generally"* fall within this range, indicating that the provision is a general guideline and not an absolute prohibition on larger lots. This flexible wording is critical, as a rigid adherence to the 0.6 hectare maximum often conflicts with site-specific needs and the principle of responsible land management. The rationale for permitting lots larger than the general guideline is also to consider the needs of applicants and private property owners, to ensure adequate environmental protection, and to recognize the practical realities of existing residential uses – such as a storage shed and Quonset hut - in agricultural lands on a case-by-case basis, as planning applications are not precedent-setting.

Planning Staff find the 0.78 hectare size to be appropriate because it is the minimum practical size required to accommodate the existing dwelling, the accessory storage shed, and the large Quonset hut, without compromising the retained agricultural lands. This size minimizes the loss of prime agricultural land by strictly encompassing an area that includes existing curtilage, driveway, and the necessary footprint of the three structures. This serves to reduce the likelihood of land use conflicts between the residential lot and surrounding agricultural operations by providing a necessary buffer and ensuring the structures are contained entirely within the residential boundary.

Furthermore, the 0.78 hectare lot is functionally necessary to provide required servicing separation distances for the private cistern and septic tank system and ensures adequate setbacks for the large accessory buildings. The resulting 39.8 hectare retained parcel remains a large, viable agricultural unit with maintained road frontage, validating that the proposal will have a negligible impact on the retained land's agricultural viability.

Overall, Planning Staff are of the opinion that the proposal maintains the general intent and purpose of the Haldimand County Official Plan.

Haldimand County Zoning By-law HC 1-2020

The subject lands are zoned “Agriculture (A)” Zone in the Haldimand County Zoning By-law HC 1-2020. The “A” Zone permits agricultural uses, single family dwellings, and residential accessory structures.

The “A” Zone requires a minimum lot area of 1,855 square metres (0.46 acres) and a minimum lot frontage of 30 metres (98.4 ft.). The severed lands will contain a lot area of approximately 0.78 hectare (1.92 acres) with a frontage of 101 metres (331 ft), which complies with the minimum size requirements of the “A” Zone. Given that the severed lands are 0.78 hectare (1.92 acres) in size, the lot exceeds the 0.6 hectare threshold for the automatic rezoning process. Therefore, a Zoning By-law Amendment application is required as a condition of consent to prohibit future residential uses on the retained lands in accordance with the PPS.

It is the opinion of Planning Staff that the subject application conforms to the intent of the Zoning By-law, provided the necessary Zoning By-law Amendment is secured. Therefore, Planning Staff recommend that this application be approved, subject to the attached conditions.

Agency & Public Comments

Haldimand County Building & Municipal Enforcement Services:

Existing storage shed and house must meet the Haldimand County Zoning By-Law HC 1-2020 setback requirements. Septic to maintain minimum clearances as per section 8 of the OBC.

Planner Comment: Zoning By-Law Amendment is a condition of consent, if there are any setback deficiencies those can be addressed at that time. Septic Evaluation previously accepted by building division.

Haldimand County Planning & Development Services – Development Technologist:

No comments or concerns.

Haldimand County Emergency Services:

No comments or concerns.

Hydro One:

No comments or concerns.

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 5, 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. PLB2025188 Condition Sheet
2. PLB2025188 Location Map
3. PLB2025188 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 zoning amendment (Zoning Amendments can take three months or four months, therefore, your application must be submitted as soon as possible). For further information, please contact Planning Staff at 905-318-5932.
4. Receipt of a copy of the registered reference plan of the severed parcel, with a frontage of 75 metres (246.06 feet), and an area of 0.42 hectare (1.04 acre). 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 icleaver@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:

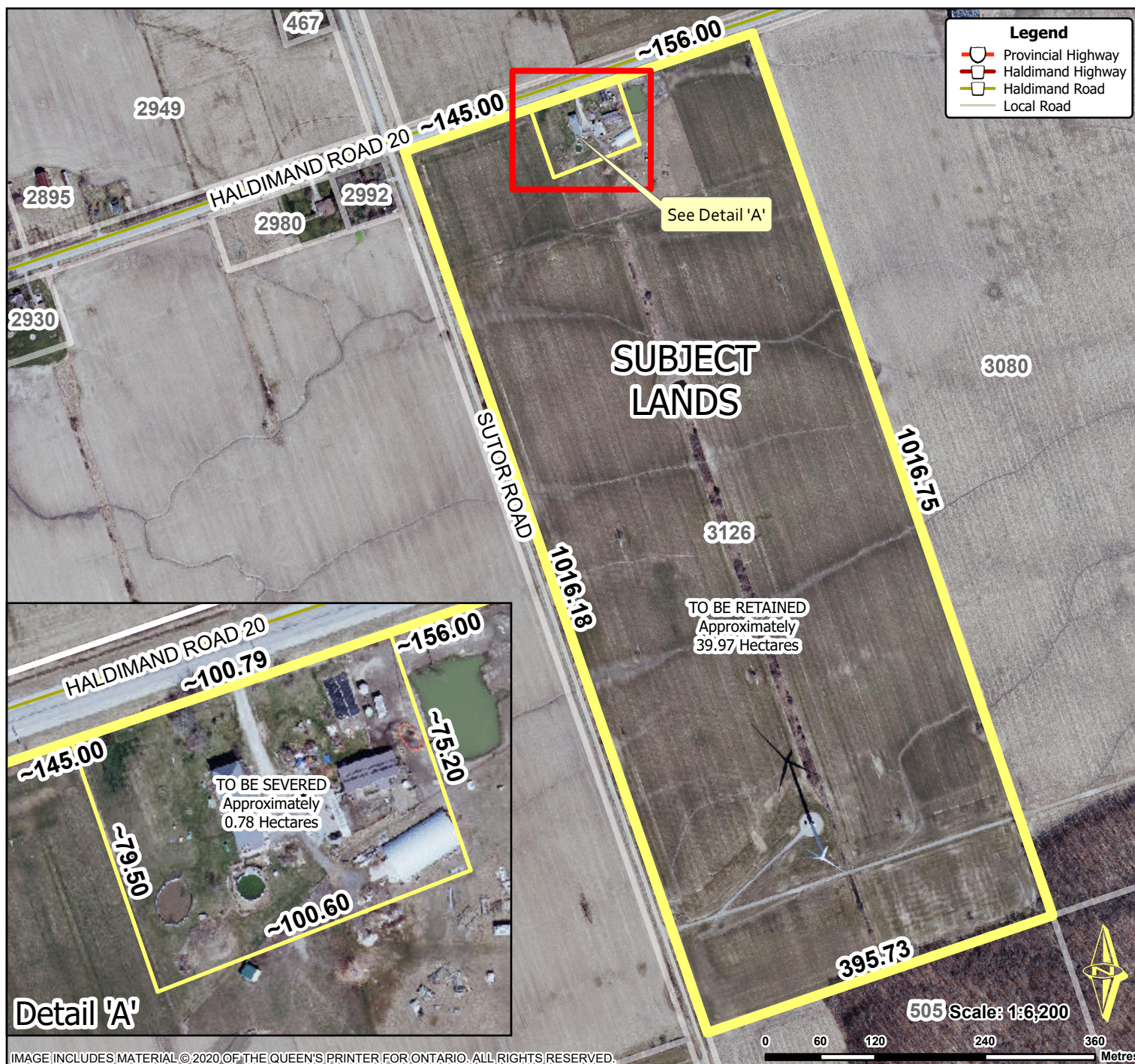
Projected Coordinate System:	NAD_1983_UTM_Zone_17N
Projection:	Transverse_Mercator
False_Easting:	500000.00000000
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Central_Meridian:	-81.00000000
Scale_Factor:	0.99960000
Latitude_Of_Origin:	0.00000000
Linear Unit:	Meter
Geographic Coordinate	System:GCS_North_American_1983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

5. That the above conditions must be fulfilled and the Document for conveyance be presented for stamping/issuance of the certificate on or before December 16th, 2027, after which time this consent will lapse.

File No. PLB-2025-188

Assessment Roll No. 2810.157.001.08900.0000

Location Map FILE #PLB-2025-188 APPLICANT: Milo



Location:

**3126 HALDIMAND ROAD 20
GEOGRAPHIC TOWNSHIP OF SOUTH CAYUGA
WARD 2**

Legal Description:

**SCAY CON 5 PT LOT 24 RP
18R3351 PART 1,2 & 3**

Property Assessment Number:

2810 157 001 08900 0000

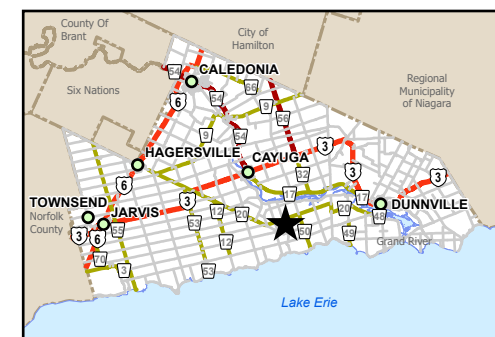
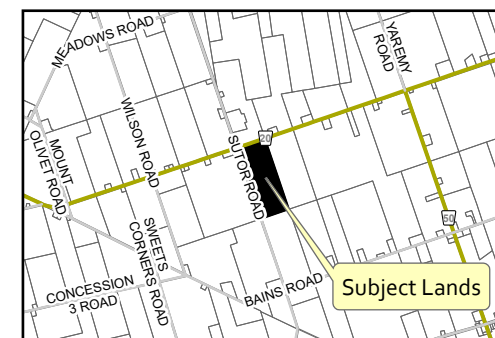
Size:

40.75 Hectares (100.69 Acres)

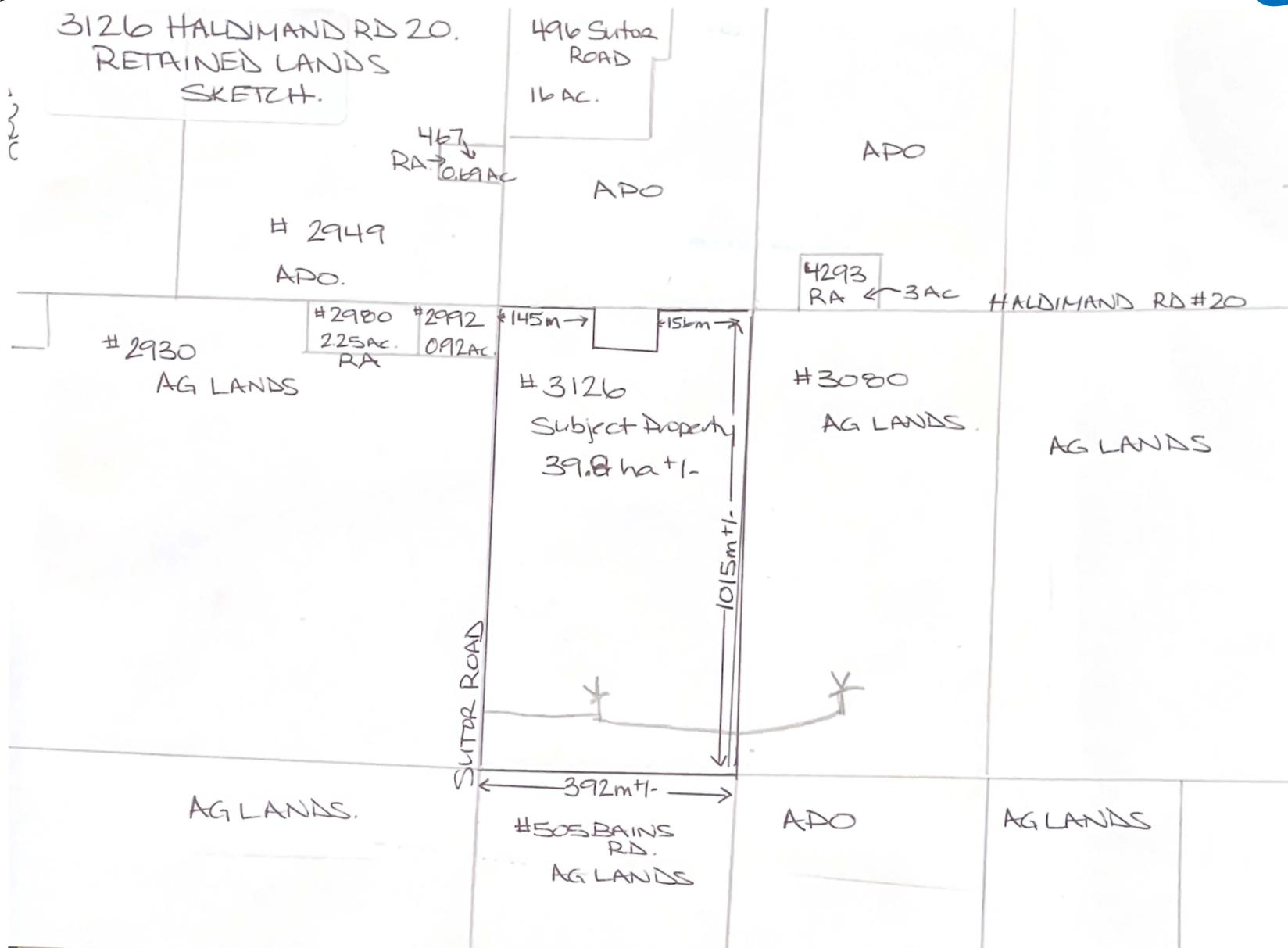
Zoning:

A (Agriculture) & W (Wetland)

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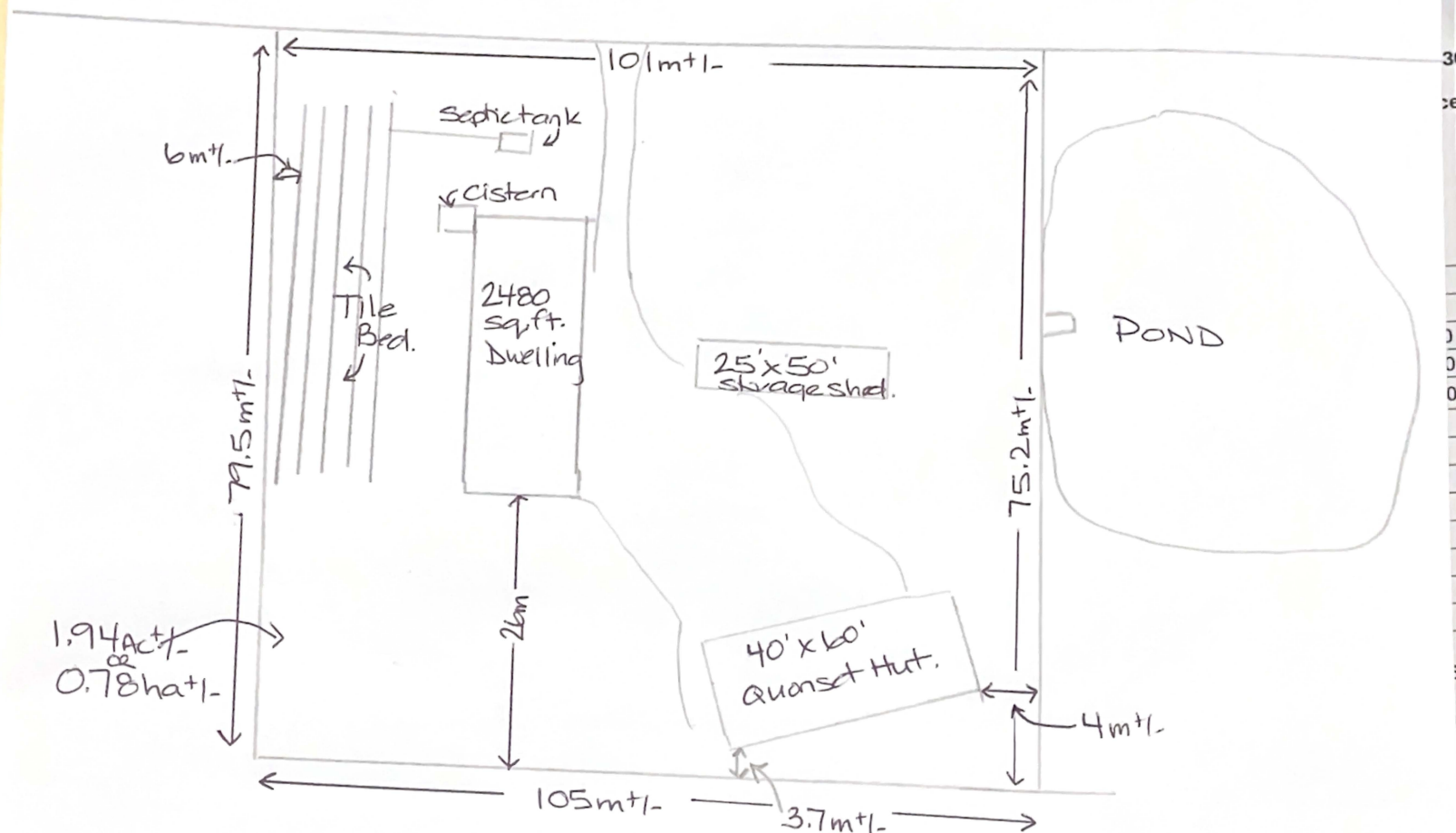
Owner's Sketch 1 of 2 FILE #PLB-2025-188 APPLICANT: Milo



Owner's Sketch 2 of 2 FILE #PLB-2025-188 APPLICANT: Milo



3126 HALDIMAND ROAD 20 SEVERED LANDS SKETCH.





Haldimand County Committee of Adjustment

Minor Variance

Title: PLA-2025-184

Property Roll Number: 2810-024-006-29500-0000

Applicant: Ken Egger

Agent: Robert Merigold

Legal Description: Plan 1700 Part Lot 1 West John Street, Reference Plan 18R1408 Part 2 Plus, Easement, Known municipally as: 403 Cross Street West

For consideration on: November 25, 2025

Summary

Relief is requested to allow the severed lands of consent application PLB-2024-182 to have a frontage of 149.39 meters (490.12 feet) where 180 (590.55 feet) meters is required, the intentions of the severance is to allow for future residential purposes. The subject lands are zoned Development (D) in the Haldimand County Zoning By-Law HC 1-2020.

Recommendation

THAT application PLA-2025-184 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 **Development (D)** Zone of Zoning By-law HC 1-2020 as follows:

Development Standard(s)	Required	Proposed	Deficiency
Lot Frontage	180 meters	149.39 meters	30.61 meters

Relief is requested to permit a reduced lot frontage of 149.39 meters (490.12 feet) whereas a minimum frontage of 180 metres (590.5 feet) is required. The variance is needed to satisfy a condition of Consent Application PLB-2024-182. The purpose of the consent is to facilitate future residential development on the severed lands, while allowing the retained lands to continue in their existing use. The subject property is zoned Development (D) 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 Dunnville and front onto a municipal road known as Cross Street West. The lands currently contain an existing building used for commercial purposes, as well as space for parking stalls. Surrounding land uses are generally characterized by residential development. The subject lands are designated “Residential” in the Haldimand County Official Plan and are zoned “Development (D)” 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. Single detached dwellings are a permitted use within this designation. The Official Plan states that the predominant use of lands within the Residential designation shall be for residential purposes, including all forms of residential development, in accordance with the policies of the Plan. However, the Official Plan also permits the extension of legal non-conforming uses, subject to conditions that generally require such proposals to avoid negative impacts on surrounding properties.

The existing structure on the subject lands was legally established for commercial use, and there is no proposed expansion of this existing use at this time. Therefore, no additional impacts are anticipated as a result of this minor variance application.

Therefore, 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 Development (D) Zone in accordance with the Haldimand County Zoning By-law HC 1-2020. The D Zone requires a minimum lot area of 10,000 square metres (1.0 hectare / 2.47 acres), a minimum frontage of 180 metres (590.6 feet), and a minimum interior side yard setback of 6.0 metres (19.7 feet). The subject lands will have a lot area of 1,889.1 square metres (0.19 hectares / 0.47 acres), a frontage of 30.63 metres (100.5 feet), and a side yard setback of 4.11 metres (13.5 feet). Therefore, relief from the minimum lot area, frontage, and side yard setback provisions of the Zoning By-law is required.

The intent of the Development (D) Zone is to ensure that sufficient lands are available and appropriately reserved for future development. The current minor variance application is required as a result of a previously conditionally approved consent application (PLB-2024-282) to address the identified deficiencies on the subject lands until a final development proposal is established. A subsequent Zoning By-law Amendment will be required to rezone the lands to an appropriate site-specific zone once the development concept is finalized. The minor variance will serve to recognize the requested relief and facilitate the finalization of the previously conditionally approved consent, providing the proponent additional time to advance the future proposal.

It is the opinion of Planning staff that the subject application generally complies with the intent and purpose of the Haldimand County Zoning By-law HC 1-2020.3.

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 relief 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:

Accessory building on severed lands will need to be removed.

Haldimand County Planning & Development Services – Development Technologist:

May not be municipal services available in front of both the severed and retained parcels. The structure on the retained portion is serviced from John Street Through the adjacent property currently.

Haldimand County Emergency Services:

No concerns with application.

Hydro One:

No comments received.

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

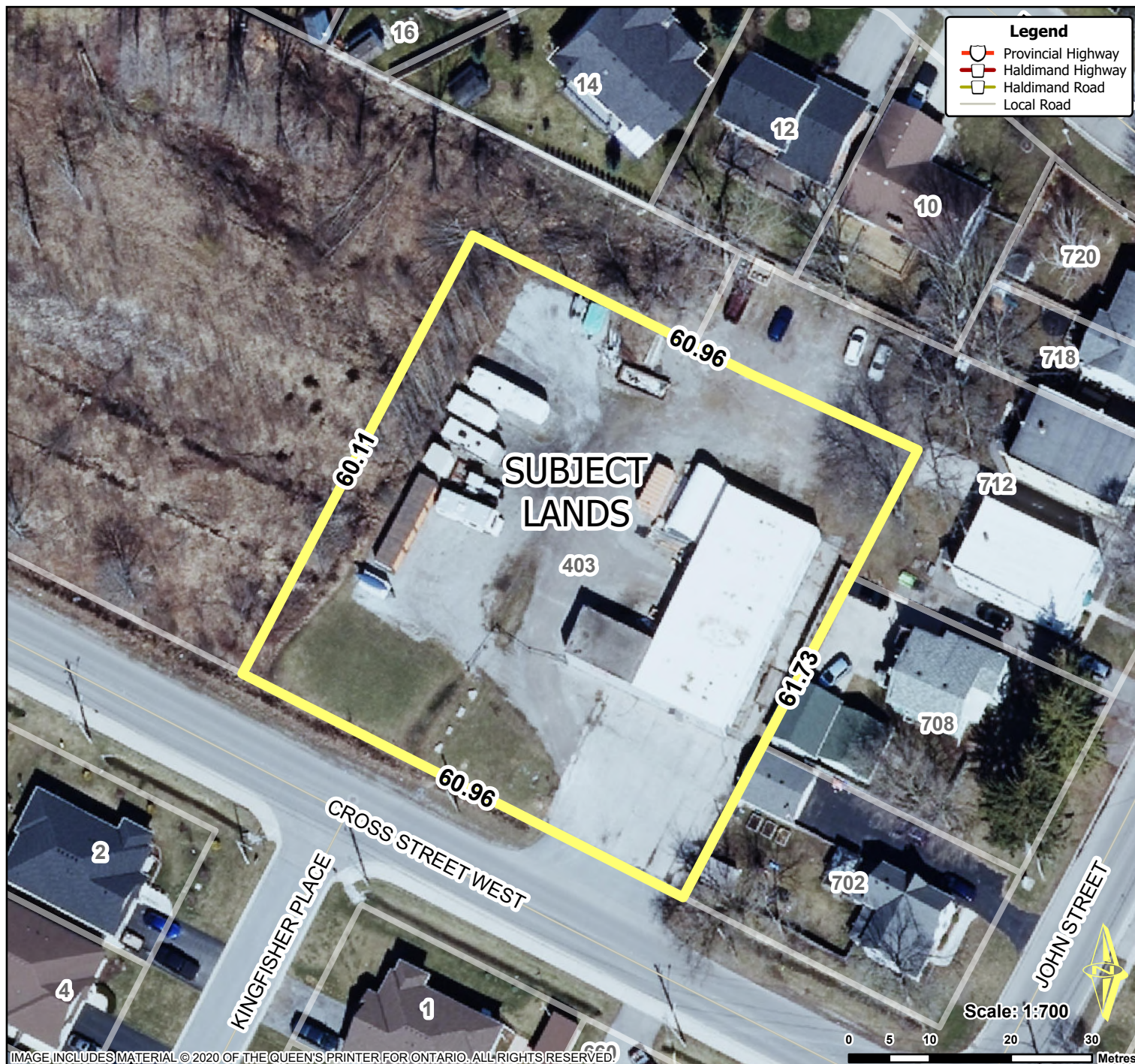
A public notice sign was posted in accordance with the Planning Act, R.S.O. 1990, c. P.13 on December 1, 2025

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

Attachments:

1. PLA-2025-184 Location Map
2. PLA-2025-184 Owner Sketch

Location Map FILE #PLA-2025-184 APPLICANT: Egger



Location:

**403 CROSS STREET WEST
URBAN AREA OF DUNNVILLE
WARD 6**

Legal Description:

**PLAN 1700 PT LOT 1 W JOHN ST RP
18R1408 PART 2 PLUS EASEMENT**

Property Assessment Number:

2810 024 006 29500 0000

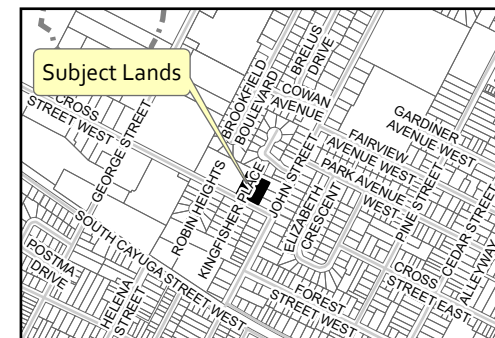
Size:

3,743.19 Square Meters (40,291.40 Square Feet)

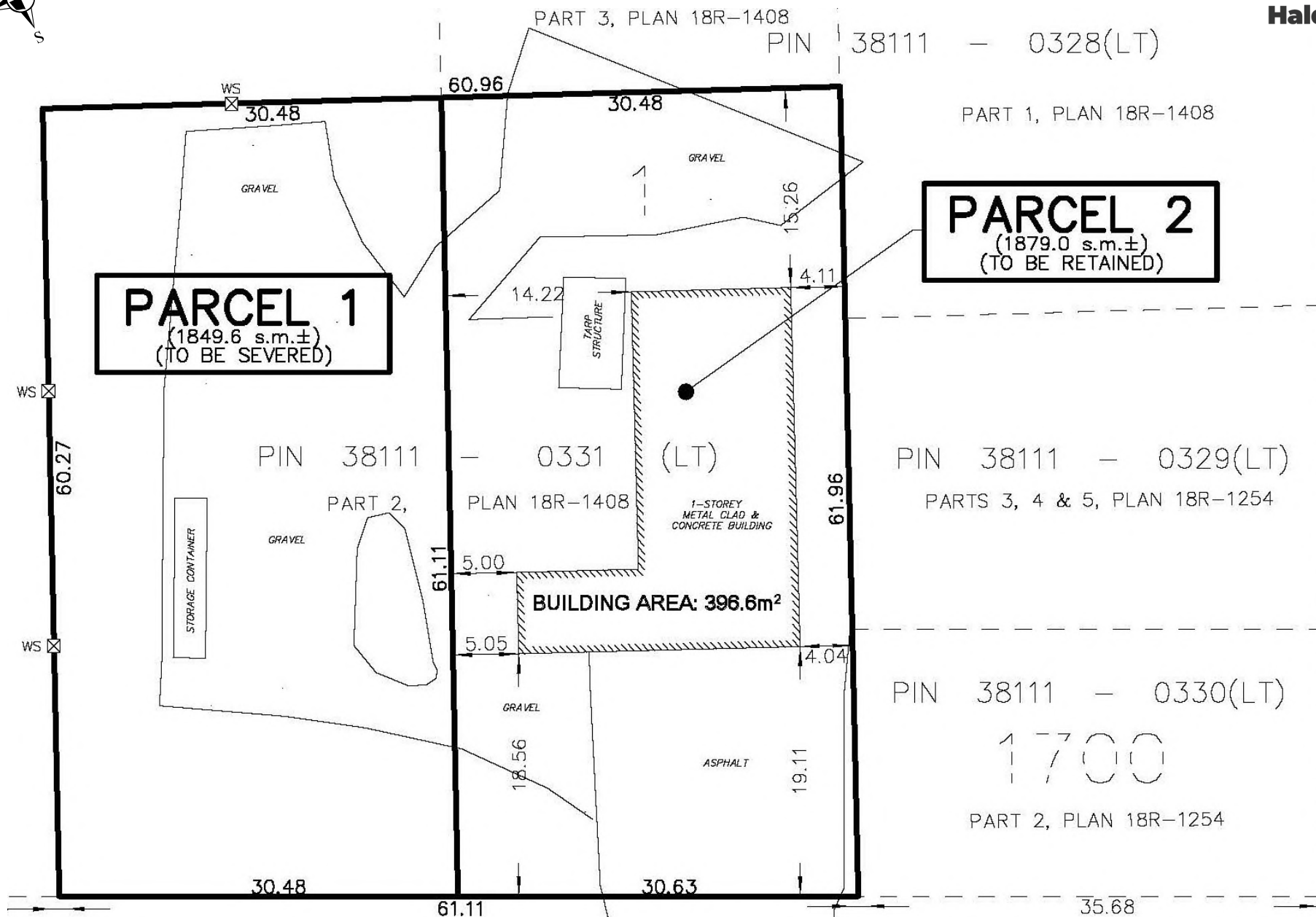
Zoning:

D (Development)

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Owner's Sketch FILE #PLA-2025-184 APPLICANT: Egger



Haldimand County Committee of Adjustment

Minor Variance



Title: PLA-2025-217

Property Roll Number: 2810- 024-006-29500-0000

Applicant: Ken Egger

Agent: Rob Merigold

Legal Description: Plan 1700 Part Lot 1 West John Street, Reference Plan 18R1408 Part 2 Plus, Easement,, Known municipally as: 403 Cross Street West

For consideration on: November 25, 2025

Summary

Relief is requested to allow the retained lands of consent application PLB-2024-182 from the Development “D” Zone of Zoning by-law HC 1-2020, the intention of the minor variance and previously conditionally approved severance application is to facilitate future residential purposes. The subject lands are zoned Development (D) in the Haldimand County Zoning By-Law HC 1-2020.

Recommendation

THAT application **PLA-2025-217** 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: Relief is requested from the lot frontage provisions of the **Development (D)** Zone of Zoning By-law HC 1-2020 as follows:

Development Standard(s)	Required	Proposed	Deficiency
Lot Frontage	180 meters	30.63 metres	149.37 metres
Lot Area	10,000 meters sq.	1879 meters sq.	8121 meters sq.

Interior Side Yard (Lt)	6.0 meters	5.0 meters	1.0 meters
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Relief is requested to permit variances identified in the table above. The variance is needed to satisfy a condition of Consent Application PLB-2024-182. The purpose of the consent is to facilitate future residential development on the severed lands, while allowing the retained lands to continue in their existing use. The subject property is zoned Development (D) 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 Dunnville and front onto a municipal road known as Cross Street West. The lands are currently vacant. Surrounding land uses are generally characterized by residential development. The subject lands are designated “Residential” in the Haldimand County Official Plan and are zoned “Development (D)” 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. Single detached dwellings are a permitted use within this designation. The Official Plan states that the predominant use of lands within the Residential designation shall be for residential purposes, including all forms of residential development. The proponent is currently working on a proposal for residential development, which may require different zoning depending on the proposal. Once the future development is proposed, a future zoning by-law amendment planning application would be required.

Therefore, 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 Development (D) Zone in accordance with the Haldimand County Zoning By-law HC 1-2020. The D Zone requires a minimum lot area of 10,000 square metres (1.0 hectare / 2.47 acres), a minimum frontage of 180 metres (590.6 feet), and a required interior side yard setback of 6 metres (19.7 feet). The subject lands will have a lot area of approximately 8900 square metres (0.89 hectares / 2.2 acres), a frontage of 30.63 metres (100 feet) and a proposed interior side yard setback of 5 metres (16.4 feet). Therefore, relief from the minimum lot frontage, lot area and interior side yard setback provision of the Zoning By-law is required.

The intent of the Development (D) Zone is to ensure that sufficient lands are available and appropriately reserved for future development. The current minor variance application is required as a result of a previously conditionally approved consent application (PLB-2024-282) to address the identified deficiencies on the subject lands until a final development proposal is established. A subsequent Zoning By-law Amendment will be required to rezone the lands to an appropriate site-specific zone once the development concept is finalized. The minor variance will serve to recognize the requested relief and facilitate the finalization of the previously conditionally approved consent, providing the proponent additional time to advance the future proposal.

It is the opinion of Planning staff that the subject application generally complies with the intent and purpose of the Haldimand County Zoning By-law HC 1-2020.3.

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

Planning staff comment:

The intent of the application is to support future residential development within the urban area of Dunnville. This development is expected to provide intensification opportunities within the existing urban boundary, eliminating the need for boundary expansion. The minor variance application will allow the proponent additional time to finalize the proposal for future residential development following the previously conditionally approved consent application. For these reasons, Planning staff are of the opinion that the proposed relief is 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 concerns with the application

Haldimand County Planning & Development Services – Development Technologist:

May not be municipal services available in front of both the severed and retained parcels. The structure on the retained portion is serviced from John Street through the adjacent property currently.

Haldimand County Emergency Services:

No concerns with application.

Hydro One:

No comments received.

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 December 1, 2025 .

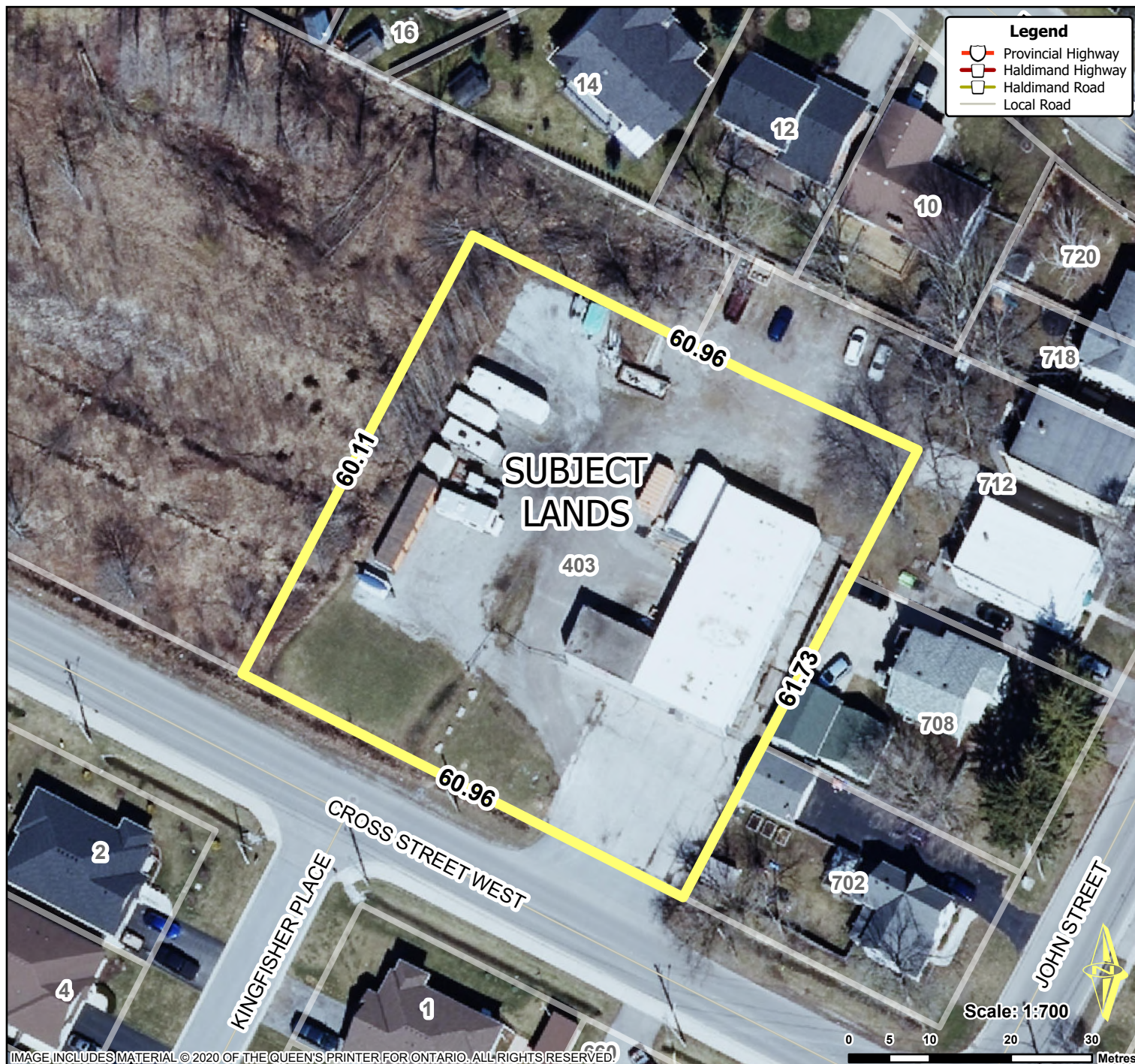
The applicant **has** satisfied the public consultation requirements as per the Provincial legislation.

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

Attachments:

1. PLA-2025-184 Location Map
2. PLA-2025-184 Owner Sketch

Location Map FILE #PLA-2025-184 APPLICANT: Egger



Location:

**403 CROSS STREET WEST
URBAN AREA OF DUNNVILLE
WARD 6**

Legal Description:

**PLAN 1700 PT LOT 1 W JOHN ST RP
18R1408 PART 2 PLUS EASEMENT**

Property Assessment Number:

2810 024 006 29500 0000

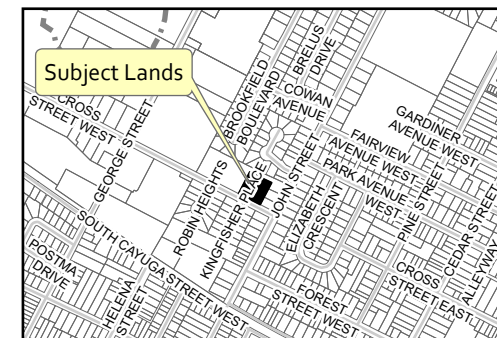
Size:

3,743.19 Square Meters (40,291.40 Square Feet)

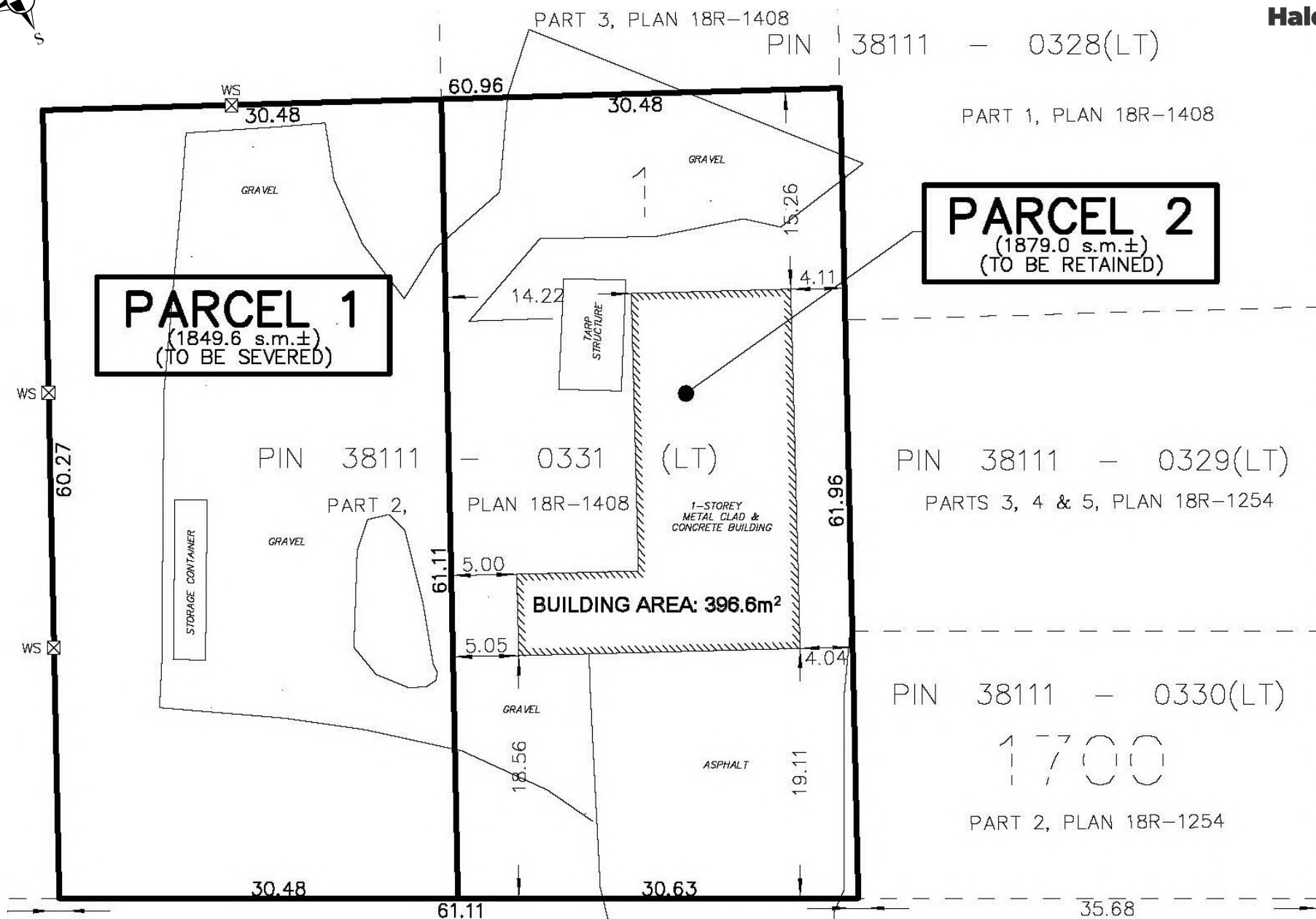
Zoning:

D (Development)

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.



Owner's Sketch FILE #PLA-2025-184 APPLICANT: Egger





Haldimand County Committee of Adjustment

Minor Variance

Title: PLA-2025-198

Property Roll Number: 2810-158-002-09300-0000

Applicant: James Ling

Agent: No Agent

Legal Description: Rainham Concession 1 Part Lot 4 Reference Plan 18R5106 Parts 1, 2, and 3, Known municipally as: 370 Lakeshore Road , Rainham

For consideration on: December 16, 2025

Summary

Relief is requested from the height and front yard setback of the proposed accessory building on the front yard of the subject lands. Property is zoned Lakeshore Residential within the Haldimand County Zoning By-Law HC 1-2020.

Recommendation

THAT application PLA-2025-198 be **APPROVED** subject to the attached condition. The application **meets** the four tests of a minor variance.

- 1) That the relief granted for the minor variance is only for the proposed accessory structure as shown in the Owners Sketch, attached to this report and as described within the body of this report.

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 **Lakeshore Residential (RL)** Zone of Zoning By-law HC 1-2020 as follows:

Development Standard(s)	Required	Proposed	Deficiency
Height	7 meters	2.8 meters	4.2 meters
Front Yard Setback	4.5 meters	7.2 meters	2.7 meters

The relief is requested to permit a garage with the above-noted deficiencies in the Lakeshore Residential (RL) Zone of the Haldimand County Zoning By-Law HC 1-2020. Relief for the location of

the accessory building within the front yard is required as a result of the hydro line running through the middle of the subject lands, which restricts alternative placement.

Site Features and Land Use:

The subject lands are located within the Lakeshore Node of Hoover Point and have frontage along the south side of Lakeshore Road. The property currently contains several accessory structures situated near the roadway, as well as a single detached dwelling.

The lands are designated “Resort Residential” in the Haldimand County Official Plan and are zoned “Lakeshore Residential (RL)” under Zoning By-law HC 1-2020. Surrounding land uses consist primarily of resort residential development to the east, and west, with agricultural uses located to the north.

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 (OP). Within this designation, seasonal residences are the preferred form of development along the Lakeshore. A limited number of year-round residences are permitted, and new year-round residential infill may also be supported where it meets applicable OP policies. These permissions include the establishment of accessory buildings associated with existing residential dwellings.

While the OP does not provide specific direction regarding the size or scale of accessory structures, the use itself is permitted.

Accordingly, it is the opinion of Planning staff that the proposal is consistent with the general intent 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 Lakeshore Residential (RL) in Haldimand County Zoning By-law HC 1-2020. Section 4.2(b) of the Zoning By-law stipulates that “no building or structure accessory to any permitted residential use in any zone shall exceed a building height of 4.5 metres in the R1, R2, R3, R4, R5, R6 and **RL** zones, and 6.5 metres in all other zones where the use is permitted.”

The submitted drawings illustrate an accessory structure composed of two components.

- Front portion: Located 2.8 metres from the front lot line and extending to 7.32 metres from the lot line, with a proposed height of 3.93 metres.
- Rear portion: Beginning at 7.97 metres from the front lot line, extending 4.5 metres in depth, with a proposed height of 7.2 metres.

There are existing sheds in the front yard that are situated closer to the road than the subject structure which are proposed to be removed.. The front portion of the proposed accessory building meets the applicable height requirement, is positioned farther from the road than the existing sheds, and is considered both appropriate and minor in nature.

Although the rear portion exceeds the maximum permitted height of 4.5 metres for the RL Zone, it is located further from the travelled roadway and is not expected to create an adverse visual impact or appear imposing when viewed from the road. The requested relief from the Zoning By-law's front yard setback and height provisions is intended to allow the construction of an accessory building for the storage of personal belongings and a boat.

Planning staff are of the opinion that the proposed accessory structure, as shown in the submitted sketches, is appropriate and 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:

Given that the proposed accessory structure is located farther from the road than the existing sheds, and that only the rear portion requires relief from the height provision, the structure will remain clearly subordinate to the principal dwelling and is not anticipated to appear visually overwhelming. Therefore, Planning staff are of the opinion that the proposed development is both desirable and appropriate for the subject lands.

4. Is the application minor?

Planning staff comment:

For the reasons listed above, it is the opinion of Planning staff that the 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 no closer than 4.8 meters horizontally to overhead hydro lines

Building not to be used for human habitation.

Haldimand County Planning & Development Services – Development Technologist:

No comments or concerns.

Haldimand County Emergency Services:

No comments or concerns.

Long Point Region Conservation Authority:

LPRCA staff can advise that the application is consistent with Sections 5.2.2 (a) and 5.2.3 (b) of the Provincial Planning Statement, 2024.

Hydro One:

No comments or concerns.

Mississaugas of the Credit:

No comments received.

Six Nations:

No comments received.

Public:

No comments received.

Notice Sign and Applicant Discussion

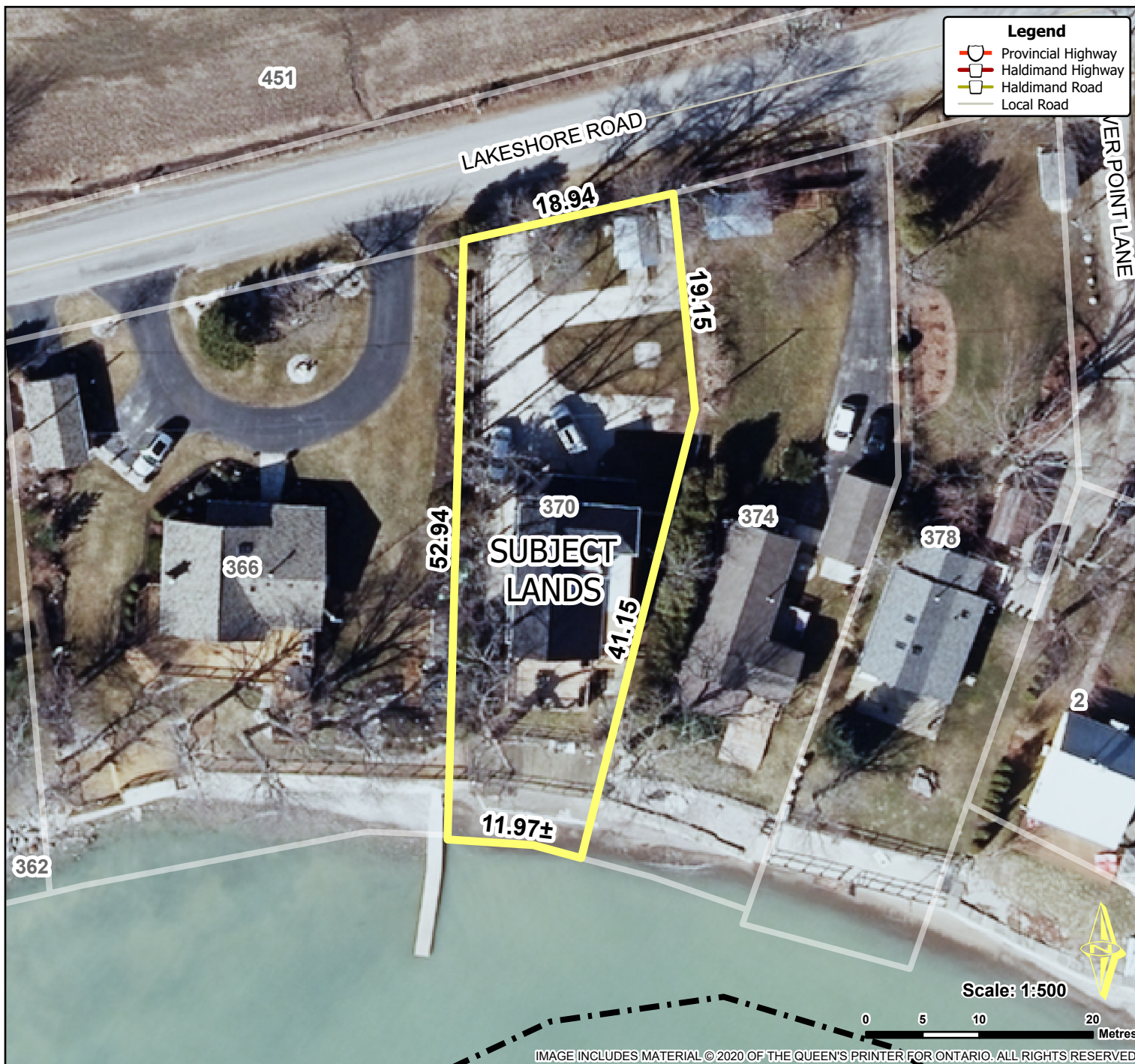
A public notice sign was posted in accordance with the Planning Act, R.S.O. 1990, c. P.13 on November 14, 2025

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

Attachments:

1. PLA2025198 Map Location
2. PLA2025198 Owner Sketch 1
3. PLA2025198 Owner Sketch 2

Location Map FILE #PLA-2025-198 APPLICANT: Ling



Location:

**370 LAKESHORE ROAD
GEOGRAPHIC TOWNSHIP OF RAINHAM
WARD 2**

Legal Description:

**RNH CON 1 PT LOT 4 RP 18R5106
PARTS 1,2,3**

Property Assessment Number:

2810 158 002 09300 0000

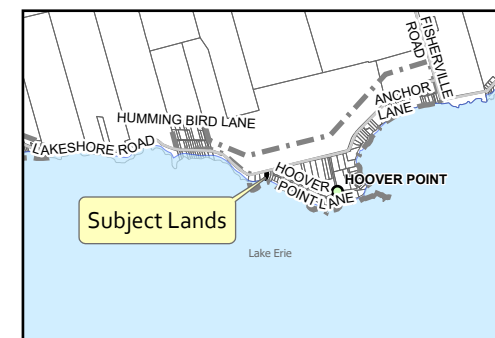
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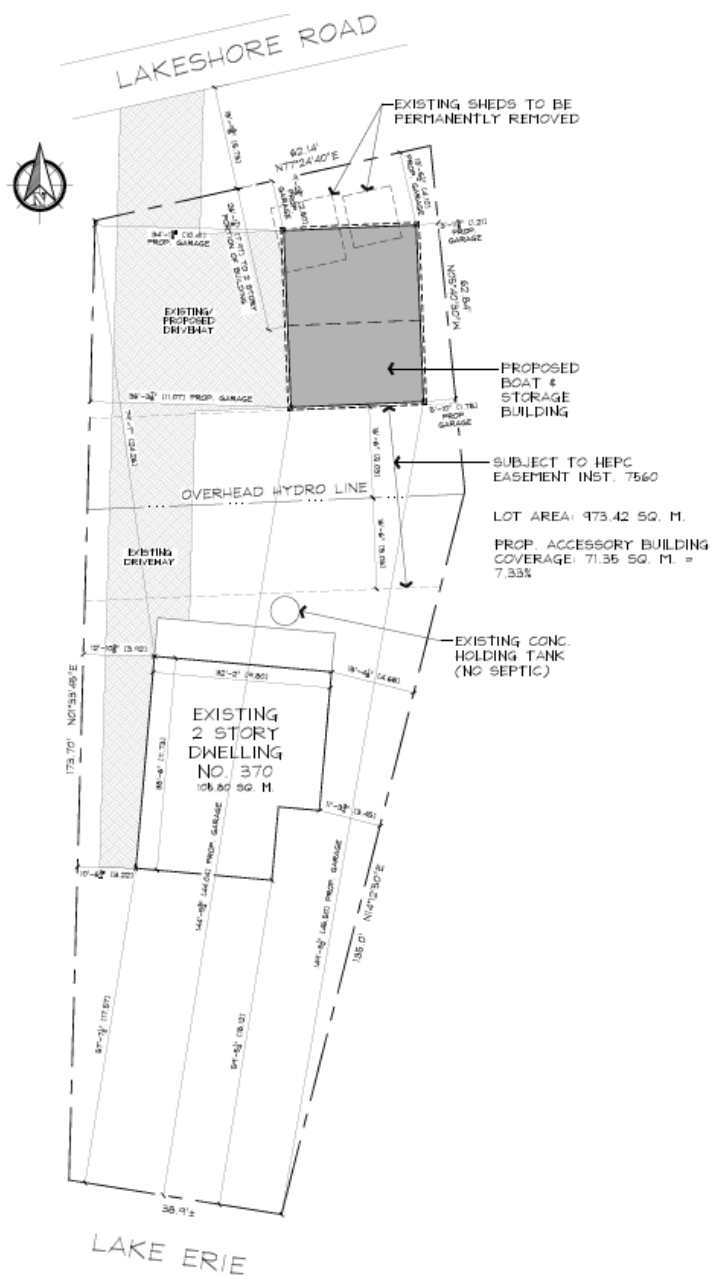
971.25 Square Metres (10454.45 Square Feet)

Zoning:

**RL (Lakeshore Residential), LPRCA
Regulated Lands, HCOP Lakeshore Hazard
Lands**

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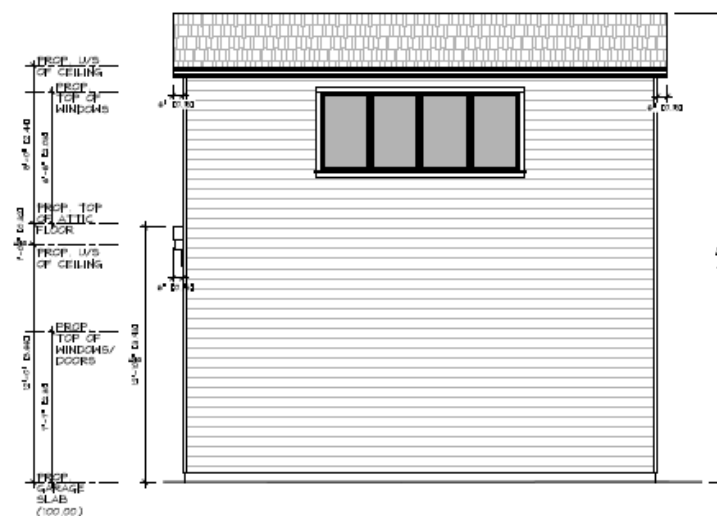


1 SITE PLAN
A1 1:200

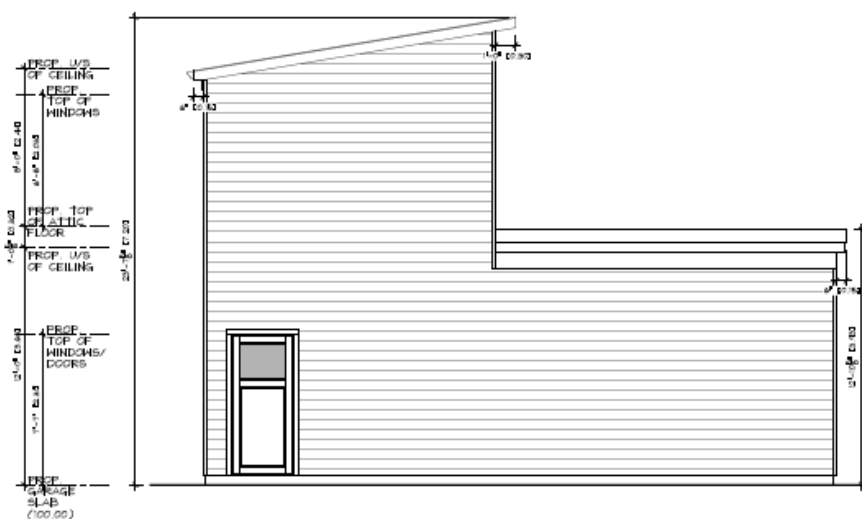
Owner's Sketch 2 of 2 FILE #PLA-2025-198 APPLICANT: Ling



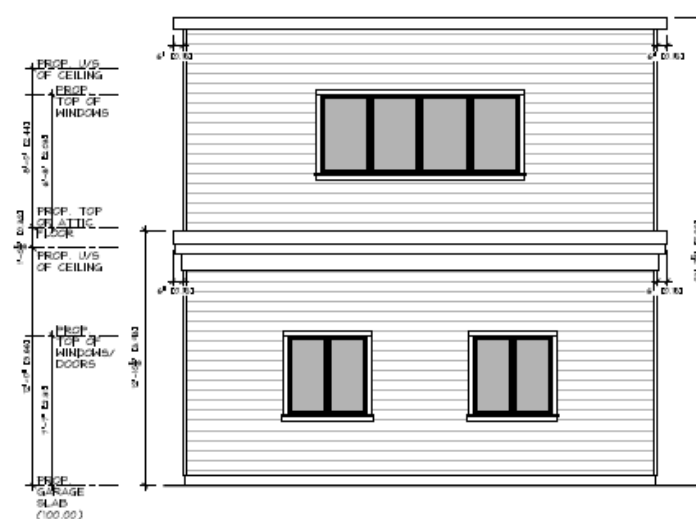
1 PROPOSED WEST ELEVATION
A3 1:50



2 PROPOSED SOUTH ELEVATION
A3 1:50



3 PROPOSED EAST ELEVATION
A3 1:50



4 PROPOSED NORTH ELEVATION
A3 1:50

Haldimand County Committee of Adjustment

Consent



Title: PLB-2025-205

Property Roll Number: 2810-155-002-06400-0000

Applicant: Jose Matias

Agent: No Agent

Legal Description: North Cayuga Concession 2 STR Part Lot 36, Known municipally as: 1296 Kohler Road, Cayuga

For consideration on: December 16, 2025

Summary

The Applicant Proposes to sever a portion of lands within the Hamlet Boundary of the agricultural lot, with the purpose of creating a new lot for residential uses. Proposed severed lands to have a frontage of 61.25 meters and an area of 38.17 hectares (acre). Subject Lands are zoned Agricultural (A) in the Haldimand County Zoning By-Law HC 1-2020.

Recommendation

THAT application **PLB-2024-205** be **REJECTED**. The application **is not consistent** with the Provincial Planning Statement, 2024 and **does not conform** 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 Applicant proposes to sever a portion of the agricultural lot, located within the Hamlet Boundary, for the purpose of creating a new lot for residential uses. The proposed severed lands will have a frontage of 61.25 metres and an area of 38.17 hectares (acre). The subject lands are zoned Agricultural (A) in the Haldimand County Zoning By-law HC 1-2020, and the lands proposed to be severed for residential purposes are located within the Hamlet Boundary and contain a significant woodlot.

Site Features and Land Use:

The subject lands consist of both the severed and retained parcels. The severed lands are located within the Hamlet of Kohler, fronting the north side of Link Road, and are currently vacant. A drainage outlet is situated on the southwest portion of the severed parcel. The retained lands are located outside

the Hamlet boundary, fronting the north side of Link Road and flanking the east side of Kohler Road. The retained parcel is primarily in agricultural use and contains a single detached dwelling and accessory structures. Both the severed parcel and a portion of the retained parcel extending northward contain significant woodlands as identified in the County's Official Plan.

The severed lands have 61.25 metres (200.95 feet) of frontage on Link Road and an area of 0.29 hectares (0.72 acres). The retained lands have 31.20 metres (102.36 feet) of frontage on Link Road and an area of 38.95 hectares (96.25 acres).

Surrounding land uses are predominantly hamlet residential and agricultural in nature.

Existing Intensive Livestock Operations:

Not applicable.

Planning Analysis

Provincial Planning Statement, 2024 (PPS)

The severed lands are located within the Hamlet of Kohler, which is identified as a Settlement Area under the Provincial Planning Statement (PPS). The PPS permits lot creation within existing settlement area boundaries, provided all other applicable policies are satisfied.

Both the severed lands and a significant portion of the retained lands contain significant woodlands. Section 4.1.5(b) of the PPS states that "development and site alteration shall not be permitted in significant woodlands in Ecoregions 6E and 7E unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions." The PPS further clarifies that "development" includes the creation of a new lot, and "site alteration" includes activities such as grading, excavation, and the placement of fill that would alter the landform or natural vegetative characteristics of a site.

Forestry staff have previously advised that an Environmental Impact Study (EIS) would be unlikely to support both the removal of significant woodlands to facilitate lot creation and the extent of clearing required to accommodate a single detached dwelling on private services, including a driveway and detached garage. To date, staff have not received an EIS that demonstrates that these forestry concerns have been addressed or resolved.

Based on the above, Planning staff are of the opinion that the application is not consistent with the PPS.

Haldimand County Official Plan (OP)

The severed lands are designated "Hamlet", while the retained lands are primarily designated "Agriculture". Both the severed lands and a portion of the retained lands are subject to the "Significant Natural Environmental Features" overlay designation and contain significant woodlands. The applicant is proposing to create a vacant residential lot within the Hamlet of Kohler in an area identified as containing significant woodlands.

The Official Plan states that, in general, 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 Comment: The proposed lot frontages and lot areas for both the severed and retained lands are generally consistent with the rural residential and agricultural lot patterns in the surrounding area and within Haldimand County. The severed lands are sufficiently sized to accommodate the proposed dwelling and meet the minimum lot frontage and lot area requirements of Haldimand County Zoning By-law HC-2020.

However, the severed lands contain significant woodlands, which are protected under both the Official Plan (OP) and the Provincial Planning Statement (PPS), as they state that no new development or site alteration shall be permitted within significant woodlands, unless it has been demonstrated that there will be no negative impacts on the feature. As a result, the proposed lot creation does not maintain the intent and purpose of the Official Plan.

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

Planning Comment: The severed lands are proposed to be serviced by private water and septic systems, in accordance with Provincial and County policy. This approach is considered appropriate given that the lands are located within a Hamlet (rural settlement area). Should the Committee choose to approve the application, a septic evaluation will be required as a condition of approval.

- c) The proposed severed and retained lands front on an existing public road that is of reasonable standard of construction and access would not create a 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 Comment: The proposed severed and retained lands will front onto Link Road, a municipally maintained roadway, providing adequate access. The retained lands will also continue to have suitable access from Kohler Road, which is also municipally maintained.

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

Planning Comment: Only one lot is being created as a result of this application.

The OP sets out further criteria for development within designated Hamlets, as listed below:

- a) the traditional form of servicing in the Hamlet areas has been individual water services and on-site sanitary sewage systems designed and installed as per the Ontario Building Code, and where serviced by an individual water supply and an on-site sanitary sewage system, such systems shall be designed and installed as per the Ontario Building Code;
- b) the availability and provision of adequate stormwater management facilities and legal and adequate drainage outlets;
- c) new development should be a logical extension of the existing built-up area;
- d) in-depth development rather than linear development along roads is the preferred form of development in hamlets;
- e) provision shall be made at appropriate locations to permit access from main roads to second or third tiers of lots behind existing development;

- f) proximity to, and the potential impact on Natural Environment Areas, Hazard Lands and cultural heritage resources should be addressed; and
- g) the standards for separating residential uses from existing, new or expanding livestock facilities shall be the Minimum Distance Separation formulae.

As noted above, and with respect to item f), the proposed lot creation and the eventual development of the severed lands would impact a Natural Environment Area, specifically the significant woodlands located on the severed lands and extending onto the retained lands.

2.A.1) 8 also speaks to development within significant woodlands.

“No new development or site alteration shall be permitted within a significant woodland, outside of the Growth Plan Natural Heritage System, unless it has been demonstrated that there will be no negative impacts on the significant woodland or its ecological functions. A new mineral aggregate operation, inside the Growth Plan Natural Heritage System or Haldimand Natural Heritage System is not permitted within a significant woodland unless the woodland is occupied by young plantation or early successional habitat as defined by the Province, in which the case, the application must demonstrate that policies 3.A.2). 14b) and c) and 3.A.2. 15c) have been addressed and that they will be met by the operation. A woodland is deemed significant in Haldimand County if it is at least 1 hectare in size and meets at least two of the following criteria, or if it is within 5 kilometres of Lake Erie and is at least 2 hectares in size.”

The woodland on the subject lands measures more than two hectares in size and is therefore classified as significant woodlands. Furthermore, the proponent has not demonstrated that the proposed lot creation and development would avoid negative impacts on the woodland or its ecological functions.

For the reasons outlined above, Planning staff are of the opinion that the application does not conform to the Haldimand County Official Plan.

Haldimand County Zoning By-law HC 1-2020

The subject lands are zoned “Agriculture (A)” in Haldimand County Zoning By-law HC 1-2020 and are subject to both the “Natural Environment Area Overlay” and the “Natural Hazards Overlay.”

The “A” Zone requires a minimum frontage of 30 metres (98.4 feet) and a minimum lot area of 1,855 square metres (19,967.1 square feet). These standards reflect the rural character of “A” zoned lots and the space requirements associated with private servicing. Should the Committee choose to approve this application, Planning Staff recommend that a zoning by-law amendment be required as a condition of consent to rezone the severed lands from the “A” Zone to “Hamlet Residential (RH)”. This amendment would align the zoning of the severed parcel with its Official Plan designation and with the zoning of adjacent lots, ensuring consistency in permitted uses and zoning provisions with existing hamlet residential properties.

The “RH” Zone has the same minimum frontage and lot size requirements as the “A” Zone—30 metres (98.4 feet) and 1,855 square metres (19,967.1 square feet), respectively. The severed lands would provide a frontage of 61.25 metres (200.95 feet) and an approximate area of 2,922.9 square metres (31,464.3 square feet). The “RH” Zone also provides for more limited permitted uses and reduced setback requirements. The severed and retained lands would conform to all provisions of the Zoning By-law subject to completion of the recommended conditions.

Furthermore, the subject lands are within the “Natural Environment Areas Overlay.” This overlay identifies natural features considered significant at the provincial and county levels, as established in the County Official Plan. The Zoning By-law states that, notwithstanding any other provisions, no person shall remove or alter a provincially identified significant heritage feature or environmental area except

in a manner approved by the County, in consultation with the applicable Conservation Authority. The By-law also directs applicants to consult the County OP to determine the type of natural environment area present and the associated protection and conservation policies. The OP does not permit development, including lot creation, within significant woodlands, unless it has been demonstrated that there will no negative impact on the feature.

Additionally, the lands are located within the Natural Hazards Overlay, meaning that any future development would require approval from the Grand River Conservation Authority (GRCA).

Based on the above, Planning Staff are of the opinion that the application does not conform to the Zoning By-law, as the Official Plan prohibits lot creation and development within significant woodlands, and the Natural Environment Areas Overlay requires compliance with the Official Plan policies.

Agency & Public Comments

Haldimand County Building & Municipal Enforcement Services:

Ensure there is adequate room and favorable site conditions for a class 4 sewage system.

If the area has a high water table, an engineer may be required to design components of a structure built on the property.

GRCA Approval required to be submitted in any building permit application.

Planners Comment:

Haldimand County Planning & Development Services – Development Technologist:

Full lot grading for the severed land

Entrance permit is required for the severed Parcel. Unless the applicant has that permit already.

GRCA permit is required because it is a regulated land.

Planners Comment:

Haldimand County Emergency Services:

No comments received.

Grand River Conservation Authority:

GRCA has reviewed this application under the Mandatory Programs and Services Regulation (Ontario Regulation 686/21), including acting on behalf of the Province regarding natural hazards identified in Section 5.2 of the Provincial Planning Statement (PPS, 2024), as a regulatory authority under Ontario Regulation 41/24, and as a public body under the Planning Act as per our CA Board approved policies.

Information currently available at this office indicates that the retained parcel contains watercourses, floodplain, wetlands, and the regulated allowance adjacent to these features. The lands to be severed contain a watercourse, the regulated allowance to the watercourse, and the regulated allowance

adjacent to wetlands. A copy of GRCA's resource mapping is attached. Please note that the wetland boundary on the attached mapping has not been updated to reflect the flagged wetland boundary.

Due to the presence of the features noted above, portions of the subject lands are regulated by the GRCA under Ontario Regulation 41/24 – Prohibited Activities, Exemptions and Permits Regulation. Any future development or other alteration within the regulated area will require prior written approval from GRCA in the form of a permit pursuant to Ontario Regulation 41/24.

It is our understanding that the consent application proposes to sever a lot for future residential uses. GRCA staff have attended the property and previously requested the completion of an Environmental Impact Study (EIS) to demonstrate that the proposed development will not negatively impact the adjacent natural hazard features.

Hydro One:

No comments or concerns.

Forestry – Facilities, Parks, Cemeteries, & Forestry Operations

The severed lands contain significant woodlands, which are regulated under the County's Forest Conservation By-law and the Haldimand County Official Plan.

Forestry has concerns with the development of a future single detached dwelling, septic system, and detached garage within the significant woodlands. Development or site alteration within significant woodlands requires an EIS to demonstrate no negative impacts to the significant woodlands; It is unlikely that an EIS would support the removal of the significant woodlands.

Forestry staff would not support a planning application (including a consent application that would lead to eventual removal of the significant woodlands) or a Minor Exception application under the County's Forest Conservation By-law to clear the significant woodlands for this type of development.

Planners Comment: Forestry comments have been reviewed and taken in consideration when making the planners recommendation.

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 24, 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. PLB2025205 Condition Sheet
2. PLB2025205 Detail Map
3. PLB2025205 Location Map
4. PLB2025205 Owner Sketch

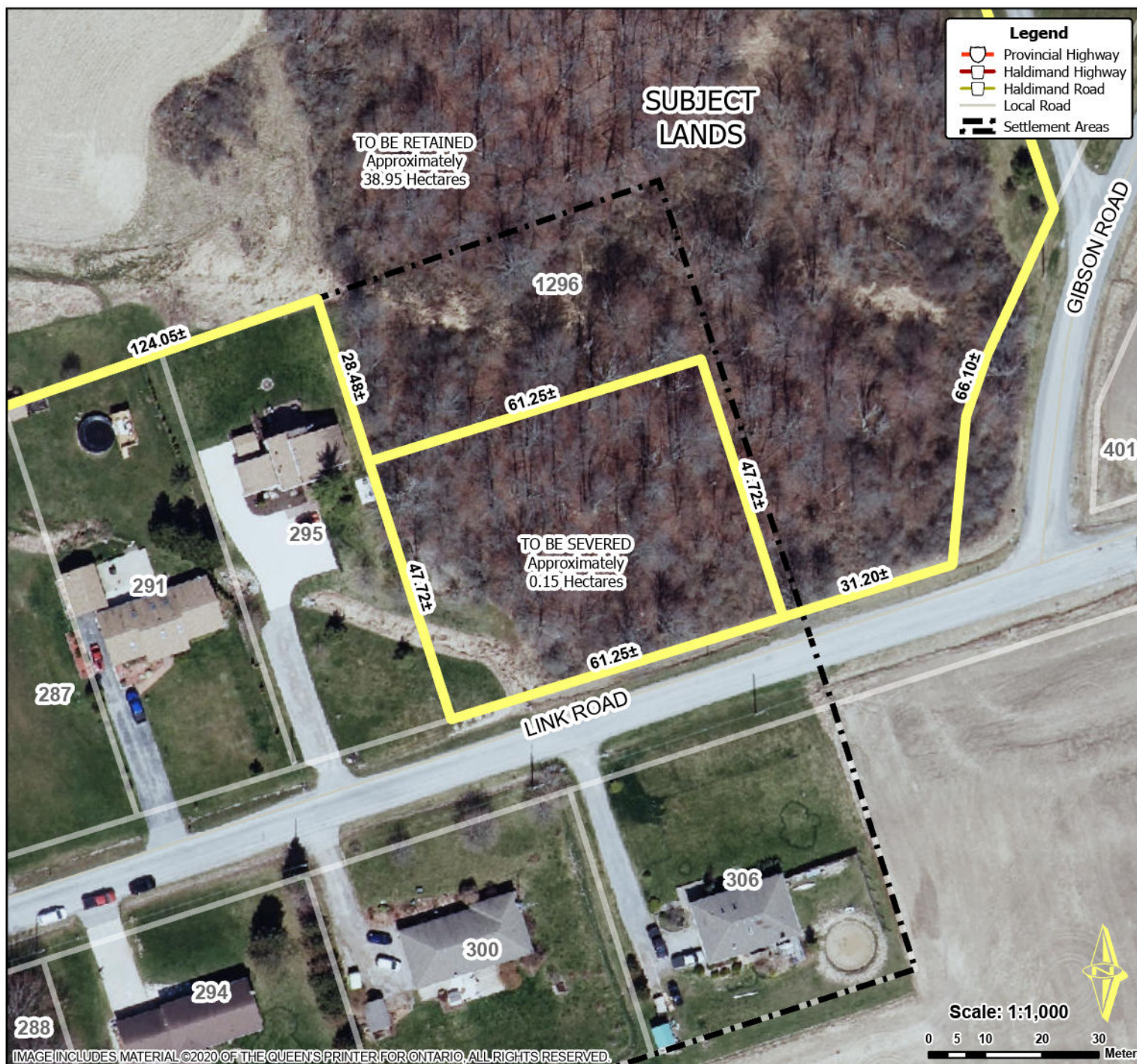
IF APPROVED, THIS APPLICATION WILL BE SUBJECT TO THE FOLLOWING CONDITIONS:

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. Tree?
4. Receipt of a copy of the registered reference plan of the severed parcel, with a frontage of 61.25 metres (200.95 feet), and an area of 0.29 hectare (0.72 acre). 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
5. That the above conditions must be fulfilled and the Document for conveyance be presented for stamping/issuance of the certificate on or before December 16th, 2027, after which time this consent will lapse.

File No. PLB-2024-205***Assessment Roll No. 2810.025.002.26900.0000***

Detail Map FILE #PLB-2024-205 APPLICANT: Matias



Location:

1296 KOHLER ROAD
GEOGRAPHIC TOWNSHIP OF
NORTH CAYUGA
WARD 2

Legal Description:

NCAY CON 2 STR PT LOT 36

Property Assessment Number:
2810 155 002 06400 0000

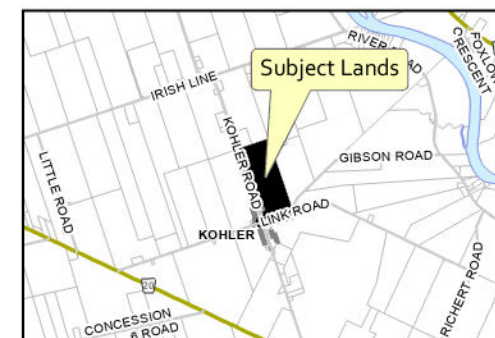
Size:

Subject Lands: Approximately 39.10 Hectares
Retained Lands: Approximately 38.95 Hectares
Severed Lands: Approximately 0.15 Hectares

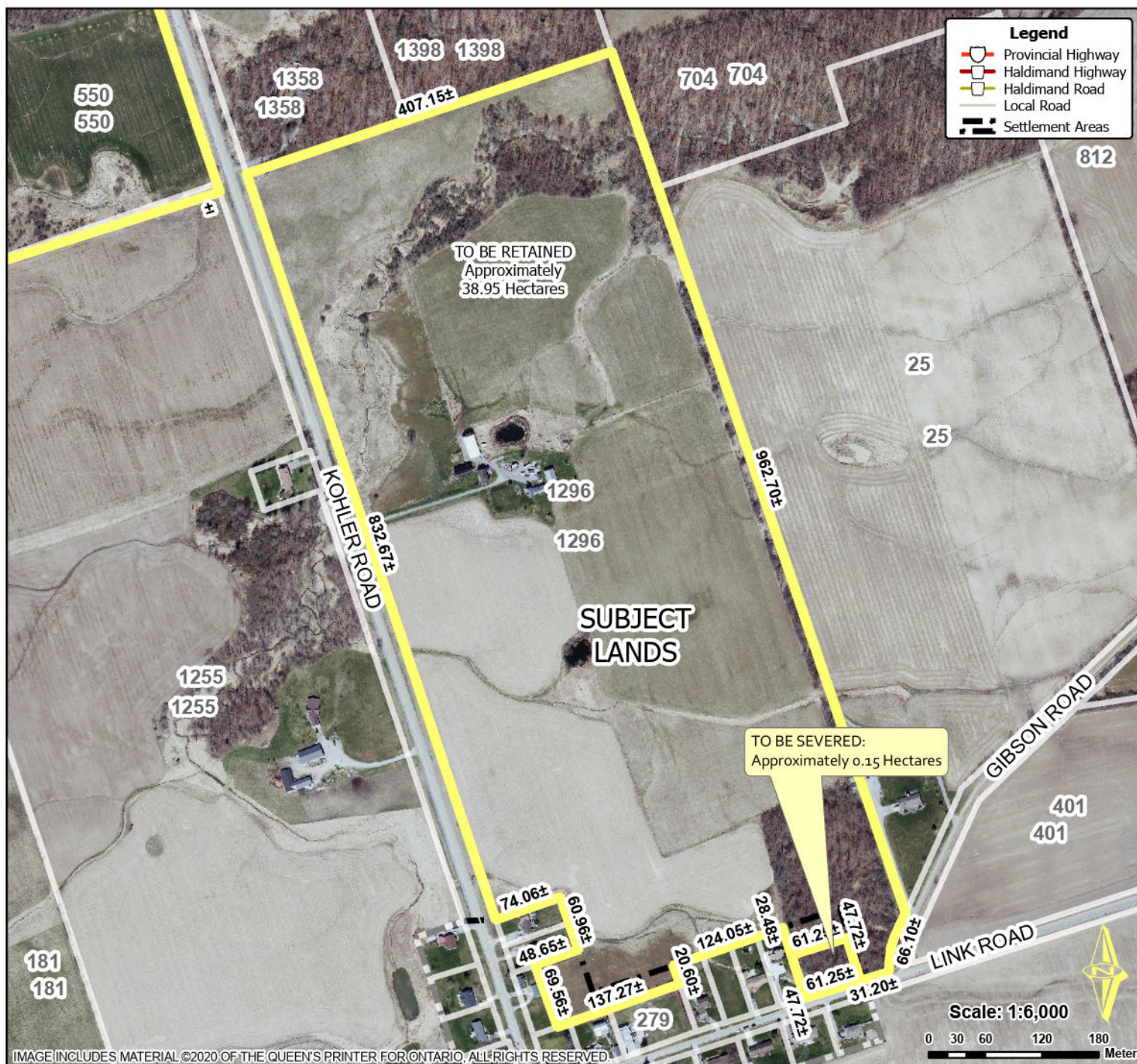
Zoning:

A (Agricultural), GRCA Regulated Lands,
HCOP Riverine Hazard Lands,
MNR Unevaluated Wetland

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Location Map FILE #PLB-2024-205 APPLICANT: Matias



Location:

**1296 KOHLER ROAD
GEOGRAPHIC TOWNSHIP OF
NORTH CAYUGA
WARD 2**

Legal Description:

NCAY CON 2 STR PT LOT 36

Property Assessment Number:

2810 155 002 06400 0000

Size:

Subject Lands: Approximately 39.10 Hectares

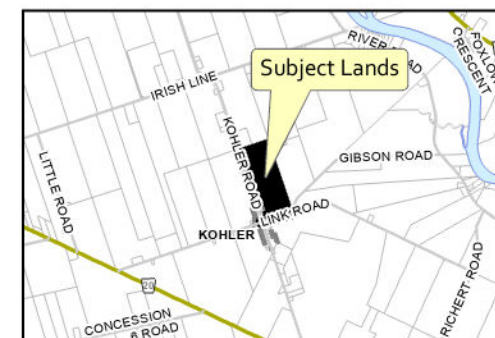
Retained Lands: Approximately 38.95 Hectares

Severed Lands: Approximately 0.15 Hectares

Zoning:

**A (Agricultural), GRCA Regulated Lands,
HCOP Riverine Hazard Lands,
MNR Unevaluated Wetland**

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Owner's Sketch FILE #PLB-2024-205 APPLICANT: Matias

