



THE CORPORATION OF HALDIMAND COUNTY  
Committee of Adjustment Hearing Agenda

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

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	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 - January 21st, 2025	1
F. Hearings Re: Consents	
1. PLB-2024-280 - Jerry Jeffery Fox	13
The applicant proposes to sever a parcel of land containing a surplus farm dwelling. The proposed severed lands are approximately 0.44ha (1.09 acres) in size, with a frontage of 54 meters (177.2 feet) on Singer Road. <b>Seneca Concession 2, Part Lot 17, Known Municipally as 424 Singer Road.</b>	
2. PLB-2024-282 - 1000398516 Ontario Limited c/o Ken Egger	23
The applicant proposes to boundary adjust 403 Cross Street West to add to the adjacent lands to the west with the intentions of creating a viable parcel for future residential development. <b>Plan 1700 Part Lot 1 West John Street, Reference Plan 18R1408 Part 2 Plus, Easement, Known Municipally as 403 Cross Street West, Dunnville</b>	

3. PLB-2025-005 - Justin Clappison 31
- The applicant proposes to sever a parcel of land containing a surplus farm dwelling. The proposed surplus farm dwelling lot will have a frontage of approximately 36.7 meters (120 feet) on Concession 2 Road and an area of 0.33 hectares (0.81 acres). **Seneca Concession 2, South East Stoney Creek Road Part Lot 9, Known Municipally as 1000 Concession 2 Road**
4. PLB-2025-023 - Allan Williamson 41
- The purpose of this Consent application is to sever a 4 hectare (9.9 acre) parcel of land within the Urban Area of Jarvis, to facilitate the future location of the Norfolk Haldimand Community Hospice. **Walpole Concession 8, Part Lot 6, No Municipal Address, Jarvis**
5. PLB-2025-024 - Gordon and Brenda Winger 50
- The applicant proposes to sever the subject lands, which currently contain a recently constructed semi-detached dwelling. The severance will facilitate each of the two (2) semi-detached dwelling units to be independently located on separate lots. . The subject lands, which previously had frontage on Tuscarora street prior to the semi-detached dwellings being constructed, will result in the two (2) lots, each containing a semi-detached dwelling unit, with direct frontage on Victoria Street. The subject lands are zoned 'Urban Residential Type 3 "(R3)"', which permits a semi-detached dwelling. **Hagersville Plan 905, Block 28, Lot 4, Known Municipally as 19 Victoria Street**
6. PLB-2025-011 and PLB-2025-012 - 1000379882 Ontario Ltd 57
- Applications to facilitate the creation of two (2) new lots and the retention of one (1) lot for future residential use. The retained lot, Part 1, will contain an area of 0.08 hectares (0.20 acres) with a lot frontage of approximately 15.50 metres (50.9 feet). The severed lots, Part 2 and Part 3, will contain areas of 0.05 hectares (0.12 acres) and 0.46 hectares (1.14 acres), respectfully, with lot frontages of 10 metres (32.8 feet) and 90.79 metres (297.9 feet). **Lot 6 N/S Princess Street, Village of Cayuga East of Grand River Lot 7 N/S Princess Street, Village of Cayuga, East of Grand River; Part Lot 8 N/S Princess Street, Village of Cayuga, East of Grand River; Part Lot 9 N/S Princess Street, Village of Cayuga, East of Grand River, Part 1, 18R5797 Except Part 1 18R6142; Haldimand County (No Municipal Address)**

**G. Hearings Re: Minor Variances**

1. PLA-2025-015 1783576 Ontario Ltd 118

Relief is requested from the ‘Agriculture “(A)”’ Zone with site-specific provisions, pursuant to Haldimand County Zoning By-law HC 1-2020, to grant relief of the building height, maximum gross floor area, and minimum parking spaces. This application is to address a revised Site Plan application for a proposed Cold Storage Facility, which is being reviewed under separate cover (application number PLSP-HA-2023-115). **Walpole Concession 7, Part Lot 7, Known Municipally as 1350 Haldimand Road 55.**

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

1. PLB-2024-239 - Harold Kelly 126

The applicant proposes to adjust a lot line (i.e., boundary adjustment) of the subject lands, which are to be severed and added to the adjacent benefitting lands to the northeast. The purpose and intent of the boundary adjustment is to allow the applicant to remove the single residential dwelling and accessory building from the subject lands, with the remainder of the subject lands which are actively farmed to be added to the adjacent agricultural lands. The boundary adjustment will essentially result in a surplus farm dwelling lot, and a larger agricultural parcel, all of which will continue to maintain frontage and direct access to Diltz Road. **Moulton Concession 1, Canborough Part Lot 6, Reference Plan 19R6738 Parts 1 and 2, Known Municipally as 398 Diltz Road.**

#### I. Other Business

#### J. Adjournment



**THE CORPORATION OF  
HALDIMAND COUNTY**

**Committee of Adjustment Minutes**

**Date:** Tuesday, January 21, 2025  
**Time:** 9:00 A.M.  
**Location:** Haldimand County Administration Building - Council Chambers

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

Staff Present M. Andrews, Senior Planner  
J. Cleaver, Secretary Treasurer, Committee of Adjustment  
S. VanDalen, Manager, Planning & Development  
K. Wheatley, Acting Supervisor , Planning and Division  
C. Tang, Planner

**A. Call to Order**

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

**B. Land Acknowledgement**

Member Makey read the Land Acknowledgement.

**C. Roll Call**

All members of the Committee were present.

**D. Disclosures of Pecuniary Interest**

No Pecuniary Interests.

**E. Approval of Previous Committee of Adjustment Meeting Minutes**

Minutes be APPROVED

1. Committee of Adjustment Minutes - December 17th, 2024

Moved By: P. Fleck, Member

Seconded By: B. Wagter, Member

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

**APPROVED**

**F. Hearings Re: Consents**

1. PLB-2024-252 - Cynthia Burnett

Cynthia Burnett (Applicant) was present, Judy Nitchca (Applicants Sister) was present

Applicant had no concerns in regard to the report/recommendations - however did give context to the Committee members that the land was originally owned by the applicants father and the applicant and sister are now looking to split the lands to avoid future issues for family members/ estate purposes, and to fix tax issues.

Planner Tang advised applicant that the property will be viewed as an unbuildable lot due to the size and the hazard land location.

Planner Andrews ensures that the applicant is aware that the applicant will require a minor variance for this property, and that the LPRCA would have the final say on whether or not any structures be placed on the subject lands.

The applicant comments that the subject lands should be added to the resident's current properties on the opposite side of the road.

Chair Brown says due to the natural severance of the road, they cannot "merge" they need to remain as two conveyable lots.

Planner Andrews added that the properties can be owned by the same person, however given the road acts as a natural severance they cannot be considered once parcel.

Member Makey adds to ensure that the lands are owned by separate owners so they do not merge together again.

Planner Andrews responds that the policies were recently changed so that properties would no longer merge on title automatically when owned by the same person.

Moved By: P. Makey, Member

Seconded By: D. Ricker, Member

THAT application PLA-2024-252 be APPROVED, subject to the attached conditions. The application is consistent with the Provincial Planning Statement, 2024 and conforms to the intent of the Haldimand County Official Plan and Haldimand County Zoning By-law HC 1-2020.

**APPROVED**

2. PLB-2024-253 – Keith Doherty

Steven Gee (Agent) was present, Jonah Andrew (Owner)

Agent has no concerns with the recommendation/report but adds commentary that the application is a boundary adjustment and the lands subject to consent are not currently being used as agricultural lands.

Chair Brown asks if a septic evaluation would be required

Planner Tang responds that this is a boundary adjustment, so the lands will not be subject to septic evaluation since the boundary adjustment does not affect the lands.

The applicant adds that the portion being boundary adjusted is just a grassed area that is currently being used by the benefiting lands as is.

Member Ricker asks if septic would be required now that there is an appropriate amount of space to allow it.

Planner Tang replies that the use is unchanged, so this would be considered legal non-conforming, so as of right that would not be required.

Member Fleck comments that he did not see the public notice sign.

Chair Brown replies confirming that the sign was posted.

Member Makey asks if the property is privately owned.

Planner Andrews confirms that the property is privately owned, and adds that even though the boundary adjustment is outside of the settlement boundary, it is considered minor which is permitted within the OP and PPS as a technical boundary adjustment.

Moved By: B. Snyder, Member

Seconded By: B. Wagter, Member

THAT application PLB-2024-253 be APPROVED, subject to the attached conditions. The application is consistent with the Provincial Planning Statement, 2024 and conforms to the intent of the Haldimand County Official Plan and Haldimand County Zoning By-law HC 1-2020.

**APPROVED**

3. PLB-2024-256 – Jared Phipps and Meghan Farr

Brad Clarke (Agent) was present

No comments or concerns for application.

Moved By: D. Ricker, Member

Seconded By: P. Makey, Member

THAT application PLB-2024-256 be APPROVED, subject to the attached conditions. The application is consistent with the Provincial

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

**APPROVED**

4. PLB-2024-237 & PLA-2024-246 - Adam Alan James Mcmurtie and Lindsay Marie Mcmurtie

Adam McMurtrie (Applicant) was present,

Discussion for application PLB-2024-237 took place first.

Applicant had comments regarding condition 7, being a Record of Site Condition. The applicant was to the understanding this would be required for a building permit but not as a condition for consent.

Planner Andrews responds that lot creation is considered development under the Planning Act, so the application would have to demonstrate the lands are appropriate for a sensitive land use, because the lands previously had a railway corridor.

Adam McMurtrie responds that the Record of Site Condition was completed in a previous application as the lot was severed previously.

Planner Andrews responds that we are able to look into this, and see if the record of site conditions that was previously submitted would be acceptable to clear this condition.

Member Ricker asks if the storage container is permitted on the property.

Applicant responds there is no temporary permit, the storage container is located on the agricultural portion of the property, it is however being used temporarily and will be removed once the residential is completed.

Planner Tang replies that storage containers are not permitted, you would have to go through an application to keep the storage container.

Member Ricker asks if there is any way for a temporary permit.



Planner Andrews comments that it would be recommended to go through a variance for a temporary use.

Member Makey wants to confirm that this severance is not creating any land locking of the property to the south.

The applicant confirms that the tracks are there because there are trespassers using the lands for four wheelers

Planner Andrews confirms that the piece of the railroad is part of a property that fronts onto Hart Road, so there is no land lock.

Moved By: P. Fleck, Member

Seconded By: P. Makey, Member

THAT application PLB-2024-237 be APPROVED, subject to the attached conditions. The application is consistent with the Provincial Planning Statement, 2024 and conforms to the intent and purposes of the Haldimand County Official Plan and Haldimand County Zoning By-law HC 1-2020.

**APPROVED**

**G. Hearings Re: Minor Variances**

1. PLB-2024-237 & PLA-2024-246 - Adam Alan James McMurtie and Lindsay Marie McMurtie

Adam McMurtie (applicant) present

The applicant has a question regarding the frontage that was put on the reports, as it does not match what he understood the frontages would be.

Planner Andrews further explains that the definition of frontage from our zoning by-law is taken from a point further in and move the point up. In this case, the rear line frontage was what was referenced to create the lot frontage.

Moved By: B. Wagter, Member

Seconded By: B. Snyder, Member

THAT application PLA-2024-246 be APPROVED The application is consistent with the Provincial Planning Statement, 2024 and conforms to the intent and purposes of the Haldimand County Official Plan and Haldimand County Zoning By-law HC 1-2020.

The application meets the four tests of a minor variance.

**APPROVED**

2. PLA-2024-261 - Mark Long and Darleen Long

Mark Long (applicant) Present , Wendy English (neighbor) , Ryan English (community member) Present

Secretary Treasurer read concern letter written by Wendy English (neighbour)

Applicant responds to the concerns that the reason they do not use the property as of right is because they currently would have to drag their belongings across the road to be able to have chairs at the property and it is inconvenient

Wendy English (neighbor) comments that the applicants sketch was incorrect, it shows the shed being leveled with her house, but it is 6 feet closer to the water, and that the dock was previously for sale.

Ryan English (community member) comments that the applicant has a large amount of space on his property and does not understand why he cannot make space on the farm lands, and this application does not seem necessary.

Chair Brown responds that neighbours are not entitled to a view, and comments that the property is narrow and wants to confirm that they would not be able to build any bunk houses on this property.

Planner Andrews says this would require building and zoning, given the size of this property it is unlikely they would be able to provide adequate space for any sort of habitable dwelling.

Member Makey asks the applicant how he plans to launch the boat on the property

Applicant explains that he launches out of a port in Dunnville or Nanticoke

Member Makey asks how this lot became so narrow to begin with

Planner VanDalen responds these are historical in nature and would not be supported going forward, but these unique lots have been done historically and cannot be undone.

Moved By: D. Ricker, Member

Seconded By: P. Fleck, Member

THAT application PLA-2024-261 be APPROVED subject to the attached condition. The application meets the four tests of a minor variance.

1. The Applicant/Owner shall provide written correspondence (i.e., Drainage Re-Assurance Letter) that all stormwater drainage from the subject lands will be discharged towards the roadway ditches (if applicable) or Lake Erie and will not adversely affect the neighbouring properties, to the satisfaction of Haldimand County.

**APPROVED**

3. PLA-2024-264 - Sheri Lynn Doughty

Mike Doughty (Agent) Present

The agent has no comments or concerns of the report/recommendation, but is available to answer any questions or concerns.

Member Bowman asks if the applicant is going to need a septic system or if the secondary suite will be tapping into existing septic/water systems.

Applicant confirms that there will be new septic done for the secondary unit, and that the building was previously approved by building and then brought over to planning staff to address the variance.

Member Ricker questions the size of the property, will this become the primary unit and what would then be considered minor in relation to size of secondary suites.

Planning Manager, S. VanDalen responds that the trigger point between minor variance and zoning amendments are subjective based on what the potential impacts may be of the application. Some new Provincial legislation to secondary suites has been opened up and municipality is currently undergoing/reviewing our zoning for secondary suites to line up better with provincial legislation of secondary suites, as these are highly encouraged through the province.

Moved By: P. Makey, Member

Seconded By: B. Wagter, Member

THAT application PLA-2024-264 be APPROVED. The application meets the four tests of a minor variance.

**APPROVED**

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

1. PLB-2024-182, PLB-2024-183, PLB-2024-184, PLB-2024-185 - Candace J. & Kyle S. Monahan

Liam Doughtey (Agent) and Kyle Monahan (Applicant) present

Agent comments on condition for reference plan, wanting to ensure that the frontage/area does not have to be exactly what is listed in the conditions since they are very specific.

Secretary Treasurer comments that as long as it is within 2% of the required size.

Agent asks if this is through policy

Planning Manager, VanDalen confirms that this is part of procedure and can confirm that there would not require a new application if the reference plan is within 2% of the required size.

Member Bowman asks if there is a before and after of the provided plans.

Agent responded that they had placed the driveway where roads said they would be able to support.

Member Makey raises concerns of the lot grading plan from PLB-2024-184 and PLB-2024-185, wants to ensure that the drainage plan is sufficient to ensure there are no future issues with the water course that runs through the properties.

Planning Supervisor, Wheatley did a site visit on this property, and it was noted by roads that they would need a larger culvert for those properties, and that the drainage plan would need to be thoroughly reviewed by development staff prior to the condition being cleared.

Agent adds that the division between the two lots on Erie Street meets where the culvert is, which makes it unable to have a driveway at that location.

Moved By: C. Bowman, Member

Seconded By: D. Ricker, Member

THAT applications PLB-2024-182, PLB-2024-183, PLB-2024-184, PLB-2024-185 be APPROVED, subject to the attached conditions. The application is consistent with the Provincial Planning Statement, 2024 and conforms to the intent and purposes of the Haldimand County Official Plan and Haldimand County Zoning By-law HC 1-2020.

**APPROVED**

2. PLA-2024-189 - Marta Janekova

Mark Janekova, Marta Janekova, and Millan Janekova (Applicants) ,  
Tammy Suitor (Neighbor)

Neighbors have comments that they did not receive a notice of hearing, and have concerns about the large number of accessory buildings on the applicants property, deeming it inappropriate for a residential property.

Chair Brown asks about a septic evaluation as they had previously requested one.

Secretary Treasurer replies that the applicants had removed the storage container that was too close to the septic bed.

Chair Brown asks if we know where the septic bed is.

Secretary Treasurer answers that the septic bed is shown on the sketch provided, and they had removed the storage container that was requiring the septic evaluation, the current standing storage container does not have setback issues of the septic bed.

Member Bowman asks planning staff why the neighbors were not circulated.

Planning Manager, VanDalen responds that the notices were sent out within the dates required, unfortunately due to the Canada Post strike there was delays, and once those notices go out, we cannot control the delivery times.-

Moved By: D. Ricker, Member

Seconded By: P. Fleck, Member

THAT application PLA-2024-189 be APPROVED, The application is consistent with the Provincial Planning Statement (PPS) 2024, and conforms to the general intent and purposes of the Haldimand County Official Plan and Haldimand County Zoning By-law HC 1-2020.

**APPROVED**

## **I. Other Business**

**J. Adjournment**

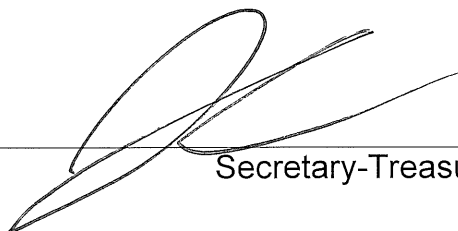
10:37 adjournment

THAT this meeting is now adjourned at 10.37am.



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Chair



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Secretary-Treasurer

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# Haldimand County Committee of Adjustment



## Consent

**File Number:** PLB-2024-280

**Property Roll Number:** 2810-152-001-1030-00000

**Applicant:** Jerry Jeffery Fox

**Agent:** N/A

**Property Location:** Seneca Concession 2, Part Lot 17, Known Municipally as 424 Singer Road

**For consideration on:** March 25, 2025

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## Summary

The applicant proposes to sever a parcel of land containing a surplus farm dwelling. The proposed severed lands are approximately 0.44ha (1.09 acres) in size, with a frontage of 54 meters (177.2 feet) on Singer Road.

## Recommendation

THAT application PLB-2024-280 be APPROVED, subject to the attached conditions. The application is consistent with the Provincial Planning Statement, 2024 and conforms to the intent and purpose 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:** Mark Andrews, M.A., MCIP, RPP, Senior Planner, Planning and Development

**Reviewed by:** Krystina Wheatley, Acting Supervisor, Planning and Development

## Details of the Submission:

### Proposal:

The applicant proposes to sever a parcel of land containing a surplus farm dwelling, and a residential accessory building (storage shed). The severed lands are approximately 0.44 hectares (1.09 acres) in area with a frontage of 54 meters (177.2 feet) on Singer Road. The retained lands will contain an area of 24.27 hectares (59.97 acres) with 846 meters (2,775.6 feet) of frontage on Singer Road. The retained lands will continue to be actively farmed by the applicant.

### Site Features and Land Use:

The subject lands are located in the former geographic township of Seneca and on the east side of Singer Road. The subject lands currently contain a residential dwelling, accessory structures and solar panels. The severed lands will include the residential dwelling and the accessory structure however, will not include the solar panels, which will remain on the retained lands. The surrounding land uses are generally rural residential and agriculture in nature.



The subject lands are zoned ‘Agriculture “(A)”’ Zone in accordance with Haldimand County Zoning By-law HC 1-2020 and designated “Agriculture” on Schedule “A.1” (Haldimand County North Land Use Plan) of the Haldimand County Official Plan.

**Existing Intensive Livestock Operations:**

Not applicable.

**Agency & Public Comments**

**Haldimand County Building & Municipal Enforcement Services:**

- 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.
- The house shall meet setback zoning provisions for Agricultural zones set out in Section 11.3.
- A survey and a sewage system evaluation is necessary to confirm setbacks and clearances.

**Haldimand County Planning & Development Services – Development Technologist:**

Ensure that the setbacks for the existing shed from the property line comply with zoning.

**Haldimand County Emergency Services:**

No concerns of application.

**Niagara Peninsula Conservation Authority:**

NPCA has reviewed the Consent Application to sever the existing dwelling.

- Based on the NPCA Mapping the subject property is impacted by the following NPCA Regulated Features:
  - Regulated 1-in-100-year floodplain (unmapped)
  - Regulated watercourses and associated 15m buffers
  - Provincially significant wetland and associated 30m buffer
  - Potential unevaluated wetlands
- The location of the proposed new lot and associated lot lines are outside the NPCA regulated features. Therefore, the NPCA has no objections to the proposed severance.
- Please note that any development or site alterations proposed in the future within NPCA regulated areas or their buffers will require NPCA approvals ahead of the commencement of the works on site and would require a formal NPCA Permit.

**Hydro One:**

No comments or concerns.

**Mississaugas of the Credit:**

No comments received.

**Six Nations:**

No comments received.

**Public:**

No comments received.

## Planning Analysis

### Provincial Planning Statement, 2024 (PPS)

The subject lands are located in the prime agricultural area of the County. The PPS discourages lot creation in the prime agricultural area, outside settlement area boundaries. However, Section 4.3.3.1 of the PPS sets out four circumstances under which lot creation in the prime agricultural area can be considered, only one of which applies in this case:

“4.3.3.1 Lot creation in prime agricultural areas is discouraged and may only be permitted for:

- c) a residence surplus to a farming operation as a result of farm consolidation, provided that:
  1. the new lot will be limited to a minimum size needed to accommodate the use and appropriate sewage and water services; and
  2. the planning authority ensures that new residential dwellings are prohibited on any remnant parcel of farmland created by the severance. The approach used to ensure that no new residential dwellings are permitted on the remnant parcel may be recommended by the Province, or based on municipal approaches which achieve the same objective; and”

It is Planning staff’s opinion that the proposed surplus farm dwelling severance does not conflict 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 OP echoes the PPS and that lot creation in the “Agriculture” designation shall be discouraged and may only be permitted in limited circumstances, including a severance for a habitable farm dwelling of a minimum age of ten years, calculated from the date of occupancy of the dwelling made surplus through farm consolidation where it is part of a farm holding containing two or more habitable dwellings and where each farm is located within the County. No new residential dwelling shall be permitted on the retained lands.

**Planning staff comment:** The applicant submitted a declaration of habitability stating the surplus farm dwelling is habitable. The surplus farm dwelling located on the subject land was constructed in 1870. The applicant has demonstrated that the farm dwelling was made surplus through farm consolidation where it is part of a farm holding containing two or more habitable dwellings within the County.

The creation of a surplus farm dwelling lot will be based on the following:

- a) The severance shall generally be 0.4 hectares (0.99 acre) to 0.6 hectares (1.48 acres) in size and shall minimize the amount of agricultural land or productive forest land taken out of production;

**Planning staff comment:** The severed lands are approximately 0.44 hectares (1.09 acres) in size.

- b) No severance shall be granted unless the proposed lot can be serviced by an on-site sanitary sewage system designed and installed as per the Ontario Building Code;

**Planning Comment:** The severed lands will be serviced by the existing cistern and septic system. A septic evaluation will be required as condition of consent to ensure that the existing services meet applicable *Ontario Building Code* requirements.

- c) No severance shall be granted unless it is shown that it will not adversely affect the operation or viability of the farm operation on the remaining lands;

**Planning Comment:** The retained lands will contain an area of 24.27 hectares (59.97 acres), which is sufficient for a viable farming operation. A condition will be placed on the retained lands to maintain frontage and access onto a municipal road.

- d) Severances that do not meet the Minimum Separation Distance formulae, as amended, shall not be permitted.

**Planning Comment:** There is no livestock operation on the subject lands. Therefore the MDS formulae does not apply.

- e) Severances shall not be permitted within 300 metres from licensed pits and 500 metres from licensed quarries and must be well removed from waste disposal sites and other potential land use conflicts;

**Planning Comment:** The severed lands are not located within 300 metres of licensed pits or 500 metres of licensed quarries.

- f) The lot created by severance shall be located with safe and direct access to a permanently maintained public road.

**Planning Comment:** The severed and retained lands will maintain frontage on an existing public road (Singer Road).

- g) Potential impacts on natural environment areas and / or cultural resources shall be assessed and addressed, where necessary.

**Planning Comment:** The proposed application is not anticipated to have an adverse or negative impact on the surrounding natural or cultural resources

It is Planning staff's opinion that that the application conforms to the OP.

### **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, a single family dwelling, and residential accessory buildings. 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 0.44 (1.09 acres) in size, the severed lands and retained lands would qualify for the automatic rezoning process, which prohibits new residential and residential related uses on the retained lands.

The "(A)" Zone requires a minimum lot size of 1,855 square metres (0.19 hectares) and a minimum lot frontage of 30 metres (98.43 feet). The severed lands will contain a lot area of approximately 4,400 square metres (0.44 hectares) with frontage of 54 metres (177.17 feet), which complies with the 'Agriculture "(A)" Zone provisions in the Zoning By-law.

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

### **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 March 4, 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. PLB2024280\_Attach1\_Condition Sheet
2. PLB2024280\_Attach2\_Map\_Location
3. PLB2024280\_Attach3\_Map\_OwnSketch1
4. PLB2024280\_Attach4\_Map\_OwnSketch2

**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 a septic evaluation for severed parcel be completed and submitted **to the Secretary-Treasurer**, who will give it to the Haldimand County Building Controls and By-law Enforcement Division for approval. (Septic evaluations must be completed prior to the issuance of the certificate. Please allow approximately six (6) months for completion of the septic evaluation.) Please contact the Building Controls and By-law Enforcement Division at 905-318-5932, for further clarification.
4. Receipt of a copy of the registered reference plan of the severed parcel, with a frontage of 54.00 metres (177.16 feet), and an area of 0.44 hectares (1.09 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](mailto:jcleaver@haldimandcounty.on.ca) and [gis@haldimandcounty.on.ca](mailto: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 March 25<sup>th</sup>, 2027, after which time this consent will lapse.

**File No. PLB-2024-280**

**Assessment Roll No. 2810.152.001.10300.0000**

# Location Map FILE #PLB-2024-280 APPLICANT: Fox

PLB-2024-280, Attachment 2



**Legend**

- Provincial Highway
- Haldimand Highway
- Haldimand Road
- Local Road
- Settlement Areas

**Detail 'A'**

TO BE SEVERED  
Approximately  
0.44 Hectares  
(1.09 Acres)

TO BE RETAINED

TO BE RETAINED  
Approximately  
24.27 Hectares  
(59.97 Acres)

See Detail 'A'

Location:  
**424 SINGER ROAD**  
 GEOGRAPHIC TOWNSHIP OF SENECA  
 WARD 4

Legal Description:  
**SENECA CON 2 PT LOT 17**

Property Assessment Number:  
**2810 152 001 10300 0000**

Size:  
**24.71 Hectares (61.05 Acres)**

Zoning:  
**A (Agriculture), NPCA Regulated Lands**

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

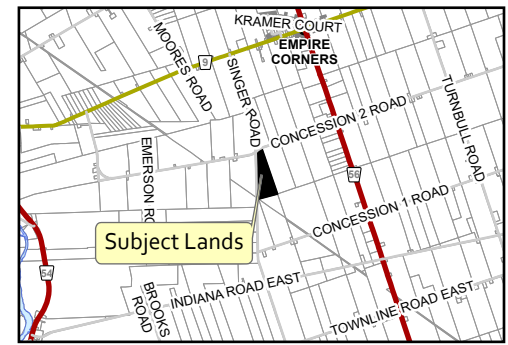
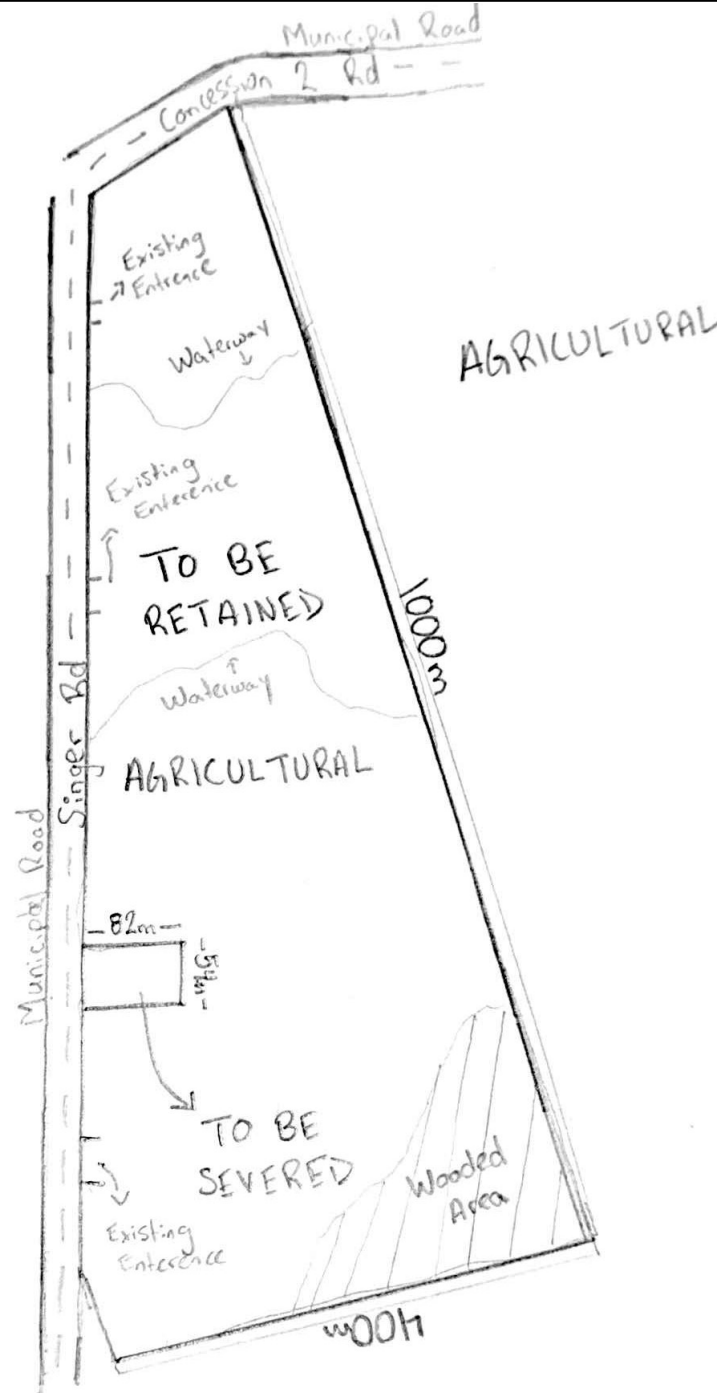


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# Owner's Sketch 1 of 2 FILE #PLB-2024-280 APPLICANT: Fox

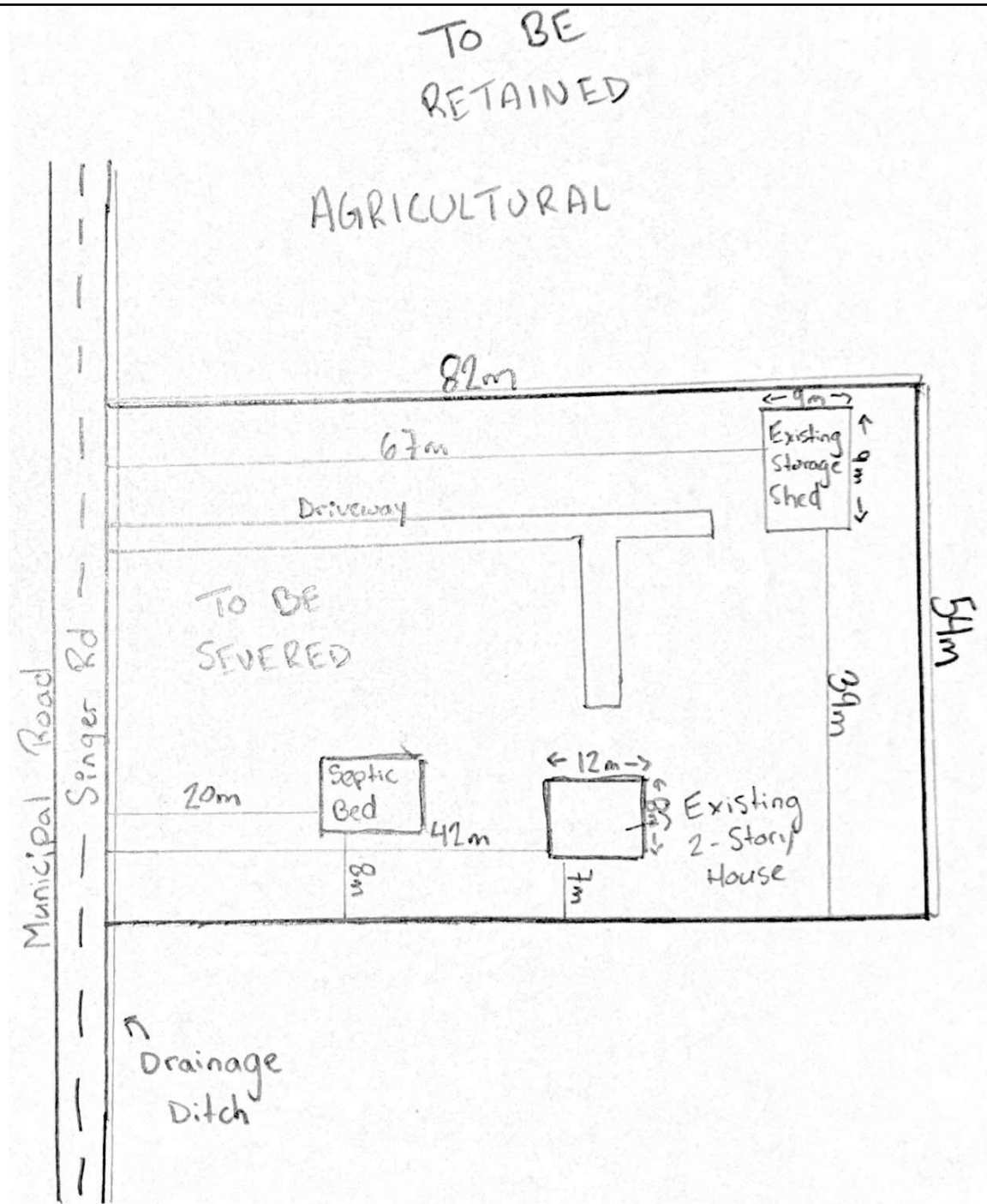
PLB-2024-280, Attachment 3





# Owner's Sketch 2 of 2 FILE #PLB-2024-280 APPLICANT: Fox

PLB-2024-280, Attachment 4



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# Haldimand County Committee of Adjustment

## Consent

**File Number:** PLB-2024-282

**Property Roll Number:** 2810024006295000000

**Applicant:** 1000398516 Ontario Limited c/o Ken Egger

**Agent:** Archie Merigold

**Property Location:** Plan 1700 Part Lot 1 West John Street, Reference Plan 18R1408 Part 2 Plus, Easement, Known Municipally as 403 Cross Street West, Dunnville

**For consideration on: March 25, 2025**

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## Summary

The applicant proposes to boundary adjust 403 Cross Street West (subject lands) to add to the adjacent lands to the west (benefitting lands) with the intentions of creating a viable parcel for future residential development.

## Recommendation

THAT application PLA-2024-282 be APPROVED, subject to the attached conditions. The application is consistent with the Provincial Planning Statement, 2024 and conforms to the intent and purpose 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:** Mark Andrews, M.A., MCIP, RPP, Senior Planner, Planning and Development

**Reviewed by:** Krystina Wheatley, Acting Supervisor, Planning and Development

## Details of the Submission:

### Proposal:

The applicant is proposing to boundary adjust 403 Cross Street West, otherwise known as the “subject lands”, adding to the adjacent lands to the west (no municipal address), known as the “benefitting lands”, to allow the benefitting lands to create a viable parcel for future residential development. The proposed severed lands have a frontage of approximately 30.48 meters (100 feet), with an area of approximately 1,843.5 square metres (0.19 hectares/0.46 acres), which will be added to the benefitting lands to the west. The retained lands will have a frontage of approximately 30.63 meters (100.5 feet) and an area of 1,889.1 square metres (0.19 hectares/0.47 acres).

### Site Features and Land Use:

The subject lands are located on the north side of Cross Street West, to the immediate west of John Street in the Urban Area of Dunnville. The retained lands currently contain an existing structure, the severed lands contain storage units and the benefitting lands are currently vacant. The surrounding land uses are generally low-density residential (i.e., single detached dwellings).

The subject lands are zoned 'Development "(D)"' Zone in the Haldimand County Zoning By-law HC 1-2020 and designated "Residential" on Schedule "B.3" (Dunnville Urban Area Land Use Plan) of the Haldimand County Official Plan.

**Existing Intensive Livestock Operations:**

Not applicable.

**Agency & Public Comments**

**Haldimand County Building & Municipal Enforcement Services:**

Benefitting lands will require a zoning amendment, retained lands will require a minor variance to address lot frontage, area, and any other recognized deficiencies.

**Haldimand County Planning & Development Services – Development Technologist:**

Full lot grading plan will be required, and drainage re-apportionment will be required.

**Haldimand County Emergency Services:**

No comments received.

**Hydro One:**

No comments or concerns.

**Mississaugas of the Credit:**

No comments received.

**Six Nations:**

No comments received.

**Public:**

No comments received.

**Planning Analysis**

**Provincial Planning Statement, 2024 (PPS)**

The Provincial Planning Statement does not speak to or provide specific policy requirements on residential boundary adjustments within urban settlement area boundaries. However, it is Planning staff's understanding that the purpose of the boundary adjustment is to create a viable parcel to the west for future residential growth. Accordingly, the PPS does contain policies, specifically Section 2.2.1 b), which permits and facilitates all housing options and all types of residential intensification, including development and introduction of new housing options and redevelopment which results in a net increase in residential units (Section 2.2.1 c).

**Planning Comment:** While not within the scope of this application, it is anticipated that the County will receive future Planning applications to redevelop the benefitting lands to the west for future residential development, which will meet projected housing targets and add additional residential units to the Urban Area of Dunnville.

Therefore, it is the opinion of the Planning staff that the proposed boundary adjustment is consistent with the PPS.

## **Haldimand County Official Plan (OP)**

The subject lands are designated “Residential” on Schedule “B.3” (Dunnville Urban Area Land Use Plan) in the Haldimand County Official Plan. The OP echoes the PPS and does not have specific policies that directly speak to residential boundary adjustments. However, the OP states that residentially designated areas within each of Haldimand County’s urban areas are expected to continue to accommodate attractive and functional neighbourhoods. The OP does contain specific policies pertaining to residential infilling and intensification within stable residential neighbourhoods (Section 4.B.1) 6); however these policies will be analyzed and addressed once the lands are in the process of being redeveloped through future Planning applications.

The subject lands are located adjacent to surrounding stable residential neighbourhoods. The boundary adjustment is not expected to have any measurable impacts on the form and function of the neighbourhood. Additionally, the boundary adjustment will result in the benefitting lands to be more regularly shaped for future potential development.

Further, while there is no new development proposed at this time, the subject application does not result in new lot creation; only adjusting the lot frontages and size of two lots within the stable residential neighbourhood. As noted below, the two lots do not comply with the provisions of the ‘Development “(D)” Zone and will need to be addressed through two (2) Minor Variance applications.

It is the opinion of the Planning staff that the proposal meets the general intent and conforms with the Official Plan.

## **Haldimand County Zoning By-law HC 1-2020**

The subject lands and benefitting lands are zoned ‘Development “(D)” Zone in accordance with 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 frontage of 180 metres (590.55 feet) and an interior side yard setback of 6.0 metres (19.69 feet). The benefitting lands will have a total lot area of 10,969.7 square metres (1.09 hectares/2.7 acres) and a frontage of approximately 149.39 metres (490.12 feet). The retained lands will have a lot area of 1,889.1 square metres (0.19 hectares/0.47 acres), a frontage of 30.63 metres and a side yard setback of 4.11 metres (13.48 feet). The retained and benefitting lands do not comply with the provisions of the ‘Development “(D)” Zone, however, no proposal has been received to establish a future use on the subject lands at this time. The boundary adjustment will facilitate in the creation of a more practical lot to increase its development potential. Since the retained and benefitting lands are unable to meet the zoning provisions of the “(D)” zone, relief of the provisions of the “(D)” Zone will be required through future Planning applications; in the form of two (2) Minor Variance applications as a condition of approval.

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 1-2020, subject to the deficiencies being addressed through two (2) future Minor Variance applications.

## **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 March 6, 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. PLB2024282\_Attach1\_Condition Sheet
2. PLB2024282\_Attach2\_Map\_Location
3. PLB2024282\_Attach3\_Map\_OwnersSketch

***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 Section 50(3) or (5) of the Planning Act shall apply to any subsequent conveyance or transaction.
4. That the severed parcels become part and parcel of the abutting lands presently owned by Tarmco Buildings Sciences Inc and further identified as Roll # 2810-024-006-29600-0000.
5. Receipt of final approval of the required two (2) Minor Variance applications (Minor Variances can take three months, therefore, your application must be submitted as soon as possible). For further information, please contact Planning Staff at 905-318-5932.
6. Receipt of a letter from the Planning & Development Division indicating that their requirements, regarding a lot grading plan to address surface drainage of the property, have been satisfied. Please note that the owner\developer is responsible to have the grading plans prepared/stamped/signed by a qualified Professional Engineer as per Haldimand County Design Criteria. Contact the Development & Design Technologist at 905-318-5932, ext. 6407, if further clarification required. Please allow approximately six (6) to eight (8) weeks for completion of this process
7. That the applicant enter into an agreement with Haldimand County regarding the required lot grading plan. Contact the Planning & Development Division at 905-318-5932 for further clarification. As this process can take a number of months to complete, early action on this condition is essential.
8. Receipt of a letter from the Planning and Development Division indicating that their requirements, regarding a drainage re-apportionment agreement between both severed and retained parcels, have been satisfied. The county is responsible for maintaining municipal drains on behalf of the community of landowners involved in the drain. The cost of the drain maintenance is assessed to the landowners. The division of land requires that the assessment be re-calculated for the retained and severed parcels. A written request to initiate re-apportionment is necessary. A fee is administered with each agreement. Please allow six (6) weeks for completion of this process. Contact Project Manager, Municipal Drains at 905-318-5932, ext. 6424, for further clarification.
9. Receipt of a copy of the registered reference plan of the severed parcel, showing that 30.48 metres (100.03 feet), and an area of 0.19 hectares (0.46 acre) has been added to the benefitting

lands, and receipt of a copy of the registered reference plan of the retained lands with a frontage of 30.63 meters (100.49 feet), and an area of 0.19 hectares (0.46 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](mailto:jcleaver@haldimandcounty.on.ca) and [gis@haldimandcounty.on.ca](mailto: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

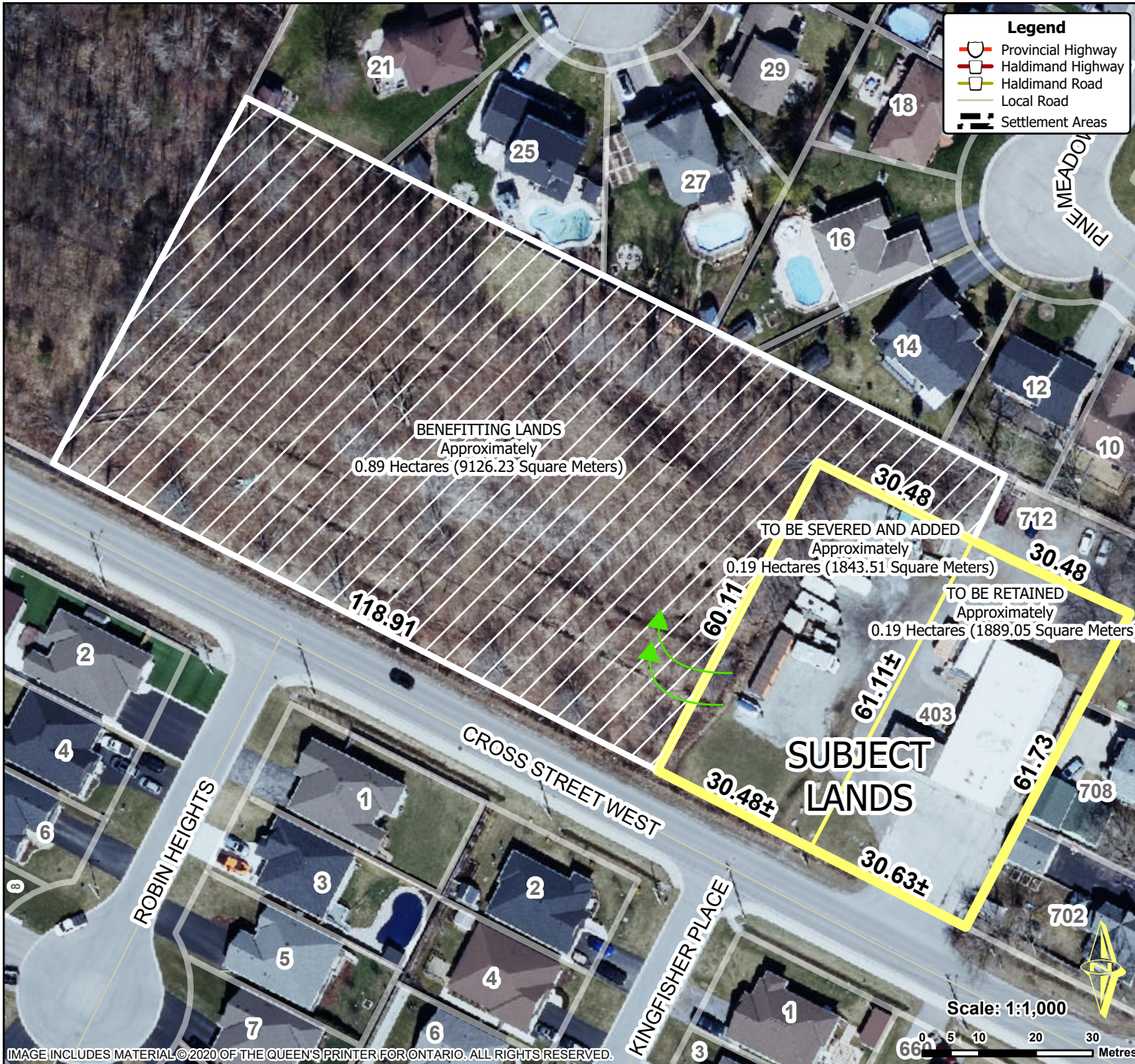
10. That the above conditions must be fulfilled and the Document for conveyance be presented for stamping/issuance of the certificate on or before March 25<sup>th</sup>, 2027, after which time this consent will lapse.

***File No. PLB-2024-282***

***Assessment Roll No. 2810.024.006.2950.00000***

# Location Map FILE #PLB-2024-282 APPLICANT: Ken Egger

PLB-2024-282, Attachment 2



**Location:**  
 403 CROSS STREET WEST  
 GEOGRAPHIC TOWNSHIP 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:**  
 0.38 Hectares (3732.56 Square Meters)

**Zoning:**  
 D (Development)

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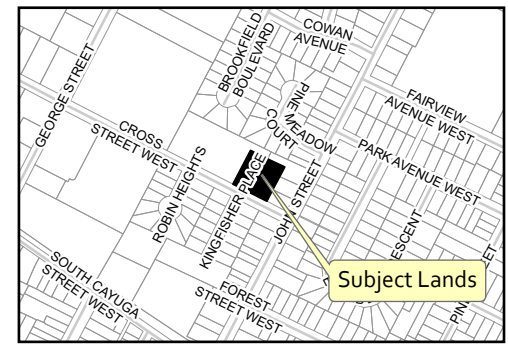
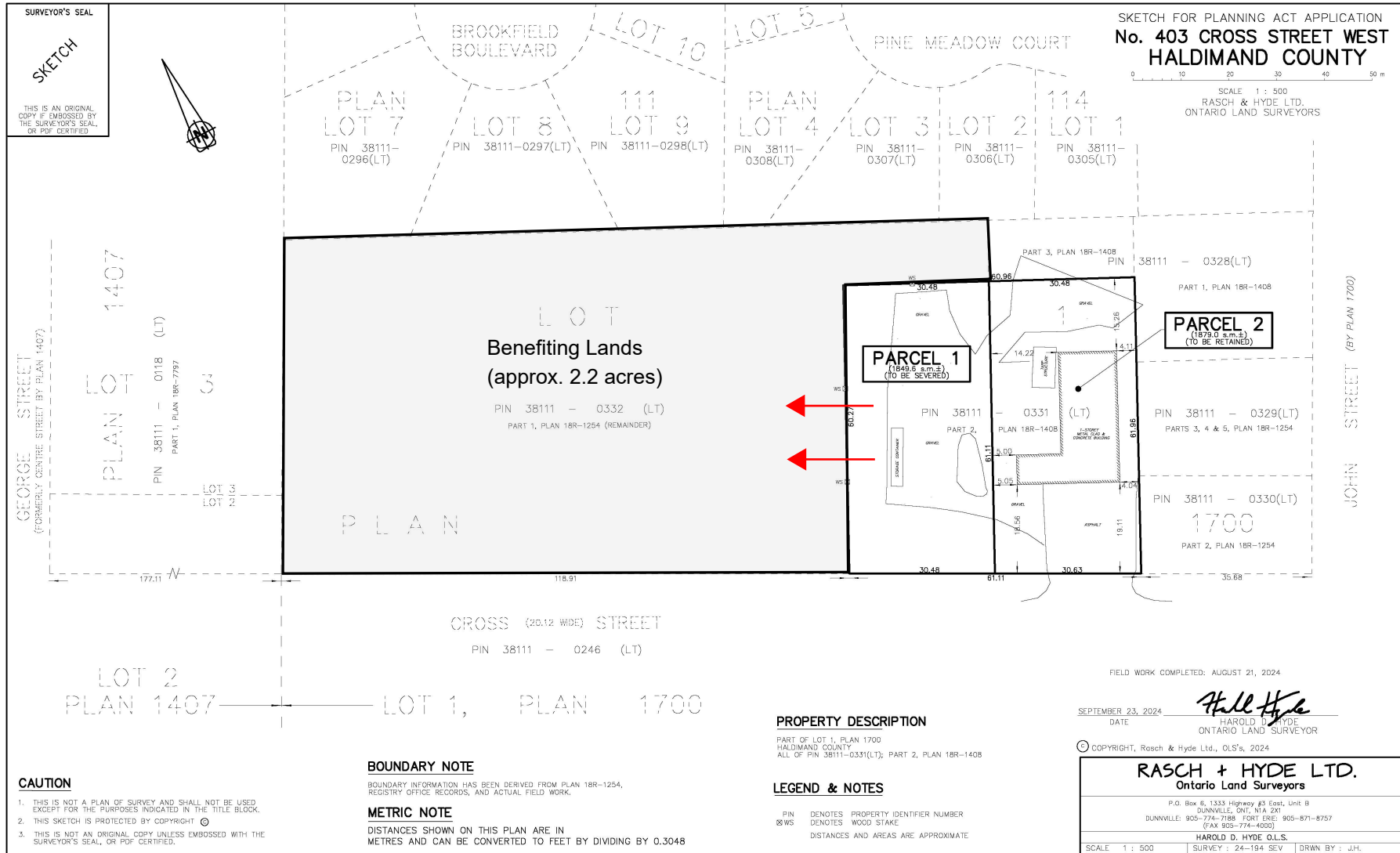


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# Owner's Sketch FILE #PLB-2024-282 APPLICANT: Ken Egger

PLB-2024-282, Attachment 3



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# Haldimand County Committee of Adjustment



## Consent

**File Number:** PLB-2025-005

**Property Roll Number:** 2810-152-001-0850-00000

**Applicant:** Justin Clappison

**Agent:** Kim Hessels

**Property Location:** Seneca Concession 2, South East Stoney Creek Road Part Lot 9, Known Municipally as 1000 Concession 2 Road

**For consideration on: March 25, 2025**

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## Summary

The applicant proposes to sever a parcel of land containing a surplus farm dwelling. The proposed surplus farm dwelling lot will have a frontage of approximately 36.7 meters (120 feet) on Concession 2 Road and an area of 0.33 hectares (0.81 acres).

## Recommendation

THAT application PLB-2025-005 be APPROVED, subject to the attached conditions. The application is consistent with the Provincial Planning Statement, 2024 and conforms to the intent and purpose 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:** Mark Andrews, M.A., MCIP, RPP, Senior Planner, Planning and Development

**Reviewed by:** Krystina Wheatley, Acting Supervisor, Planning and Development

## Details of the Submission:

### Proposal:

The applicant is proposing to sever a parcel of land containing a surplus farm dwelling. The proposed surplus farm dwelling lot will have a frontage of approximately 36.7 meters (120 feet) on Concession 2 Road and an area of 0.33 hectares (0.81 acres). The retained lands will continue to maintain access to Concession 2 Road with a frontage of 118 meters (387 feet), and an area of approximately 19.48 hectares (48.13 acres), and will continue to be farmed by the applicant. In addition, the retained lands will contain the accessory structures as these will not remain on the surplus farm dwelling lot.

### Site Features and Land Use:

The subject lands are located in the former geographic township of Seneca and fronts onto the south side of Concession 2 Road. The subject lands currently contain a residential dwelling and accessory structures. The

proposed severed lands have a frontage of 36.7 metres (120 feet) and an area of 0.33 hectares (0.81 acres). The surrounding land uses are generally agricultural with associated residential uses.

The subject lands are zoned 'Agriculture "(A)" Zone, in part and 'Wetland "(W)" Zone, in part in accordance with Haldimand County Zoning By-law HC 1-2020 and designated "Agriculture" on Schedule "A.1" (Haldimand County North Land Use Plan) in the Haldimand County Official Plan.

**Existing Intensive Livestock Operations:**

Not applicable.

**Agency & Public Comments**

**Haldimand County Building & Municipal Enforcement Services:**

Application will require a septic evaluation to be completed.

**Haldimand County Planning & Development Services – Development Technologist:**

No comments or concerns.

**Haldimand County Emergency Services:**

No comments received.

**Niagara Peninsula Conservation Authority:**

Based on the NPCA Mapping the subject property is impacted by the following NPCA Regulated Features:

- Regulated 1-in-100-year floodplain (unmapped)
- Regulated watercourses and associated 15m buffers
- Provincially significant wetland and associated 30m buffer
- Potential unevaluated wetlands

The location of the proposed new lot and associated lot lines are outside the NPCA regulated features. Therefore, the NPCA has no objections to the proposed severance. Please note that any development or site alterations proposed in the future within NPCA regulated areas or their buffers will require NPCA approvals ahead of the commencement of the works on site and would require a formal NPCA Permit.

**Hydro One:**

Hydro One Inc. requires that each property (retained and severed) have separate electrical services that do not cross the new property lines.

**Municipal Property Assessment Corporation:**

No comments received.

**Mississaugas of the Credit:**

No comments received.

**Six Nations:**

No comments received.

**Public:**

No comments received.

## Planning Analysis

### Provincial Planning Statement, 2024 (PPS)

The subject lands are located in the prime agricultural area of the County. The PPS discourages lot creation in the prime agricultural area and outside of settlement area boundaries. Section 4.3.3.1(c) permits lot creation for residence surplus to an agricultural operation as a result of farm consolidation and amalgamation provided that the new lot will be limited to a minimum size needed to accommodate the use and appropriate sewage and water services and the planning authority ensures that residential or residential related uses are removed from the retained lands as permitted uses.

**Planning Comment:** A septic evaluation will be required as a condition of Consent approval to ensure that the surplus farm dwelling lot is adequately sized to accommodate an adequate septic system. In addition, the retained lands will require a future Zoning By-law Amendment to prohibit any new dwellings and additional residential units as a condition of Consent approval.

The proposed severance meets the criteria for a surplus farm dwelling in the PPS and it is the Planning staff's opinion that the application is consistent with the PPS.

### Haldimand County Official Plan (OP)

The subject lands are designated "Agriculture" on Schedule "A.1" (Haldimand County North Land Use Plan) in the Haldimand County Official Plan (OP).

The OP echoes the PPS policies that lot creation in prime agricultural areas (i.e., lands designated as Agriculture in the OP) shall be discouraged and may be only permitted in limited circumstances, including a severance for a habitable farm dwelling of a minimum age of ten years, calculated from the date of occupancy of the dwelling made surplus through farm consolidation where it is part of a farm holding containing two or more habitable dwellings and where each farm is located within the County. No new residential dwelling shall be permitted on the retained lands.

**Planning Comment:** The applicant submitted a declaration of habitability stating the surplus farm dwelling is habitable. The surplus farm dwelling located on the subject land was constructed in 1870. The applicant has demonstrated that the farm dwelling was made surplus through farm consolidation where it is part of a farm holding containing two or more habitable dwellings within the County.

The creation of a surplus farm dwelling lot will be based on the following:

- a) The severance shall generally be 0.4 hectares (0.99 acre) to 0.6 hectares (1.48 acres) in size and shall minimize the amount of agricultural land or productive forest land taken out of production;

**Planning Comment:** The surplus farm dwelling lot will be 0.33 hectares (0.81 acres) in size. The application will minimize the amount of agricultural lands taken out of production and will remain as a functional lot. Given that the surplus farm dwelling lot is not between 0.4 to 0.6 hectares, it will not qualify for the automatic rezoning, therefore a Zoning By-law Amendment will be required to rezone the retained lands to remove residential and residential related uses as permitted uses. This will be required as a Condition of Consent approval.

- b) No severance shall be granted unless the proposed lot can be serviced by an on-site sanitary sewage system designed and installed as per the Ontario Building Code;

**Planning Comment:** The severed lands will be serviced by the existing cistern and septic system. A septic evaluation will be required as condition of consent to ensure that the existing services adhere to applicable *Ontario Building Code* requirement(s).

- c) No severance shall be granted unless it is shown that it will not adversely affect the operation or viability of the farm operation on the remaining lands;

**Planning Comment:** The retained lands will be 19.48 hectares (48.13 acres) in size, which is sufficient for a viable farming operation. The surplus farm dwelling lot is sized accordingly and is not anticipated to negatively impact to the existing agricultural operations on the retained lands.

- d) Severances that do not meet the Minimum Separation Distance formulae, as amended, shall not be permitted.

**Planning Comment:** There are no livestock operations on the subject lands. Therefore the MDS formulae does not apply.

- e) Severances shall not be permitted within 300 metres from licensed pits and 500 metres from licensed quarries and must be well removed from waste disposal sites and other potential land use conflicts;

**Planning Comment:** The subject lands are not located within 300 metres of licensed pits or 500 metres of licensed quarries.

- f) The lot created by severance shall be located with safe and direct access to a permanently maintained public road.

**Planning Comment:** The subject lands will maintain frontage on an existing public road (Concession 2 Road).

- g) Potential impacts on natural environment areas and / or cultural resources shall be assessed and addressed, where necessary.

**Planning Comment:** The proposed application is not anticipated to have any adverse or negative impact on the surrounding natural or cultural resources

It is Planning staff's opinion that that the subject application conforms to the intent and purpose of the OP.

#### **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 agriculture use, a single family dwelling, and residential accessory buildings. Due to the size of the surplus farm dwelling lot, a Zoning By-Law Amendment application will be required to rezone the retained lands to prohibit new residential or residential related uses as condition of Consent approval.

The "(A)" Zone requires a minimum lot size of 1,855 square metres (0.46 acres) and a minimum lot frontage of 30 metres (98.43 feet). The surplus farm dwelling lot will have a lot size of approximately 3,300 square metres (0.81 acres) and a frontage of 36.7 metres (120 feet), and is expected to meet all other applicable zoning provisions.

It is Planning staff's opinion that the application conforms to the Haldimand County Zoning By-law HC 1-2020.

### **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 February 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. PLB2025005\_Attach1\_Condition Sheet
2. PLB2025005\_Attach2\_Map\_Location
3. PLB2025005\_Attach3\_Map\_OwnerSketch
4. PLB2025005\_Attach4\_Map\_OwnerSketch2

**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 a copy of the registered reference plan of the severed parcel, with a frontage of 36.70 metres (120.4 feet), and an area of 0.33 hectare (0.81 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](mailto:jcleaver@haldimandcounty.on.ca) and [gis@haldimandcounty.on.ca](mailto: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

4. That a septic evaluation for the severed parcel be completed and submitted **to the Secretary-Treasurer**, who will give it to the Haldimand County Building Controls and By-law Enforcement Division for approval. (Septic evaluations must be completed prior to the issuance of the certificate. Please allow approximately six (6) months for completion of the septic evaluation.) Please contact the Building Controls and By-law Enforcement Division at 905-318-5932, for further clarification.
5. 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.

6. Receipt of confirmation that the primary electrical service is located within each separate properties, or a new service has been installed, at the applicant's expense. Contact Hydro One at 519-426-4446 Ext 2259 or 1-866-557-9551, for further information.
7. That the above conditions must be fulfilled and the Document for conveyance be presented for stamping/issuance of the certificate on or before March 25<sup>th</sup>, 2027, after which time this consent will lapse.

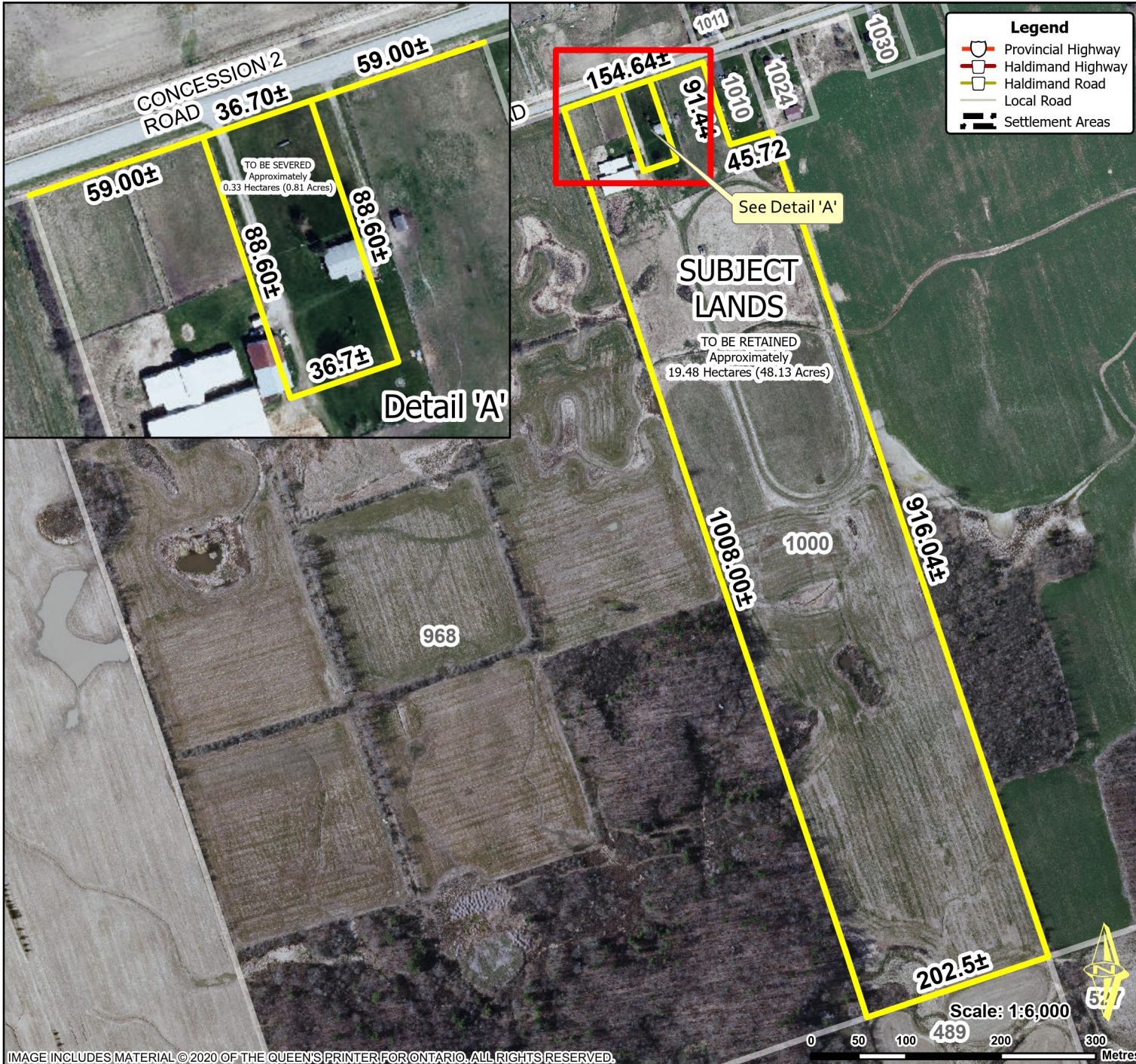
***File No. PLB-2025-005***

***Assessment Roll No. 2810.152.001.0850.00000***



# Location Map FILE #PLB-2025-005 APPLICANT: Clapison

PLB-2025-005, Attachment 2



**Location:**  
 1000 CONCESSION 2 RD  
 GEOGRAPHIC TOWNSHIP OF SENECA  
 WARD 4

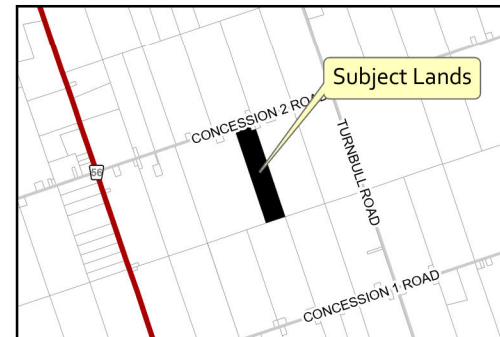
**Legal Description:**  
 SEN CON 2 SESC RP LOT 9

**Property Assessment Number:**  
 2810 152 001 08500 0000

**Size:**  
 SUBJECT LANDS: Approx. 19.81 Hectares (48.97 Acres)  
 RETAINED LANDS: Approx. 19.48 Hectares (48.13 Acres)  
 SEVERED LANDS: Approx. 0.33 Hectares (0.81 Acres)

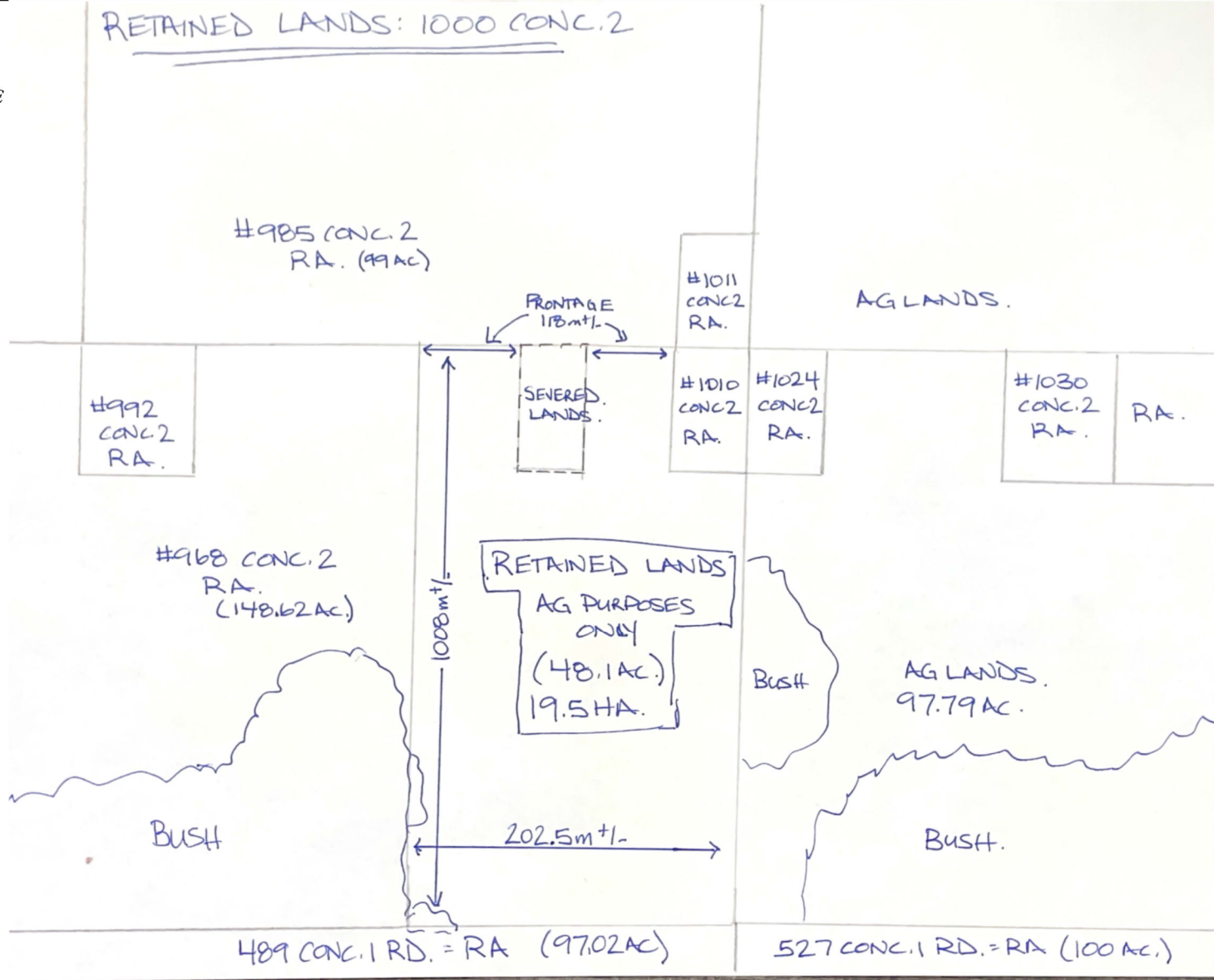
**Zoning:**  
 A (Agriculture), W (Wetland)  
 NPCA (Regulated Lands),  
 HCOP (Riverine Hazard Lands),  
 NPCA (Wetland)

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.



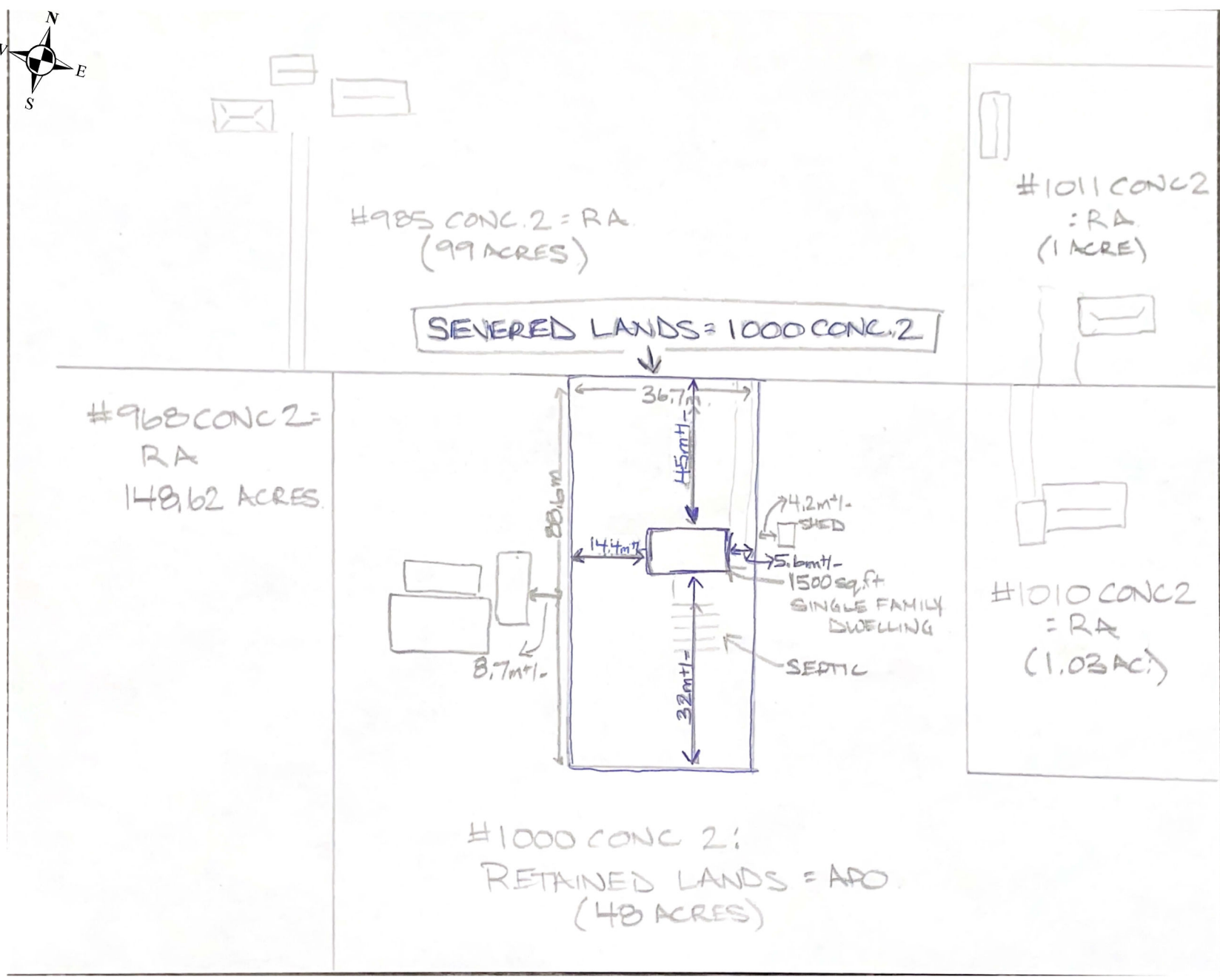
# Owner's Sketch 1 of 2 FILE #PLB-2025-005 APPLICANT: Clappison

PLB-2025-005, Attachment 3



# Owner's Sketch 2 of 2 FILE #PLB-2025-005 APPLICANT: Clappison

PLB-2025-005, Attachment 4



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# Haldimand County Committee of Adjustment

## Consent

**File Number:** PLB-2025-023

**Property Roll Number:** 2810-332-005-0128-00000

**Applicant:** Allan Williamson

**Agent:** Doug Mcintosh, NEO Architecture

**Property Location:** Walpole Concession 8, Part Lot 6, No Municipal Address  
(Southwest Corner of Haldimand Road 55 and Nanticoke Creek Parkway), Jarvis

**For consideration on:** March 25, 2025

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## Summary

The purpose of this Consent application is to sever a 4 hectare (9.9 acre) parcel of land within the Urban Area of Jarvis, to facilitate the future location of the Norfolk Haldimand Community Hospice.

## Recommendation

THAT application PLA-2024-023 be APPROVED, subject to the attached conditions. The application is consistent with the Provincial Planning Statement, 2024 and conforms to the intent and purpose of the Haldimand County Official Plan and Haldimand County Zoning By-law HC 1-2020.

**Prepared by:** Jassie Cleaver, Secretary-Treasurer, Committee of Adjustment

**Reviewed by:** Mark Andrews, M.A., MCIP, RPP, Senior Planner

**Reviewed by:** Krystina Wheatley, Acting Supervisor, Planning & Development

## Details of the Submission:

### Proposal:

The applicant proposes to sever a 4 hectare (9.9 acre) parcel from the subject lands to create a viable parcel to facilitate the future location of the Norfolk Haldimand Community Hospice. The proposed Norfolk Haldimand Community Hospice is anticipated to be a 1,486 square metre (16,000 square feet) building with ten (10) private bedrooms with private and accessible washrooms. At this time, formal Planning applications to facilitate this use have not yet been received. The proposed severed lands will have a frontage of 181.53m (595.57 ft) on Nanticoke Creek Parkway, and an area of 4 hectares (9.9 acres). The retained lands, specifically the portion located above the former rail line which bisects the subject lands to the south, will have a frontage of 449.25 meters (1,473.92 feet), and an area of 11.5 hectares (28.42 acres).

### Site Features and Land Use:

The Subject Lands are located on the southwest corner of Nanticoke Creek Parkway and Haldimand Road 55, within the Urban Area of Jarvis. The subject lands are part of a larger parcel that is bisected by the former rail line that runs in a general southwesterly/north-easterly direction, which creates a

natural severance of the retained parcel. The remainder of that parcel maintains frontage and access from Highway 3 to the south (known municipally as 2189 Highway 3). The general surroundings of the subject lands are consistent of agricultural uses and associated residential uses. The subject lands are approximately 1km (0.6 miles) north-east of the designated built-up portion of Jarvis. The proposed severed lands (Part 1) contain a small woodlot, that fronts onto Nanticoke Creek Parkway, and a treeline that straddles the proposed rear lot line. The remainder of the proposed severed lands are vacant. The retained lands are currently actively farmed and contain a single detached dwelling and accessory structures (likely farm buildings) to the south towards Highway 3.

The subject lands are zoned 'General Industrial "(MG)"' in accordance with Haldimand County Zoning By-law HC 1-2020 and designated "Industrial" with the 'Excess lands" overlay in the Haldimand County Official Plan. Accordingly, a future Zoning By-law Amendment (ZBA) and Official Plan Amendment (OPA) applications are required to facilitate the proposed hospice. These have been included as conditions of the subject application.

#### **Existing Intensive Livestock Operations:**

No intensive livestock operations.

### **Agency & Public Comments**

#### **Haldimand County Building & Municipal Enforcement Services:**

Property is zoned General Industrial (MG), which does not permit a hospice, Zoning Amendment will be required.

#### **Haldimand County Planning & Development Services – Development Technologist:**

Partial grading plan will be required, entrance permit for the severed lands and proof of entrance for the retained lands will be required.

#### **Forestry – Facilities, Parks, Cemeteries & Forestry Operations**

The property's treed area is Woodlands regulated under the Forest Conservation By-law and classified as a Supporting Natural Environment Area (Other Woodlands and Other Treed Areas) under the Official Plan.

Since the creation of a new lot is defined as development under the Provincial Planning Statement (PPS), 2024 the treed area is subject to the Supporting Natural Environment Area policies of the Official Plan. Section 2.A.2.2 It is the overall intent that these features be retained, but flexibility for development and site alteration may be contemplated based on the findings of an EIS. Where development and site alteration is seen to be unavoidable, the County, in consultation with the conservation authority, may consider adequate compensation through naturalization, restoration and/or enhancement for the loss or impact to the Supporting NEA features taking into consideration good ecological offsetting practices and the goal of no net loss of Supporting NEAs.

We need more information on what the proposed use is for the severed lot. It appears that the only access to the new lot will be through the treed area which will require the removal of trees for an entrance/driveway. An EIS is required to demonstrate that that proposed development for the property will have no negative impacts on the Other Woodlands or its ecological functions.

The benchmark for the EIS is to demonstrate no negative impacts as there must be no degradation that threatens the health and integrity of the natural features or the natural processes, products or services that living and non-living environments provide or perform; including biological, physical and socio-economic interactions within or between species, ecosystems and landscapes for which an area is identified due to single, multiple or successive development or site alteration activities.

Installing an entrance/driveway through the Other Woodlands threatens the integrity of the natural feature and its processes so it would be unlikely to be supported by the EIS or staff.

The applicant should consider if there is enough space to install an entrance/driveway within the maintained area (adjacent to 826 Nanticoke Creek Parkway) along the eastern boundary to install the entrance/driveway so there is no encroachment within the Other Woodlands. The impacts of an entrance/driveway adjacent to the Other Woodlands could be shown to be mitigated through the EIS and supported by staff.

**Planning Comment:** A scoped Environmental Impact Study (EIS) will be required through the future Zoning By-law Amendment/Official Plan Amendment phase. This has also been included as a condition of Consent.

**Haldimand County Emergency Services:**

No comments.

**Hydro One:**

No comments.

**Municipal Property Assessment Corporation:**

No comments received.

**Mississaugas of the Credit:**

No comments received.

**Six Nations:**

No comments received

**Public:**

No comments received.

## Planning Analysis

### Provincial Planning Statement, 2024 (PPS)

The Provincial Planning Statement, 2024 (PPS), came into effect on October 20, 2024 and combined the previous Provincial Policy Statement, 2020 and A Place to Grow: Growth Plan for the Greater Golden Horseshoe (Growth Plan). The policies contained within the new PPS are similar to the previous provincial documents with respect to encouraging and focusing growth and development within existing settlement areas

Section 2.3 of the PPS provides the policy framework for growth and development within settlement areas. Specifically, Sections 2.3.1.1 and 2.3.1.3 of the PPS encourage and use patterns that efficiently use land and resources, optimize existing and planned infrastructure and public service facilities and support general intensification and redevelopment to support the achievement of complete communities.

**Planning Comment:** While the proposed severance which will contain the future Norfolk Haldimand Community Hospice is within the settlement area boundary (i.e., Urban Area of Jarvis), it does not have access to municipal services (i.e., water and sanitary sewer). However, the proposal is utilizing an underdeveloped parcel of land that will require private services, will not impact the existing municipal infrastructure in Jarvis and establishes much needed palliative care resources in the County.

It is the opinion of Planning staff that the proposal is consistent with and conforms to the PPS.

### **Haldimand County Official Plan (OP)**

The subject lands are Designated “Industrial” with the “Excess Lands” overlay in the Haldimand County Official Plan. While the “Industrial” designation permits a range of industrial uses, the “Excess lands” overlay prohibits any form of development. Accordingly, as noted above, an Official Plan Amendment (OPA) application will be required in order to redesignate the subject lands from the “Industrial” with the “Excess Lands” overlay to the “Institutional” designation, which will permit health and social services uses, including community hospices.

**Planning Comment:** Lands Designated “Excess Lands” overlay in the OP are not permitted for development, and must go through an Official Plan Amendment to redesignate the lands to an appropriate designation. As previously indicated, the subject lands will be subject to future Planning applications to bring the lands into full compliance with the Zoning By-law and Official Plan to facilitate the proposal. At this time, the purpose of this application is to create the lot fabric to facilitate the future development proposal. No development is to occur at this time.

Further, Section 2.A of the Official Plan discusses Haldimand County’s natural environment policies. A woodlot has been identified on the subject lands which may contribute to the County’s Natural Environment Area (NEA) as a supporting NEA Feature. Accordingly, development and site alteration should not be considered within these features and areas unless it has been demonstrated that there will be no negative impacts on the features and its ecological function(s). As such, an Environmental Impact Study (EIS) will be required to assess the feature to determine its significance and to minimize and or mitigate any negative impacts the proposal may have on the feature and it’s ecological functions, in accordance with Sections 2.A.9 and 2.A.10 of the Haldimand County Official Plan.

**Planning Comment:** As noted above, an EIS will be required to analyze and assess the woodlot to determine its significance. The EIS will be required as part of the complete application through the Zoning and Official Plan Amendment stage. An approved Terms of Reference will also be required prior to undertaking the EIS, to the satisfaction of Haldimand County.

Based on the foregoing, the proposal generally conforms to the intent and purpose of the Haldimand County Official Plan and through the future Planning applications, the proposal will be in full compliance through redesignation of the subject lands.

### **Haldimand County Zoning By-law HC 1-2020**

The “Subject Lands” are Zoned ‘General Industrial “(MG)”’ in the Haldimand County Zoning By-Law HC 1-2020. The proposed Hospice is not a permitted use of the General Industrial Zone.

**Planning Comment:** As previously discussed, the purpose of this application is to simply create the lot fabric to initiate the development approvals process. As a condition of Consent, a Zoning by-law Amendment and Official Plan Amendment applications will be required in order to redesignate and rezone the subject lands to facilitate the proposed hospice. In addition, the subject lands will also be subject to Site Plan Control, which will address all technical and detailed-design matters pertaining to the development proposal. The proposed Consent will result in lots (i.e., both the severed and retained) that comply with the existing provisions of the “(MG)” Zone.

It is the opinion of Planning staff that the proposal complies with the applicable provisions of the Zoning By-law and through the future Zoning By-law Amendment, will comply with the provisions of the applicable zone.

Planning staff recommend approval of the proposed Consent application for reasons outlined in this report

### **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 March 8, 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. PLB2025023\_Attach1\_Condition Sheet
2. PLB2025023\_Attach2\_Map\_Location
3. PLB2025023\_Attach3\_Map\_OwnersSketch



***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 By-law Amendment application (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 final approval of the required Official Plan Amendment application (Official Plan 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. Receipt of an acceptance of an Environmental Impact Study (EIS), subject to an approved Terms of Reference, to be submitted as part of the complete Zoning and Official Plan Amendment applications.
6. Receipt of a letter from the Planning & Development Division indicating that their requirements, regarding a partial lot grading plan to address surface drainage of the property, have been satisfied. Please note that grading plans must be prepared/stamped/signed by a qualified Professional Engineer as per Haldimand County Design Criteria. Contact the Development and Design Technologist at 905-318-5932, ext. 6253 for further clarification regarding required extent/limits. Please allow approximately six (6) to eight (8) weeks for completion of this process.
7. Receipt of a letter from the Roads Operations Division indicating that they will issue an entrance permit for the severed property. In lieu of a letter, a copy of permit(s) may be provided to the Secretary-Treasurer. Entrance permits may be required for existing, severed, and / or retained parcels. Permits may be obtained from the County's Roads Operations Division Support staff at 905-318-5932, Ext. 8601 for details.
8. Receipt of confirmation from the owner that a legal entrance to the retained parcel exists prior to the signing of the certificate by the Secretary-Treasurer.
9. Receipt of a copy of the registered reference plan of the severed parcel, with a frontage of 181.53 meters (595.57 feet), and an area of 4.0 hectare (9.9 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](mailto:jcleaver@haldimandcounty.on.ca) and [gis@haldimandcounty.on.ca](mailto: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

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

***File No. PLB-2025-023***

***Assessment Roll No. 2810.332.005.01280.0000***

# Location Map FILE #PLB-2025-023 APPLICANT: Williamson

PLB-2025-023, Attachment 2



**Location:**  
**TBD NANTICOKE CREEK PARKWAY**  
**GEOGRAPHIC TOWNSHIP OF WALPOLE**  
**WARD 1**

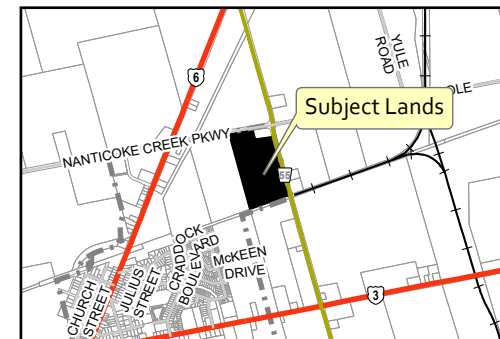
**Legal Description:**  
**WAL CON 8 PT LOT 6**

**Property Assessment Number:**  
**2810 332 005 01280 0000**

**Size:**  
**15.47 Hectares (38.22 Acres)**

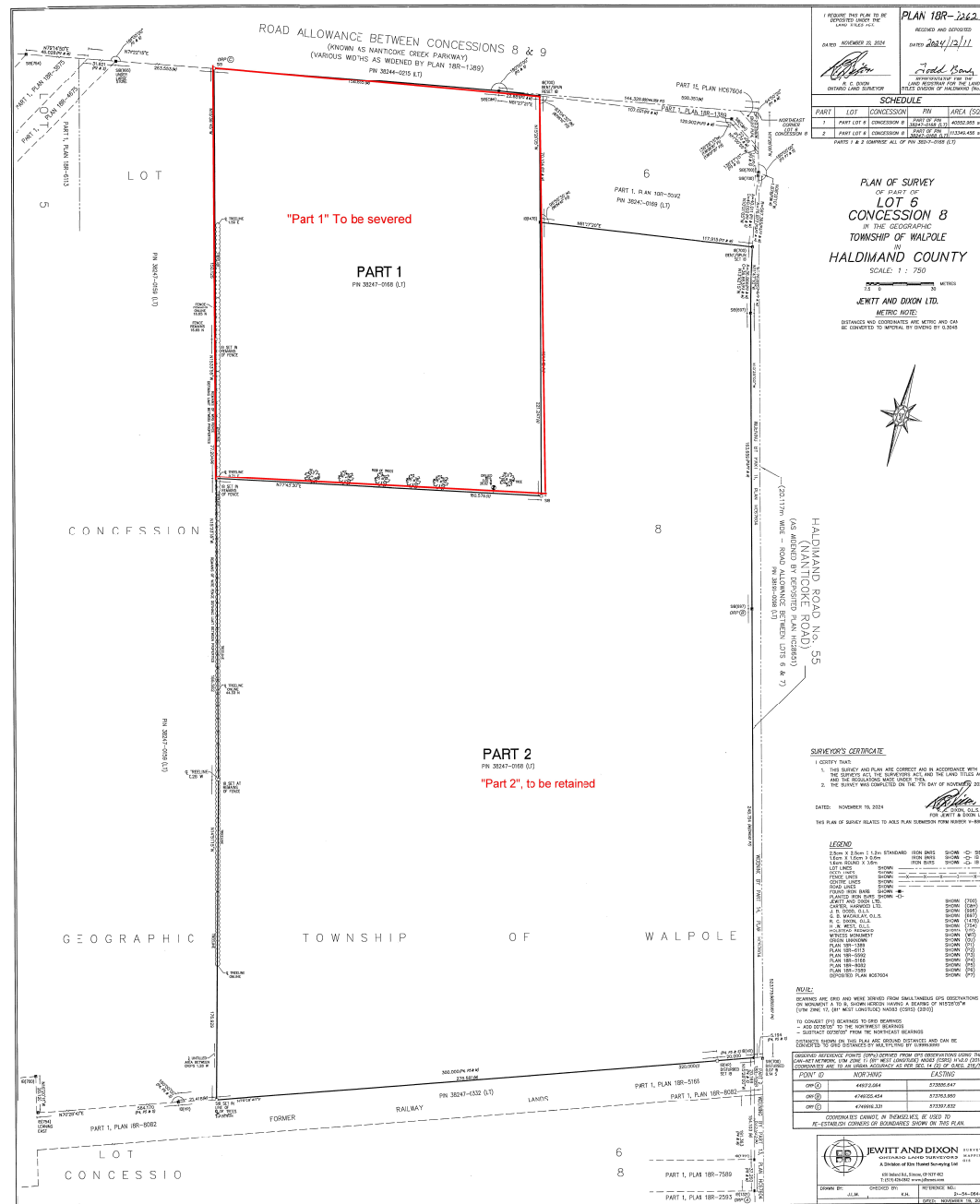
**Zoning:**  
**MG (General Industrial)**

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# Owner's Sketch FILE #PLB-2025-023 APPLICANT: Williamson

PLB-2025-023, Attachment 3



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# Haldimand County Committee of Adjustment

## Consent

**File Number:** PLB-2025-024

**Property Roll Number:** 2810.154.003.06000.0000

**Applicant:** Gordon and Brenda Winger

**Agent:** No agent

**Property Location:** Hagersville Plan 905, Block 28, Lot 4, Known Municipally as 19 Victoria Street

**For consideration on: March 25, 2025**

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### Summary

The applicant proposes to sever the subject lands, which currently contain a recently constructed semi-detached dwelling. The severance will facilitate each of the two (2) semi-detached dwelling units to be independently located on separate lots. . The subject lands, which previously had frontage on Tuscarora street prior to the semi-detached dwellings being constructed, will result in the two (2) lots, each containing a semi-detached dwelling unit, with direct frontage on Victoria Street. The subject lands are zoned 'Urban Residential Type 3 "(R3)"', which permits a semi-detached dwelling.

### Recommendation

THAT application PLB-2025-024 be APPROVED, subject to the attached conditions. The application is consistent with the Provincial Planning Statement, 2024 and conforms to the intent and purpose 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: Mark Andrews, M.A., MCIP, RPP, Senior Planner, Planning and Development**

**Reviewed by: Krystina Wheatley, Acting Supervisor, Planning and Development**

### Details of the Submission:

#### Proposal:

The purpose of this application is to facilitate the creation of two (2), conveyable parcels each containing a semi-detached dwelling unit. The severance will result in two (2) parcels; Part 1 (corner lot) with 21.6 metres (70.9 feet) of frontage on Victoria Street and approximately 410.7 square metres (0.04 hectares/0.1 acres)) in area and Part 2 (interior lot) with 20.4 metres (66.9 feet) of frontage on Victoria Street and approximately 434.3 square metres (0.04 hectares/0.1 acres) in area. The severance line will follow the common wall dividing the two semi-detached dwelling units. The existing single detached dwelling has since been demolished and the semi-detached dwelling has since been constructed on the subject lands. The severance could not be completed prior to the semi-detached dwelling being constructed given that the common wall and foundation must be established to ensure the property line accurately reflects the location of the common wall.

**Site Features and Land Use:**

The subject lands are a corner lot located on the southeast corner of Victoria Street and Tuscarora Street in the Urban Area of Hagersville. The subject lands previously had frontage and direct access to Tuscarora Street, prior to the single-detached dwelling being demolished to facilitate the construction of the semi-detached dwelling. Accordingly, frontage and direct access to the street is now from Victoria Street. The surrounding land uses consist primarily of low-density residential to the north, south and east and the Canadian National (CN) Rail line to the west of Tuscarora Street.

The subject lands are zoned 'Urban Residential Type 3 "(R3)" Zone in accordance with Haldimand County Zoning By-law HC 1-2020 and designated "residential" on Schedule "B.4" (Hagersville Urban Area Land Use Plan) in the Haldimand County Official Plan.

**Existing Intensive Livestock Operations:**

Not applicable.

**Agency & Public Comments****Haldimand County Building & Municipal Enforcement Services:**

Survey showing the as built survey will be required.

**Haldimand County Planning & Development Services – Development Technologist:**

No comments or concerns.

**Haldimand County Emergency Services:**

No comments received.

**Hydro One:**

No comments or concerns.

**Municipal Property Assessment Corporation:**

No comments received.

**Mississaugas of the Credit:**

No comments received.

**Six Nations:**

No comments received.

**Public:**

No comments received.

**Planning Analysis****Provincial Planning Statement, 2024 (PPS)**

The Provincial Planning Statement 2024 (PPS) states that healthy, livable and safe communities are sustained by promoting efficient development and land use patterns that accommodate an appropriate affordable market-based range and mix of residential housing types. Specifically, with regards to intensification in settlement areas, Section 2.3.1.3 of the PPS states that planning authorities shall support general intensification

and redevelopment to support the achievement of complete communities, including by planning for a range and mix of housing options. Further, as it pertains to housing, Section 2.2.1 of the PPS permits and promotes all types of residential intensification, redevelopment and new compatible housing options which result in a net increase in residential units.

**Planning Comment:** While this application is to sever the lot to facilitate the separation of the recently constructed semi-detached units, this does represent gentle intensification and provides additional residential units within a settlement area boundary and efficiently uses existing infrastructure (i.e., water and sanitary services) without the need for any extensions or boundary expansions.

Planning staff are of the opinion that this proposal maintains the intent of these policies, therefore, the proposal is consistent with the PPS.

### **Haldimand County Official Plan (OP)**

The subject lands are designated “Residential” on Schedule “B.4” (Hagersville Urban Area Land Use Plan) in the Haldimand County Official Plan (OP). The OP states that the predominant land use within the Residential designation shall be for residential purposes, including all forms of residential development in accordance with the policies of this plan.

#### *Infilling and Intensification*

Section 4.B.7 of the OP states that Haldimand County will support measures to provide residential intensification such as conversion, infilling and redevelopment in areas where residential uses are permitted. The intensification of residential development reduces the need to expand urban boundaries and use existing services more efficiently. Residential intensification, infilling and redevelopment of existing areas allows for the efficient provision of urban services thereby helping to minimize the costs of providing services while meeting an important component of housing needs and to achieve the intensification strategy set out in Section 4.B.8.

In addition, pursuant to Section 4.B.8.d) of the OP, intensification within the stable residential neighbourhood is permitted provided such intensification respects and reinforces the stability of the residential neighbourhoods, is not out of keeping with the physical character of those neighbourhoods, and is of a scale and built form that reflects the surrounding neighbourhood. Further, as stated in Section 4.B.9, small scale intensification may be permitted in all areas designated for residential use, subject to the design criteria of Section 4.B.2) 6 , except where infrastructure is inadequate or there are significant physical constraints.

**Planning Comment:** The subject lands previously contained a single detached dwelling, which has since been demolished and one (1) semi-detached dwelling containing two (2) dwellings units has since been constructed. This represents a small-scale intensification project, adding an additional residential unit to the site (whereas up to two Accessory Dwelling Units may be permitted) per Provincial legislation that is supported by OP policies. The semi-detached dwelling meets the applicable provisions of the “(R3)” Zone, utilizes existing municipal services and provides adequate on-site parking.

It is the opinion of Planning staff that the proposal meets the general intent and purpose of the Official Plan.

### **Haldimand County Zoning By-law HC 1-2020**

The subject lands are currently zoned ‘Urban Residential Type 3 “(R3)”’ in accordance with Haldimand County Zoning By-law HC 1-2020. The “(R3)” Zone provisions as they pertain to semi-detached dwellings utilize the “(R2)” Zone provisions. The “(R2)” Zone provisions for a semi-detached dwelling requires a minimum lot area of 255 square metres (2,744.8 square feet) and a minimum lot frontage of 7.5 metres (24.6 feet) for interior lots, and a minimum lot area of 345 square metres (3,713.5 square feet) and a minimum lot frontage of 11.5 metres (37.7 feet) for corner lots. The proposed severance along the common wall of the semi-detached unit will result in lot frontages and lot areas of 21.6 metres (70.9 feet), 20.4 metres (66.9 feet) and 410.7 square

metres (0.04 hectares/0.1 acres) and 434.25 square metres (0.04 hectares/0.1 acres) for the corner lot (Part 1) and interior lot (Part 2), respectfully. The subject lands are expected to meet all other applicable “(R3)” Zone provisions of the Zoning Bylaw.

It is the opinion of Planning staff that the proposal is consistent with the provisions of the “(R3)” Zone and maintains the intent and purpose of the Zoning By-law.

### **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 March 8, 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. PLB2025024\_Attach1\_Condition
2. PLB2025024\_Attach2\_Map\_Location
3. PLB2025024\_Attach3\_Map\_OwnersSketch



***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 a copy of the registered reference plan of the severed parcel, with a frontage of 20.44 metres (66.14 feet), and an area of 434.25 square metres (4685 square feet). 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](mailto:jcleaver@haldimandcounty.on.ca) and [gis@haldimandcounty.on.ca](mailto: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

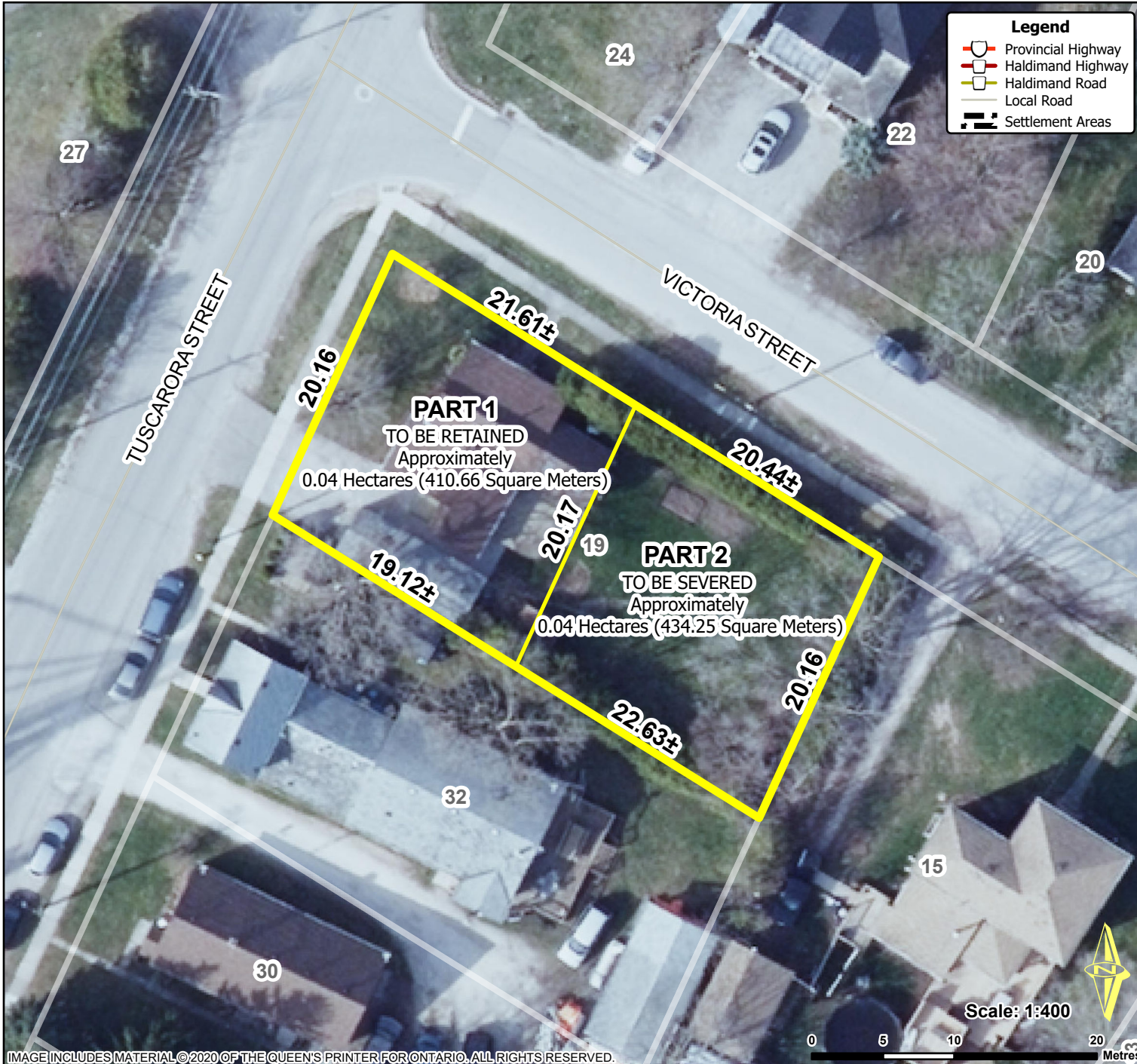
4. That the above conditions must be fulfilled and the Document for conveyance be presented for stamping/issuance of the certificate on or before March 25<sup>th</sup>, 2027 after which time this consent will lapse.

***File No. PLB-2025-024***

***Assessment Roll No. 2810.154.003.0600.00000***

# Location Map FILE #PLB-2025-024 APPLICANT: Winger

PLB-2025-024, Attachment 2



**Location:**  
**19 VICTORIA STREET**  
**URBAN AREA OF HAGERSVILLE**  
**WARD 4**

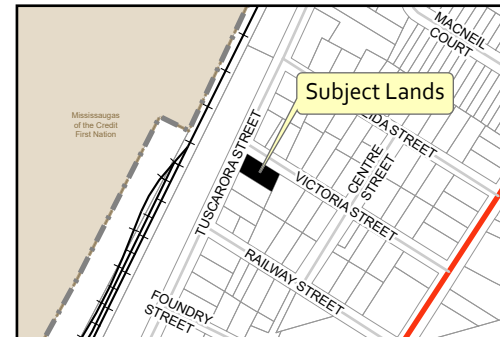
**Legal Description:**  
**HAG PLAN 905 BLK 28 LOT 4**

**Property Assessment Number:**  
**2810 154 003 06000 0000**

**Size:**  
**0.08 Hectares (844.91 Square Meters)**

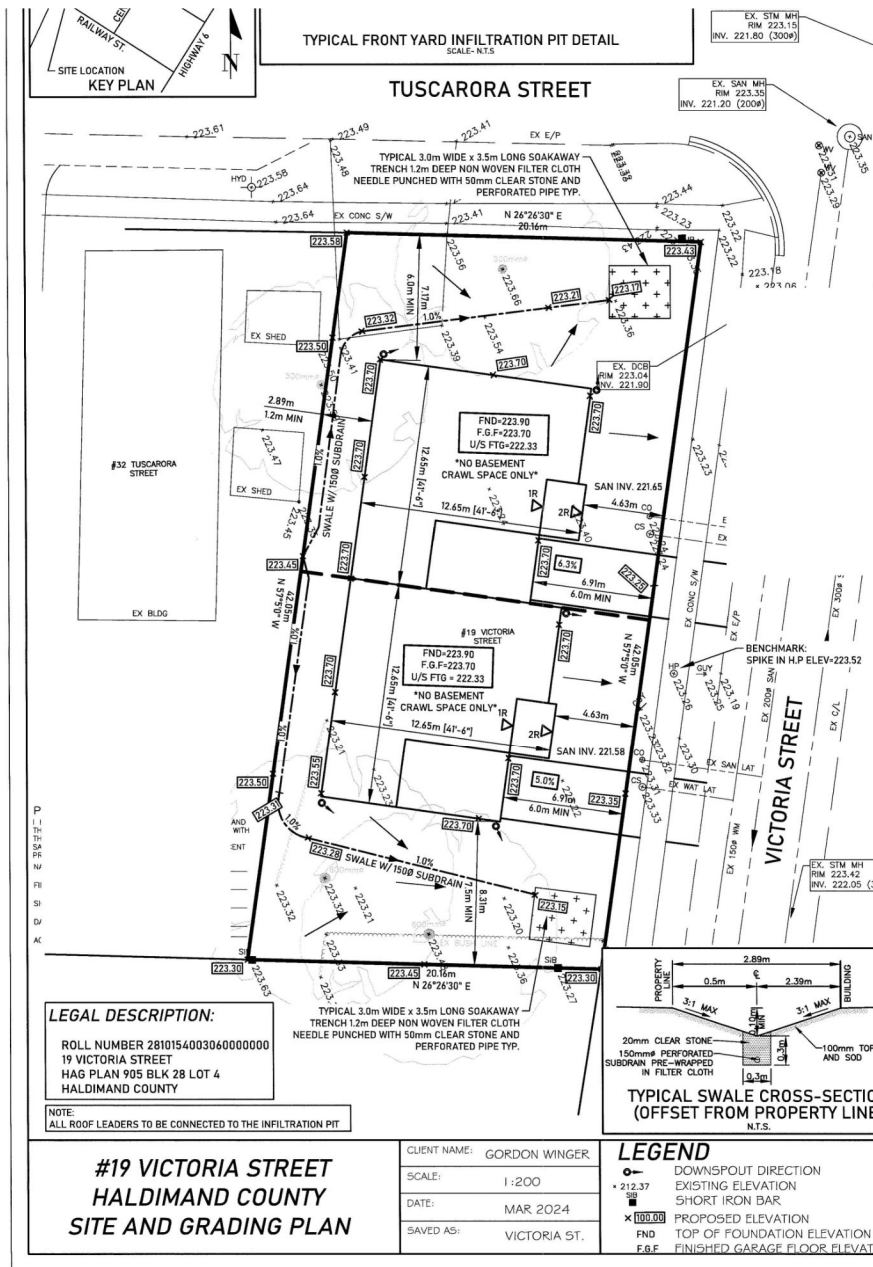
**Zoning:**  
**R3 (Urban Residential Type 3)**

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# Owner's Sketch FILE #PLB-2025-024 APPLICANT: Winger

PLB-2025-024, Attachment 3



# Haldimand County Committee of Adjustment



## Consent

**File Numbers:** PLB-2025-011 and PLB-2025-012

**Property Roll Number:** 2810-156-001-16300-0000

**Applicant:** 1000379882 Ontario LTD

**Agent:** Lesley Hutton-Rhora

**Property Location:** Lot 6 N/S Princess Street, Village of Cayuga, East of Grand River; Lot 7 N/S Princess Street, Village of Cayuga, East of Grand River; Part Lot 8 N/S Princess Street, Village of Cayuga, East of Grand River; Part Lot 9 N/S Princess Street, Village of Cayuga, East of Grand River, Part 1, 18R5797 Except Part 1 18R6142; Haldimand County (No Municipal Address)

**For consideration on: March 25, 2025**

## Summary

The purpose of Consent applications PLB-2025-011 and PLB-2025-012 is to facilitate the creation of two (2) new lots and the retention of one (1) lot for future residential use. The retained lot, Part 1, will contain an area of 0.08 hectares (0.20 acres) with a lot frontage of approximately 15.50 metres (50.9 feet). The severed lots, Part 2 and Part 3, will contain areas of 0.05 hectares (0.12 acres) and 0.46 hectares (1.14 acres), respectfully, with lot frontages of 10 metres (32.8 feet) and 90.79 metres (297.9 feet), respectfully. A concurrent Zoning By-law Amendment application (PLZ-HA-2025-010) is currently being reviewed under separate cover. This will facilitate the necessary zoning to permit single detached dwellings on Part 1 and Part 2, and street townhouse dwellings on Part 3, which is not within the scope of this application.

## Recommendation

THAT applications PLB-2025-011 and PLB-2025-012 be APPROVED, subject to the attached conditions. The application is consistent with the Provincial Planning Statement, 2024 and conforms to the intent and purpose of the Haldimand County Official Plan and Haldimand County Zoning By-law HC 1-2020.

**Prepared by: Mark Andrews, M.A., MCIP, RPP, Senior Planner**

**Reviewed by: Krystina Wheatley, Acting Supervisor, Planning and Development**

## Details of the Submission:

### Proposal:

Consent applications PLB-2025-011 and PLB-2025-012 contemplate the creation of two (2) new parcels and the retention of one (1) lot for future residential development. The application proposes to create three (3) parcels of land as two lots and one block, with the intention of future residential development in the form of street townhouse dwellings on Ottawa Street, and two (2) single detached dwellings fronting onto Munsee Street South. This particular application pertains to the severance of "Part 2" (severed lands) and "Part 1" (retained lands) on the mapping provided, to allow the development of two (2) single detached dwellings. The proposed severed and retained lands are

currently designated Residential, and zoned Urban Residential (R1-A) within the Haldimand County Zoning By-Law HC 1-2020, and will go through a zoning amendment to change the zoning of the proposed severed lands from “Residential” to “R1-C with special provisions” (Part 2), and the retained lands to change the zoning from “Residential” to “R1-A with special provisions” (Part 1). The proposed severed lands will have a frontage of 10 meters (32.8 feet) on Munsee Street South, and an area of 0.05 hectares (0.12 acres), the retained lands will have a frontage on Munsee Street South of 15.5 meters (50.9 feet), and an area of 0.08 hectares (0.20 acres).

As will be discussed throughout this report, a concurrent Zoning By-law application is currently under review to establish the future land uses for the subject lands. It should be noted that should that application not be approved, a future Planning application will be required to address the frontage requirements on a publicly improved street, pursuant to the Zoning By-law. A condition has been included on the attached condition sheet to this effect.

### **Site Features and Land Use:**

The subject lands are a flag shaped lot on the west side of Munsee Street South between Chippewa Street West and the unopened road allowance of Princess Street West in the Cayuga Urban Area. The subject lands have approximately 25.5 metres (83.7 feet) of frontage on Munsee Street South, 90.79 metres (297.9 feet) of frontage on the unopened Ottawa Street South road allowance and are 0.55 hectares (1.36 acres) in size. The subject lands are currently vacant, save and except for a thicket of trees.

Surrounding land uses consist primarily of low-density residential in the form of single detached dwellings, JL Mitchener Public School to the southeast and Cayuga Memorial Arena and the Haldimand County Administration Building further to the east of the subject lands.

The subject lands are designated "Residential" on Schedule "B.2" (Cayuga Urban Area Land Use Plan) in the Haldimand County Official Plan and zoned "Urban Residential Type 1-A "(R1-A)" Zone in accordance with Haldimand County Zoning By-law HC 1-2020.

### **Existing Intensive Livestock Operations:**

Not applicable.

## **Agency & Public Comments**

### **Haldimand County Building & Municipal Enforcement Services:**

Zoning to be changed as per application proposes, new roads to be satisfactory to roads department, and fire hydrant location to be shown on Site Plan, and must be approved by Emergency Service department. Development charges will apply to all units.

### **Haldimand County Planning & Development Services – Development Technologist:**

Full lot grading plans will be required for “Part 2” (severed lands) and “Part 1” (retained lands). These are to be included as conditions.

Development agreements will be required for “Part 2” (severed lands) and “Part 1” (retained lands). These are to be included as conditions.

Entrance permits will be required for “Part 2” (severed lands) and “Part 1” (retained lands). These are to be included as conditions.

Potential future development of 'Part 3' may require further planning approvals. As part of the review process, a comprehensive engineering assessment will be conducted.

**Haldimand County Emergency Services:**

No comments received.

**Hydro One:**

No concerns with application.

**Municipal Property Assessment Corporation:**

No comments received.

**Mississaugas of the Credit:**

No comments received.

**Six Nations:**

No comments received.

**Public:**

The following concerns have been raised by members of the public regarding this application:

**Traffic Impact** – With the school nearby, there are concerns about increased traffic congestion, particularly during pick-up and drop-off times. The existing streets are already busy, and additional development may increase these issues.

**Lack of Sidewalks** – The area surrounding "Part 3" currently does not have sidewalks, raising safety concerns for pedestrians. Increased traffic from the proposed development may further heighten risks for residents walking in the neighborhood.

**Traffic-Calming Measures** – Residents request that the developer put in speed bumps along Ottawa Street South, to address existing speeding issues and accommodate the anticipated increase in traffic.

**Compatibility with the Neighborhood** – Residents feel that the proposed zoning is not in keeping with the existing character of the neighborhood. While they are not opposed to development on the subject lands, they believe the current proposal is not suitable. Specific concerns include the height of the proposed townhouses being taller than the surrounding homes, leading to shadowing and visual impact on existing properties.

**Preservation of Mature Trees** – Concerns have been raised regarding the potential removal of mature trees on the subject lands.

**Parking Availability** – Given the narrow design of the proposed townhouses and the total of 14 units, residents are concerned that insufficient on-site parking may lead to an increase in street parking, creating congestion and potential safety hazards.

**Planning Comment:** Planning staff acknowledge the feedback received and the concerns raised by neighbouring residents. The concerns have been noted and a fulsome analysis of the concerns raised will be taken into account and analyzed further through the Zoning By-law Amendment application (PLZ-HA-2025-010), which is currently being reviewed by staff. At this

time, the purpose of this application is to facilitate the creation of the two (2) lots, and the retention of one (1) lot. No development is being contemplated through this application. The land use and detailed-design of the site will be addressed through future Planning applications. Neighbouring residents will be advised of the date of the statutory public meeting for the Zoning By-law Amendment application. All comments and feedback received will be included, addressed and appended to the staff report. Haldimand County Council will make a final decision on the application, taking into account staff's recommendation, applicable policies and feedback received from area residents.

## Planning Analysis

### Provincial Planning Statement, 2024 (PPS)

The Provincial Planning Statement, 2024 (PPS), came into effect on October 20, 2024 and combined the previous Provincial Policy Statement and A Place to Grow: Growth Plan for the Greater Golden Horseshoe (Growth Plan). The policies contained within the new PPS are similar to the previous provincial documents with respect to encouraging and focusing growth and development within existing settlement areas.

The PPS directs that Planning authorities are to continue providing an appropriate range and mix of housing options and densities to meet projected needs of current and future residents. Specifically Section 2.2.1c), states that planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents of the regional market area by:

- c) Promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation.

**Planning Comment:** The proponent has submitted a concurrent Zoning By-law Amendment application (PLZ-HA-2025-010), which is currently under review to establish the principle land use of a residential zone that permits street townhouse dwellings (i.e., R4 Zone). With fourteen (14) proposed dwelling units on a 0.46 hectares (1.14 acres) parcel yields an approximate density of 30.4 units per gross residential hectare which, in terms of residential density targets, is on the low end of the medium density scale. The proposed redevelopment will use existing municipal infrastructure and services without the need for major upgrades or extensions of services. Furthermore, the proposed development will be supportive of active transportation as the subject lands are within walking and cycling distance to various commercial, institutional, office, park and open spaces and schools in Cayuga.

Specifically, as it pertains to housing, Section 2.2.1 of the PPS permits and promotes all types of residential intensification, redevelopment and new compatible housing options which result in a net increase in residential units. Further, with regards to intensification in settlement areas, Section 2.3.1.3 of the PPS states that planning authorities shall support general intensification and redevelopment to support the achievement of complete communities, including by planning for a range and mix of housing options.

**Planning Comment:** The PPS encourages residential development and permits lot creation within existing settlement area boundaries, where other policies of the PPS can be upheld. The subject application supports lot creation within the Urban Area of Cayuga, a designated settlement area. While the retained and severed lands along Munsee Street South are generally similar in size and scale the surrounding properties the proposed parcel on the unopened portion

of Ottawa Street South does represent moderate intensification and will provide for a range and mix of housing options, increases net residential units and will have access to full municipal services.

Further and a more comprehensive analysis of all applicable PPS policies will be completed through the future Planning applications, however, for the purpose of this application, Planning staff are of the opinion that the proposal is consistent with and conforms to the policies of the PPS.

### **Haldimand County Official Plan (OP)**

The subject lands are designated "Residential" on Schedule "B.2" (Cayuga Urban Area Land Use Plan) in the Haldimand County Official Plan. 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 OP.

The OP encourages, supports and permits infill development within stable residential neighbourhoods, which refer to the residentially designated portions of the built-up area, but excluding intensification areas and corridors. Section 4.B.1) 6.b), new lot creation within stable residential neighbourhoods shall also provide a consistent relationship with existing adjacent housing stock. As such, applications for consents and plans of subdivision shall:

- i. On smaller infill properties, provide minimum lot frontage and lot sizes that are in character with adjacent housing lots;
- ii. On larger infill properties, incorporate a transition area on larger sites so that lots of similar size and character are located adjacent to existing lots; and
- iii. Create a street and block pattern, which serves as a seamless extension of the surrounding neighbourhoods by providing an interconnected block structure and the extension of the existing local road network.

**Planning Comment:** The two (2) parcels being severed and retained along Munsee Street South are proposed to contain a single detached dwelling, which is in keeping with the character of the surrounding stable residential neighbourhood. The proposed parcel on the unopened Ottawa Street South road allowance represents a larger infill property that while deviates from the character of the surrounding neighbourhood, introduced a new form of housing which, is encouraged and supported through the current Provincial legislation, and meets County policies in terms of permitting all forms of residential uses, densities and types of housing within residentially designated areas of the built-up areas of the Urban Areas.

Further, Sections 4.B.1) 6. c) and d) state that site-specific zoning provisions may be required for new dwellings to ensure that the criteria set out in this section has been met and further, on larger infill lots, where new streets and blocks are created, greater variation from the existing conditions may be considered, provided a transition is created between adjacent housing and the new dwellings.

**Planning Comment:** As previously noted, a concurrent Zoning By-law Amendment application has been submitted and is currently under review for the subject lands. This will establish the appropriate land use for the new parcels to ensure compliance with the provisions of the applicable zone (to be discussed below). Further, it is anticipated that a future Draft Plan of Subdivision application will be submitted once the land use has been established to create the lots and blocks for the townhouses, open the road allowance and to address all of the technical matters to facilitate the proposal, including appropriate transitions and compatibility issues.



As noted in the PPS analysis above, a more comprehensive analysis of all applicable Official Plan policies will be completed through the future Planning applications, however, for the purpose of this application, Planning staff are of the opinion that the proposal is generally consistent with the intent and purpose of the Haldimand County Official Plan.

### **Haldimand County Zoning By-law HC 1-2020**

The subject lands are zoned 'Urban Residential Type 1-A "(R1-A)"' Zone in accordance with Zoning By-law HC 1-2020.

The "(R1-A)" Zone permits single detached dwellings, related accessory uses and structures, home-based businesses and accessory dwelling units (ADUs).

**Planning Comment:** A concurrent Zoning By-law Amendment application has been received and currently under review to rezone the subject lands from the 'Urban Residential Type 1-A "(R1-A)"' Zone to the 'Urban Residential Type 1-B "(R1-B)"' Zone (**Part 1**), the 'Urban Residential Type 1-C "(R1-C)"' Zone (**Part 2**) to facilitate two residential lots for future single detached dwellings and the 'Urban Residential Type 4 "(R4)"' (**Part 3**) with site-specific provisions to facilitate 14 street townhouse dwellings.

The Zoning By-law also requires frontage on a publicly improved street. This will be addressed through future Planning applications.

A fulsome zoning analysis will be completed through the Zoning By-law Amendment application, which is being reviewed separately. As such, for the purposes of this application to facilitate the creation of two (2) lots and the retention of one (1) lot for future residential development, staff are of the opinion that this application is generally consistent with the intent and purpose of the Haldimand County Zoning By-law HC 1-2020 and is anticipated to be fully compliant should the future Planning applications be approved.

### **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 March 6, 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. Condition Sheet
2. Location Map
3. Owners 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 a letter from the Planning & Development Division indicating that their requirements, regarding a full lot grading plan to address surface drainage of both "Part 2" (severed lands) and "Part 1" (retained lands), have been satisfied. Please note that grading plans must be prepared/stamped/signed by a qualified Professional Engineer as per Haldimand County Design Criteria. Contact the Development and Design Technologist at 905-318-5932, ext. 6253 for further clarification regarding required extent/limits. Please allow approximately six (6) to eight (8) weeks for completion of this process.
4. Receipt of a letter from the Roads Operations Division indicating that they will issue entrance permits for both "Part 2" (severed lands) and "Part 1" (retained lands). In lieu of a letter, a copy of permit(s) may be provided to the Secretary-Treasurer. Entrance permits may be required for existing, severed, and / or retained parcels. Permits may be obtained from the County's Roads Operations Division Support staff at 905-318-5932, Ext. 8601 for details.
5. That the applicant enter into an agreement for both "Part 2" (severed lands) and "Part 1" (retained lands) with Haldimand County regarding the required lot grading plans. Contact Chris Tang, Planner at the Planning & Development Division at 905-318- 5932 ext. 6203 for further clarification. As this process can take a number of months to complete, early action of this condition is essential.
6. Receipt of final approval of the required planning application (Planning applications 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.
7. Receipt of a copy of the registered reference plan of the severed parcel, with a frontage of 10 metres (32.81 feet), and an area of 0.048 hectare (0.12 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](mailto:jcleaver@haldimandcounty.on.ca) and [gis@haldimandcounty.on.ca](mailto: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 March 25<sup>th</sup>, 2027, after which time this consent will lapse.

***File No. PLB-2025-011***

***Assessment Roll No. 2810.156.001.16300.0000***

***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 planning application (Planning applications 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 90.79 metres (297.87 feet), and an area of 0.46 hectare (1.14 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](mailto:jcleaver@haldimandcounty.on.ca) and [gis@haldimandcounty.on.ca](mailto: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 March 25<sup>th</sup>, 2027, after which time this consent will lapse.

***File No. PLB-2025-012***

***Assessment Roll No. 2810.156.001.16300.0000***

# Location Map FILE #PLB-2025-011,012 APPLICANT: 1000379882 Ontario LTD



**Location:**  
MUNSEE STREET SOUTH  
URBAN AREA OF CAYUGA  
WARD 2

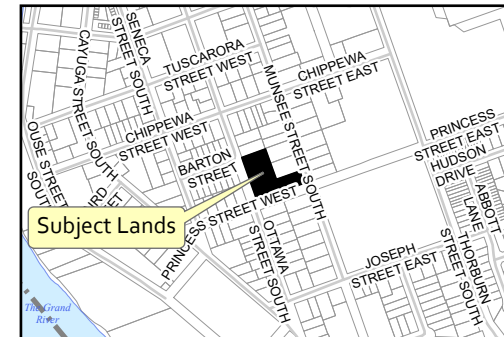
**Legal Description:**  
CAY LOTS 6 7 PT LOTS 8 9 N PRINCESS  
RP 18R5797 PT PART 1

**Property Assessment Number:**  
2810 156 001 16300 0000

**Size:**  
0.55 Hectares (1.36 Acres)

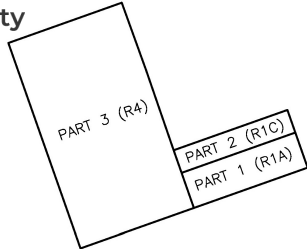
**Zoning:**  
R1-A (Urban Residential Type 1-A)

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





**Haldimand County**



**ZONING KEY MAP**

**SITE STATISTICS & ZONING REQ.'S**

**PROPERTY LEGAL DESCRIPTION:**  
PART OF CAY LOTS 6 & 7 PT LOTS 6 & 9 N. PRINCESS RP 18823117 PART 1 IN THE TOWN OF CAYUGA, IN THE DISTRICT OF HALDIMAND COUNTY

**ZONING:**  
IN ACCORDANCE IV HALDIMAND COUNTY COMPREHENSIVE ZONING BY-LAW HC 1-2020

**PROVISION:** **LAND USE EXISTING:**  
RESIDENTIAL ZONED URBAN RESIDENTIAL TYPE 1 (SINGLE DETACHED) (R1C)  
Permitted Uses:  
In an R1 Zone, no land, building or structure shall be used except in accordance with the following uses:  
• Bed & breakfast establishment (refer to Subsection 4.1)  
• Single detached dwelling  
• Group home dwelling (refer to Section 4.26)  
• Garden suite (refer to Section 4.24)  
• Home-based business, home office (refer to Section 4.21.1)  
• Home-based business, home occupation (refer to Section 4.21.2)

PROVISION:	SETBACKS (m) - METERS:	R1-A (Part 1)	PROVIDED IN:	R1-C (Part 2)	PROVIDED IN:
6.3	MIN. LOT AREA: i) INTERIOR LOT ii) CORNER LOT	N/A, 540m <sup>2</sup>	N/A	235m <sup>2</sup> 250m <sup>2</sup>	235m <sup>2</sup> MIN. N/A
6.3	MIN. LOT FRONTAGE: i) INTERIOR LOT ii) CORNER LOT	15 10	N/A N/A	0	10 MIN. N/A
6.3	MIN. FRONT YARD	6	12 MIN.	6	12 MIN.
6.3	MIN. EXTERIOR SIDE YARD	4	4 MIN.	3	N/A
6.3	MIN. INTERIOR SIDE YARD: i) ATTACHED GARAGE ii) DETACHED GARAGE OR PARKING SPACE ACCESSED VIA FRONT YARD iii) DETACHED GARAGE OR PARKING SPACE ACCESSED VIA REAR LANE	1.2 EA. SIDE 3.4 1.2 3.4 1.2	1.2 MIN. N/A 3.4 1.1	1 EA. SIDE N/A 12.4 1.1	1.2 MIN. N/A N/A
6.3	MIN. REAR YARD	7.5	15 MIN.	7.5	15 MIN.
6.3	MAX. BLDG. HEIGHT	11	11 MAX.	11	11 MAX.
6.3	MIN. GROSS FLOOR AREA	N/A	N/A	N/A	N/A
6.3	MIN. LANDSCAPED OPEN SPACE - REQUIRED FRONT YARD	50%	50% MIN.	50%	50% MIN.

COORD: IV ZONING BY-LAW FOR ALL OTHER ZONING REQ.'S

**SITE STATISTICS & ZONING REQ.'S**

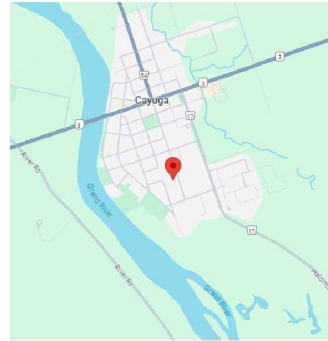
**PROPERTY LEGAL DESCRIPTION:**  
PART OF CAY LOTS 6 & 7 PT LOTS 6 & 9 N. PRINCESS RP 18823117 PART 1 IN THE TOWN OF CAYUGA, IN THE DISTRICT OF HALDIMAND COUNTY

**ZONING:**  
IN ACCORDANCE IV HALDIMAND COUNTY COMPREHENSIVE ZONING BY-LAW HC 1-2020

**PROVISION:** **LAND USE EXISTING:**  
RESIDENTIAL ZONED URBAN RESIDENTIAL TYPE 4 (TOWNHOUSE DWELLINGS) (R4)  
Permitted Uses:  
In an R1 Zone, no land, building or structure shall be used except in accordance with the following uses:  
• Street townhouse dwelling  
• Group townhouse dwelling  
• Backed townhouse dwelling  
• Back to back townhouse dwelling  
• Apartment dwelling  
• Home-based business, home office (refer to Section 4.21.1)  
• Home-based business, home occupation (refer to Section 4.21.2)

PROVISION:	SETBACKS (m) - METERS:	R4	PROVIDED IN:
6.3	MIN. LOT AREA: i) INTERIOR LOT ii) CORNER LOT	154m <sup>2</sup> 215m <sup>2</sup>	280m <sup>2</sup> MIN. 480m <sup>2</sup> MIN.
6.3	MIN. LOT FRONTAGE: i) INTERIOR LOT ii) CORNER LOT	5.5 0	9.5 MIN. 0 MIN.
6.3	MIN. FRONT YARD	0	12 MIN.
6.3	MIN. EXTERIOR SIDE YARD	3	4 MIN.
6.3	MIN. INTERIOR SIDE YARD	1.2 (0 ALONG COMMON WALL)	1.5 (0 ALONG COMMON WALL)
6.3	MIN. REAR YARD	7.5	15 MIN.
6.3	MAX. BLDG. HEIGHT	11	11 MAX.
6.3	MIN. GROSS FLOOR AREA	N/A	N/A
6.3	MAX. FLOOR AREA RATIO	N/A	N/A
6.3	MIN. LANDSCAPED OPEN SPACE - REQUIRED FRONT YARD	30%	30% MIN.

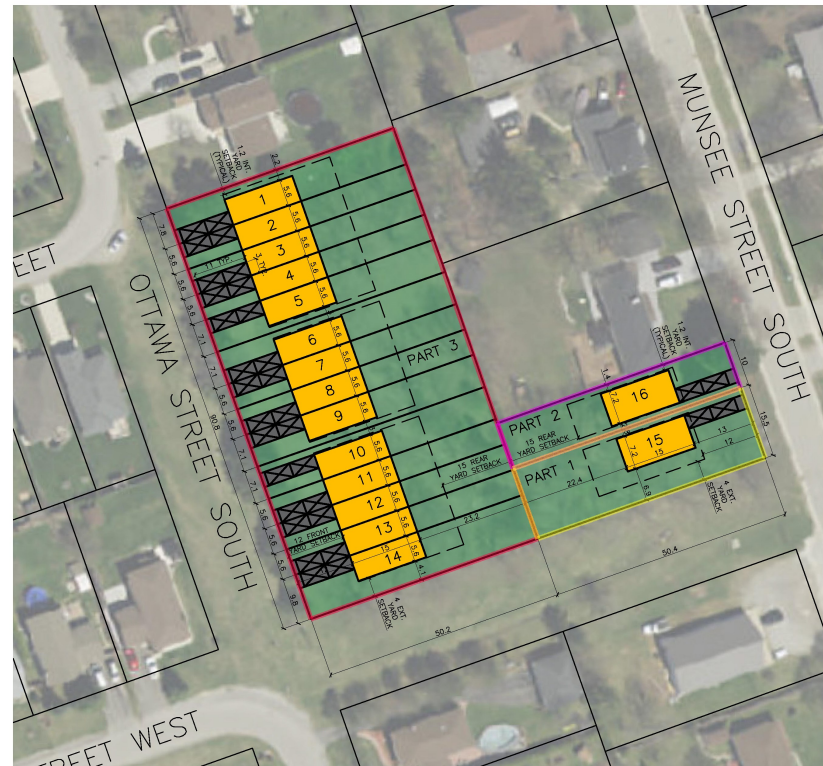
COORD: IV ZONING BY-LAW FOR ALL OTHER ZONING REQ.'S



**SITE MAP**



**KEY MAP**



**SITE MAP - SCALE 1 : 500**



REV. NO.	DATE	REVISION
1	2025.01.20	ISSUED FOR ZBA & COMMENT

**vallee**  
Consulting Engineers,  
Architects & Planners

**G. DOUGLAS VALLEE LIMITED**  
2 TALBOT STREET NORTH  
SIMCOE, ONTARIO N3Y 3W4  
(519) 426-6270

Stamp

Project Title  
**MUNSEE STREET**

Drawing Title  
**SITE PLAN CONCEPT**

Designed by : \_\_\_\_\_ Drawn By : \_\_\_\_\_  
Checked by : \_\_\_\_\_ Date Started : 2024.09.25  
Drawing Scale : \_\_\_\_\_ Drawing No. : \_\_\_\_\_  
Project No. : **AS NOTED** **SP1**  
**22-183**

**Jassie Cleaver**

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**From:** - ✓  
**Sent:** Tuesday, March 11, 2025 5:09 PM  
**To:** Jassie Cleaver  
**Subject:** [EXTERNAL] File number PLB-2025-011 and file number PLZ-HA-2025-010

**Caution**

This email is NOT from a Haldimand County Employee

I live at 7 Joseph St West, Cayuga ON N0A 1E0, I have some concerns over this proposal. 1 being the amount of traffic in this area by the school which already has many issues with parking for dropping and picking up children that run everywhere! This happens daily! as well as many people running the stop sign at Joseph and Cayuga street and munsee and Joseph st. I walk daily with a dog and with no sidewalks there is not room for two cars and a pedestrian and this will add more traffic and people, that I'm sure will end up causing an accident with that amount of traffic in this area. Munsee street has been in major disrepair for a couple of years already with major traffic from the school and construction it has become terrible to drive on. This proposal will change the current feeling and camaraderie of our neighbourhood with this size and scale of proposal is outrageous. It will create chaos with and amount of homes crammed in! The peace of the neighbourhood would disappear and with that many people and their friendliness would dramatically change and create feelings of distaste from many of my neighbours. There are 4 voting age people that disagree with this proposal that live in my house alone. I hope you will consider my family's feelings on this matter.

Thank you for listening  
My regards  
Michelle Peaire- Hannah

**Jassie Cleaver**

---

**From:**  
**Sent:** Thursday, March 13, 2025 10:08 PM  
**To:** Jassie Cleaver; Mark Andrews; Clerk  
**Subject:** [EXTERNAL] File # PLB-2025-011 & PLZ-HA-2025-010

**Caution**  
This email is NOT from a Haldimand County Employee

Good evening I am writing about the application for Re-Zoning near Munsee, Ottawa, Barton and Princess Street Areas of Cayuga. The re-zoning to high-density housing in an area already built with single family homes does not fit the location. Cayuga is a quiet, small town where everyone is friendly and knows each other. It still has country charm. The people who live here chose to live far from a high-density housing development. I do not want to see Cayuga ruined by big developers just trying to make a profit. They do not live here. It would be disheartening to have Cayuga follow in Caledonia's foot steps.

It would create an unsafe environment for our current neighbours and their children, and will be overall detrimental to our existing neighbourhood creating a negative impact on our quality of life.

Regards,

Michelle Elms



MARCH 12, 2025.

**REGARDING PLANNING FILE APPLICATIONS: PLB-2025-011 & PLZ-HA-2025-010.**

Dear Jassie Cleaver, Mark Andrews and Chad Curtis,

My name is Brian Matthews, and I live at 20 Princess Street West with my wife Julie and our 2 Golden Retrievers Lewis and Clark.

I am writing to you to express my **STRONG DISAGREEMENT** with the proposed planning applications to both sever the lots and eventually rezone them.

My mom and dad had the house built on a vacant lot back in 1987-88 and other than a couple years where Julie and I lived closer to our work - we then returned home and bought the house off my father in 2018, it is more than fair to say I have a deep connection with this neighbourhood.

I do realize that these are two separate planning applications and this first application to sever will be conditional on the second application being approved. However, they are inherently linked together and therefore what happens now will affect the future application request as well.

First off, I am not opposed to having this flag-shaped lot severed, however the current proposal is asking to create a lot size not allowed within our current R1-A zone. Part 2 is asking for a 10m frontage where the minimum in our current zone is 15m. Should this be allowed now – then there is really no choice for the future but to Re-Zone to an R1-C or worse.

The existing lots along Munsee currently average approximately 20.0m [65'-6"] on the East side of the street, and on the West around 28.0m [91'-9"]. The proposed 2 NEW LOTS would be 10.0m [32'-9"] and 15.5m [50'-9"] respectively.

In essence, HALF of what the existing lots are! That is not right, nor is it in keeping with the surrounding neighbourhood. There is no significant reason why this existing frontage can be maintained as a single lot other than greed.

The proposed Part 3 severance will then be secluded from any sort of street frontage. I do understand that the future could bring in the missing chunk of Ottawa Street which would create the frontage, however this massive lot is then proposed for 3 massive structures, adding 14 new residential units at 3 bedrooms each... that will be completely out of place in our existing neighbourhood of single-family dwellings (and a couple duplexes).

To be clear, myself, my wife (and the 20 or so neighbour's I have spoken with already) are not opposed to development on this lot by any means, we simply ask that it be more in keeping with our existing neighbourhood's lot sizes and house types/styles.

I/we ask that the builder propose lot sizes for severance more suitable for the surroundings. Haldimand County makes neighbours within 120m aware of the planning applications, it stands to reason that the community environment within that same radius should be the determining factor when creating new, buildable lots.

Secondly, my STAUNCH OBJECTION to this severance, and future re-zone request goes well beyond adequate lot sizes and like-styled homes. I feel the eventual ask for that monstrosity of a townhouse development will be detrimental to our community's safety, privacy quality of life.

- All of the surrounding neighbourhoods of the proposed Part 3 do NOT have any sidewalks. Meaning our way of life for driving, walking our dogs, playing street hockey or basketball or other pedestrian usage is done ON THE ROAD!
- If Part 3 is granted now, and then converted into 14 obscene townhomes where are they parking? Sure, they may have a 2 car, tandem driveway proposed but all you have to do is drive around and see how many people with similar width driveways and multiple cars and what they actually do... they park on the road, in front of their house. These new lots will be far too skinny to allow that, meaning all of their parking requirements will end up being met on our streets. That will SIGNIFICANTLY reduce the safety we currently enjoy in our neighbourhood. Then multiply that AGAIN, with children and additional family members sharing more single dwelling units these days and we could be looking at an onslaught of vehicles burdening our existing streets.
- THIS IS SIMPLY UNACCEPTABLE!

The buildings themselves will also be a detriment to our neighbourhood and property values. Right now, we are a delightful, quiet, I would even say "sought-after" community consisting of mainly single family, detached houses, with a couple of duplexes mixed in. To introduce a massive complex of 14 townhomes, potentially TOWERING over our homes would bring down the quaint-ness (if that is a word) of our happy little hamlet.

- SHEER MASS! As a home designer myself, I understand that when your house is only 18' wide – you are going to maximize the height to get as many bedrooms in there as possible. These townhouses have the potential to be 11.0m tall, I have done the math and that is MORE THAN TWICE the height of my home at 20 Princess. Then you factor in the grade change and these things will appear monstrous. That is just not in keeping with our neighbourhood.
- PRIVACY! Further, their immense height and topographical locations will inherently create window openings that will allow them to look all the way down the back yards of the people living on Barton and Princess Streets effectively killing our privacy. Please don't allow that to happen.

Thank you for taking your time to read through our concerns and objections. I know that this is not a Haldimand County proposal, and you are simply allowing us this platform to be heard – for which, I also thank you.

And to restate, we are not opposed to any development taking place at this location, we would welcome new neighbours with open arms – we just ask that the new lot creations and subsequent home stylings will be proportionate and appropriate to our existing hamlet.

Sincerely,



Brian Matthews & Dr. Julie Cull.



To the planning department at Haldimand County.

Regarding the Planning applications PLB-2025-011 and PLZ-HA-2025-010.

I Jean Emery living at 771, have been made aware of the above-mentioned planning applications regarding the lot severances and possible rezoning of the vacant lands between Barton, Princess, Ottawa and Munsee Streets in Cayuga.

I regretfully cannot attend the Town Hall meeting, but I would like to take this opportunity to STRONGLY DISAGREE with the proposed applications, as I feel they are not in the best interests of my neighbourhood.

I feel that these developments will be detrimental to our community and create unsafe conditions for ourselves and our children to live in. The additional traffic, lack of parking combined with our area not having any sidewalks will create unsafe road conditions for both vehicles and pedestrians alike.

Further, I believe that the proposed developments and severances are not in keeping with the current scale and style of our surrounding neighbourhood. The density of the development will be severely disproportionate to our current home designs.

I would like to stress that I am not against any development on these lands, I would just like to ask that it be more in keeping with the immediately surrounding lots and house styles.

Thank you for your time,

- \_\_\_\_\_

March 10, 2025

Dear Jessie Cleaver, Mark Andrews, Chad Curtis,

We are Charles, and Joyce Fisher, living at [redacted] We have three grandchildren on our street that use and enjoy this beautiful green space, the said property that is before you. PLZ-HA-2025-011

We moved to this home in 2004, with the understanding that someday, there might be homes built in this treed lot, that we endearingly called the “forest”

We learned that Keesmaat Construction bought the property, and planned to build on it, something we were OK with. This company is known for their beautiful and excellent quality homes, so we were not too concerned.

Then we received a notice about this development and saw that there will be 14 units squeezed into this beautiful small area. [plus 2 homes on Munsee St.] This is unacceptable, for several reasons:

- The road will certainly be full of cars that belong to all these families. Many will be parked on the road for sure [common to have 2 vehicles]
- The height of the homes is going to change the whole neighbourhood and dominate the skyline instead of the beautiful trees.
- The units themselves are very narrow, and tall. 14 families will be squeezed in this small space which is certainly going to change the peaceful neighbourhood that we now enjoy.
- Townhouses are not suitable for this single dwelling zone, and we feel sure that it will lower the value of our homes.
- Traffic will be horrendous on this busy street. [along the east side of our home.]
- There are serious safety and noise concerns with all the added vehicles parked on the street.
- The people living in these units will be able to look into our yard and windows. Privacy will be lost.

Thank you for your thoughtful consideration about this extremely important matter.

**Jassie Cleaver**

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**From:**  
**Sent:** Sunday, March 16, 2025 4:09 PM  
**To:** Jassie Cleaver; Mark Andrews; Clerk  
**Subject:** [EXTERNAL] Ottawa St South green space development

**Caution**

This email is NOT from a Haldimand County Employee

Hi there,

We're writing to you regarding file numbers PLB-2025-011 and PLZ-HA-2025-010. As much as we love this as a green space, we understand as a developer they bought it to make money - not keep the community happy. **We are not looking to stop this space from being developed on, but asking Haldimand County to ensure they keep the development in tune with the current surroundings.** In perspective, the entirety of Ottawa St South between Talbot and Joseph has approx. than 25 homes lining it. They are looking to put half of that into one small area.

Upon development, we would also ask the county to consider a requirement of the builder to be they put in community safety speed bumps along the stretch of Ottawa South that will need to be opened up to accommodate these homes. Unless they intend to build a few homes on a cul-de-sac with a street coming off of Munsee. Safety posts were put in place years ago due to people choosing to use the green space to drive across as a short cut and kids were almost hit on several occasions. Living at this end, we hear cars racing down both Munsee and Cayuga on a daily basis, while also using stop signs as a suggestion rather than a law of the road. The new signs put in place at Cayuga/Joseph/Ottawa S by the graveyard are still ran through on a daily basis. While walking with the kids, we have seen an SUV pass vehicles at the stop sign at Munsee and Joseph before the car in front is even stopped cutting them off. Unfortunately, they are going so quickly we have not gotten a license plate to properly report it. We would like to keep the street as safe as possible for our kids, teens and fellow community members.

Ottawa Street South Residents,  
The Ball Family

March 14, 2025

Hello and Good morning,

This letter is addressed to Jassie Cleaver, Mark Andrews and Chad Curtis

This letter is in response to the application File NO: PLB-2025-011 (followed up with File NO:PLZ-HA-2025-010).

My husband and I have been residents of Cayuga for over 60 years, both being born here and have lived at 63 Ottawa ST. S for 35 years. We absolutely love Cayuga and one of the reasons we chose where we are is the green space we have enjoyed in our area and hope to enjoy in the future as our children and grandchildren now live here as well.

We have a couple concerns to reject the new rezoning of these spaces.

There is absolutely no reason to have more homes in this area, when there are more than enough vacant lots already set up in the south end of town. With all those single family home lots, rezone those lots into "townhome" size lots, not to mention, potentially very tall townhomes or lots of such a small size do not "fit in" with the area requested to rezone.

Removing all the trees that have matured so beautifully would be absolutely devastating. Having seen one tree already cut down was a very sad experience.

We cannot see how there would be enough space for parking, as most families have 2 vehicles and usually never use the garage for cars, but for storage and now we are looking at vehicles parked on our streets. We foresee the overflow of vehicles onto both Princess St. and further down Ottawa St. It also makes it less safe for pedestrians who use these streets especially as this is a common and well used area for kids walking to and from both schools in the area. In the winter the cars would also make it very frustrating for the County workers who have to plow these streets.

Cayuga is not lacking land for homes. It seems that a builder has just said "hey, there's a nice spot, lets build there". Cayuga is not that big, any property within the town is "prime" land. We are all in for growth in Cayuga, but let's do it appropriately, not unnecessarily.

Mary and Dwayne Richert

To the planning department at Haldimand County.

Regarding the Planning applications PLB-2025-011 and PLZ-HA-2025-010.

I ELEANOR GREAVES living at \_\_\_\_\_, have been made aware of the above-mentioned planning applications regarding the lot severances and possible rezoning of the vacant lands between Barton, Princess, Ottawa and Munsee Streets in Cayuga.

I regretfully cannot attend the Town Hall meeting, but I would like to take this opportunity to **STRONGLY DISAGREE** with the proposed applications, as I feel they are not in the best interests of my neighbourhood.

I feel that these developments will be detrimental to our community and create unsafe conditions for ourselves and our children to live in. The additional traffic, lack of parking combined with our area not having any sidewalks will create unsafe road conditions for both vehicles and pedestrians alike.

Further, I believe that the proposed developments and severances are not in keeping with the current scale and style of our surrounding neighbourhood. The density of the development will be severely disproportionate to our current home designs.

I would like to stress that I am not against any development on these lands, I would just like to ask that it be more in keeping with the immediately surrounding lots and house styles.

Thank you for your time,

\_\_\_\_\_

March 14 2025

Haldimand County Council  
Thorburn Ave.,  
Cayuga, NOA 1E0.  
Attn: Mr C. Curtis

RE: FILE PLB-2025-11 & PLZ-HA-2025-10

Dear Sir,

I understand there is an application for rezoning the "missing section" of Ottawa St., & that the application includes provision for 14 townhouses with heights up to 11 metres! This seems to be out of keeping with the surrounding area, totally unfair to the immediate neighbours & crowding to say the least! Some of the "newer" streets in the area have far more space & yet the streets are still full of cars. In this proposal the streets would doubtless be overcrowded & quite frankly dangerous & unacceptable.

We already have a school with insufficient parking resulting in cars parking all over the place & making it hazardous for children & drivers alike.

We are opposed to this application in its current form.

Yours sincerely



**Jassie Cleaver**

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**From:**  
**Sent:** Monday, March 17, 2025 2:58 PM  
**To:** Mark Andrews; Jassie Cleaver; Clerk  
**Subject:** [EXTERNAL] Zoning applications: PLB-2025-011 and PLZ-HA-2025-010

**Caution**

This email is NOT from a Haldimand County Employee

Good day leaders of Haldimand County;

I am writing to you today in reference of the property zoning application numbers PLB-2025-011 and PLZ-HA-2025-010.

My history and love of Ottawa Street and Cayuga run deep as my parents bought the house at Ottawa Street in 1976 and I came into this world three years later. I grew up playing on the closed portion of Ottawa Street as far back as I can remember when it was more of a hill we called "Muddy Mountain". As I grew up I continued to play sports and games on the subject vacant lots and unfinished roads with the other neighbourhood kids. Even as a young man in my early 20s I would play Boccia in this green space with others from the area. To this day when I go for walks in town I always walk through the closed area of Ottawa Street without fail.

In 2005 I decided to see the world and joined the Royal Canadian Airforce. Early in my career the excitement of seeing the world was thrilling, but over the course of the last 20 years I found myself missing the small town life of Cayuga more and more. While posted to locations across Canada, in the United States, and while deployed on three occasions to the Middle East, the appreciation of life in Cayuga would always be on my mind to some degree. One can truly appreciate growing up on a street like Ottawa Street and yearning to return when you're flying for hours over war torn Iraq and Syria.

My father passed away a few years ago and I inherited the house. At this point I knew I could not part with it and wanted to return to Ottawa Street once my time in the airforce was done. In recent years I cannot go a day without looking forward to retiring in my family home in the near future. This section of Ottawa Street has a special feel and character about it with the large backyards and open spaces to enjoy nature. While I am saddened to lose this green space as it is, I understand progress will happen and would accept houses and lots of equal size and density to the existing neighbourhood, such as detached houses of at least 1700 square feet in size. Therefore, I feel this current severance and rezoning application is both heartbreaking and insulting. I'm sure all of my neighbours will agree that our neighbourhood has an unusually special quality about it which is hard to find these days and that this plan will destroy that

quality. The current zoning of the properties in question was done for a reason as it matches the surrounding houses that have been established for decades and this new rezoning plan is unacceptable. I am truly afraid that the neighbourhood I know and love will not be recognizable if this plan is approved.

Please, I implore you, do not allow this drastic departure from the established family homes that currently make up all of the surrounding streets in our wonderful neighbourhood. If it weren't for my current service in Europe, I would attend all of the hearings on this matter in person as this matter is deeply important to me.

Thank you for your time,

## Jassie Cleaver

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**From:**

**Sent:**

**To:** Jassie Cleaver; Mark Andrews; Clerk

**Subject:** [EXTERNAL] Cayuga Rezoning of Munsee, Princess, Ottawa and Barton

Caution

This email is NOT from a Haldimand County Employee

To Haldimand County,

I am Raquel Fisher (Gee), a proud Cayuga resident who owns and resides at 59 Munsee st south. I have lived on Munsee street with my husband Blake Fisher since 2020. Previous to 2020, I have lived with my parents who own 62 Ottawa st south, Cayuga since I was born. My husband has lived in Cayuga for his 28 years with his mother living on Ottawa street as well. That is 27 years of living and loving Cayuga and 27 years of being very close to the proposed rezoning property. The property between Munsee, Ottawa, Princess and Barton had a major impact on my childhood. It was the green space that allowed my sister and I and our friends to play tag, baseball, mini golf and hide and go seek. It was the green space where my parents taught me how to throw a ball and where we would practice track and field events. From my old home's window and my current backyard I have seen and know it has been the space where people go for their daily walks, kids go through for a safe journey home after school, and where I have envisioned my children to play in. Now in your official plan to rezone this space, you write "the plan provides the essential tool to direct future growth, development and change in the county over the next 30 years to 2051 and to create the community envisioned by county's residents". That is simply incorrect. I, and I do believe my neighbours relate, do not agree with this statement. The proposed plans of PLB-2025-011 and PLZ-HA-2025-010 are definitely not what I envision as my community. The plans are development and a change but not for the better, it is not the future our county needs. With that said, we are not opposed to any change such as a few single family detached homes to continue with the already established community. However, we do not agree with 16 total lots with tiny, tall townhouses. There are multiple other spaces where this plan could be utilized including behind the surveys in Cayuga, where the roads, water, and hydro are already developed. This plan is a wrecking ball to the community. I am doubtful anyone would want to buy the proposed townhouses and why anyone of us current residents would stay due to the problems the plan brings. Townhouses are commonly found in high density and urban environments to which Cayuga, especially the south end, is not. With 16 townhouses, there will be no green space left, and no privacy for the owners and for us neighbours. The owners will require fences which take up more space of their proposed small, lack of, yard to achieve any sense of privacy. At least they have a fence option, us current residents will have no protection from their two storey birds eye view of our homes and yards. The major advantage to that property is the ability to walk anywhere in town. Our community strives with two elementary schools, one high school, the arena, 2 ball diamonds and all stores being within 5km radius from that green space. However, that advantage is only useful for young families or an elderly couple to which the tiny townhouses cannot accommodate because of their lack of space, privacy and the need for stairs. So who are we attracting to our community with this plan? The new road would need to be large enough to accommodate cars along the sides thanks to their driveways being unable to fit more than 1 car (since more than 1 person will most likely be living and driving in each house) which is unsafe for families and kids to walk and bike along. There will be no space for sidewalks alike to Ottawa and Princess streets already. Both of those streets require cars along the road now with larger driveways than the proposed lots will have, I can only imagine the busyness of the streets, the lack of walking, and the increase of traffic accidents when 16 families arrive. Currently on Munsee street during school times cars are parked along both sides of the street now as it is, causing a major concern for safety when it turns into a one way road or when home owners and buses cannot exit the driveway with good visibility and walkers cannot cross the road easily. This

problem will get worse as not only Munsee will experience it but now Ottawa, Princess and Barton. I know these things personally as I lived beside the green space, walked to JLM everyday for elementary, when I walked to catch the bus for C.S.S., and now when I leave my current driveway and these issues that are still evident are only only to grow with this development. This plan poses a huge safety risk for myself, my current and future family and all other community members whether you live in the area or a walking distance away. As a charge nurse of Dunnville Hospital, safety has a major impact on our population. If one person gets hurt, we all get hurt and with only rural hospitals being 15 minutes away we hope we can avoid any accidents as much as possible. If this said plan goes through, I am afraid I will be forced to uproot all that I know to move elsewhere for a safer life for my family. I do believe that includes my parents and my mother in law, as they will follow where their loved ones go. As I said previously, I am not naive enough to believe that nothing should be developed in the green space. I propose a plan that adheres to our established hamlet with appropriate, safe and welcoming sized lots, homes, and roads for our and new families to grow and strive. Thank you haldimand county for posting the sign, and mailing us the proposal. Your efforts have allowed our community to have a voice, and I just hope we are heard.

Thank you,

Raquel Fisher

RE: Planning File Applications: PLB-2025-011 & PLZ-HA-2025-010

Dear Jassie Cleaver, Mark Andrews and Chad Curtis

My name is Barb Currie and I live at 65 Cayuga St South, it has come to my attention that there is a proposed planning application to sever lots and rezone them allowing for the building of 16 residential units along Ottawa St and Munsee St. This would greatly affect myself and my family so I thought it best to make my voice heard prior to the planned meeting next week.

In my opinion this type of project is not something that is appropriate for our small town neighborhood. I will list a few of my concerns below:

1. Tall buildings that will overlook the majority of our older homes yards, restricting privacy
2. Parking, I don't believe the lots are going to be big enough to accommodate the minimum number of vehicles that this will bring to our neighborhood. This will leave a lot of people having no choice but to park on the street. I do not want people parking in front of my home tearing up my lawn.
3. The risk to my property value
4. The risk to our existing infrastructure – sewer and water for that many dwellings

I am not opposed to the development of this land however I would respectfully ask that any consideration be given based on the existing feel of the neighborhood. Single family detached homes that allow appropriate room for parking.

I also would like to point out that we have all been witness to the construction of far too many homes in Caledonia. This has created absolute chaos to an area not prepared for the influx of new residents and all that they bring to the area. One bridge to get over the river would be just one of the examples that come to mind. I grew up in Caledonia and don't even recognize it anymore. I do not want to see the same thing occur in our small town.

Thank you for taking the time to consider my concern.

Barb Currie

March 18<sup>th</sup>, 2025

Dear Haldimand County & The Town of Cayuga,

We are writing to express our strong community concerns and disagreement in regards to the proposed re-zoning application located on Munsee Street South, Cayuga (file #: PUB2025011, PUB2025012).

As a direct neighbour residing at 57 Munsee Street South (the old Legion Hall), we would like to further communicate our concerns for such re-zoning and development. We would like to first clarify, that we are not against residential growth and development in the Town of Cayuga. It is the location of the selected planned re-zoning that is unsettling, unnecessary, and pre-mature.

Currently, this land is being used daily by the community to travel to and from the elementary school J.L. Mitchener, the Community Centre, baseball games, park visits, as well as for daily recreational activities such as but not limited to: walking/running, dog walking, cycling/dirt biking, kite flying, and other healthy outdoor activities. This space is filled with beautiful mature trees and grass that is enjoyed and necessary for the day to day out-a-about for our surrounding community. It allows us a piece of forestry to contribute to our daily outdoor healthy living. It is also a connection piece that brings our community together. Without it, this will alter and disrupt the quality of life our local community loves.

Cayuga has development currently in the works, that is close enough to the elementary school and downtown core. However, much of this land is still vacant, with 'for sale' signs listed, and surrounded by plots of dirt waiting for residential to be built. Why do we need to tear up this green space for housing if the current undeveloped land is not in use? This is not logical nor ethical and seems that contractors/developers and the town only want to pocket funds and are not considering how this will negatively impact our community and people. It is a selfish and unsettling proposal.

The public elementary school J.L. Mitchener located across the street is already experiencing full student class sizes. Having to bus in students from the new developments in Caledonia and surrounding areas, as they do not have a close enough elementary schools for all surrounding residents. Cayuga is growing in population. We should be considering developing another public elementary school to support this growth before incorporating more residential at this time. Our immediate family currently has one child along with another on the way. The community already possesses generational growth in

population. Our family is only one perfect example of this growth. What we are in need of are more facilities for children and families, not residential development, in this space especially. We have new development occurring as mentioned above, and it's not being fully purchased or used. Why are we continuing with more at this time, in this small green space that will compromise the safety and enjoyment of our local community? If anything, this land should be purchased by Haldimand County (if it isn't already). Something that our tax dollars would appreciate going towards to benefit our community. We should consider adding a trail with benches here. Or the idea of incorporating an outdoor splash pad close to the elementary school for kids to enjoy, not residential buildings to overcrowd this area.

The green vacant land situated on Munsee Street South is loved and shared by all. Please do not take this community connection piece away from us. Please let us embrace and enjoy the necessity it offers our community, bringing us together instead of segregating us. Do you know how many happy elderly couples we see holding hands walking by, holding up their hands to say 'good morning'? Or the families with young children with backpacks and baby strollers walking to school to have a short-cut to get them to school faster? Or the many animal lovers who jog or walk their dogs to enjoy the trees and grass, playing fetch playing in the leaves and shade of the mature trees? Our family does, we witness this everyday. It's beautiful to see and experience the community come together in this small and peaceful green space. No one disrespects it either. No garbage, dog feces, or any destructible behaviour, it's respected. And it needs to stay this way, as is and enjoyed by all who would like to use and share it.

Please don't disrupt the peace, safety, freedom, and pleasure this green space offers us all. We want to continue to enjoy and embrace the necessity it provides, while keeping our community connection strong, happy, and healthy.

We hope our expressed concerns and first-hand insights shine some light on why we do not wish this land be re-zoned/alterd for residential gain. If you really care to support and benefit the community, you will listen and consider our decision against the re-zoning proposal on Munsee Street South.

Thank you for your time and consideration in reading our letter of expressed concerns.

Warm regards,

Your neighbours and community voices located at 57 Munsee Street South, Cayuga.

To the planning department at Haldimand County.

Regarding the Planning applications PLB-2025-011 and PLZ-HA-2025-010.

WE ~~KEN & MARY MONTGOMERY~~ <sup>DALE</sup> living at 1A CHIPPEWA ST. W. <sup>CAYUGA</sup>, have been made aware of the above-mentioned planning applications regarding the lot severances and possible rezoning of the vacant lands between Barton, Princess, Ottawa and Munsee Streets in Cayuga.

I regretfully cannot attend the Town Hall meeting, but I would like to take this opportunity to STRONGLY DISAGREE with the proposed applications, as I feel they are not in the best interests of my neighbourhood.

I feel that these developments will be detrimental to our community and create unsafe conditions for ourselves and our children to live in. The additional traffic, lack of parking combined with our area not having any sidewalks will create unsafe road conditions for both vehicles and pedestrians alike.

Further, I believe that the proposed developments and severances are not in keeping with the current scale and style of our surrounding neighbourhood. The density of the development will be severely disproportionate to our current home designs.

I would like to stress that I am not against any development on these lands, I would just like to ask that it be more in keeping with the immediately surrounding lots and house styles.

Thank you for your time,



**Jessie Cleaver**

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**From:**  
**Sent:**  
**To:**  
**Subject:** [EXTERNAL] regarding the planning application of PLB-2025-011 and PLZ-HA-2025-010

**Caution**  
This email is NOT from a Haldimand County Employee

Hi Jessie, Mark, and Chad,

My name is Joscelyn Deavu, and I live at 61 Munsee St. S. in Cayuga, Ontario. I moved here from Hamilton over seven years ago and enjoy the peace and quiet of the neighbourhood. I have been made aware of the planning applications regarding the lot severances and possible rezoning of the vacant lands between Barton, Princess, Ottawa, and Munsee St. in Cayuga.

I cannot attend the town hall meeting as I work during those hours. I would like to disagree with the proposed application.

16 houses in that space sounds ridiculous. There are way too many houses in such a small space. Also, people like to walk through that path with their dog or to get home from school. The block is already long before you get to the next intersection on Chippewa St and Munsee. Plus there are no sidewalks on the one side of Munsee.

Furthermore, I believe that the houses are not keeping up with the current scale and style of our neighborhood. They will look so out of place.

I am against development on that land and please do not rezone or severance that section of land

all the best,

Joscelyn Deavu

To the planning department at Haldimand County.

Regarding the Planning applications PLB-2025-011 and PLZ-HA-2025-010.

I \_\_\_\_\_ living at 19 Chippewast-LW, have been made aware of the above-mentioned planning applications regarding the lot severances and possible rezoning of the vacant lands between Barton, Princess, Ottawa and Munsee Streets in Cayuga.

I regretfully cannot attend the Town Hall meeting, but I would like to take this opportunity to STRONGLY DISAGREE with the proposed applications, as I feel they are not in the best interests of my neighbourhood.

I feel that these developments will be detrimental to our community and create unsafe conditions for ourselves and our children to live in. The additional traffic, lack of parking combined with our area not having any sidewalks will create unsafe road conditions for both vehicles and pedestrians alike.

Further, I believe that the proposed developments and severances are not in keeping with the current scale and style of our surrounding neighbourhood. The density of the development will be severely disproportionate to our current home designs.

I would like to stress that I am not against any development on these lands, I would just like to ask that it be more in keeping with the immediately surrounding lots and house styles.

Thank you for your time,

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To the planning department at Haldimand County.

Regarding the Planning applications PLB-2025-011 and PLZ-HA-2025-010.

I Ben Walpot living at 6 Barton Str., have been made aware of the above-mentioned planning applications regarding the lot severances and possible rezoning of the vacant lands between Barton, Princess, Ottawa and Munsee Streets in Cayuga.


I would like to take this opportunity to STRONGLY DISAGREE with the proposed applications, as I feel they are not in the best interests of my neighbourhood.

I feel that these developments will be detrimental to our community and create unsafe conditions for ourselves and our children to live in. The additional traffic, lack of parking combined with our area not having any sidewalks will create unsafe road conditions for both vehicles and pedestrians alike.

Further, I believe that the proposed developments and severances are not in keeping with the current scale and style of our surrounding neighbourhood. The density of the development will be severely disproportionate to our current home designs.

I would like to stress that I am not against any development on these lands, I would just like to ask that it be more in keeping with the immediately surrounding lots and house styles.

Thank you for your time,

  
\_\_\_\_\_

To the planning department at Haldimand County.

Regarding the Planning applications PLB-2025-011 and PLZ-HA-2025-010.

I Femmy Walpot living at 6 Barton Str., have been made aware of the above-mentioned planning applications regarding the lot severances and possible rezoning of the vacant lands between Barton, Princess, Ottawa and Munsee Streets in Cayuga.

I regretfully cannot attend the Town Hall meeting, but I would like to take this opportunity to **STRONGLY DISAGREE** with the proposed applications, as I feel they are not in the best interests of my neighbourhood.

I feel that these developments will be detrimental to our community and create unsafe conditions for ourselves and our children to live in. The additional traffic, lack of parking combined with our area not having any sidewalks will create unsafe road conditions for both vehicles and pedestrians alike.

Further, I believe that the proposed developments and severances are not in keeping with the current scale and style of our surrounding neighbourhood. The density of the development will be severely disproportionate to our current home designs.

I would like to stress that I am not against any development on these lands, I would just like to ask that it be more in keeping with the immediately surrounding lots and house styles.

Thank you for your time,

To the planning department at Haldimand County.

Regarding the Planning applications PLB-2025-011 and PLZ-HA-2025-010.

GREG STRONG living at 39 SENECA, have been made aware of the above-mentioned planning applications regarding the lot severances and possible rezoning of the vacant lands between Barton, Princess, Ottawa and Munsee Streets in Cayuga.

I regretfully cannot attend the Town Hall meeting, but I would like to take this opportunity to **STRONGLY DISAGREE** with the proposed applications, as I feel they are not in the best interests of my neighbourhood.

I feel that these developments will be detrimental to our community and create unsafe conditions for ourselves and our children to live in. The additional traffic, lack of parking combined with our area not having any sidewalks will create unsafe road conditions for both vehicles and pedestrians alike.

Further, I believe that the proposed developments and severances are not in keeping with the current scale and style of our surrounding neighbourhood. The density of the development will be severely disproportionate to our current home designs.

I would like to stress that I am not against any development on these lands, I would just like to ask that it be more in keeping with the immediately surrounding lots and house styles.

Thank you for your time,





To the planning department at Haldimand County.

Regarding the Planning applications PLB-2025-011 and PLZ-HA-2025-010.

I Karen Dowling living at 18 Princess Street, have been made aware of the above-mentioned planning applications regarding the lot severances and possible rezoning of the vacant lands between Barton, Princess, Ottawa and Munsee Streets in Cayuga.

I would like to take this opportunity to STRONGLY DISAGREE with the proposed applications, as I feel they are not in the best interests of my neighbourhood.

I feel that these developments will be detrimental to our community and create unsafe conditions for ourselves and our children to live in. The additional traffic, lack of parking combined with our area not having any sidewalks will create unsafe road conditions for both vehicles and pedestrians alike.

Further, I believe that the proposed developments and severances are not in keeping with the current scale and style of our surrounding neighbourhood. The density of the development will be severely disproportionate to our current home designs.

I would like to stress that I am not against any development on these lands, I would just like to ask that it be more in keeping with the immediately surrounding lots and house styles.

Thank you for your time,

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To the planning department at Haldimand County.

Regarding the Planning applications PLB-2025-011 and PLZ-HA-2025-010.

I WADE POWLING living at 18 PRINCESS ST, have been made aware of the above-mentioned planning applications regarding the lot severances and possible rezoning of the vacant lands between Barton, Princess, Ottawa and Munsee Streets in Cayuga.

I would like to take this opportunity to STRONGLY DISAGREE with the proposed applications, as I feel they are not in the best interests of my neighbourhood.

I feel that these developments will be detrimental to our community and create unsafe conditions for ourselves and our children to live in. The additional traffic, lack of parking combined with our area not having any sidewalks will create unsafe road conditions for both vehicles and pedestrians alike.

Further, I believe that the proposed developments and severances are not in keeping with the current scale and style of our surrounding neighbourhood. The density of the development will be severely disproportionate to our current home designs.

I would like to stress that I am not against any development on these lands, I would just like to ask that it be more in keeping with the immediately surrounding lots and house styles.

Thank you for your time,

To the planning department at Haldimand County.

Regarding the Planning applications PLB-2025-011 and PLZ-HA-2025-010.

I JEREMY DOWLING living at 18 PRINCESS ST, have been made aware of the above-mentioned planning applications regarding the lot severances and possible rezoning of the vacant lands between Barton, Princess, Ottawa and Munsee Streets in Cayuga.

I would like to take this opportunity to STRONGLY DISAGREE with the proposed applications, as I feel they are not in the best interests of my neighbourhood.

I feel that these developments will be detrimental to our community and create unsafe conditions for ourselves and our children to live in. The additional traffic, lack of parking combined with our area not having any sidewalks will create unsafe road conditions for both vehicles and pedestrians alike.

Further, I believe that the proposed developments and severances are not in keeping with the current scale and style of our surrounding neighbourhood. The density of the development will be severely disproportionate to our current home designs.

I would like to stress that I am not against any development on these lands, I would just like to ask that it be more in keeping with the immediately surrounding lots and house styles.

Thank you for your time,



To the planning department at Haldimand County.

Regarding the Planning applications PLB-2025-011 and PLZ-HA-2025-010.

I ELIZABETH O'HARA living at 21 PRINCESS ST, have been made aware of the above-mentioned planning applications regarding the lot severances and possible rezoning of the vacant lands between Barton, Princess, Ottawa and Munsee Streets in Cayuga.

I regretfully cannot attend the Town Hall meeting, but I would like to take this opportunity to STRONGLY DISAGREE with the proposed applications, as I feel they are not in the best interests of my neighbourhood.

I feel that these developments will be detrimental to our community and create unsafe conditions for ourselves and our children to live in. The additional traffic, lack of parking combined with our area not having any sidewalks will create unsafe road conditions for both vehicles and pedestrians alike.

Further, I believe that the proposed developments and severances are not in keeping with the current scale and style of our surrounding neighbourhood. The density of the development will be severely disproportionate to our current home designs.

I would like to stress that I am not against any development on these lands, I would just like to ask that it be more in keeping with the immediately surrounding lots and house styles.

Thank you for your time,

To the planning department at Haldimand County.

Regarding the Planning applications PLB-2025-011 and PLZ-HA-2025-010.

I MICHAEL O'HARA living at 21 PRINCESS ST, have been made aware of the above-mentioned planning applications regarding the lot severances and possible rezoning of the vacant lands between Barton, Princess, Ottawa and Munsee Streets in Cayuga.

I regretfully cannot attend the Town Hall meeting, but I would like to take this opportunity to **STRONGLY DISAGREE** with the proposed applications, as I feel they are not in the best interests of my neighbourhood.

I feel that these developments will be detrimental to our community and create unsafe conditions for ourselves and our children to live in. The additional traffic, lack of parking combined with our area not having any sidewalks will create unsafe road conditions for both vehicles and pedestrians alike.

Further, I believe that the proposed developments and severances are not in keeping with the current scale and style of our surrounding neighbourhood. The density of the development will be severely disproportionate to our current home designs.

I would like to stress that I am not against any development on these lands, I would just like to ask that it be more in keeping with the immediately surrounding lots and house styles.

Thank you for your time,

CR. 15-2025-

Dear Council Members

I am writing to express my concerns regarding the proposed development of lands located on the West side of Munsee Street South between Chippewa Street West and the unopened Road allowance of Princess Street.

File No. PLB-2025-011 and FILE No. PLZ-HA-2025-010.

While I appreciate the need for growth and development within our town, I believe this particular project is not in keeping with the character and scale of our existing neighborhood.

The proposed development is significantly larger in scale than the surrounding homes and buildings, which could drastically alter the look and feel of our community. Many residents, myself included, are concerned about the impact on traffic congestion especially parking, strain on local infrastructure, and the potential loss of green space. The charm and character of our neighborhood are defined by its single-family homes, historic buildings and tree-lined streets and a massive development such as this may compromise that identity.

I urge the council to carefully consider the concerns of residents and explore alternative solutions that balance development with preserving the integrity of our community. A more moderate approach, one that aligns with the current neighborhood aesthetics and infrastructure capacity, would be more appropriate.

Thank you for your time and consideration. I look forward to your response and any opportunities for further discussion.

Sincerely,

Marie Elfner

52 Munsee Street South

Cayuga, ON N0A 1E0

905-741-8325

Dear Council Member

I am writing to express my concerns regarding the proposed development of the lands located on the west side of Munsee Street South between Chippewa Street West and the unopened road allowance of Princess Street Cayuga. While I appreciate the need for growth in our community, I believe this particular development raises several issues that need to be addressed.

Firstly, the design and scale of the proposed project do not align with the character of our existing neighborhood. The established homes in this area have a distinct style and spacing, and this new development appears to significantly deviate from that, potentially altering the overall aesthetic and feel of the community.

Additionally, I am particularly concerned about the impact on drainage, as my property is adjacent to the proposed site and the lowest grade. Any changes to grading or runoff patterns could lead to water pooling or drainage issues on my land, which could result in long-term damage or maintenance concerns. I would appreciate clarification on how these issues will be mitigated.

Lastly, the proximity of the new development to my home is a major concern. The proposed structure appears to be positioned very close to my property line, which could affect my privacy, access to natural light, and overall enjoyment of my home. I would like to understand whether setbacks and spacing requirements are being properly considered.

I respectfully request that the council review these concerns and consider adjustments to the development plan to ensure it aligns with the character of our neighborhood and does not create unintended negative impacts on adjacent properties. I would appreciate the opportunity to discuss this matter further and look forward to your response.

Thank you for your time and consideration.

Sincerely,

Jason and Jennifer Italiano

51 Munsee Street South

Cayuga, ON. N0A 1E0

905-741-2974

March 14, 2025

Hello and Good morning,

This letter is addressed to Jassie Cleaver, Mark Andrews and Chad Curtis

This letter is in response to the application File NO: PLB-2025-011 (followed up with File NO:PLZ-HA-2025-010.

My husband and I have been residents of Cayuga for over 60 years, both being born here and have lived at 63 Ottawa ST. S for 35 years. We absolutely love Cayuga and one of the reasons we chose where we are is the green space we have enjoyed in our area and hope to enjoy in the future as our children and grandchildren now live here as well.

We have a couple concerns to reject the new rezoning of these spaces.

There is absolutely no reason to have more homes in this area, when there are more than enough vacant lots already set up in the south end of town. With all those single family home lots, rezone those lots into "townhome" size lots, not to mention, potentially very tall townhomes or lots of such a small size do not "fit in" with the area requested to rezone.

Removing all the trees that have matured so beautifully would be absolutely devastating. Having seen one tree already cut down was a very sad experience.

We cannot see how there would be enough space for parking, as most families have 2 vehicles and usually never use the garage for cars, but for storage and now we are looking at vehicles parked on our streets. We foresee the overflow of vehicles onto both Princess St. and further down Ottawa St. It also makes it less safe for pedestrians who use these streets especially as this is a common and well used area for kids walking to and from both schools in the area. In the winter the cars would also make it very frustrating for the County workers who have to plow these streets.

Cayuga is not lacking land for homes. It seems that a builder has just said "hey, there's a nice spot, lets build there". Cayuga is not that big, any property within the town is "prime" land. We are all in for growth in Cayuga, but let's do it appropriately, not unnecessarily.

Mary and Dwayne Richert

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12/13/2024

To the planning department at Haldimand County.

Regarding the Planning applications PLB-2025-011 and PLZ-HA-2025-010.

I Ted Logagianes living at 1B Barton Street, have been made aware of the above-mentioned planning applications regarding the lot severances and possible rezoning of the vacant lands between Barton, Princess, Ottawa and Munsee Streets in Cayuga.

I regretfully cannot attend the Town Hall meeting, but I would like to take this opportunity to STRONGLY DISAGREE with the proposed applications, as I feel they are not in the best interests of my neighbourhood.

I feel that these developments will be detrimental to our community and create unsafe conditions for ourselves and our children to live in. The additional traffic, lack of parking combined with our area not having any sidewalks will create unsafe road conditions for both vehicles and pedestrians alike.

Further, I believe that the proposed developments and severances are not in keeping with the current scale and style of our surrounding neighbourhood. The density of the development will be severely disproportionate to our current home designs.

I would like to stress that I am not against any development on these lands, I would just like to ask that it be more in keeping with the immediately surrounding lots and house styles.

Thank you for your time,



FILES PLB-2025-011 and PLZ-HA-2025-010

Haldimand County, we are writing to you regarding the above 2 files mentioned.

Myself, Don Wilson and my wife, Lisa Wilson have lived in our existing home at 66 Ottawa Street South in Cayuga since 1988.

We are against the developing of the property in the vacant land to the north of us in the way that you have proposed to develop it.

If it does get developed, we would like to see it developed with the same sized lots as the existing homes in the area of Ottawa Street South and Princess Street West.

If we go to the smaller lots and they open Ottawa Street, all of Ottawa Street to the North of us will become a parking lot. We do not know where the residents living there will park their vehicles with a lot only being 18' wide.

We do not agree with letting them build homes with such height of 36' in this residential area.

If you are going to develop this area, we feel it should be similar to homes that have already been built here.

Regards

Don and Lisa Wilson

To the planning department at Haldimand County.

Regarding the Planning applications PLB-2025-011 and PLZ-HA-2025-010.

I Jeanette Chovance living at 11 Barton Str, Cayuga, have been made aware of the above-mentioned planning applications regarding the lot severances and possible rezoning of the vacant lands between Barton, Princess, Ottawa and Munsee Streets in Cayuga.

I regretfully cannot attend the Town Hall meeting, but I would like to take this opportunity to STRONGLY DISAGREE with the proposed applications, as I feel they are not in the best interests of my neighbourhood.

I feel that these developments will be detrimental to our community and create unsafe conditions for ourselves and our children to live in. The additional traffic, lack of parking combined with our area not having any sidewalks will create unsafe road conditions for both vehicles and pedestrians alike.

Further, I believe that the proposed developments and severances are not in keeping with the current scale and style of our surrounding neighbourhood. The density of the development will be severely disproportionate to our current home designs.

I would like to stress that I am not against any development on these lands, I would just like to ask that it be more in keeping with the immediately surrounding lots and house styles.

Thank you for your time,



March 10, 2025

Dear Jessie Cleaver, Mark Andrews, Chad Curtis,

We are Charles, and Joyce Fisher, living at 14 Princess St. We have three grandchildren on our street that use and enjoy this beautiful green space, the said property that is before you. PLZ-HA-2025-011

We moved to this home in 2004, with the understanding that someday, there might be homes built in this treed lot, that we endearingly called the “forest”

We learned that Keesmaat Construction bought the property, and planned to build on it, something we were OK with. This company is known for their beautiful and excellent quality homes, so we were not too concerned.

Then we received a notice about this development and saw that there will be 14 units squeezed into this beautiful small area. [plus 2 homes on Munsee St.] This is unacceptable, for several reasons:

- The road will certainly be full of cars that belong to all these families. Many will be parked on the road for sure [common to have 2 vehicles]
- The height of the homes is going to change the whole neighbourhood and dominate the skyline instead of the beautiful trees.
- The units themselves are very narrow, and tall. 14 families will be squeezed in this small space which is certainly going to change the peaceful neighbourhood that we now enjoy.
- Townhouses are not suitable for this single dwelling zone, and we feel sure that it will lower the value of our homes.
- Traffic will be horrendous on this busy street. [along the east side of our home.]
- There are serious safety and noise concerns with all the added vehicles parked on the street.
- The people living in these units will be able to look into our yard and windows. Privacy will be lost.

Thank you for your thoughtful consideration about this extremely important matter.

Joyce & Charley Fisher. [jacobaf@outlook.com]

To the planning department at Haldimand County.

Regarding the Planning applications PLB-2025-011 and PLZ-HA-2025-010.

I Jean Emery living at 678 OTTAWA ST SOUTH, have been made aware of the above-mentioned planning applications regarding the lot severances and possible rezoning of the vacant lands between Barton, Princess, Ottawa and Munsee Streets in Cayuga.

I regretfully cannot attend the Town Hall meeting, but I would like to take this opportunity to STRONGLY DISAGREE with the proposed applications, as I feel they are not in the best interests of my neighbourhood.

I feel that these developments will be detrimental to our community and create unsafe conditions for ourselves and our children to live in. The additional traffic, lack of parking combined with our area not having any sidewalks will create unsafe road conditions for both vehicles and pedestrians alike.

Further, I believe that the proposed developments and severances are not in keeping with the current scale and style of our surrounding neighbourhood. The density of the development will be severely disproportionate to our current home designs.

I would like to stress that I am not against any development on these lands, I would just like to ask that it be more in keeping with the immediately surrounding lots and house styles.

Thank you for your time,

-

To the planning department at Haldimand County.

Regarding the Planning applications PLB-2025-011 and PLZ-HA-2025-010.

WE Jim & MARY KENT living at 19 PRINCESS ST. W. CAYUGA, have been made aware of the above-mentioned planning applications regarding the lot severances and possible rezoning of the vacant lands between Barton, Princess, Ottawa and Munsee Streets in Cayuga.

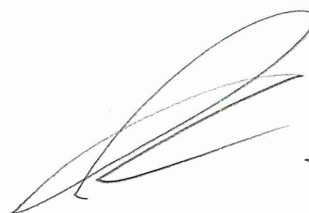
I regretfully cannot attend the Town Hall meeting, but I would like to take this opportunity to STRONGLY DISAGREE with the proposed applications, as I feel they are not in the best interests of my neighbourhood.

I feel that these developments will be detrimental to our community and create unsafe conditions for ourselves and our children to live in. The additional traffic, lack of parking combined with our area not having any sidewalks will create unsafe road conditions for both vehicles and pedestrians alike.

Further, I believe that the proposed developments and severances are not in keeping with the current scale and style of our surrounding neighbourhood. The density of the development will be severely disproportionate to our current home designs.

I would like to stress that I am not against any development on these lands, I would just like to ask that it be more in keeping with the immediately surrounding lots and house styles.

Thank you for your time,

A handwritten signature in black ink, consisting of several overlapping loops and a long horizontal stroke at the bottom.

Brian

To the planning department at Haldimand County.

Regarding the Planning applications PLB-2025-011 and PLZ-HA-2025-010.

Marion Bhea &

I Darwin O. Topp living at 58 Cayuga St S - Cayuga Ont. have been made aware of the above-mentioned planning applications regarding the lot severances and possible rezoning of the vacant lands between Barton, Princess, Ottawa and Munsee Streets in Cayuga.

I regretfully cannot attend the Town Hall meeting, but I would like to take this opportunity to STRONGLY DISAGREE with the proposed applications, as I feel they are not in the best interests of my neighbourhood.

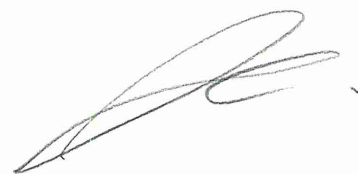
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Further, I believe that the proposed developments and severances are not in keeping with the current scale and style of our surrounding neighbourhood. The density of the development will be severely disproportionate to our current home designs.

I would like to stress that I am not against any development on these lands, I would just like to ask that it be more in keeping with the immediately surrounding lots and house styles.

Thank you for your time,

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To: The Planning Department at Haldimand County.

Re: The Planning Applications PLB2025-011 and PLZ-HA-2025-010

Name: Barbara Fisher

Address: 74 Ottawa Street South, (#of residents over 18: One)

I have been made aware of the above mentioned planning applications regarding the lot severances and possible rezoning of the vacant lands between Barton, Princess, Ottawa and Munsee Streets in Cayuga.

The Haldimand County Official Plan states its purpose is to “provide the essential tool to direct future growth, development and change in the County over the next 30 years to 2051 and to **create the community envisioned by County’s residents.**” I am a County resident for 30 years, Cayuga resident for 14 years and I would hope many more to come. I have been assured that my voice matters – so hear my objections!

I am vehemently opposed to these applications. The resulting developments will be a visual blight, create unsafe conditions and be detrimental to our community:

- The additional traffic, lack of parking, lack of sidewalks (currently only east side of Munsee has sidewalks) will create unsafe conditions for ourselves and children. A quiet neighborhood where many locals enjoy walking, has seen an uptick in recent years of traffic circumventing the main roads, to use Cayuga Street as a back way around. The addition of a stop sign this past summer has not alleviated that problem – and now we see traffic has increased along Ottawa/ Princess to avoid the stop sign. All of that is a different matter – my point being – more traffic will exasperate the problem. Realistically, the proposed dimensions of the new unit driveways will maybe accommodate one vehicle. I think it is a realistic statement to say the average home/family has 2 vehicles – so 14 units times 2 is 28 cars minimum + visitors + multifamily living. Where are they going to park? All over our quiet streets?
- The scale and density of the proposed units are not at all, **NOT AT ALL**, in keeping with the harmonious, blended style of our current neighbourhood; they will be severely disproportionate!!! I am not opposed to new development, it is necessary, and can look appropriate when new structures are created to blend in with existing development. The potential height is outrageously alarming; a major change to our neighbourhood!! There are no structures in the neighbourhood to compare!! The neighbouring houses in place will have greatly diminished privacy (or none) with the potential height of 36 feet.
- These buildings will not just be a detriment to our neighbourhood, but will affect our property values. This little area of Cayuga consists of mainly single family, detached

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MAY 14 2014

homes, with a couple of duplexes that outwardly blend in. A massive, **TOWERING** unit of townhouses, is not development in keeping with the existing of structure of homes and families. It is not a vision worthy of our community.

I will state again, I am not opposed to new development, as long as it is in keeping with the immediately surrounding lots and house styles. Ottawa Street where I live, as an example, built many years ago, a couple houses at a time, endures today with well built desirable, sought after homes, that stood the test of time.



To: The Planning Department at Haldimand County.

Re: The Planning Applications PLB2025-011 and PLZ-HA-2025-010

Name: Chris Kuckyt

Address: 72 Ottawa Street South, (#of residents over 18: Two)

I have been made aware of the above mentioned planning applications regarding the lot severances and possible rezoning of the vacant lands between Barton, Princess, Ottawa and Munsee Streets in Cayuga.

The Haldimand County Official Plan states its purpose is to “provide the essential tool to direct future growth, development and change in the County over the next 30 years to 2051 and **to create the community envisioned by County’s residents.**” I am a County resident for 30 years, Cayuga resident for 14 years and I would hope many more to come. I have been assured that my voice matters – so hear my objections!

I am vehemently opposed to these applications. The resulting developments will be a visual blight, create unsafe conditions and be detrimental to our community:

- The additional traffic, lack of parking, lack of sidewalks (currently only east side of Munsee has sidewalks) will create unsafe conditions for ourselves and children. A quiet neighborhood where many locals enjoy walking, has seen an uptick in recent years of traffic circumventing the main roads, to use Cayuga Street as a back way around. The addition of a stop sign this past summer has not alleviated that problem – and now we see traffic has increased along Ottawa/ Princess to avoid the stop sign. All of that is a different matter – my point being – more traffic will exasperate the problem. Realistically, the proposed dimensions of the new unit driveways will maybe accommodate one vehicle. I think it is a realistic statement to say the average home/family has 2 vehicles – so 14 units times 2 is 28 cars minimum + visitors + multifamily living. Where are they going to park? All over our quiet streets?
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- These buildings will not just be a detriment to our neighbourhood, but will affect our property values. This little area of Cayuga consists of mainly single family, detached

RECEIVED

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I will state again, I am not opposed to new development, as long as it is in keeping with the immediately surrounding lots and house styles. Ottawa Street where I live, as an example, built many years ago, a couple houses at a time, endures today with well built desirable, sought after homes, that stood the test of time.



MARCH 12, 2025.

**REGARDING PLANNING FILE APPLICATIONS: PLB-2025-011 & PLZ-HA-2025-010.**

Dear Jassie Cleaver, Mark Andrews and Chad Curtis,

My name is Brian Matthews, and I live at 20 Princess Street West with my wife Julie and our 2 Golden Retrievers Lewis and Clark.

My home phone number is (289) 736-0021, Cell (905) 912-2337 and email btmdrafting@gmail.com.

I am writing to you to express my **STRONG DISAGREEMENT** with the proposed planning applications to both sever the lots and eventually rezone them.

My mom and dad had the house built on a vacant lot back in 1987-88 and other than a couple years where Julie and I lived closer to our work - we then returned home and bought the house off my father in 2018, it is more than fair to say I have a deep connection with this neighbourhood.

I do realize that these are two separate planning applications and this first application to sever will be conditional on the second application being approved. However, they are inherently linked together and therefore what happens now will affect the future application request as well.

First off, I am not opposed to having this flag-shaped lot severed, however the current proposal is asking to create a lot size not allowed within our current R1-A zone. Part 2 is asking for a 10m frontage where the minimum in our current zone is 15m. Should this be allowed now – then there is really no choice for the future but to Re-Zone to an R1-C or worse.

The existing lots along Munsee currently average approximately 20.0m [65'-6"] on the East side of the street, and on the West around 28.0m [91'-9"]. The proposed 2 NEW LOTS would be 10.0m [32'-9"] and 15.5m [50'-9"] respectively.

In essence, HALF of what the existing lots are! That is not right, nor is it in keeping with the surrounding neighbourhood. There is no significant reason why this existing frontage can be maintained as a single lot other than greed.

The proposed Part 3 severance will then be secluded from any sort of street frontage. I do understand that the future could bring in the missing chunk of Ottawa Street which would create the frontage, however this massive lot is then proposed for 3 massive structures, adding 14 new residential units at 3 bedrooms each... that will be completely out of place in our existing neighbourhood of single-family dwellings (and a couple duplexes).

To be clear, myself, my wife (and the 20 or so neighbour's I have spoken with already) are not opposed to development on this lot by any means, we simply ask that it be more in keeping with our existing neighbourhood's lot sizes and house types/styles.

I/we ask that the builder propose lot sizes for severance more suitable for the surroundings. Haldimand County makes neighbours within 120m aware of the planning applications, it stands to reason that the community environment within that same radius should be the determining factor when creating new, buildable lots.

Secondly, my **STAUNCH OBJECTION** to this severance, and future re-zone request goes well beyond adequate lot sizes and like-styled homes. I feel the eventual ask for that monstrosity of a townhouse development will be detrimental to our community's safety, privacy quality of life.

- All of the surrounding neighbourhoods of the proposed Part 3 do NOT have any sidewalks. Meaning our way of life for driving, walking our dogs, playing street hockey or basketball or other pedestrian usage is done **ON THE ROAD!**
- If Part 3 is granted now, and then converted into 14 obscene townhomes where are they parking? Sure, they may have a 2 car, tandem driveway proposed but all you have to do is drive around and see how many people with similar width driveways and multiple cars and what they actually do... they park on the road, in front of their house. These new lots will be far too skinny to allow that, meaning all of their parking requirements will end up being met on our streets. That will **SIGNIFICANTLY** reduce the safety we currently enjoy in our neighbourhood. Then multiply that **AGAIN**, with children and additional family members sharing more single dwelling units these days and we could be looking at an onslaught of vehicles burdening our existing streets.
- **THIS IS SIMPLY UNACCEPTABLE!**

The buildings themselves will also be a detriment to our neighbourhood and property values. Right now, we are a delightful, quiet, I would even say "sought-after" community consisting of mainly single family, detached houses, with a couple of duplexes mixed in. To introduce a massive complex of 14 townhomes, potentially **TOWERING** over our homes would bring down the quaint-ness (if that is a word) of our happy little hamlet.

- **SHEER MASS!** As a home designer myself, I understand that when your house is only 18' wide – you are going to maximize the height to get as many bedrooms in there as possible. These townhouses have the potential to be 11.0m tall, I have done the math and that is **MORE THAN TWICE** the height of my home at 20 Princess. Then you factor in the grade change and these things will appear monstrous. That is just not in keeping with our neighbourhood.
- **PRIVACY!** Further, their immense height and topographical locations will inherently create window openings that will allow them to look all the way down the back yards of the people living on Barton and Princess Streets effectively killing our privacy. Please don't allow that to happen.

Thank you for taking your time to read through our concerns and objections. I know that this is not a Haldimand County proposal, and you are simply allowing us this platform to be heard – for which, I also thank you.

And to restate, we are not opposed to any development taking place at this location, we would welcome new neighbours with open arms – we just ask that the new lot creations and subsequent home stylings will be proportionate and appropriate to our existing hamlet.

Sincerely,

Brian Matthews & Dr. Julie Cull  
20 Princess Street West.

To: Haldemond County Clerk - Chad Curtis  
Haldemond County Planner - Mark Andrews

Re - File No: PLZ-HA-2025-010

My name is Alma Nagel. I live at 22 Princess St. West. I have lived here since 1992. I run a small business from my home - hairstyling. My home is zoned R-1A which allows me to do so.

I am writing to you in reference to the rezoning of the properties on Munsee, and Ottawa street and corner of Princess St. This property is just up the street from my property.

I'm not against development but not in the way you are proposing on this above property. I wouldn't mind 4 or 5 affordable single family homes spread out on the property, with only 1 home on the property on Munsee street. I'm certainly not in favour of 14 townhouses on Ottawa street which has to be put through to my street, Princess street.

This build would make our area congested with parking and traffic flow. The townhouses would not fit in with the already existing homes.

They would look out of place within this residential area that we live in. We have no sidewalks so the streets are all we have for walking, biking and kids who play street hockey or basketball.

With the extra cars parked on the Ottawa street would cause low visibility for people & children. Most homes today have 2 cars and then add in the extra vehicles parked on the street would be chaos & crowded.

I am also concerned about drainage too. People I know who live on Chippewa St. Barton Street and my street already have drainage issues because of improper procedures when our homes were built.

I do not expect the current owner to do nothing with his property. I merely just would like to see it nicely developed with individual homes. not townhouses

To the planning department at Haldimand County.

Regarding the Planning applications PLB-2025-011 and PLZ-HA-2025-010.

I LINDA GAUEY living at 3 CHIPPEWA ST W, CAYUGA, have been made aware of the above-mentioned planning applications regarding the lot severances and possible rezoning of the vacant lands between Barton, Princess, Ottawa and Munsee Streets in Cayuga.

I regretfully cannot attend the Town Hall meeting, but I would like to take this opportunity to STRONGLY DISAGREE with the proposed applications, as I feel they are not in the best interests of my neighbourhood.

I feel that these developments will be detrimental to our community and create unsafe conditions for ourselves and our children to live in. The additional traffic, lack of parking combined with our area not having any sidewalks will create unsafe road conditions for both vehicles and pedestrians alike.

Further, I believe that the proposed developments and severances are not in keeping with the current scale and style of our surrounding neighbourhood. The density of the development will be severely disproportionate to our current home designs.

I would like to stress that I am not against any development on these lands, I would just like to ask that it be more in keeping with the immediately surrounding lots and house styles.

Thank you for your time,

— —  
TO: JASSIE CLEAVER  
SEC-TREAS COA  
HALDIMAND COUNTY

*I would like to receive a copy of the Committee's decisions regarding these applications*

LINDA GAUEY  
3 CHIPPEWA ST W  
CAYUGA ON N0A1E0  
EMAIL:

To the planning department at Haldimand County.

Regarding the Planning applications PLB-2025-011 and PLZ-HA-2025-010.

I GARY WOODALL living at 10 CHIPPEWA ST W., have been made aware of the above-mentioned planning applications regarding the lot severances and possible rezoning of the vacant lands between Barton, Princess, Ottawa and Munsee Streets in Cayuga.

I regretfully cannot attend the Town Hall meeting, but I would like to take this opportunity to STRONGLY DISAGREE with the proposed applications, as I feel they are not in the best interests of my neighbourhood.

I feel that these developments will be detrimental to our community and create unsafe conditions for ourselves and our children to live in. The additional traffic, lack of parking combined with our area not having any sidewalks will create unsafe road conditions for both vehicles and pedestrians alike.

Further, I believe that the proposed developments and severances are not in keeping with the current scale and style of our surrounding neighbourhood. The density of the development will be severely disproportionate to our current home designs.

I would like to stress that I am not against any development on these lands, I would just like to ask that it be more in keeping with the immediately surrounding lots and house styles.

Thank you for your time,

Gary Woodall

To the planning department at Haldimand County.

Regarding the Planning applications PLB-2025-011 and PLZ-HA-2025-010.

I Breanne Howe living at 10 Chippewa St. W, have been made aware of the above-mentioned planning applications regarding the lot severances and possible rezoning of the vacant lands between Barton, Princess, Ottawa and Munsee Streets in Cayuga.

I regretfully cannot attend the Town Hall meeting, but I would like to take this opportunity to **STRONGLY DISAGREE** with the proposed applications, as I feel they are not in the best interests of my neighbourhood.

I feel that these developments will be detrimental to our community and create unsafe conditions for ourselves and our children to live in. The additional traffic, lack of parking combined with our area not having any sidewalks will create unsafe road conditions for both vehicles and pedestrians alike.

Further, I believe that the proposed developments and severances are not in keeping with the current scale and style of our surrounding neighbourhood. The density of the development will be severely disproportionate to our current home designs.

I would like to stress that I am not against any development on these lands, I would just like to ask that it be more in keeping with the immediately surrounding lots and house styles.

Thank you for your time,

—  
—

**Jassie Cleaver**

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**From:****Sent:****To:****Subject:**

[EXTERNAL] FILE No: PBL-2025-011 and FILE No: PLZ-HA-2025-010

**Caution**

This email is NOT from a Haldimand County Employee

To the attention of Jassie Cleaver, Mark Andrews and Chad Curtis;

My name is Lucas Jacobs and I live at 63 Munsee St. South in Cayuga. We have recently received notice of zoning changes, severance and eventually development of land in our neighbourhood.

I would like it to be known that I am **not** in favour of the applications that have been submitted for changes with regards to **FILE No: PBL-2025-011 and FILE No: PLZ-HA-2025-010**, specifically, the erection of the proposed 16 dwellings as depicted in the application.

These proposed structures are not in keeping with the current homes in the neighbourhood. The combination of lot sizes, individual dwelling sizes and possible height of 11 metres severely detract from the current overall appearance of homes on the area streets which, I believe, could lead to a significant de-value of the current homes. As well, this development would also create an overcrowding situation for vehicular traffic and parking and create likely unsafe conditions for pedestrians or children where as much of the surrounding streets lack sidewalks and there is an elementary school within close proximity. I believe safety is of great concern, especially during winter when snowbanks take up more of the travelled portion of the road leaving less area to walk.

Furthermore, this or any development would require the removal of more than 60 mature trees that are currently on that land. This would be a shame during a time of ever increasing environmental awareness.

Thank you in advance for any or all considerations that you give to my concerns. I look forward to your response(s).

Lucas Jacobs,  
Cayuga, ON



# Haldimand County Committee of Adjustment

## Minor Variance



**File Number:** PLA-2025-015

**Property Roll Number:** 2180.033.200.31185.0000

**Applicant:** 1783576 Ontario Ltd

**Agent:** Nick Dyjach

**Property Location:** Walpole Concession 7, Part Lot 7, Known Municipally as 1350 Haldimand Road 55

**For consideration on: March 25, 2025**

### Summary

Relief is requested from the 'Agriculture "(A)" Zone with site-specific provisions, pursuant to Haldimand County Zoning By-law HC 1-2020, to grant relief of the building height, maximum gross floor area, and minimum parking spaces. This application is to address a revised Site Plan application for a proposed Cold Storage Facility, which is being reviewed under separate cover (application number PLSP-HA-2023-115).

### Recommendation

THAT application PLA-2025-015 be APPROVED. The application meets the four tests of a Minor Variance, in accordance with Section 45(1) of the *Planning Act*.

**Prepared by:** John Douglas, MCIP, RPP, Senior Planner

**Reviewed by:** Mark Andrews, M.A., MCIP, RPP, Senior Planner

**Reviewed by:** Krystina Wheatley, Supervisor, Planning & Development

### Details of the Submission:

#### Proposal:

A Zoning By-law Amendment application to amend the zoning for the subject lands from the 'Agriculture "(A)" Zone to the 'Agriculture "(A)" Zone with site-specific provisions to permit an agricultural Cold Storage facility, as a stand alone Agriculture-Related use was approved by Council on September 25, 2023.

An application for Site Plan Approval has also been submitted by the applicant. The site plan hasn't been approved yet, but is close to getting final approval. The applicant recently requested a revision to the Site Plan application to increase the height, gross floor area, and to reduce the number of parking spaces. The proposed changes necessitated the submission of this Minor Variance application.

Relief is requested to increase the maximum building height, maximum gross floor area, and parking space relief of the 'Agriculture "(A)" with site-specific provisions of the Haldimand County Zoning By-law HC 1-2020 as follows:

<b>Development Standard(s)</b>	<b>Required</b>	<b>Proposed</b>	<b>Deficiency</b>
Building Height	14m (1353-HC/23) (45.93 feet)	15.0 m (49.21 feet)	1.0 m (3.28 feet)
Maximum Gross Floor Area	3,510 sq. m. (1353-HC/23) (37,781.33 sq.ft)	3,855 sq. m. (41,494.875 sq.ft.)	345sq. m. (3713.55 sq.ft.)
Parking (spaces)	50 spaces	41 spaces	9 spaces

The relief is requested to address the three (3) deficiencies noted above within the “Agriculture “(A)” Zone with site-specific provisions of the Haldimand County Zoning By-law HC 1-2020, to allow an updated building design to include an increased third storey mezzanine to be used for seed storage and research space.

The building height has a requested relief of 1.0 metre (3.28 feet), allowing 15.0 metres (49.21 feet) whereas 14 metres (45.93 feet) is permitted (reference by-law 1353-HC/23). The request for the additional height is required to meet the required floor-to-height clearance for racking and equipment, and to allow the structural design proposed.

In addition, the Maximum Gross Floor Area has a requested relief of 345 sq.m. (3713.55 sq.ft.), allowing a total Maximum Gross Floor Area of 3,855 sq.m. (41,494.875 sq.ft.), whereas 3,510 sq.m. (37,781.33 sq.ft.) is the maximum permitted. This request is to address the increase in gross floor area that will be required to allow for the third storey mezzanine.

Lastly, relief is being requested to allow for the minimum required parking spaces; requesting 41 parking spaces, whereas 50 parking spaces are required. The increase in the floor area resulted in an additional 9 parking spaces being required. However due to the floodplain area restrictions it is not possible to accommodate the additional 9 parking spaces.

#### **Site Features and Land Use:**

The subject lands are located at the south east corner of Haldimand Road 55 and Highway 3 and are approximately 2 hectares (5 acres) in area. The lands are legally described as Part Lot 7, Concession 7, Geographic Township of Walpole, Haldimand County and known municipally as 1350 Haldimand Road 55.

The subject application was submitted to accommodate a revision to Site Plan for the development of a Cold Storage Facility on the western half of the subject lands.

The subject lands are currently vacant and located entirely within lands regulated by the Long Point Region Conservation Authority (LPRCA). Although relatively flat, the eastern portion of the lot is lower and not suitable for development. The proposed Cold Storage facility is located at the west end of the lot within a limited building envelope high enough to be suitable for development.

There is an existing fire hydrant located within 90 metres of the proposed principal entrance providing access for fire suppression. A private drilled water well and an on-site septic system will be used to provide services for the daily functions of the cold storage facility.

Surrounding land uses are predominantly agricultural, with four (4) non-farm residential dwellings located on the north side of Highway 3. The closest of the dwellings is approximately 65 metres (213 feet) north of the northern property line of the subject lands. Immediately to the south of the subject

lands is a Haldimand County Bulk Water Depot. To the east, land uses are predominantly agricultural, residential and commercial. About 500 metres (1,640 feet) west of the subject lands is the Urban Area of Jarvis.

Planning staff support the subject application and have not received any concerns through the circulation of this proposal.

**Existing Intensive Livestock Operations:** Not applicable.

## **Agency & Public Comments**

### **Haldimand County Building & Municipal Enforcement Services:**

Property zoned Agricultural. MTO & LPRCA approvals will be required.

Planning Comments: Through comments received from MTO and LPRCA (and new LPRCA comments below) regarding the associated applications for Zoning By-law Amendment and Site Plan Approval, the applicant is aware that MTO and LPRCA permits are required.

### **Haldimand County Planning & Development Services – Development Technologist:**

No comments, further review will take place for site plan application.

### **Haldimand County Emergency Services:**

No comments.

### **Haldimand County Water and Wastewater Engineering & Compliance:**

No comments.

### **Long Point Region Conservation Authority:**

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

### Permitting under Ontario Regulation 41/24

The subject lands are largely regulated by Long Point Region Conservation Authority under Ontario Regulation 41/24 due to the presence of floodplain associated with Sandusk Creek. Permission from this office is required prior to any development within the regulated area as defined in the Conservation Authorities Act. This includes the septic system and stormwater management pond.

Development is defined as:

- the construction, reconstruction, erection or placing of a building or structure of any kind,
- any change to a building or structure that would have the effect of altering the use or
- potential use of the building or structure, increasing the size of the building or structure or increasing the number of dwelling units in the building or structure,
- site grading, or
- the temporary or permanent placing, dumping or removal of any material, originating on the site or elsewhere (Ontario Regulation 41/24)

Planning Comments: The LPRCA has expressed no objection to the subject application. The applicant will have to obtain any required approvals/permits from the LPRCA to proceed with development.

### **Ministry of Transportation:**

MTO comments have been provided with respect to the associated applications for Zoning By-law Amendment and Site Plan Approval. No additional comments were received regarding the subject Minor Variance 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.

**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 Haldimand County Official Plan (OP) creates the long-term framework for guiding land use changes in the County by protecting and managing the natural environment, directing and influencing growth patterns and facilitating the vision of the County as expressed through its residents. The OP also provides the avenue through which Provincial Policy is implemented into the local context.

The subject lands are designated “Agriculture” with a Riverine Hazard Overlay in accordance with the Haldimand County Official Plan. The OP identifies that the predominant use of lands within areas designated “Agriculture” shall be used for agriculture and agriculture-related uses.

Staff are of the opinion that the proposed cold storage facility is an agriculture-related use that will support the regional agri-food industry. The proposed facility will allow local producers to store commodities, reducing spoilage and allowing for timely delivery of goods to regional markets and processing facilities.

The Applicant has worked with the County and Long Point Region Conservation Authority (LPRCA) to address the Riverine Hazard Land Policies in the Official Plan. In particular, given the topography of the subject lands, a significant portion of the property is susceptible to flooding. However, a portion of the subject property situated at the west end of the subject lands has been identified as a suitable building site that is outside of the 1-in-100 year flood zone. The LPRCA has advised that they have no concerns with the application as submitted and will require LPRCA permits for development of the site. Detailed LPRCA comments are provided on page 4 of this report.

Staff are satisfied that the proposed development conforms to the Riverine Hazard Policies in the Official Plan.

It is noted that within Haldimand County, predominantly near the Urban Area of Jarvis, that naturally occurring methane gas migration is found. The property is subject to this and therefore

a Methane Gas Evaluation was completed as part of a Geotechnical Investigation conducted by Petro MacCallum Ltd. Consulting Engineers for the associated Zoning By-law Amendment and Site Plan applications. The report concluded that concentrations of methane were not considered to be significant and will not affect the proposed development or create undue negative impacts or hazards on the subject lands.

It is the opinion of Planning staff that the subject Minor Variance application maintains the general intent and purpose of the OP.

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

**Planning staff comment:**

As noted previously in this report, Haldimand County Council approved an application to amend the Zoning By-law for the subject lands to permit the Cold Storage facility as a stand alone Agriculture-Related use. After the site specific Zoning By-law (1353-HC/23) for the subject lands was approved, the applicant became aware that 1.0 m of additional building height and some additional floor space were needed beyond what was approved in 1353-HC/23. The additional gross floor area resulted in an additional 9 parking spaces to be provided on site, which cannot be provided on the site due to the flood plain constraints.

The subject Minor Variance application is required to allow the additional building height, floor area and the reduction to the required number of parking spaces.

No objections or concerns were raised in response to the circulation of the subject application.

Staff are of the opinion that the subject application maintains the general intent and purpose of the Zoning By-law.

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

**Planning staff comment:**

As noted, Council approved site specific Zoning By-law 1353-HC/23 to permit the proposed Cold Storage Facility on the subject lands. Council supported the recommendations in the planning staff report that the proposed Cold Storage facility was desirable for the appropriate development of the subject lands. No concerns or objections to the relief requested under the subject Minor Variance application have been received. Staff are of the opinion that the proposed development permitted by the subject Minor Variance application continues to be desirable for the appropriate development of the subject lands.

4. Is the application minor?

**Planning staff comment:**

The subject application seeks relief from site specific Zoning By-law 1353-HC/23 which was approved by Council on September 25, 2023 to permit the proposed Cold Storage facility on the subject lands. The application seeks relief to allow a structure of 15m (49.21feet) in height whereas 14m (45.93 feet) is permitted, requiring a variance of 1m (3.28 feet) . The application also seeks to allow an increase of the maximum gross floor area of 3,855 sq. m. (41,494.875 sq.ft.) whereas 3,510 sq. m. (37,781.33 sq.ft) is permitted, requiring a variance of 345 sq. m. (3713.55 sq.ft.). The subject Minor Variance application also seeks a variance to address a deficit of 9 parking spaces (41 spaces whereas 50 are required).

Given the relatively small deviation of the Zoning By-law provisions due to the revised proposal, and given that no objections or concerns have been received with respect to the subject Minor Variance application, staff are satisfied that the variances proposed are minor.

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

### **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 March 14, 2025.

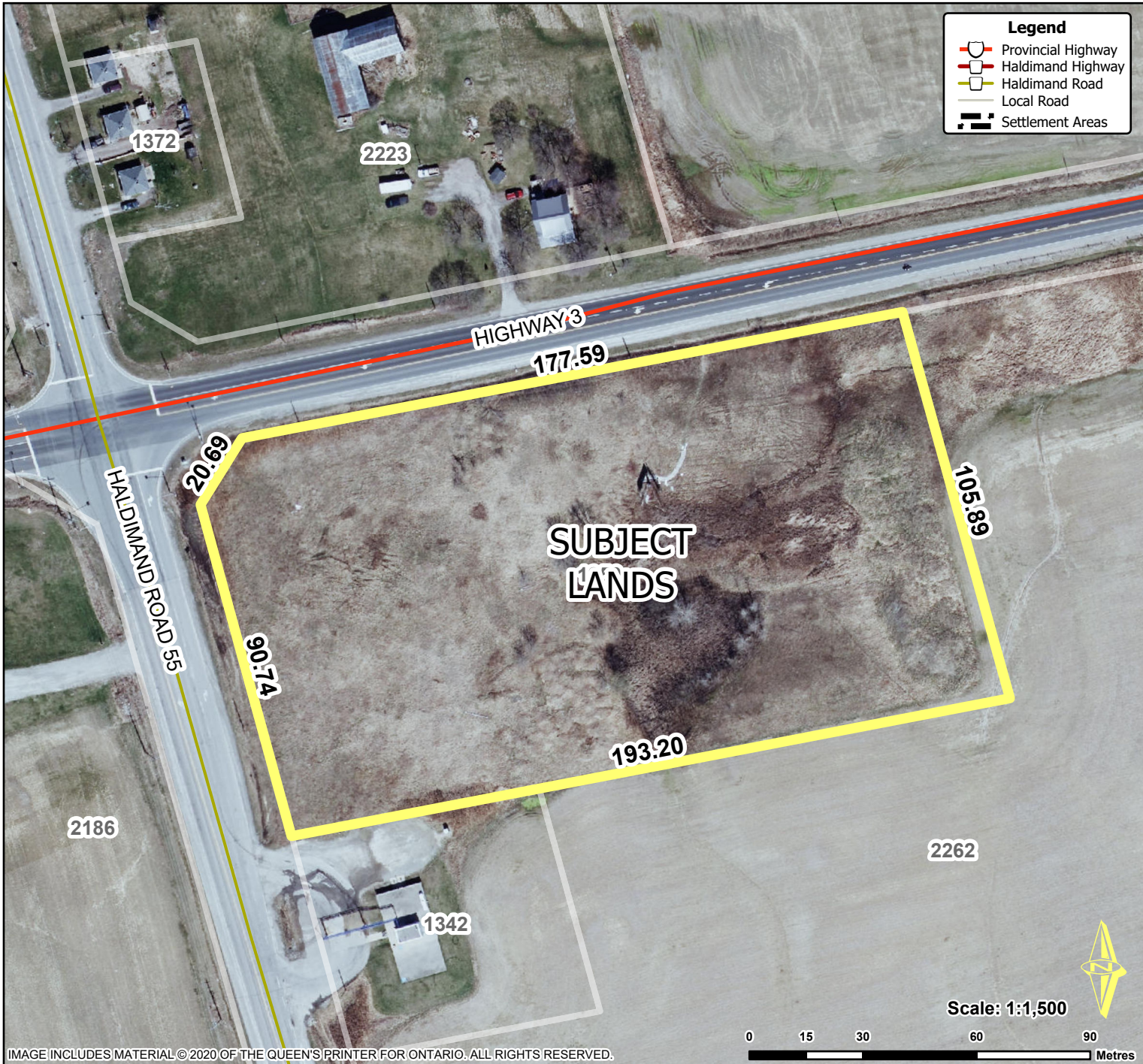
A copy of the staff report has been provided to the applicant.

### **Attachments:**

1. PLA2025015\_Attach1\_Map\_Location
2. PLA2025015\_Attach2\_Map\_OwnersSketch

# Location Map FILE #PLA-2025-015 APPLICANT: 1783576 Ontario LTD

PLA-2025-015, Attachment 1



Location:  
**1350 HALDIMAND ROAD 55**  
**GEOGRAPHIC TOWNSHIP OF WALPOLE**  
**WARD 1**

Legal Description:  
**WAL CON 7 PT LOT 7**

Property Assessment Number:  
**2810 332 003 11850 0000**

Size:  
**2.02 Hectares (5 Acres)**

Zoning:  
**A (Agriculture), LPRCA 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.

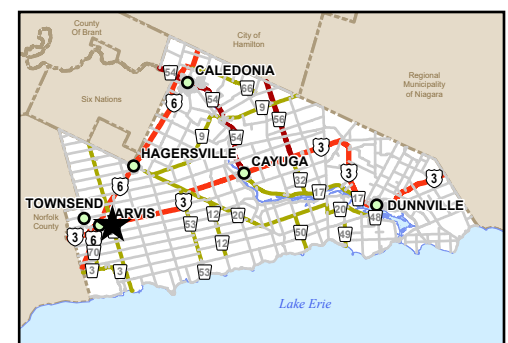
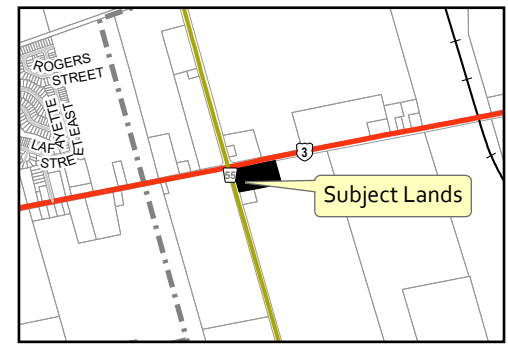


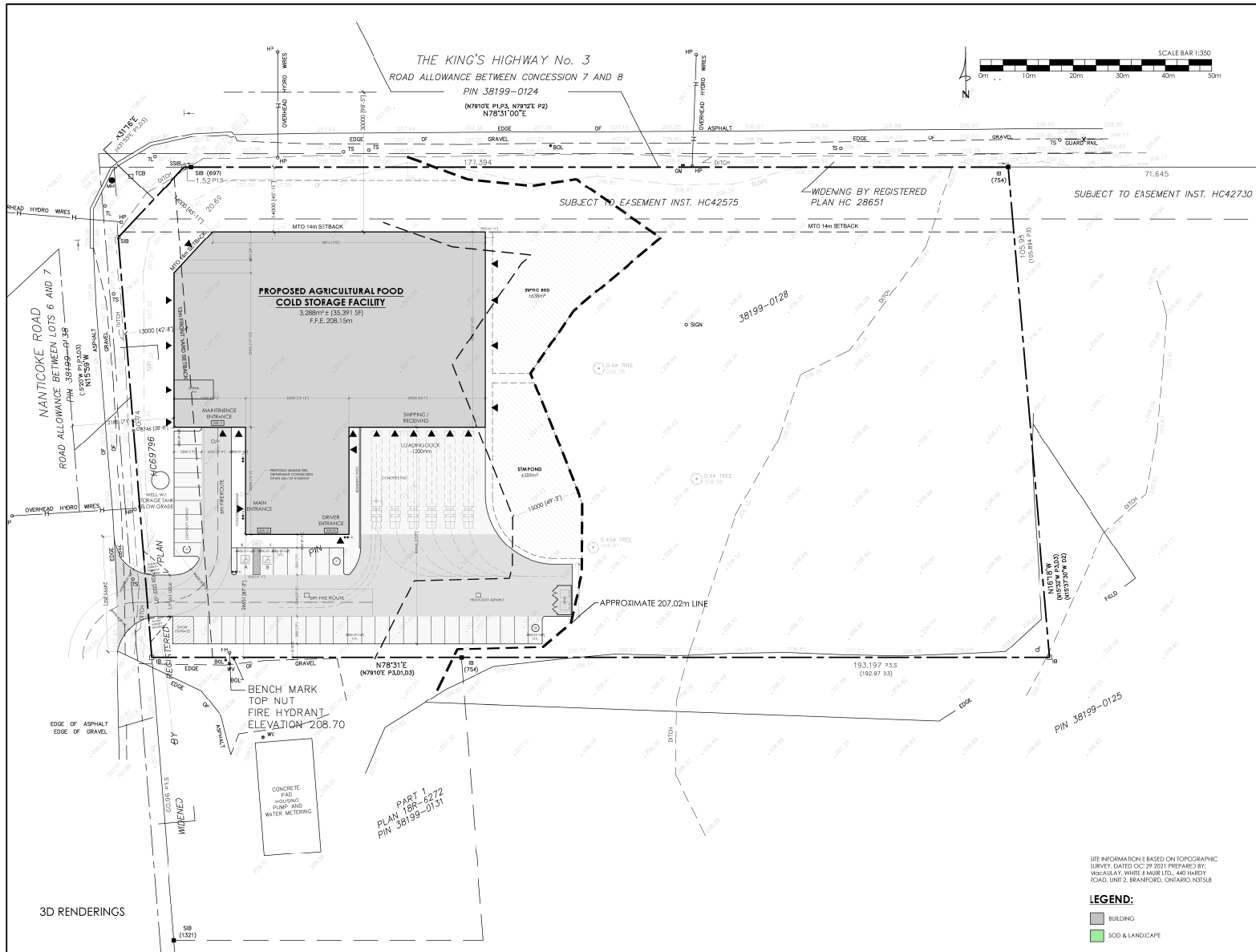
IMAGE INCLUDES MATERIAL © 2020 OF THE QUEEN'S PRINTER FOR ONTARIO. ALL RIGHTS RESERVED.

# Owner's Sketch FILE #PLA-2025-015 APPLICANT: 1783576 Ontario LTD

PLA-2025-015, Attachment 2



**Haldimand County**



### SITE STATISTICS:

**PROPERTY DETAILS**  
 ZONING: A, AGRICULTURAL (BY-LAW 1353-HC(23))  
 ADDRESS: 1350 HALDIMAND RD. S55, JARVIS, ON (LOT 7, CONCESSION 7)  
 LOT AREA: 5,202.04 m<sup>2</sup> 15 ACRES  
 BUILDING COVERAGE: 5,328 m<sup>2</sup> (16.5%)  
 LANDSCAPE AREA: 1,424 m<sup>2</sup> (70.75%)  
 PARKING & DRIVE AREA: 1,272 m<sup>2</sup> (13.75%)  
 MAX BUILDING HEIGHT: 14m MAX.  
 PROPOSED BLD HEIGHT: 14.5m

**BUILDING AREA**  
 TOTAL BUILDING AREA: 3,289 m<sup>2</sup>  
**GROSS FLOOR AREA**  
 1ST FLR WAREHOUSE: 2,915 m<sup>2</sup>  
 2ND FLR OFFICE: 156 m<sup>2</sup>  
 3RD FLR SEEDS/RESEARCH STORAGE: 218 m<sup>2</sup>  
 MESSE/RECEPTION: 200 m<sup>2</sup>  
 TOTAL BUILDING: 3,385 m<sup>2</sup>

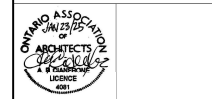
**PARKING REQUIRED (AS PER HALDIMAND BY-LAW)**  
 FOR 1ST FLR WAREHOUSE:  
 2,915 m<sup>2</sup> @ 100 m<sup>2</sup> / 29 SPACES  
 FOR 1ST FLR OFFICE:  
 156 m<sup>2</sup> @ 100 m<sup>2</sup> / 2 SPACES  
 FOR 2ND FLR OFFICE:  
 220 m<sup>2</sup> @ 100 m<sup>2</sup> / 2 SPACES  
 FOR 3RD FLR SEEDS/RESEARCH STORAGE:  
 218 m<sup>2</sup> @ 100 m<sup>2</sup> / 2 SPACES  
 TOTAL PARKING REQUIRED: 48 SPACES

**PARKING PROVIDED**  
 REGULAR PARKING: 39 SPACES  
 BARRIER FREE: 2 SPACES  
 TOTAL PARKING PROVIDED: 41 SPACES

**REQUIRED SETBACKS**      **PROPOSED SETBACKS**  
 FRONT [W]: 8.7m      FRONT [W]: 8.7m  
 REAR [E]: 14m(MTO)      REAR [E]: 14m  
 SIDE [N]: 14m(MTO)      SIDE [N]: 14m  
 INT. SIDE [S]: 26.6m      INT. SIDE [S]: 26.6m

7	JAN 20, 2025	ISSUED FOR MINOR VARIANCE
4	JAN 20, 2025	PLAN REV ISSUED FOR COMMENT
5	JAN 15, 2025	PLAN REV ISSUED FOR COMMENT
2	DEC 09, 2024	REBUED FOR SPA
1	JULY 4, 2024	REBUED FOR SPA COMMENTS
0	JAN 24, 2024	ISSUED FOR SPA

No.	Date	Description
Revisions		



**PROPOSED COLD STORAGE BUILDING**  
 1350 HALDIMAND RD S55  
 JARVIS, ON

Design: A.R.C.      Project No.:  
 Drawn: M.G.      Scale: 1:350  
 Checked: A.R.C.      Printed: JAN/23/2025  
 Drawing No.:  
 Revisions: 7

SITE INFORMATION IS BASED ON TOPOGRAPHIC SURVEY, DATED OCT 29 2021 PREPARED BY: MCKAULAY, WHEAT & MAIR LTD., 460 HARDY ROAD, UNIT 2, BRANFORD, ONTARIO, N3T5B8

**LEGEND:**  
 [Grey Box] BUILDING  
 [Green Box] SOG & LANDSCAPE

**SP.1**  
 SITE PLAN



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# Haldimand County Committee of Adjustment



## Memorandum

**File Number:** PLB-2024-239

**Property Roll Number:** 2810-023-001-0840-00000

**Applicant:** Harold Kelly

**Agent:** Kim Hessels

**Property Location:** Moulton Concession 1, Canborough Part Lot 6, Reference Plan 18R6738 Parts 1 and 2, Known Municipally as 398 Diltz Road

**Previously Deferred from the Committee of Adjustment meeting on: December 17, 2024**

**And resubmitted for consideration on March 25, 2025**

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## Summary

The applicant proposes to adjust a lot line (i.e., boundary adjustment) of the subject lands, which are to be severed and added to the adjacent benefitting lands to the northeast. The purpose and intent of the boundary adjustment is to allow the applicant to remove the single residential dwelling and accessory building from the subject lands, with the remainder of the subject lands which are actively farmed to be added to the adjacent agricultural lands. The boundary adjustment will essentially result in a surplus farm dwelling lot, and a larger agricultural parcel, all of which will continue to maintain frontage and direct access to Diltz Road.

## Recommendation

THAT application PLB-2024-239 be APPROVED, subject to the attached conditions. The application is consistent with the Provincial Planning Statement, 2024, and conforms to the intent and purpose 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:** Mark Andrews, M.A., MCIP, RPP, Senior Planner, Planning and Development

**Reviewed by:** Krystina Wheatley, Acting Supervisor, Planning and Development

## Background:

Application PLB-2024-239 was originally heard at the December 17, 2024 Committee of Adjustment meeting. The original application contemplated the severance of a surplus farm dwelling lot and the retention of the remainder of the subject lands which are actively farmed. However, the retained lands, as a result of the severance, would no longer maintain access (i.e., frontage) along Diltz Road and would become a landlocked parcel. The Haldimand County Official Plan and Zoning By-law does not permit the creation of a new parcel of land that does not maintain safe and direct access to a permanently maintained public road. Accordingly, the Committee of Adjustment deferred the application to give the applicant an opportunity to revise and resubmit the application as a boundary adjustment,

which would result in two adjusted parcels that continue to maintain safe and direct access to Diltz Road and to prevent any parcels from being landlocked. The applicants have amended the application as a boundary adjustment to add the retained agricultural lands to the parcel to the northeast, known municipally as 404 Diltz Road. As a condition of approval, the retained lands will be required to merge with the adjacent lot (included in the attached conditions), which will prevent the parcel from being landlocked.

Planning staff is satisfied that the amended application is now consistent with the Provincial Planning Statement, 2024, and conforms to the intent and purpose of the Haldimand County Official Plan and Haldimand County Zoning By-law HC 1-2020.

The staff report from December 17, 2024 is attached for reference and informational purposes.

### **Attachments:**

1. [PLB2024239 Attach1 December 17, 2024 ReportConditions](#)
2. [PLB2024239 Attach2 Condition SheetLocation Map](#)
3. [PLB2024239 Attach3 Map LocationOwner's Sketch 1](#)
4. [PLB2024239 Attach4 Map OwnSketch1Owner's Sketch 2](#)
5. [PLB2024239 Attach5 Map OwnSketch2December 17, 2024 Staff Report](#)



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# Haldimand County Committee of Adjustment

## Consent

**File Number:** PLB-2024-239

**Property Roll Number:** 2810-023-001-08400-0000

**Applicant:** Harold Kelly

**Agent:** Kim Hessels

**Property Location:** 398 Diltz Road, Legally Described as MOULTON CON 1 CANBOROUGH PT LOT 6 RP 18R6738 PARTS 1 AND 2

**For consideration on: December 17, 2024**

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## Summary

The applicant proposes to sever a parcel of land containing a surplus farm dwelling. Planning staff recommends refusal of this application as it 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.

## Recommendation

THAT application PLB-2024-239 be refused as 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: Krystina Wheatley, Acting Supervisor, Planning and Development**

## Details of the Submission:

### Proposal:

The applicant proposes to sever a parcel of land containing a surplus farm dwelling. The severed lands are proposed to have a frontage of 41 metres (~135 feet) and an area of 0.38 hectares (0.94 acres). The retained lands are proposed to have 0 metres (0 feet) of frontage and an area of approximately 5.08 hectares (12.55 acres).

**Site Features and Land Use:**

The subject lands are located in the geographic township of Moulton, in the prime agricultural area of the County. The subject lands front onto the west side of Diltz Road. The subject lands have a frontage of 41 metres (~135 feet) and an area of 5.46 hectares (13.50 acres).

The subject lands consist of the severed lands and retained lands. The severed lands are proposed to have a frontage of 41 metres (~135 feet) and an area of 0.38 hectares (0.94 acres). The severed lands contain a single detached dwelling on private services and a residential accessory building. The severed lands are located between two existing rural residential lots. The retained lands are proposed to have 0 metres (0 feet) of frontage and an area of approximately 5.08 hectares (12.55 acres). The retained lands are vacant and are in active agricultural (crop) production. The surrounding land uses are generally rural residential and agriculture in nature.

**Existing Intensive Livestock Operations:**

Not applicable.

**Agency & Public Comments****Haldimand County Building & Municipal Enforcement Services:**

We are concerned about landlocking the retained lands. Confirmation is required that the retained lands will be merged with the abutting lot municipally addressed as 404 Diltz Road.

**Haldimand County Planning & Development Services – Development Technologist:**

The applicant needs to provide proof of entrance for retained parcel.

**Planning Comment:** Given the proposal to landlock the retained lands, an entrance permit cannot be issued. Therefore, an entrance permit has not been included in the condition sheet.

**Haldimand County Emergency Services:**

No comments received.

**Grand River Conservation Authority:**

No comments received.

**Hydro One:**

Hydro One has no concerns regarding the severance. There is a primary / secondary pole line on private property (between the house and Diltz Road) that runs parallel to Diltz Road through the subject lands. Any existing Registered / Unregistered Easements for this line will remain.

**Facilities, Parks, Cemeteries, and Forestry Operations:**

398 Diltz Road contains Significant Woodlands identified in the County's Official Plan. An Environmental Impact Study (EIS) is required to demonstrate that the proposed development will have no negative impacts on the natural features or their ecological functions.

The applicant also needs to show access to the proposed agricultural parcel after severance as it will be landlocked.

**Municipal Property Assessment Corporation:**

No comments received.

**Mississaugas of the Credit:**

No comments received.

**Six Nations:**

No comments received.

**Public:**

No comments received.

**Planning Analysis****Provincial Planning Statement, 2024 (PPS)**

The subject lands are located in the prime agricultural area of the County. The PPS discourages lot creation in the prime agricultural area and permits it in very limited circumstances, which includes permitting one new residential lot per farm consolidation for a residence surplus to an agricultural operation provided that the new lot will be limited to a minimum size needed to accommodate the use and appropriate sewage and water service and the planning authority ensures that new residential dwellings and additional residential units are prohibited on any remnant parcel of farmland created by the severance. The applicant has failed to demonstrate farm consolidation or that the residence is surplus to an agricultural operation. The applicant submitted Form 1 – Residential Lot in a Rural/Agricultural Area – Information Form as part of his application, which lists the applicant's farms and dwellings. According to the Form, the applicant only owns one other lot containing a dwelling (415 Diltz Road); This is a rural residential lot measuring 0.2 hectares (0.5 acres) in size and is not a farm. Owning the subject lands and this rural residential lot is not considered farm

consolidation and the dwelling on the subject lands is not considered surplus to a farming operation as a result of farm consolidation. The applicant must own another farm containing a dwelling to qualify for a surplus farm dwelling severance.

It is Planning staff's opinion that the application is not consistent with the PPS. Therefore, Planning staff recommends that the application be refused.

### **Haldimand County Official Plan (OP)**

The subject lands are designated "Agriculture" in the Haldimand County Official Plan (OP).

The OP states that lot creation in the "Agriculture" designation is generally discouraged and may be only permitted in limited circumstances, which includes a severance for a habitable farm dwelling with a minimum age of ten years, calculated from the date of occupancy of the dwelling **made surplus through farm consolidation where it is part of a farm holding containing two or more habitable dwellings and where each farm is located within the County**. No new residential shall be permitted on the retained lands.

**Planning staff comment:** The applicant has failed to demonstrate that the dwelling on the subject lands is made surplus through farm consolidation where it is part of a farm holding containing two or more dwellings and where each farm is located within the County.

The creation of a surplus farm dwelling lot will need to meet the following criteria:

- a) The severance shall generally be 0.4 hectares (1 acre) to 0.6 hectares (1.5 acres) in size and shall minimize the amount of agricultural land or productive forest land taken out of production;

**Planning staff comment:** The severed lands are 0.38 hectares (0.94 acres) in size.

- b) No severance shall be granted unless the proposed lot can be serviced by an on-site sanitary sewage system designed and installed as per the Ontario Building Code;

**Planning staff comment:** The severed lands will be serviced by an existing cistern and septic system. A septic evaluation has been submitted as part of the application. Building staff did not have concerns regarding the septic system.

- c) No severance shall be granted unless it is shown that it will not adversely affect the operation or viability of the farm operation on the remaining lands;

**Planning staff comment:** The severance will remove all frontage and access for the retained (farm) lands. The retained lands will be landlocked, which will have severe impact on the operation and the viability of the farm; There will be no legal frontage or access for the farmlands.

Additionally, the retained lands are 5.08 hectares (12.55 acres) in size, and preferred farm size in the OP is 40 hectares (100 acres). In addition to being landlocked, the retained lands are severely undersized.

The applicant has failed to demonstrate that the severance will not adversely affect the operation or viability from a frontage and access perspective and lot size perspective.

- d) Severances that do not meeting Minimum Separation Distance formulae, as amended, shall not be permitted;

**Planning Comment:** The subject lands do not contain a livestock operation, therefore the MDS formulae does not apply.

- e) Severances shall not be permitted within 300 metres from licensed pits and 500 metres from licensed quarries and must be well removed from waste disposal sites and other potential land use conflicts;

**Planning Comment:** The severed lands are not located within 300 metres of licensed pits or 500 metres of licensed quarries.

- f) The lot shall be located with safe and direct access to a permanently maintained public road;

**Planning Comment:** The severed lands will have frontage on an existing public road, known municipally as Diltz Road. However, the severance will remove road frontage and access for the retained lands. The retained lands will not have safe and direct access to a permanently maintained public road.

- g) Potential impacts on natural environment areas and/or cultural resources shall be assessed and addressed, where necessary;

**Planning Comment:** The proposed application is not anticipated to have an adverse or negative impact on the surrounding natural or cultural resources.

It is Planning staff's opinion that the application does not conform to the OP. More specifically, the applicant has failed to demonstrated that the dwelling on the subject lands is made surplus through farm consolidated where it is part of a farm holding containing two or more dwellings and where each farm is located within the County and the severance will landlock the retained (farm) lands, cutting off legal frontage and access to the retained (farm) lands. Therefore, Planning staff recommends that the application be refused.

### **Haldimand County Zoning By-law HC 1-2020**

The subject lands are zoned "Agriculture (A)" in the Haldimand County Zoning By-law HC 1-2020. The "A" Zone permits agriculture use, a single family dwelling, and residential accessory buildings. The Zoning By-law automatically rezones the retained farmlands by removing a single family dwelling when the Committee of Adjustment approves surplus farm dwelling lots that are less than 0.6 hectares (1.48 acres) in size. Given the severed lands are 0.38 hectares (0.94 acres) in size, the

retained lands would qualify for automatic rezoning process without the need for a Zoning By-law Amendment application.

While the severed lands satisfy the zoning provisions for lot frontage, lot area, and setbacks, the retained farmlands do not satisfy the lot frontage provision (required = 30 metres (~99 feet), proposed = 0 metres (0 feet)). The severance will landlock the retained lands and remove legal frontage and access. This does not meet the intent of the lot frontage provision.

It is Planning staff's opinion that the application does not conform to the Zoning By-law. Therefore, Planning staff recommends that the application be refused.

## **Other**

There are two significant concerns with the subject application:

### Road Access and Frontage

The applicant applied for a consent application to sever a surplus farm dwelling. The applicant did not also apply for a consent to boundary adjust the retained (farm) lands to the abutting lot (404 Diltz Road) through the same consent application, which is an option, or illustrate such boundary adjustment in the Owner's Sketches. If the Owner desires to merge the retained lands with the abutting lot (404 Diltz Road) to address the lack of road frontage and access, the application should be amended to both a surplus farm dwelling severance and boundary adjustment.

### Farm consolidation and surplus farm dwelling

The applicant has failed to demonstrate that the dwelling on the subject lands is made surplus through farm consolidation where it is part of a farm holding containing two or more dwellings and where each farm is located within the County. The applicant must own another farm containing a dwelling to qualify for a surplus farm dwelling severance. Unless the Owner purchases an additional farm containing a dwelling, the application will not meet the PPS and OP policies. Therefore, the application should be refused.

However, should the Committee desire to approve the application, Planning staff have prepared a condition sheet. This includes a condition that requires the retained farmlands be merged with the abutting lot (404 Diltz Road).

## **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 11/27/2024

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

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



**Attachments:**

1. Condition Sheet
2. Location Map
3. Owners Sketch 1
4. Owners 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. To ensure that the retained lands are not landlocked, the applicant is required to merge the retained lands with the abutting lands at 404 Diltz Road. One approach may be to apply for a boundary adjustment. Proof the retained lot has been merged with 404 Diltz Road must be provided to the County. Boundary Adjustments can take three months, therefore, your application must be submitted as soon as possible. For further information, please contact Planning Staff at 905-318-5932.
4. Receipt of a copy of the registered reference plan of the severed parcel, with a frontage of 40.99 metres (134.48 feet), and an area of 0.38 hectare (0.94 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](mailto:jcleaver@haldimandcounty.on.ca) and [gis@haldimandcounty.on.ca](mailto: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:
 

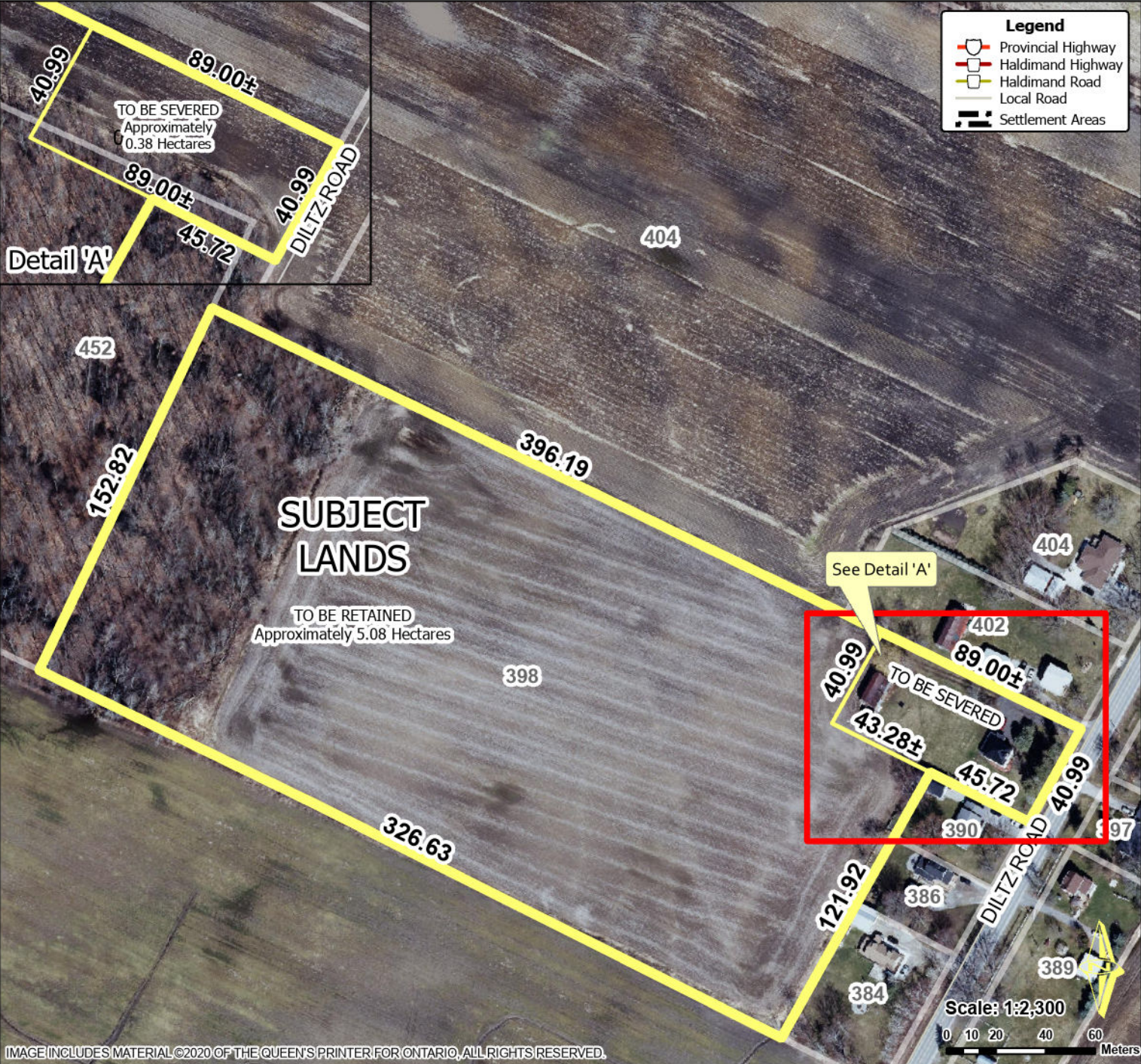
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Datum:	D_North_American_1983
Prime Meridian:	Greenwich
Angular Unit:	Degree
5. A scoped Environmental Impact Study (EIS) is required to demonstrate that the proposed development will have no negative impacts on the natural features or their ecological functions. Please consult Adam Chamberlin, Project Manager, Forestry – Facilities, Parks, Cemeteries, and Forestry Operations at [achamberlin@haldimandcounty.on.ca](mailto:achamberlin@haldimandcounty.on.ca) and send EIS to Secretary Treasurer Jassie Cleaver at [jcleaver@haldimandcounty.on.ca](mailto:jcleaver@haldimandcounty.on.ca)

6. That the above conditions must be fulfilled and the Document for conveyance be presented for stamping/issuance of the certificate on or before December 17<sup>th</sup>, 2026, after which time this consent will lapse.

***File No. PLB-2024-239***

***Assessment Roll No. 2810.023.001.08400.0000***

# Location Map FILE #PLB-2024-239 APPLICANT: Kelly



Location:  
**398 DILTZ ROAD**  
**GEOGRAPHIC TOWNSHIP OF MOULTOIN**  
**WARD 5**

Legal Description:  
**MOULTON CON 1 CANBOROUGH PT**  
**LOT 6 RP 18R6738 PARTS 1 AND 2**

Property Assessment Number:  
**2810 023 001 08400 0000**

Size:  
**5.46 HECTARES**

Zoning:  
**A (Agricultural)**  
**GRCA (Wetland), GRCA (Regulated Lands)**  
 HALDIMAND COUNTY, ITS EMPLOYEES, OFFICERS AND AGENTS ARE NOT RESPONSIBLE FOR ANY ERRORS, OMISSIONS OR INACCURACIES WHETHER DUE TO THEIR OWN NEGLIGENCE OR OTHERWISE. DO NOT USE FOR OPERATING MAP OR DESIGN PURPOSES. ALL INFORMATION TO BE VERIFIED.

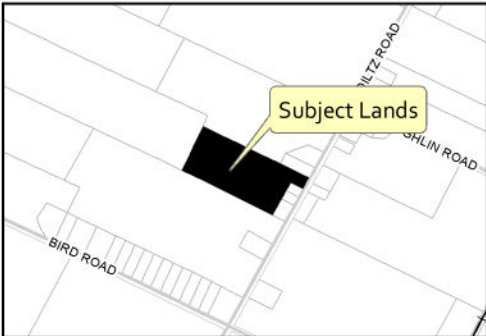
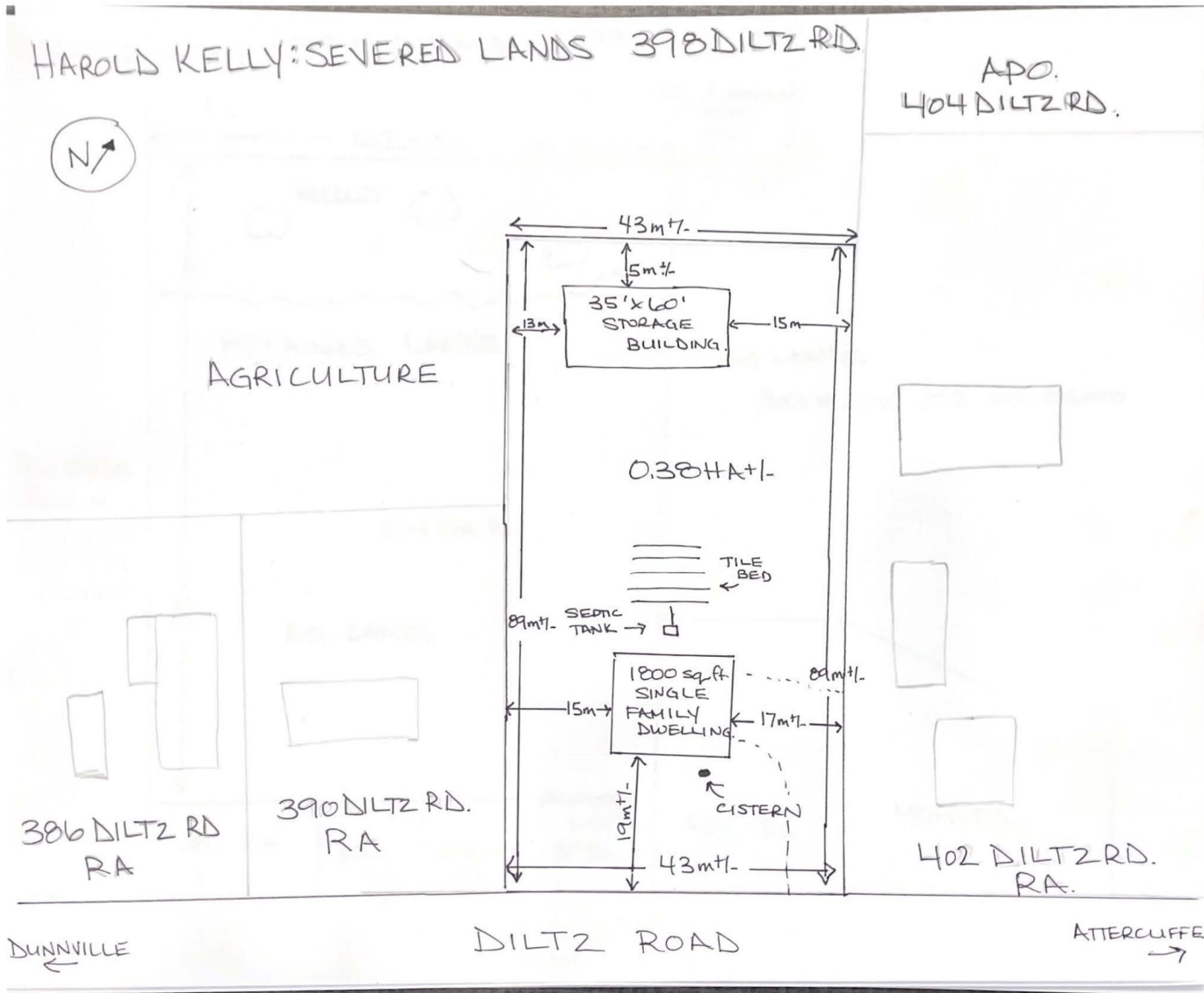
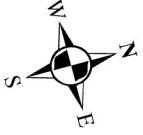
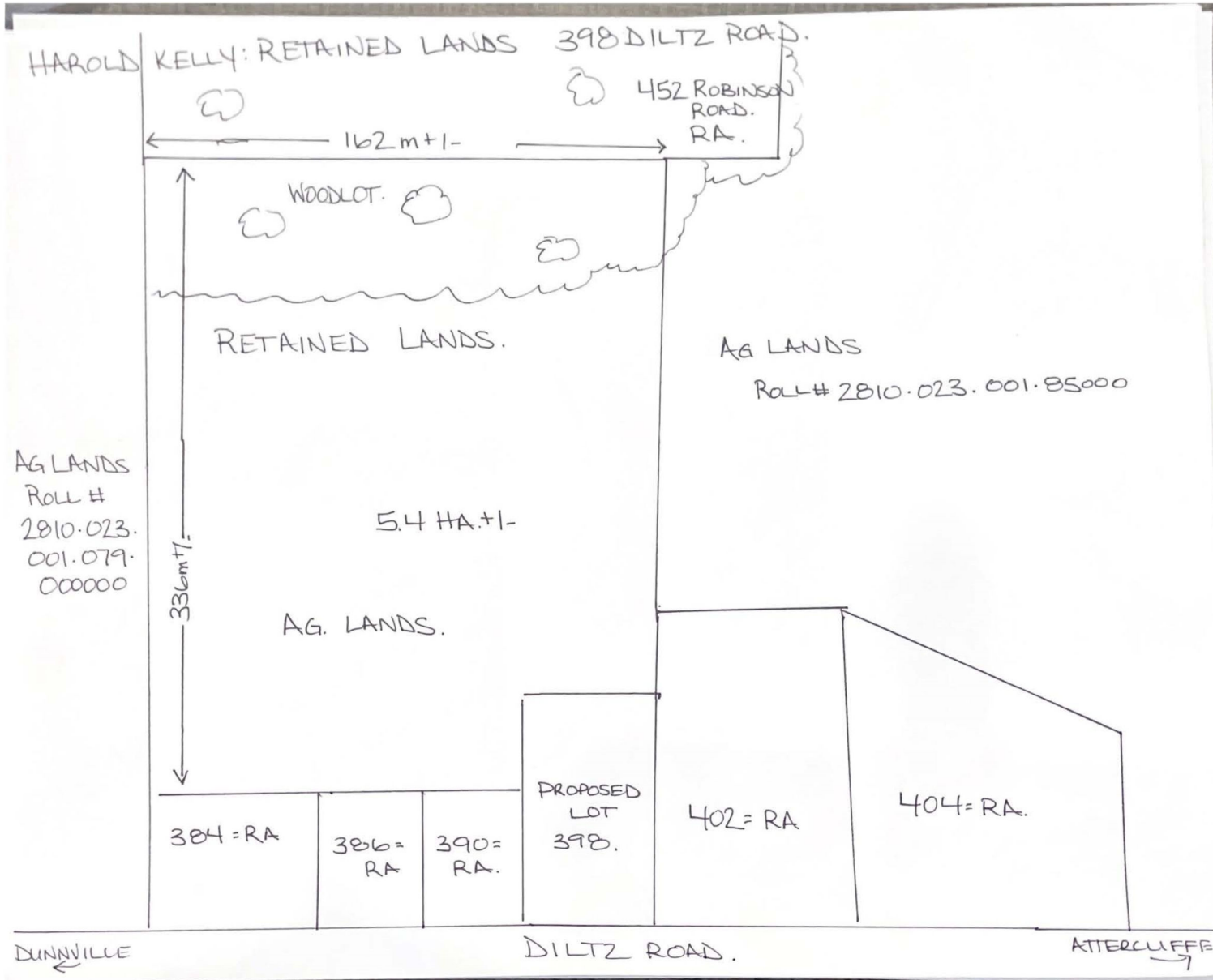
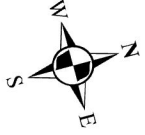


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# Owner's Sketch 1 Of 2 FILE #PLB-2024-239 APPLICANT: Kelly



# Owner's Sketch 2 Of 2 FILE #PLB-2024-239 APPLICANT: Kelly



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

1. That the Haldimand County requirements, financial or otherwise, be satisfied. This will include taxes paid up to date, a parkland dedication fee in accordance with By-law 2349/22 and a fee for deed stamping in accordance with the Haldimand County User Fees By-law.
2. That the owner's solicitor provide an undertaking to Haldimand County agreeing that if there are any changes proposed to the wording on the certificate after stamping of the certificate by the County, prior to the registration of the certificate; that the Secretary-Treasurer or designate must approve the change prior to registration of the certificate.
3. That the severed parcels become part and parcel of the abutting lands presently owned by Kelly Harold and further identified as Roll # 2810-023-001-08500-0000.
4. Receipt of confirmation from the owner that a legal entrance to the benefitting lands exists prior to the signing of the certificate by the Secretary-Treasurer.
5. Receipt of a letter from the Planning and Development Division indicating that their requirements, regarding a drainage re-apportionment agreement between both severed and retained parcels, have been satisfied. The county is responsible for maintaining municipal drains on behalf of the community of landowners involved in the drain. The cost of the drain maintenance is assessed to the landowners. The division of land requires that the assessment be re-calculated for the retained and severed parcels. A written request to initiate re-apportionment is necessary. A fee is administered with each agreement. Please allow six (6) weeks for completion of this process. Contact Project Manager, Municipal Drains at 905-318-5932, ext. 6424, for further clarification.
6. Receipt of a copy of the registered reference plan of the severed parcel, frontage of 40.99 metres (134.48 feet), and an area of 0.38 hectare (0.94 acre), and a receipt of a copy of the registered reference plan of the retained/benefitting lands to have a frontage of 146.5 meters (480.64 feet), and an area of 30.24 hectares (74.73 acres). Also, **prior to the signing of the certificate**, an electronic version of both reference plans 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](mailto:jcleaver@haldimandcounty.on.ca) and [gis@haldimandcounty.on.ca](mailto:gis@haldimandcounty.on.ca). **The draft plans 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

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

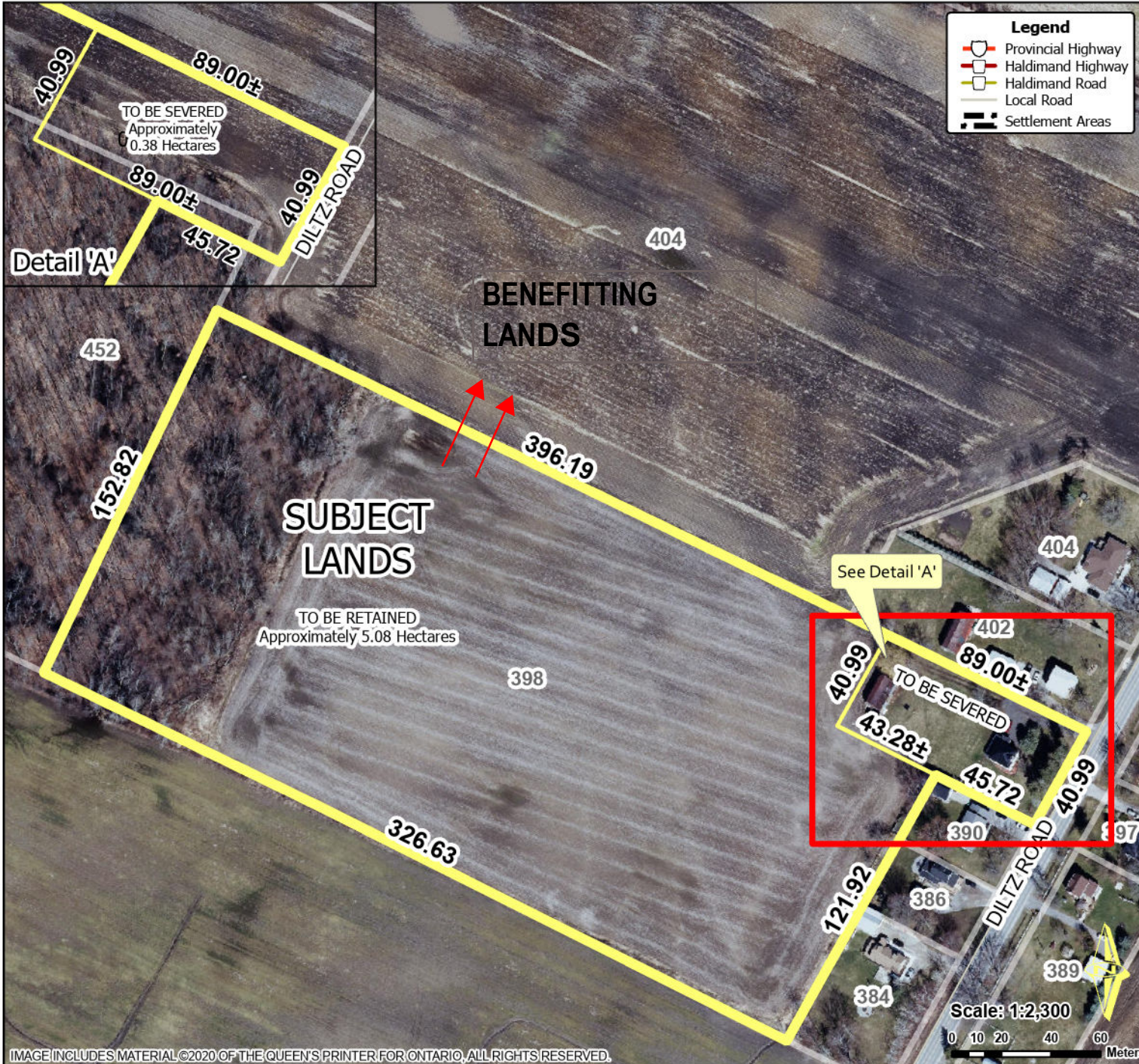
***File No. PLB-2024-239***

***Assessment Roll No. 2810.023.001.08400.0000***



# Location Map FILE #PLB-2024-239 APPLICANT: Kelly

PLB-2024-239, Attachment 2



**Location:**  
398 DILTZ ROAD  
GEOGRAPHIC TOWNSHIP OF MOULTON  
WARD 5

**Legal Description:**  
MOULTON CON 1 CANBOROUGH PT  
LOT 6 RP 18R6738 PARTS 1 AND 2

**Property Assessment Number:**  
2810 023 001 08400 0000

**Size:**  
5.46 HECTARES

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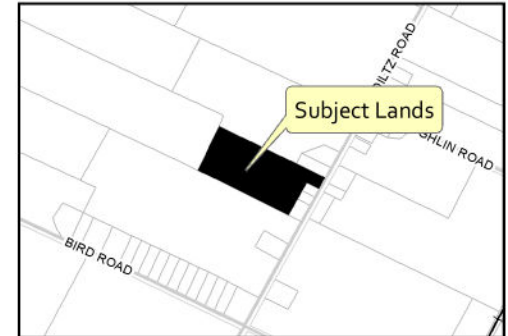
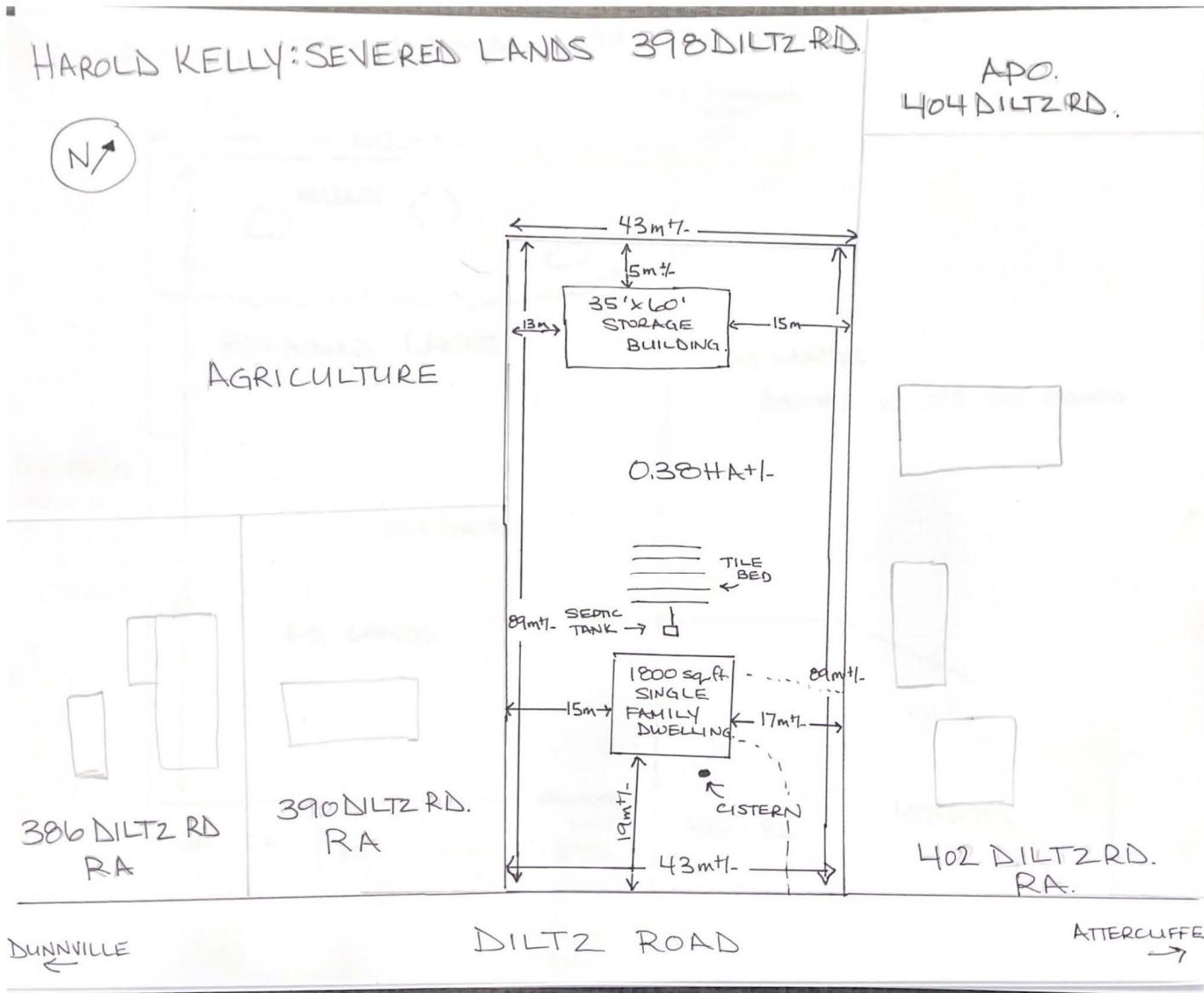


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# Owner's Sketch 1 Of 2 FILE #PLB-2024-239 APPLICANT: Kelly

PLB-2024-239, Attachment 3



# Owner's Sketch 2 Of 2 FILE #PLB-2024-239 APPLICANT: Kelly

PLB-2024-239, Attachment 4

