



THE CORPORATION OF HALDIMAND COUNTY

Committee of Adjustment Hearing Agenda

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

Pages

A. Call to Order	
B. Land Acknowledgement	
C. Roll Call	
D. Disclosures of Pecuniary Interest	
E. Approval of Previous Committee of Adjustment Meeting Minutes	
1. Committee of Adjustment Minutes - September 23rd, 2025	1
F. Hearings Re: Consents	
1. File # PLB-2025-026	8
Applicant is proposing a severance for a surplus farm dwelling. The proposed severed parcel will be approximately 2.7 hectares (6.6 acres) with a frontage of 83.86 metres (275 feet). The subject lands are located within the Agriculture (A) Zone under Haldimand County Zoning By-law HC 1-2020.	
2. File # PLB-2025-100	19
Applicant proposes a surplus farm dwelling severance to allow the dwelling to be severed due to farm amalgamation. The severed parcel will be approximately 0.60 hectares (1.48 acres) with a frontage of approximately 50 metres (164 feet) on Young Road. Subject lands are zoned Agriculture in the Haldimand County Zoning By-Law HC 1-2020.	

- | | | |
|----|---|----|
| 3. | File # PLB-2025-151 | 28 |
| | <p>Applicant proposes a boundary adjustment to add approximately 1,158 square meters of land to the benefitting lands from 49 Erie Street South to allow the benefitting lands to enlarge their backyard. The subject lands are located within the Agriculture Zone of the Haldimand County Zoning By-Law HC 1-2020.</p> | |
| 4. | File # PLB-2025-155 | 37 |
| | <p>Applicant proposes to sever the subject lands to create two buildable lots, each with a frontage of 12.2 metres (40 ft) and an area of 706.06 m² (7,600 sq. ft.). This application is submitted in conjunction with Minor Variance Application PLA-2025-154 to address frontage deficiencies. The subject lands are zoned Urban Residential Type 1-A (R1-A) under Haldimand County Zoning By-law HC 1-2020.</p> | |
| 5. | File # PLB-2025-159 | 46 |
| | <p>Applicant proposes consent application to permit a long-term lease exceeding 21 years on the subject lands to support the development of the Battery Energy Storage System (BESS) project. The subject lands are located in the Agriculture (A) Zone of the Haldimand County Zoning By-Law HC 1-2020.</p> | |
| 6. | File # PLB-2025-161 | 53 |
| | <p>Applicant proposes a surplus farm dwelling severance for 865 Concession 11 to create a parcel with a frontage of 65.49 metres (215 feet) on Concession 11 and an area of approximately 0.528 hectares (1.3 acres). The subject lands are located within the 'Agriculture "(A)"' Zone under Haldimand County Zoning By-law HC 1-2020.</p> | |
| 7. | File # PLB-2025-164 | 63 |
| | <p>Applicant proposes a surplus farm dwelling severance to allow the existing dwelling to be severed from the farm. The severed lands will be approximately 0.60 hectares (1.48 acres) with a frontage of approximately 70.5 meters (231 feet). The subject lands are located within the Agriculture (A) Zone of the Haldimand County Zoning By-Law HC 1-2020.</p> | |

G. Hearings Re: Minor Variances

- | | | |
|--|--------------|----|
| 1. | PLA-2025-154 | 74 |
| <p>Relief is requested for the lot frontage of both the severed and retained lands in conjunction with Consent Application PLB-2025-155. The subject lands are located within the Urban Residential Type 1-A (R1-A) Zone under Haldimand County Zoning By-Law HC 1-2020.</p> | | |
| 2. | PLA-2025-156 | 80 |
| <p>Relief is requested from Subsection 45(2) of the Planning Act, to permit the construction of a new building to maintain current business operations. The subject lands are zoned as "Agriculture (A)" under the Haldimand County Zoning By-law HC 1-2020.</p> | | |
| 3. | PLA-2025-165 | 86 |
| <p>Relief is requested to permit the expansion of a legal non-conforming use in order to construct an addition to the existing abattoir business. The subject lands are zoned Agriculture (A) under Haldimand County Zoning By-law HC 1-2020.</p> | | |

H. Hearings Re: Previously Deferred Matters

- | | | |
|--|--------------|----|
| 1. | PLB-2025-133 | 91 |
| <p>Applicant is proposing a consent to sever a surplus farm dwelling. The proposed severed lands will have a frontage of approximately 70 meters (229 feet) and an area of approximately 0.50 hectares (1.3 acres). The retained lands will have a frontage of approximately 503 meters (1,651 feet) and an area of approximately 17.09 hectares (42 acres). The subject lands are located within the Agricultural Zone (A) of the Haldimand County Zoning By-Law HC 1-2020.</p> | | |

I. Other Business

J. Adjournment



THE CORPORATION OF HALDIMAND COUNTY

Committee of Adjustment Minutes

Date: Tuesday, September 23, 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

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

A. Call to Order

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

B. Land Acknowledgement

Member Makey read the Land Acknowledgement.

C. Roll Call

All members of the Committee were present.

D. Disclosures of Pecuniary Interest

None.

E. Approval of Previous Committee of Adjustment Meeting Minutes

1. Committee of Adjustment Minutes - August 19th, 2025

Moved By: P. Makey, Member

Seconded By: D. Ricker, Member

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

APPROVED

F. Hearings Re: Consents

1. PLB-2025-068 United Church of Canada

Nathan Kolomaya (Agent) present

No comments on application.

Moved By: D. Ricker, Member

Seconded By: B. Snyder, Member

THAT application **PLB-2025-068** 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-2025-121 Jamie Alexandre

Jamie Alexandre (applicant)

No comments or concerns.

Moved By: P. Fleck, Member

Seconded By: C. Bowman, Member

THAT application **PLB-2025-121** be **Approved**, subject to the attached conditions. The application **is consistent** with the Provincial Planning Statement, 2024 and **conforms** to the intent of the Haldimand County Official Plan and Haldimand County Zoning By-law HC 1-2020.

APPROVED

3. PLB-2025-123 Jamie Alexandre

Jamie Alexandre (applicant)

no comments or concerns.

Moved By: P. Fleck, Member

Seconded By: P. Makey, Member

THAT application **PLB-2025-123** 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

4. PLB-2025-132 Frank Riewald

Chloe Simpson present (Agent)

Agent has no comments or concerns with report

Member Bowman asks about deferral of comments from emergency services in the report

Planner Tang responds that they will need site plan approvals which is where emergency services wished to defer their comments to.

Moved By: B. Snyder, Member

Seconded By: D. Ricker, Member

THAT application **PLB-2025-132** be **Approved**, subject to the attached conditions. The application **is consistent** with the Provincial Planning

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

APPROVED

5. PLB-2025-136 Brenda Marchand

Brenda Marchands (Applicant), Natasha Beshio (Neighbour), present

Applicant has no concerns with the application.

Neighbour expressed concerns regarding potential tree removal and fencing.

Member Makey asked planning staff about the accuracy of the GIS overlay and questioned Condition 7 regarding the removal of the basement window.

Planner Tang responded that the GIS overlay is not 100% accurate and that the window removal is required for fire safety compliance.

Planner Stoop provided additional details supporting Planner Tang's response.

Member Ricker asked about fence ownership.

Applicant confirmed she owns the fence and it will remain.

Moved By: D. Ricker, Member

Seconded By: B. Wagter, Member

THAT application **PLB-2025-136** be **Approved**, subject to the attached conditions. The application **is consistent** with the Provincial Planning Statement, 2024 and **conforms** to the intent of the Haldimand County Official Plan and Haldimand County Zoning By-law HC 1-2020.

APPROVED

6. PLB-2025-139 Jamie Alexandre

Jamie Alexandre (agent) present

Agent has no comments or concerns.

Member Ricker asks what is currently on the property

Agent responds that currently they have a holding tank and a small cottage

Member Ricker asks if this is located outside of the settlement boundary

Planner Tang confirms it is outside of the settlement boundary, however because the boundary adjustment is for a legal reason it can be supported.

Moved By: P. Fleck, Member

Seconded By: B. Snyder, Member

THAT application **PLB-2025-139** be **Approved**, subject to the attached conditions. The application **is consistent** with the Provincial Planning Statement, 2024 and **conforms** to the intent of the Haldimand County Official Plan and Haldimand County Zoning By-law HC 1-2020.

APPROVED

7. PLB-2025-133 Trevor Vokes

No one present, application deferred.

Moved By: P. Makey, Member

Seconded By: P. Fleck, Member

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

DEFERRED

8. PLB-2025-142 Jared Higgins

No one present, application deferred.

THAT application **PLB-2025-142** be **Deferred**. The application **is generally consistent** with the Provincial Planning Statement, 2024 and generally **conforms** to the intent of the Haldimand County Official Plan, but **does not currently conform** Haldimand County Zoning By-law HC 1-2020.

DEFERRED

G. Hearings Re: Minor Variances

1. PLA-2025-111 Levi Schulenberg

No one present, application deferred.

THAT application PLA-2025-111 be **Deferred**. Additional review of the application is required to ensure it is consistent with section 5.2.3 c) of the Provincial Planning Statement, 2024, and generally conforms to the intent of the Haldimand County Official Plan and Haldimand County Zoning By-law HC 1-2020.

DEFERRED

2. PLA-2025-126 Stelco Inc.

No one present, application deferred.

THAT application PLA-2025-126 be **Deferred**. The application as submitted **is generally consistent** with the Provincial Planning Statement, 2024 and **generally conforms** to the intent of the Haldimand County Official Plan and Haldimand County Zoning By-law HC 1-2020.

DEFERRED

J. Adjournment

Moved By: D. Ricker, Member

Seconded By: C. Bowman, Member

THAT this meeting is now adjourned at 9:31am.

APPROVED

Chair

Secretary-Treasurer

Haldimand County Committee of Adjustment

Consent



Title: File # PLB-2025-026

Property Roll Number: 2810-153-001-07800-0000

Applicant: Kevin and Angela Deboer

Agent: C. Edward McCarthy

Legal Description: Onedia Concession 2, Part lot 21 and Reference Plan 18R6044 Part 3, Known municipally as: 765 2ND Line, Onedia

For consideration on: October 21, 2025

Summary

The applicant is proposing a severance for a surplus farm dwelling. The proposed severed parcel will be approximately 2.7 hectares (6.6 acres) with a frontage of 83.86 metres (275 feet). The subject lands are located within the Agriculture (A) Zone under Haldimand County Zoning By-law HC 1-2020.

Recommendation

THAT application **PLB-2025-026** be **APPROVED**, subject to the attached conditions. The application is **consistent** with the Provincial Planning Statement, 2024 and **conforms** to the intent of the Haldimand County Official Plan and Haldimand County Zoning By-law HC 1-2020.

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

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

Details of the Submission:

Proposal:

The applicant proposes to sever a portion of the subject lands to accommodate a surplus farm dwelling. The proposed severed parcel will have an area of approximately 2.7 hectares (6.6 acres) and a frontage of 83.86 metres (275 feet) on 2nd Line. The lands are situated within the 'Agriculture "(A)" Zone under Haldimand County Zoning By-law HC 1-2020. This severance is intended to facilitate the continued use of the agricultural property while allowing the surplus dwelling to be retained independently.

Site Features and Land Use:

The subject lands are located within the former township of Oneida and front onto the north side of 2nd Line. The lands currently contain a single detached dwelling and accessory structures. The subject lands are designated "Agriculture" in the Haldimand County Official Plan and are zoned "Agriculture

(A)” Zone in the Haldimand County Zoning By-law HC 1-2020. The surrounding land uses are generally agriculture in nature.

Existing Intensive Livestock Operations:

Not applicable.

Planning Analysis

Provincial Planning Statement, 2024 (PPS)

The subject lands are located in the prime agricultural area of Haldimand County. The PPS discourages lot creation in the prime agricultural area, outside settlement area boundaries. While lot creation in prime agricultural areas is discouraged, the PPS does allow surplus farm dwelling severance per section 4.3.3.1(c).

“4.3.3.1 Lot creation in prime agricultural areas in prime agricultural areas is discouraged and may only be permitted in accordance with the provincial guidance for:

c. one new residential lot per farm consolidation for a residence surplus to an agricultural operation, provided that:

1. The new lot will be limited to a minimum sized needed to accommodate the use appropriate sewage and water services; and
2. The planning authority ensures that new dwellings and additional residential units are prohibited on any remnant parcel of farmland created by the severance. The approach used to ensure that no new dwellings or additional residential units are permitted on the remnant parcel may be recommended by the Province, or based on municipal approaches that achieve the same objective.

Planning Comment: The proposed lot will accommodate the residential use and appropriate sewage and water services. The proponents have demonstrated that the proposed severance is a result of farm amalgamation and consolidation which is considered to be a surplus farm dwelling severance and is supported by the PPS. The OP provides policies on measures to remove residential and residential related uses on the retained lands to meet the requirement of the PPS.

It is the opinion of Planning staff that the proposed severance is generally consistent with 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 lot creation in the “Agriculture” designation shall be discouraged and may only be permitted under limited circumstances. Section 3.A.1) 10 d) states that a severance may be granted for a habitable farm dwelling of a minimum age of ten years, calculated from the date of occupancy of the dwelling 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. A zoning by-law amendment will be required that specifically excludes a residential dwelling from being permitted on the retained lands. If the title of the retained parcel is merged with the title of an adjacent farm holding,

the zoning by-law amendment to restrict a new residential dwelling on the retained lands will not be required. The creation of the surplus farm dwelling will be based on the following:

- i) The severance shall generally be 0.4 hectares (0.99 acres) 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. Consideration of varying size include ensuring farm fields are not fermented, environmental and topographical features are recognized and the location of the surplus farm dwelling in relation to the existing farm building and structures;

Planning Comment: The severed lands are approximately 2.7 hectare (6.7 acres) in size. While the proposed severance is significantly larger than the upper limit set out in the OP, the OP does provide some flexibility as it states that severance shall “generally” be between 0.4 to 0.6 hectares. Additionally, the proposed severed lands contain a small scrubland, containing trees and potential habitat for native plants and animals that is not suitable for agricultural production. Further, the severed lot will remain a “regularly” shaped lot and will have sufficient frontage.

- ii) 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 septic system. Installation of a water service in the form of a well or cistern will need to be established on site as condition of consent. A septic evaluation has been reviewed and confirmed that the existing services are able to meet the applicable Ontario Building Code requirements.

- iii) 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 35.17 hectares (86.9 acres) which the retained lands is sufficiently sized for a viable farming operation. A condition will be placed on the retained lands to ensure an entrance permit is obtained. The proposed severance will not take away any existing farmland and will be severing the dwelling unit, the driveway and a scrubland, which are not being farmed, it is the opinion of Planning staff that the proposed severance will not adversely affect the existing farming operation.

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

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

- v) 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.

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

Planning Comment: The severed and retained lands will maintain frontage on an existing public road (2nd Line). As a condition of consent, an entrance permit will be required for the proposed retained lands.

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

Planning Comment: The proposed severance will keep the scrubland with the severed lot which will not split the scrubland, therefore, the severance will not have an adverse or negative impact on the environmental areas on site.

It is the opinion of Planning staff that the application generally conforms to the intents 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 agricultural uses, single family dwellings, and residential accessory buildings. The "A" Zone requires a minimum lot area of 1,855 square metres (0.46 acres) and a minimum lot frontage of 30 metres (98.4 feet). The severed lands will contain a lot area of approximately 2.7 hectares (6.7 acres) with a frontage of 83.9 metres, which complies with the "A" Zone provisions of the Zoning By-law HC 1-2020.

The Zoning By-law automatically rezones the severed lands and retained lands when the Committee of Adjustment approves surplus farm dwelling lots that are between 0.4 hectares (0.99 acres) to 0.6 hectares (1.48 acres) in size. Given that the severed lands are 2.7 hectares (6.7 acres) in size, the retained lands will not qualify for the automatic rezoning process to remove residential and residential related uses on the retained lands. Therefore, a Zoning By-law Amendment application is required as a condition of consent to prohibit future residential uses on the retained lands in accordance with the PPS.

It is the opinion of Planning staff that the subject application generally conforms to the intent of the Zoning By-law.

Agency & Public Comments

Haldimand County Building & Municipal Enforcement Services:

- Cistern, Well or easement to be provided for water service servicing existing dwelling
- 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.
- Property lines must be in conformance of article 8.2.1.6. Clearances for a Class 4 Sewage System.

Haldimand County Planning & Development Services – Development Technologist:

Entrance permit will be required for the retained parcel.

Haldimand County Emergency Services:

No comments received.

Hydro One:

No comments received.

Mississaugas of the Credit:

No comments received.

Six Nations:

No comments received.

Public:

No comments received.

Notice Sign and Applicant Discussion

A public notice sign was posted in accordance with the Planning Act, R.S.O. 1990, c. P.13 on October 2, 2025 .

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

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

Attachments:

1. PLB2025026 Condition Sheet

2. PLB2025026 Owner Sketch
3. PLB2025026 Location Map

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 Roads Operations Division indicating that they will issue an entrance permit for the 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.
4. Receipt of final approval of the required zoning amendment to remove residential and residential related uses from the retained lands. (Zoning Amendments can take three months or four months, therefore, your application must be submitted as soon as possible). For further information, please contact Planning Staff at 905-318-5932.
5. That 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.
6. Receipt that water services be installed on the severed lands. Please contact planning@haldimandcounty.ca for further direction, and once confirmed provide a copy of the approvals to the secretary treasurer.
7. Receipt of a copy of the registered reference plan of the severed parcel, with a frontage of 83.86 metres (275 feet) and an area of 2.7 hectares (6.6 acres). Also, **prior to the signing of the certificate**, an electronic version of the reference plan in AutoCAD.dwg in format shown below, indicating the consent file number and name of the applicant, must be emailed to jcleaver@haldimandcounty.on.ca and gis@haldimandcounty.on.ca. **The draft plan must be approved by the Secretary-Treasurer prior to depositing to the Land Registry Office.**

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

Projected Coordinate System:	NAD_1983_UTM_Zone_17N
Projection:	Transverse_Mercator
False_Easting:	500000.00000000
False_Northing:	0.00000000

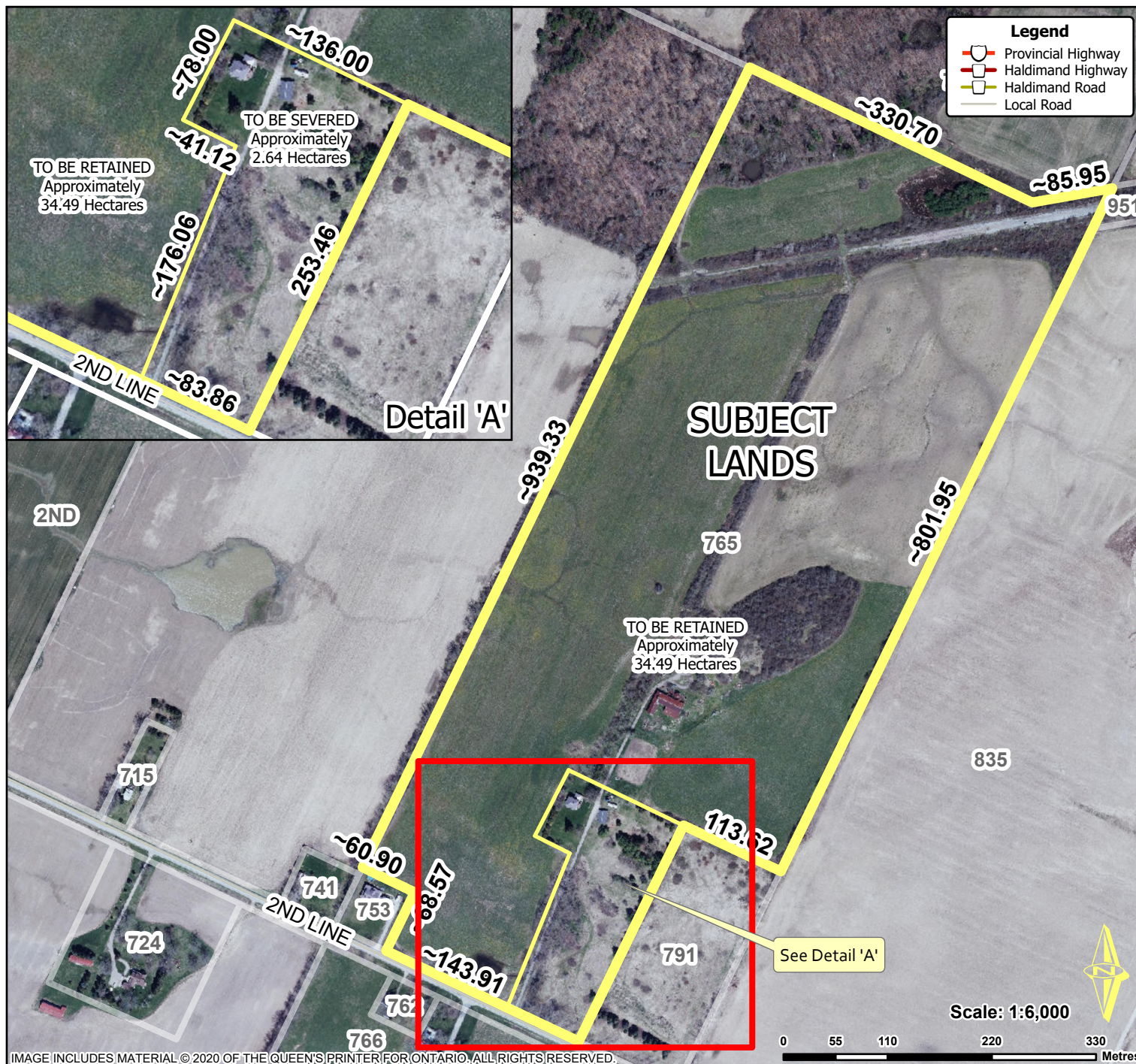
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Latitude_Of_Origin:	0.00000000
Linear Unit:	Meter
Geographic Coordinate	System:GCS_North_American_1983
Datum:	D_North_American_1983
Prime Meridian:	Greenwich
Angular Unit:	Degree

8. That the above conditions must be fulfilled and the Document for conveyance be presented for stamping/issuance of the certificate on or before October 21st, 2027, after which time this consent will lapse.

File No. PLB-2025-026

Assessment Roll No. 2810-153-001-07800-0000

Location Map FILE #PLB-2025-026 APPLICANT: DeBoer



Location:

**765 2ND LINE
GEOGRAPHIC TOWNSHIP OF ONEIDA
WARD 4**

Legal Description:

**OND CON 3 PT LOT 21 AND RP
18R6044 PART 3**

Property Assessment Number:

2810 153 001 07800 0000

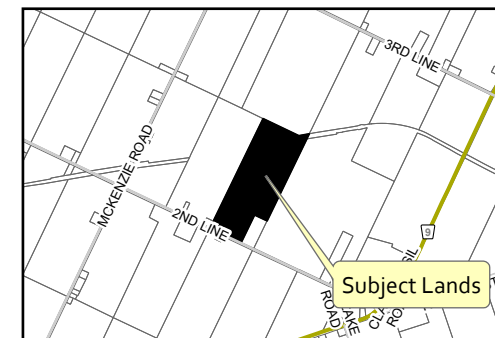
Size:

37.13 Hectares (91.75 Acres)

Zoning:

**A (Agriculture), W(Wetland)
& GRCA (Regulated Lands)**

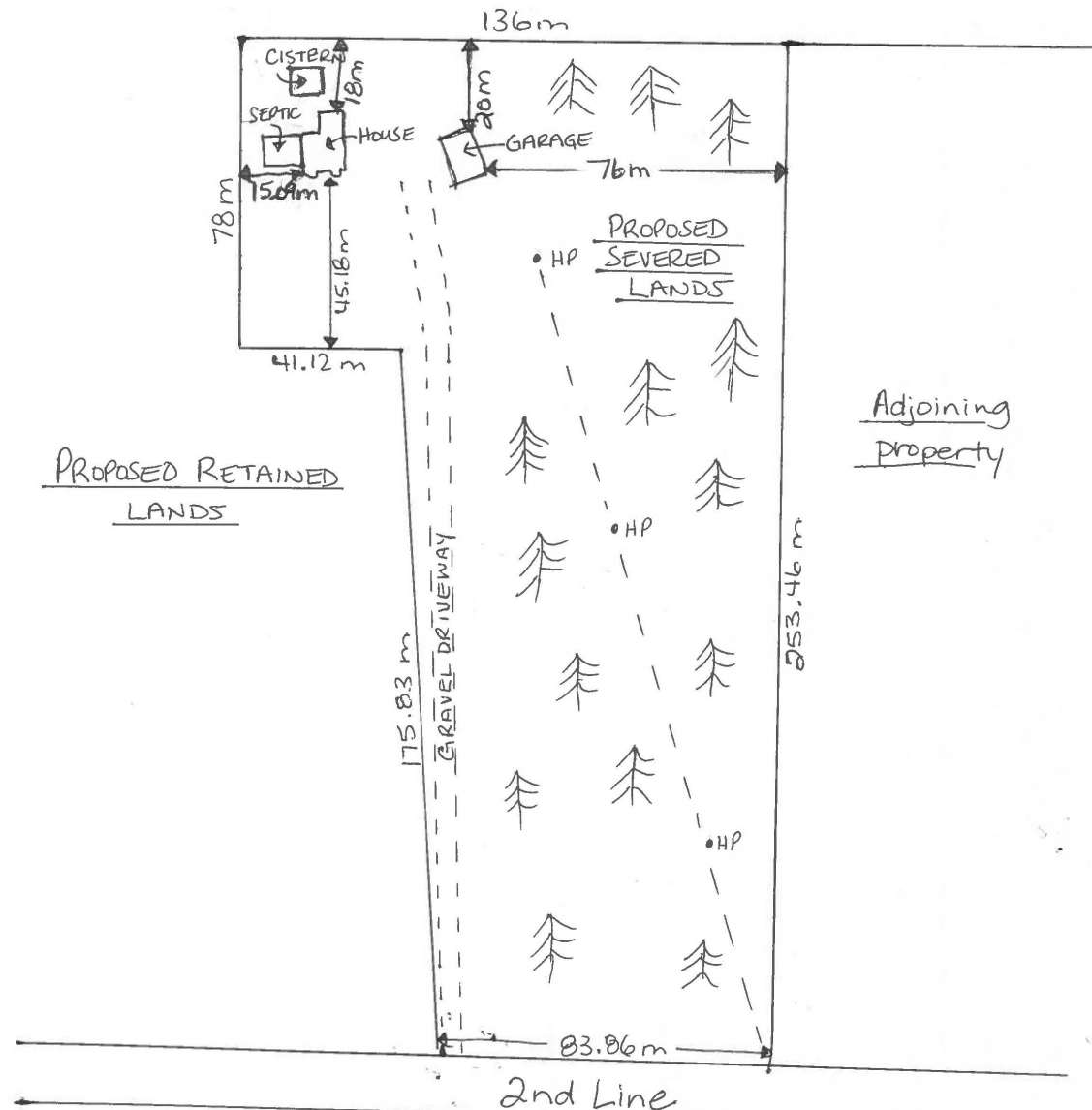
HALDIMAND COUNTY, ITS EMPLOYEES, OFFICERS AND AGENTS ARE NOT RESPONSIBLE FOR ANY ERRORS, OMISSIONS OR INACCURACIES WHETHER DUE TO THEIR OWN NEGLIGENCE OR OTHERWISE. DO NOT USE FOR OPERATING MAP OR DESIGN PURPOSES. ALL INFORMATION TO BE VERIFIED.



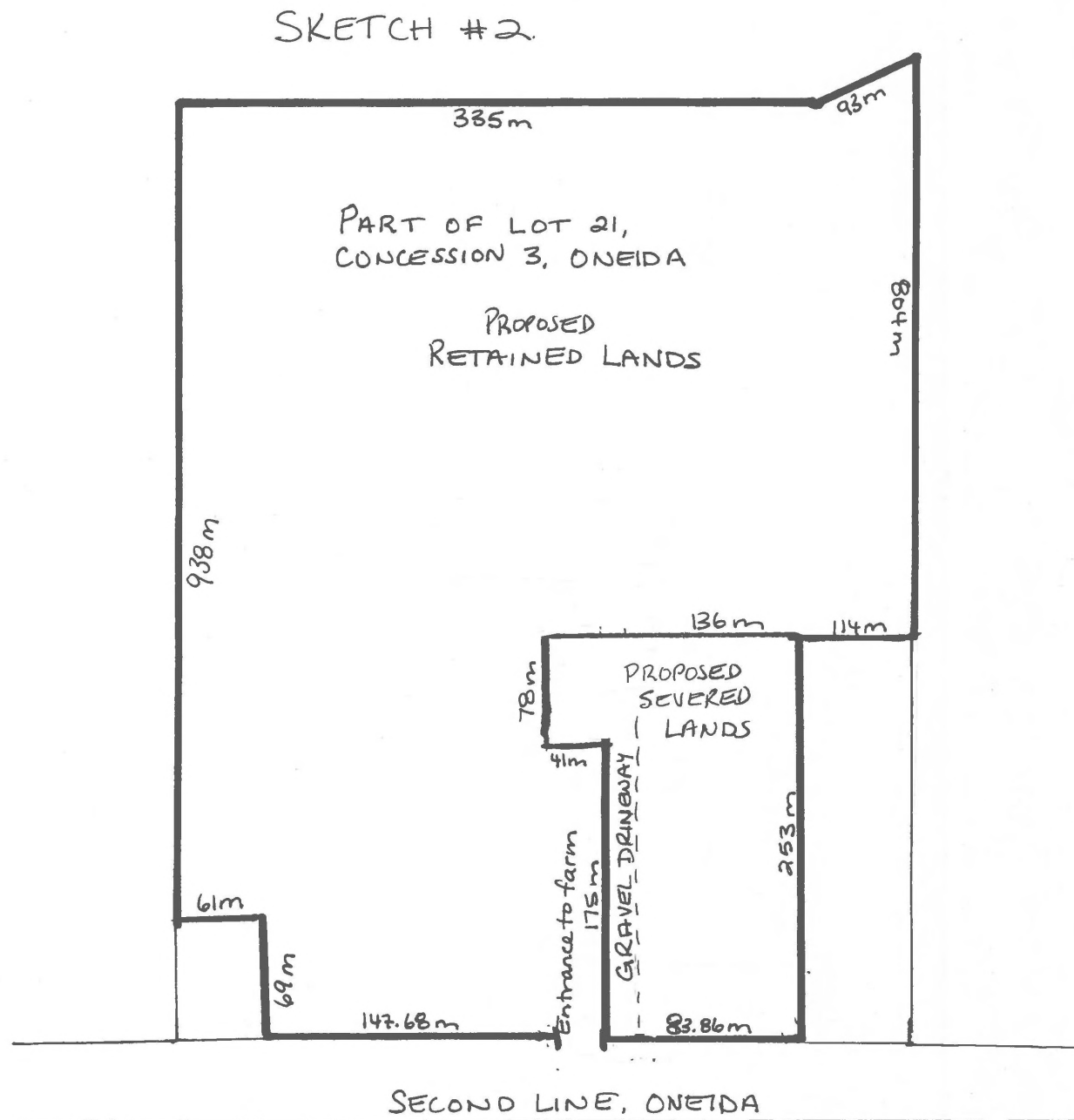
Owner's Sketch 1 of 2 FILE #PLB-2025-026 APPLICANT: DeBoer



SKETCH #1
PART OF LOT 21, CONCESSION 2, ONEIDA



Owner's Sketch 2 of 2 FILE #PLB-2025-026 APPLICANT: DeBoer



Haldimand County Committee of Adjustment

Consent



Title: File # PLB-2025-100

Property Roll Number: 2810-152-004-08900-0000

Applicant: Thomsons Farm Ltd

Agent: Kim Hessels

Legal Description: Seneca Tract Nelles WM Part Tract Nelles Warner Part Subject to Bell Easement, Known municipally as: 3412 Young Road, Seneca

For consideration on: October 21, 2025

Summary

The applicant proposes a surplus farm dwelling severance to allow the dwelling to be severed due to farm amalgamation. The severed parcel will be approximately 0.60 hectares (1.48 acres) with a frontage of approximately 50 metres (164 feet) on Young Road. Subject lands are zoned Agriculture in the Haldimand County Zoning By-Law HC 1-2020.

Recommendation

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

Prepared by: Vanshika Navandar, Planning Technician, Haldimand County

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

Details of the Submission:

Proposal:

Consent application for a surplus farm dwelling severance. The applicant proposes to sever lands made surplus through farm amalgamation. The severed parcel will be approximately 0.60 hectares (1.48 acres) with a frontage of approximately 50 metres (164 feet) on Young Road. The severed parcel is to include a single detached dwelling and related accessory building to be removed.

The application was previously deferred to adjust the size of the severed parcel to conform to the recommended dimensions for a surplus farm dwelling severance. The subject lands are located within the Agriculture (A) Zone under Haldimand County Zoning By-law HC 1-2020.

Site Features and Land Use:

The subject lands are located in the geographic township of Seneca and front onto Young Road. The subject lands currently contain a residential dwelling, storage building and accessory structures for agricultural purposes. There are currently livestock on the proposed retained lands. The proposed severed lands have a frontage of approximately 50 metres (164 feet) and an area of 0.6 hectares (1.48 acres). The surrounding land uses are primarily agriculture in nature with associated residential uses.

The subject lands are primarily zoned 'Agriculture "(A)" Zone with a portion of the proposed retained lands zoned 'Wetland "(W)" Zone, in the Haldimand County Zoning By-law HC-1-2020. The lands are designated 'Agriculture' on Schedule A.1 on the Haldimand County Official Plan.

Existing Intensive Livestock Operations:

Cattle are present on the proposed retained lands. Existing agricultural buildings are located on the proposed severed and retained lands. The agricultural buildings are proposed to be removed as a condition of consent.

Planning Analysis

Provincial Planning Statement, 2024 (PPS)

The subject lands are located outside a Settlement Area Boundary, in the prime agricultural area of the County. The Provincial Planning Statement discourages any lot creation outside settlement areas and in agriculturally designated areas. Section 4.3.3.1(c) permits lot creation for a residence surplus to an agricultural operation provided that, the new lot will be limited to a minimum size needed to accommodate the residential use and appropriate sewage and water services and the planning authority ensures that new dwellings and additional residential units are prohibited on the retained parcel of farmland.

Planning Comment : A septic evaluation will be required as a condition of Consent to ensure that the severed surplus farm dwelling lot is adequately sized to accommodate a septic system. The retained parcel with existing farm operations will be automatically rezoned to prohibit any future residential uses.

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

Haldimand County Official Plan (OP)

The subject lands are designated "Agriculture" in the Haldimand County Official Plan.

Haldimand County's surplus farm dwelling policies echo Provincial Policy. Lot creation in Prime Agricultural areas is discouraged and may only be permitted in particular circumstances, including severance of a habitable farm dwelling of a minimum age of ten (10) years, made surplus through farm consolidation where the farm holdings contain two or more habitable dwellings and where each farm is located within Haldimand County. As a direct result of the Consent, no new residential dwellings shall be permitted on the retained lands.

Planning Comment : The applicant submitted a declaration of habitability which states that the surplus farm dwelling is habitable and is greater than 10 years old. The applicant has demonstrated that the farm dwelling became surplus through farm consolidation where it is a part of a farm holding containing two or more habitable dwelling within the County.

Section 3.A.10.d) outlines additional criteria for a surplus farm dwelling severance. Those criteria are:

- i) The severance shall generally be 0.4 hectares to 0.6 hectares in size and shall minimize the amount of agricultural land or productive forest taken out of production, with due consideration for natural features and ensuring farm fields are not fragmented.

Planning Comment : The surplus farm dwelling lot will be approximately 0.6 hectares (1.48 acres) in size. The application will minimize the amount of agricultural lands taken out of production to accommodate the existing residential use. The severed lot will include the proposed septic along with a single family dwelling and a 30' by 60' storage building. The lot fabric of the severed lot as per revised sketch, is irregular in nature to minimize the amount of land removed from active production.

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

Planning Comment: The severed lands will be serviced by an existing cistern and a new septic system. The existing septic is set to be decommissioned. As condition of Consent, a septic evaluation will be required to be submitted to Building Department along with a septic permit application, to ensure that the new services adhere to applicable *Ontario Building Code* requirements.

- ii) 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 surplus farm dwelling lot is sized appropriately and is not anticipated to negatively impact the existing agricultural operations on the retained lands.

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

Planning Comment: Existing livestock facilities will be removed as a condition of Consent. Following the removal of the facilities the proposed configuration will meet the MDS formulae as amended.

- iv) 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 from licensed pits or 500 metres of licensed quarries.

- v) 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 (Young Road).

- vi) 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 the subject application conforms to the intent and purpose of the Official plan.

Haldimand County Zoning By-law HC 1-2020

The subject lands are zoned 'Agriculture "(A)"' Zone in the Haldimand County Zoning By-law HC-1-2020. The "Agriculture" Zone permits the agricultural use, single family dwellings and residential accessory buildings. Due to the size of the surplus farm dwelling lot, it qualifies for an automatic rezoning of the retained lands to prohibit residential uses.

The "Agriculture" Zone requires a minimum lot size of 1,855 square metres (0.46 acres) and a minimum lot frontage of 30 metres (98 feet). The proposed severed lands will be approximately 0.60 hectares (1.48 acres) with a frontage of approximately 50 metres (164 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.

Agency & Public Comments

Haldimand County Building & Municipal Enforcement Services:

New septic to meet Part 8 of OBC for clearances and to obtain a permit.

New septic to meet 3.1.20 of OBC in relation to distance from overhead hydro.

Existing septic to be decommissioned.

Haldimand County Planning & Development Services – Development Technologist:

No comments or concerns at this time.

Haldimand County Emergency Services:

No concerns.

Niagara Peninsula Conservation Authority:

Based on the NPCA Mapping the proposed severance is outside the NPCA Regulated Features. Therefore, NPCA has no objections to the proposed severance.

Please note that the retained lot (ARN 281015200408900) is impacted by NPCA regulated features. As such, 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.

Ministry of Transportation:

No comments received.

Hydro One:

Hydro One has no objections with the proposed severance.

If power will be required to supply these new properties, the customer is to contact Hydro One to have a new connection processed accordingly.

Mississaugas of the Credit:

No comments received.

Six Nations:

No comments received.

Public:

No comments received.

Notice Sign and Applicant Discussion

A public notice sign was posted in accordance with the Planning Act, R.S.O. 1990, c. P.13 on September 18, 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. PLB2025100 Condition Sheet
2. PLB2025100 Location Map
3. PLB2025100 Owner Sketch 1
4. PLB2025100 Owner Sketch 2

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

1. That the Haldimand County requirements, financial or otherwise, be satisfied. This will include taxes paid up to date, a parkland dedication fee in accordance with By-law 2349/22 and a fee for deed stamping in accordance with the Haldimand County User Fees By-law.
2. That the owner's solicitor provide an undertaking to Haldimand County agreeing that if there are any changes proposed to the wording on the certificate after stamping of the certificate by the County, prior to the registration of the certificate; that the Secretary-Treasurer or designate must approve the change prior to registration of the certificate.
3. Receipt of confirmation that an easement is required or approved from Bell, at the applicant's expense, has been completed and submitted to Planning and Building Department, prior to the issuance of the certificate.
4. That all buildings located on the severed lands be decommissioned from livestock use to the satisfaction of Building Controls and By-law Enforcement Division. Please contact the Building Inspector at 905-318-5932, when the buildings have been decommissioned for an inspection of the property. Please contact the Building Controls and By-law Enforcement Division at 905-318-5932, for further clarification.
5. Receipt of a letter from the Roads Operations Division indicating that they have no objections to the future issuance of an entrance permit for the 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.
6. Receipt of a copy of the registered reference plan of the severed parcel, with a frontage of approximately 50 metres (164.07 feet), and an area of 0.60 hectare (1.48 acre). Also, **prior to the signing of the certificate**, an electronic version of the reference plan in AutoCAD.dwg in format shown below, indicating the consent file number and name of the applicant, must be emailed to jcleaver@haldimandcounty.on.ca and gis@haldimandcounty.on.ca. **The draft plan must be approved by the Secretary-Treasurer prior to depositing to the Land Registry Office.**

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

Projected Coordinate System:	NAD_1983_UTM_Zone_17N
Projection:	Transverse_Mercator
False_Easting:	500000.00000000
False_Northing:	0.00000000
Central_Meridian:	-81.00000000
Scale_Factor:	0.99960000
Latitude_Of_Origin:	0.00000000

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

7. 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.
8. That the above conditions must be fulfilled and the Document for conveyance be presented for stamping/issuance of the certificate on or before **October 21th, 2027**, after which time this consent will lapse.

File No. PLB-2025-100

Assessment Roll No. 2810.152.004.08900.0000

Location Map FILE #PLB-2025-100 APPLICANT: Thomsen-Jung



Location:

**3412 YOUNG ROAD
GEOGRAPHIC TOWNSHIP OF SENECA
WARD 4**

Legal Description:

**SEN TRACT NELLES WM PT TRACT NELLES
WARNER PT SUBJECT TO BELL EASEMENT**

Property Assessment Number:

2810 152 004 08900 0000

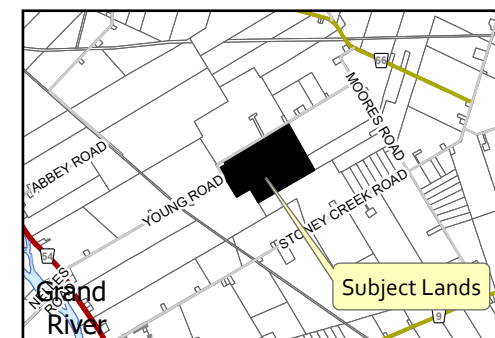
Size:

72.25 Hectares (178.53 Acres)

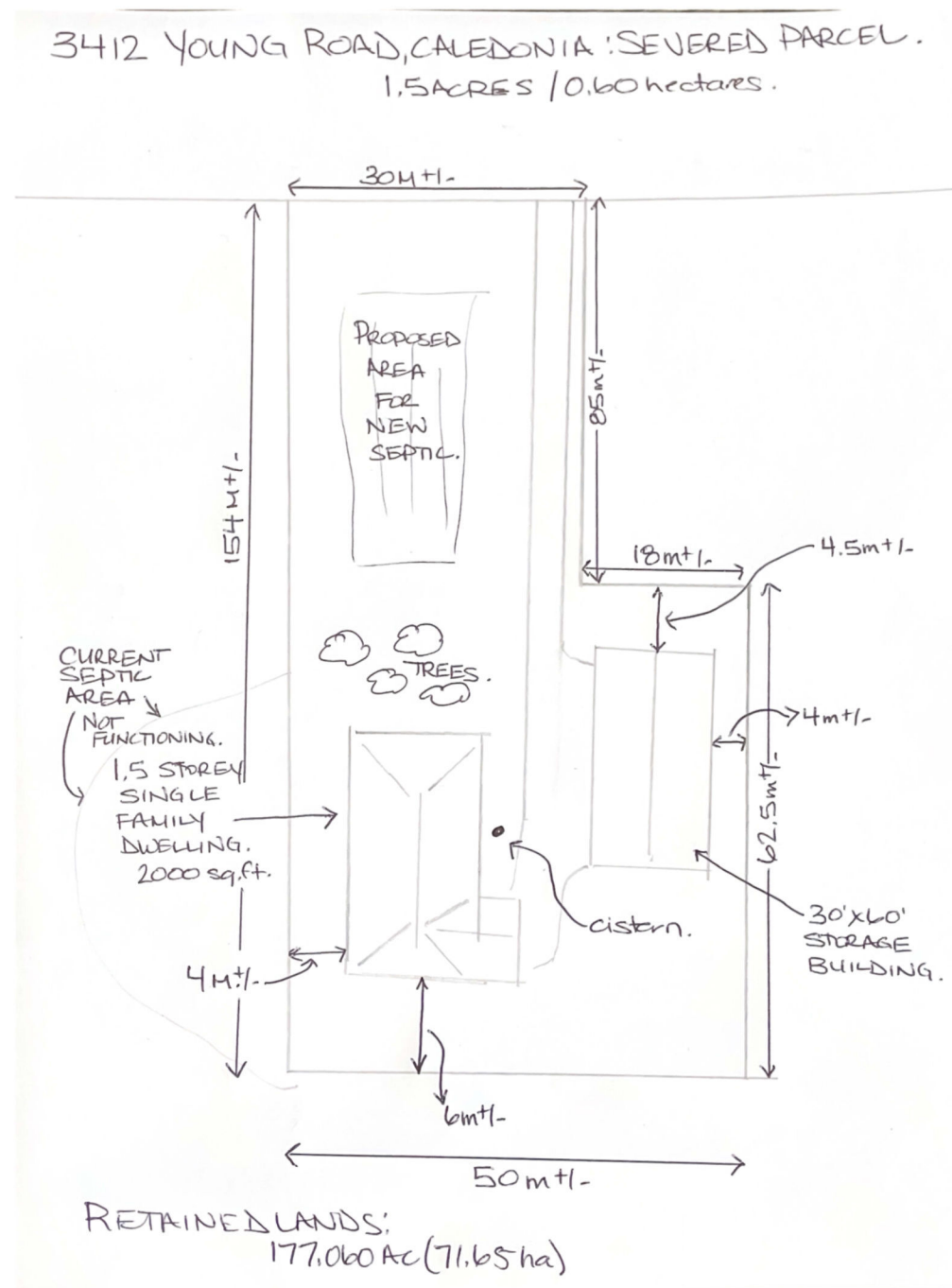
Zoning:

**A (Agriculture), W (Wetland),
NPCA (Wetland) & NPCA (Regulated Lands)**

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Owner's Sketch FILE #PLB-2025-100 APPLICANT: Thomsen-Jung



Haldimand County Committee of Adjustment

Consent



Title: File # PLB-2025-151

Property Roll Number: 2810-333-002-00100-0000

Applicant: Cathy and Brian Cooper

Agent: No Agent

Legal Description: Rainham Concession 1 Part Lot 1, Known municipally as: 49 Erie Street South, Rainham

For consideration on: October 21, 2025

Summary

The applicant proposes a boundary adjustment to add approximately 1,158 square meters of land to the benefitting lands from 49 Erie Street South to allow the benefitting lands to enlarge their backyard. The subject lands are located within the Agriculture Zone of the Haldimand County Zoning By-Law HC 1-2020.

Recommendation

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

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

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

Details of the Submission:

Proposal:

The proposal consists of a consent for a boundary adjustment of 49 Erie Street South to transfer approximately 1,158 square metres (12,466 sq. ft.) of currently unfarmable land to the rear yard of the benefitting lands, providing additional backyard space. Following the adjustment, the benefitting lands will total approximately 4,100 square metres (1 acre), while the retained lands will have an area of approximately 3.5 hectares (8.7 acres). The subject lands are zoned Agriculture (A) under Haldimand County Zoning By-law HC 1-2020.

Site Features and Land Use:

The subject lands fall within the former township of Rainham and front on the east side of Erie Street South. The retained lands currently contain a single detached dwelling and accessory structures. The

severed lands are currently vacant, and the benefitting lands currently contain a single detached dwelling and accessory structures. The retained, severed and benefitting lands are designated “Agriculture” in the Haldimand County Official Plan, and zoned “Agriculture (A)” in the Haldimand County Zoning By-law. The surrounding land uses are generally agricultural and rural residential in nature.

Existing Intensive Livestock Operations:

Not applicable

Planning Analysis

Provincial Planning Statement, 2024 (PPS)

The severed and retained lands are located outside any existing settlement area boundaries and are located within a prime agricultural area. Section 4.3.3.2 of the Provincial Planning Statement (PPS) 2024 states that boundary adjustments in prime agricultural areas may be permitted for legal or technical reasons, which is defined as severances for purposes such as minor boundary adjustments that do not result in the creation of a new lot.

Planning Comment: The subject application is to sever a portion of land and add to the benefitting lands to provide additional rear yard for accessory structures. The severed, and benefitting lands are not used nor viable for agricultural purposes, a portion of the retained land is being farmed. The severed lands will not remove any lands from active agricultural production and the proposed boundary adjustment is not anticipated to negatively impact the viability of the nearby farming operations. The final lot proposed lot size for the benefitting lands is in keeping with the typical size of a rural residential lot in the area. Therefore, the boundary adjustment is considered to be minor boundary adjustment which is permitted by the PPS.

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

Haldimand County Official Plan (OP)

The subject lands are designated “Agriculture” in the Haldimand County Official Plan. The OP echoes the PPS and states that severances in the “Agriculture” designation are generally discouraged and may only be permitted in limited circumstances including severances for legal or technical reasons, including minor boundary adjustments and easements that do not result in the creation of new lot. In addition, the severance shall not compromise the functionality and/or viability of existing agricultural operations.

Planning Comments: The proposed boundary adjustment seeks to sever a portion of lands and add to the back of the benefitting lands for future accessory structures. The OP states that lot creation in the “Agriculture” designation is generally discouraged and may only be permitted in limited circumstances including severances for legal or technical reasons, including minor boundary adjustments that do not create an additional separate lot or in agricultural areas do not compromise the functionality and/or viability of a farm. The severed lands are currently not used for agricultural purposes, and the proposed boundary adjustment is not expected to have a negative impact on the existing farming operation. Therefore it is the opinion of Planning staff that the impact of the proposed boundary, is minimal and the proposed boundary adjustment is considered to be minor in keeping with the policies of the OP.

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

Haldimand County Zoning By-law HC 1-2020

The retained, severed and benefitting lands are zoned “Agriculture (A)” in the Haldimand County Zoning By-law HC 1-2020. The combined severed and benefitting lands will have a lot area of approximately 4100 square metres (1 acre) and will maintain the existing frontage of 38 metres (125 feet). The retained lands will have a lot area of 3.5 hectares (8.7 acres) and will have a frontage of 59 metres (194 feet). The retained and the combined severed and benefitting lands will meet the minimum lot area and frontage provisions set out in the Haldimand County Zoning By-law. The proposed boundary adjustment is not anticipated to result in any zoning deficiencies.

It is the opinion of Planning staff that the proposed boundary adjustment meets the general intent of the Zoning By-law and conforms with the Zoning By-law

Agency & Public Comments

Haldimand County Building & Municipal Enforcement Services:

Septic evaluation required to ensure septic system remains on retained land and comply with required setbacks to property lines.

Haldimand County Planning & Development Services – Development Technologist:

No comments or concerns

Haldimand County Emergency Services:

No concerns

Hydro One:

No comments received

Mississaugas of the Credit:

No comments received

Six Nations:

No comments received

Public:

No comments received.

Notice Sign and Applicant Discussion

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

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

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

Attachments:

1. PLB2025151 Condition Sheet
2. PLB2025151 Location Map
3. PLB2025151 Owner Sketch

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

1. That the Haldimand County requirements, financial or otherwise, be satisfied. This will include taxes paid up to date, a parkland dedication fee in accordance with By-law 2349/22 and a fee for deed stamping in accordance with the Haldimand County User Fees By-law.
2. That the owner's solicitor provide an undertaking to Haldimand County agreeing that if there are any changes proposed to the wording on the certificate after stamping of the certificate by the County, prior to the registration of the certificate; that the Secretary-Treasurer or designate must approve the change prior to registration of the certificate.
3. That 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. That Section 50(3) or (5) of the Planning Act shall apply to any subsequent conveyance or transaction.
5. That the severed parcels become part and parcel of the abutting lands presently owned by Brittany and Clayton Millard and further identified as Roll # 2810-333-000-20011.0000.
6. That the solicitor acting in the transfer provide his/her undertaking in the following manner: in consideration of the Certificate by the official I undertake to ensure by a subsearch of the abstract book that at the time of the registration of the said Certificate or deed upon which it has been affixed, the name of the registered owner of the abutting lands is the same as that of the Grantee in the said deed , also the solicitor will apply to consolidate the two parcels into one consolidated PIN so the two parcels can be assessed together and the consolidation information will be provided to the Secretary-Treasurer once completed.
7. Receipt of a copy of the registered reference plan of the severed parcel, having 1,158 square metres (12,466 sq. ft.) added to the benefitting lands. Also, **prior to the signing of the certificate**, an electronic version of the reference plan in AutoCAD.dwg in format shown below, indicating the consent file number and name of the applicant, must be emailed to jcleaver@haldimandcounty.on.ca and gis@haldimandcounty.on.ca. **The draft plan must be approved by the Secretary-Treasurer prior to depositing to the Land Registry Office.**

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

Projected Coordinate System:	NAD_1983_UTM_Zone_17N
Projection:	Transverse_Mercator
False_Easting:	500000.00000000
False_Northing:	0.00000000
Central_Meridian:	-81.00000000
Scale_Factor:	0.99960000

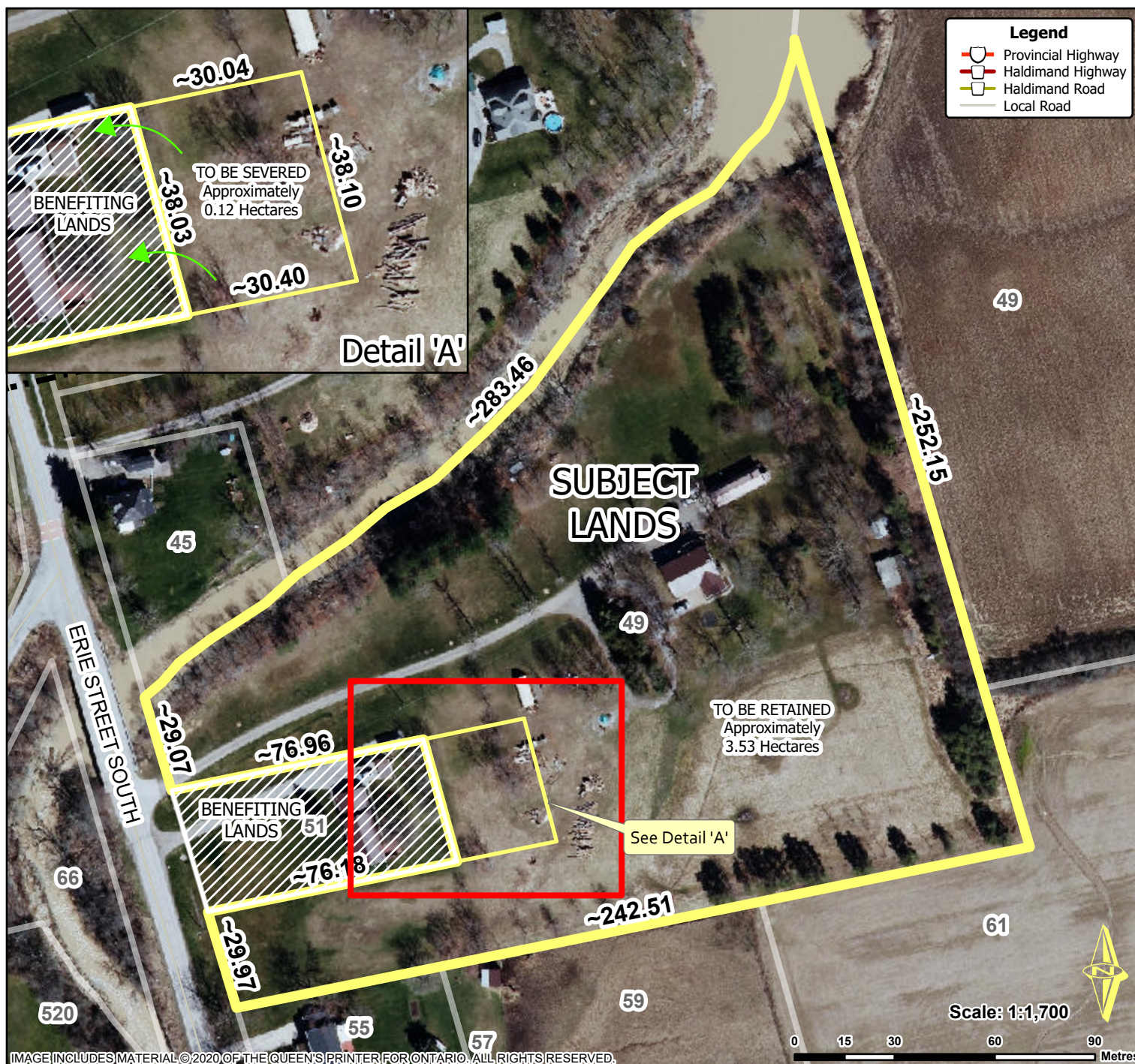
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Linear Unit:	Meter
Geographic Coordinate	System:GCS_North_American_1983
Datum:	D_North_American_1983
Prime Meridian:	Greenwich
Angular Unit:	Degree

8. That the above conditions must be fulfilled and the Document for conveyance be presented for stamping/issuance of the certificate on or before October 21st, 2027, after which time this consent will lapse.

File No. PLB-2025-151

Assessment Roll No. 2810.333.002.00100.0000

Location Map FILE #PLB-2025-151 APPLICANT: Cooper



Location:

**49 ERIE STREET SOUTH
GEOGRAPHIC TOWNSHIP OF RAINHAM
WARD 1**

Legal Description:

RNH CON 1 PT LOT 1

Property Assessment Number:

2810 333 002 00100 0000

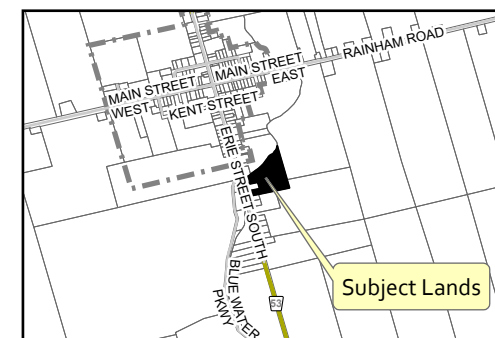
Size:

3.65 Hectares (9.02 Acres)

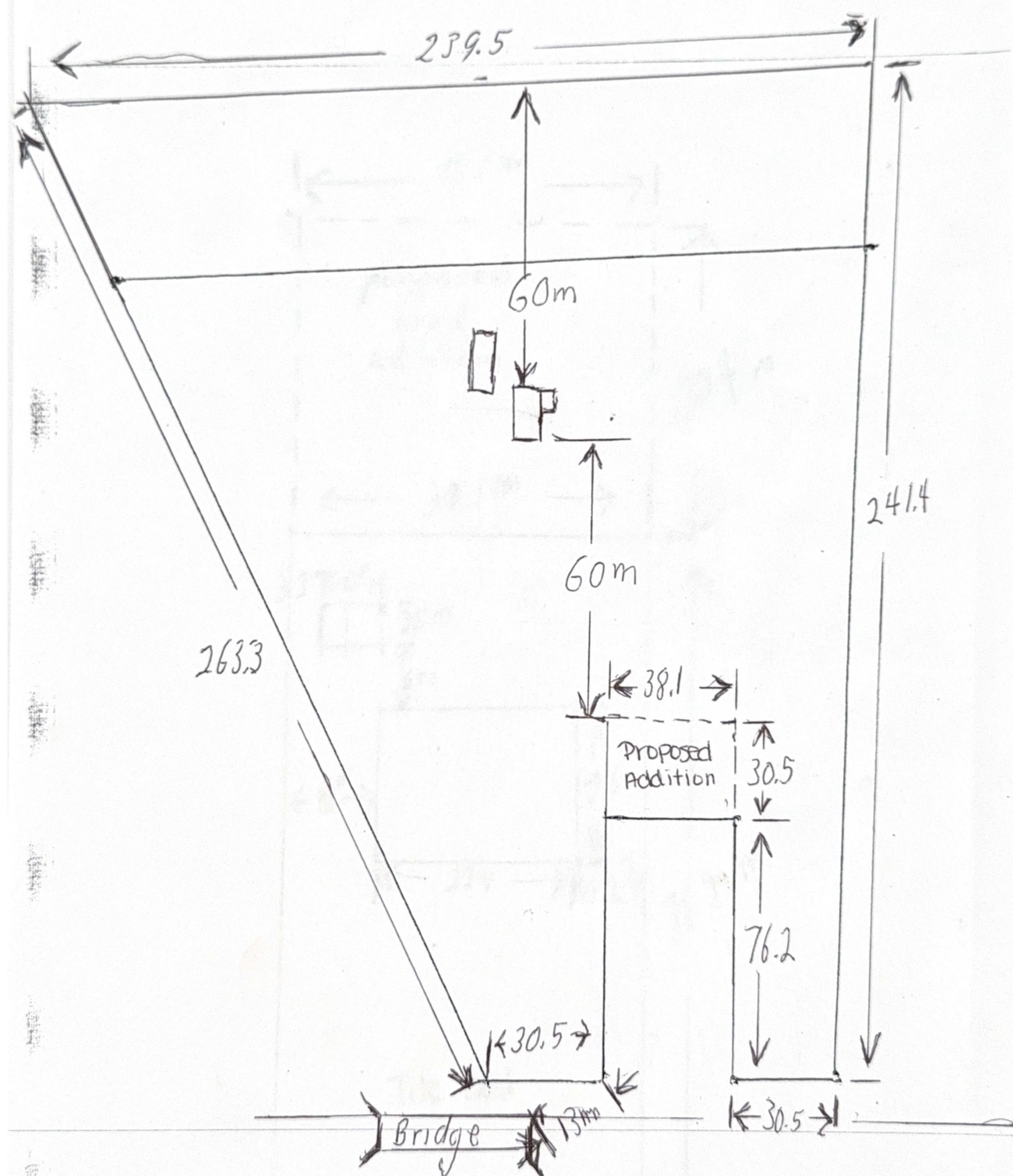
Zoning:

**A (Agriculture), LPRCA (Regulated Lands),
HCOP (Riverine Hazard Lands) &
MNR (Unevaluated Wetland)**

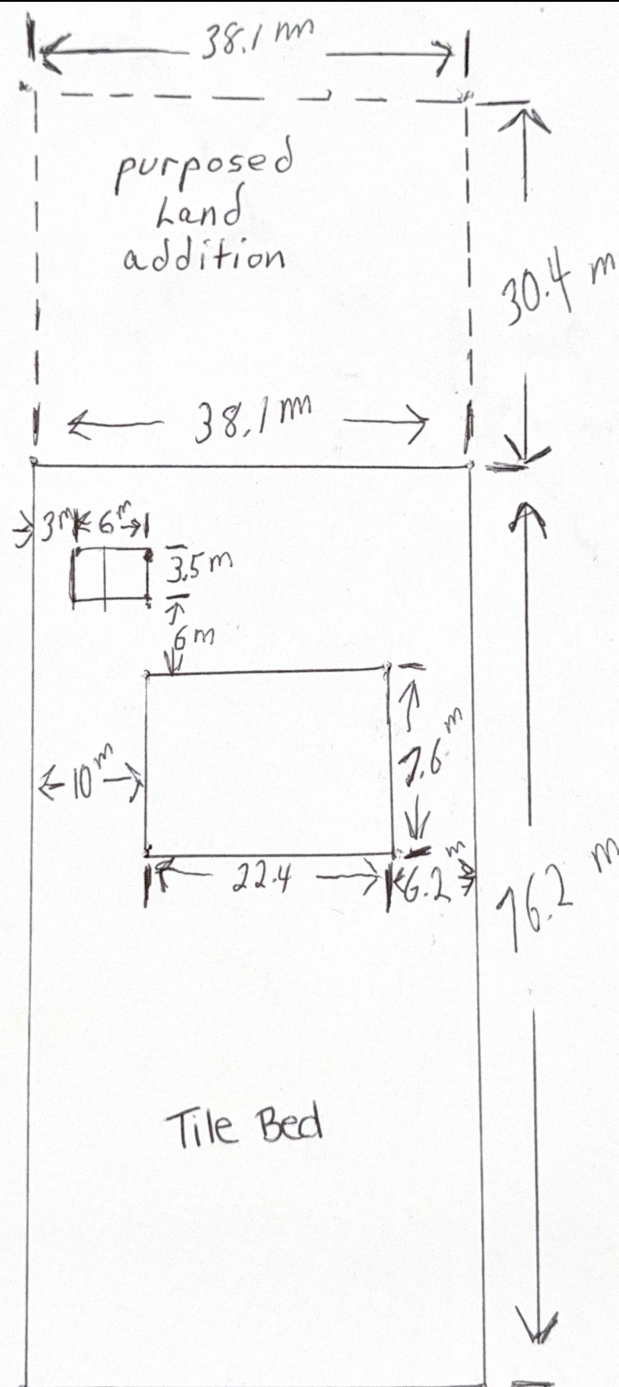
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Owner's Sketch 1 of 2 FILE #PLB-2025-151 APPLICANT: Cooper



Owner's Sketch 2 of 2 FILE #PLB-2025-151 APPLICANT: Cooper



Haldimand County Committee of Adjustment

Consent



Title: File # PLB-2025-155

Property Roll Number: 2810-331-005-01900-0000

Applicant: David and Alida Eigenbrood

Agent: Yvonne Vanbenthern

Legal Description: Walpole Concession 7 Part Lot 5, Known municipally as: 131 Talbot St East, Jarvis

For consideration on: October 21, 2025

Summary

The applicant proposes to sever the subject lands to create two buildable lots, each with a frontage of 12.2 metres (40 ft) and an area of 706.06 m² (7,600 sq. ft.). This application is submitted in conjunction with Minor Variance Application PLA-2025-154 to address frontage deficiencies. The subject lands are zoned Urban Residential Type 1-A (R1-A) under Haldimand County Zoning By-law HC 1-2020.

Recommendation

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

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

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

Details of the Submission:

Proposal:

A consent application has been submitted in conjunction with Minor Variance Application PLA-2025-154 to sever two lots at 131 Talbot Street East, Jarvis. Each lot will be approximately 12.2 metres (40 ft) wide with an area of 706.06 m² (7,600 sq. ft.), creating two buildable parcels. The subject lands are located within the Urban Residential Type 1-A (R1-A) Zone under Haldimand County Zoning By-law HC 1-2020.

Site Features and Land Use:

The subject lands falls within the urban area boundary of Jarvis and fronts onto the south side of Talbot Street East. There is currently an existing dwelling on the property that is to be demolished. The

proposed retained and severed lands will each have a new residential dwelling. The lands are currently zoned “Urban Residential Type 1-A (R1-A)” in the Haldimand County Zoning By-law HC 1-2020, and are designated “Residential” in the Haldimand County Official Plan. The surrounding land uses consist of a mixture of urban residential, commercial, institutional and agriculture.

Existing Intensive Livestock Operations:

Not applicable

Planning Analysis

Provincial Planning Statement, 2024 (PPS)

The Provincial Planning Statement, 2024 (PPS) states that healthy, livable and safe communities are sustained by promoting efficient development and land use patterns that accommodate an appropriate, affordable market-based range and mix of residential housing types. Specifically, with regards to intensification in existing settlement area boundaries. Section 2.3.1.3 of the PPS states that planning authority 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 option which will result in a net increase in residential units.

Planning Comments: The proposed severance represent an infill development in the urban area of Jarvis as a mild form of residential intensification. The proposed severance will result in the creation of an additional residential lot within the urban area of Jarvis, which efficiently use the existing infrastructure without the need for any extensions or boundary expansion.

Haldimand County Official Plan (OP)

The subject lands are designated “Residential” in the Haldimand County Official Plan. Section 4.B.2) 2 of the OP states that the predominant land use within the “Residential” designation shall be for residential purpose, including all forms of residential development in accordance with the policies of this plan.

Development shall proceed in an orderly, phased manner contiguous to existing development and take into consideration the availability of services.

Planning Comments: The proposal is to sever a piece of land for residential development within Urban Boundary of Jarvis, which will be required to connect to full municipal services. Full municipal services are available at this location, and no extension or significant upgrade would be required as a result of the severance. The proposed concept plan for the severed and retained lot has demonstrated that a single family detached dwelling can be developed on each the severed and retained lands, but will have zoning deficiencies that will need to be addressed in future planning application.

Infill 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 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 neighbourhood, 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 proposed severance will create one additional residential lot for future development of single family detached dwelling. The proposal is considered to be a small residential infill, which provides additional housing units in accordance with the current Provincial and County policies.

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

Haldimand County Zoning By-law HC 1-2020

The subject lands are zoned “Urban Residential Type 1-A (R1-A)” Zone in the Haldimand County Zoning By-law HC 1-2020. The “R1-A” Zone permits single detached dwellings. The proposed retained lands will have an approximate area of 704.4 square metres (0.17 acres) with 12.2 metres (40 feet) of frontage; the proposed severed lands will have an approximate area of 703 square metres (0.17 acres) with a frontage of 12.2 metres (40 feet). The R1-A Zone requires a minimum lot area of 450 metres (0.11 acres) for interior lots and a minimum frontage of 15 metres (49.2 feet) for interior lots. The proposed retained and severed lots are expected to meet the minimum lot area but will not meet the minimum frontage provision set out in the Zoning by-law. A concurrent minor variance (PLA-2025-154) has been submitted to address the deficiency in frontage and Planning staff recommended approval for the minor variance application as it proposal meets the four tests of a minor variance application.

It is the opinion of Planning staff that the proposal generally conforms with the general intent and purpose of the Zoning By-law.

Agency & Public Comments

Haldimand County Building & Municipal Enforcement Services:

Apply for and obtain a demolition permit for the existing dwelling, and to be noted that buildings proposed in the future must have a minimum of 4.8 meters from the overhead powerlines.

Haldimand County Planning & Development Services – Development Technologist:

The site lacks a legal and adequate stormwater outlet. Future homes will require higher elevations, and with limited side yard setbacks this may prevent maintaining adjacent grades and accommodating future swales. Runoff may currently discharge into the rear agricultural field, which is not a legal outlet, and no storm system exists within the frontage of this parcel on Talbot. These issues must be addressed in the future lot grading plans.

There are concerns with adding entrances onto Talbot Road, an Arterial, especially near the Highway 3 connecting link where vehicle speeds are typically higher. The future proposed driveways should be located to meet the required 7 m setback from adjacent residential entrances (measured centerline to centerline). Talbot Street underwent capital upgrades last year, so restoration must meet higher standards. The watermain is located on the north side within the sidewalk panels, while the sanitary sewer is on the south side behind the curbline.

Haldimand County Emergency Services:

No comments received.

Hydro One:

No Concerns.

Mississaugas of the Credit:

No comments received.

Six Nations:

No comments received.

Public:

No comments received.

Notice Sign and Applicant Discussion

A public notice sign was posted in accordance with the Planning Act, R.S.O. 1990, c. P.13 on October 7, 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. PLB2025155 Condition Sheet
2. PLB2025155 Location Map
3. PLB2025155 Owner Sketch

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

1. That the Haldimand County requirements, financial or otherwise, be satisfied. This will include taxes paid up to date, a parkland dedication fee in accordance with By-law 2349/22 and a fee for deed stamping in accordance with the Haldimand County User Fees By-law.
2. That the owner's solicitor provide an undertaking to Haldimand County agreeing that if there are any changes proposed to the wording on the certificate after stamping of the certificate by the County, prior to the registration of the certificate; that the Secretary-Treasurer or designate must approve the change prior to registration of the certificate.
3. Receipt that the existing dwelling has been demolished. Demolition permit can be obtained through building division. Please contact building@haldimandcounty.ca to complete demolition permit, and provide the proof once completed to the Secretary Treasurer.
4. Receipt of a letter from the Planning & Development Division indicating that their requirements, regarding a lot grading plan to address surface drainage of the severed and retained lands 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
5. That the applicant enter into an agreement with Haldimand County regarding the required lot grading plans for the severed and retained lands. 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.
6. 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.
7. Receipt of a letter from the Roads Operations Division indicating that they will issue an entrance permit for the severed and 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.
8. Receipt of a copy of the registered reference plan of the severed parcel, with a frontage of 12.2 metres (40 feet) and an area of 706.06 meters squared (7,600 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 icleaver@haldimandcounty.on.ca and gis@haldimandcounty.on.ca. **The draft plan must be approved by the Secretary-Treasurer prior to depositing to the Land Registry Office.**

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

Projected Coordinate System:	NAD_1983_UTM_Zone_17N
Projection:	Transverse_Mercator
False_Easting:	500000.00000000
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

9. That the above conditions must be fulfilled and the Document for conveyance be presented for stamping/issuance of the certificate on or before October 21st, 2027, after which time this consent will lapse.

File No. PLB-2025-155

Assessment Roll No. 2810-331-005-01900-0000

Location Map FILE #PLB-2025-155 APPLICANT: 2808821 Ontario Inc



Location:

**131 TABOT STREET EAST
URBAN AREA OF JARVIS
WARD 1**

Legal Description:

WALPOLE CON 7 PT LOT 5

Property Assessment Number:

2810 331 005 01900 0000

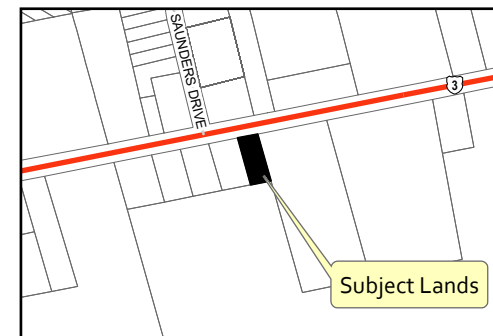
Size:

1,407.53 Square Meters (15,150.47 Square Feet)

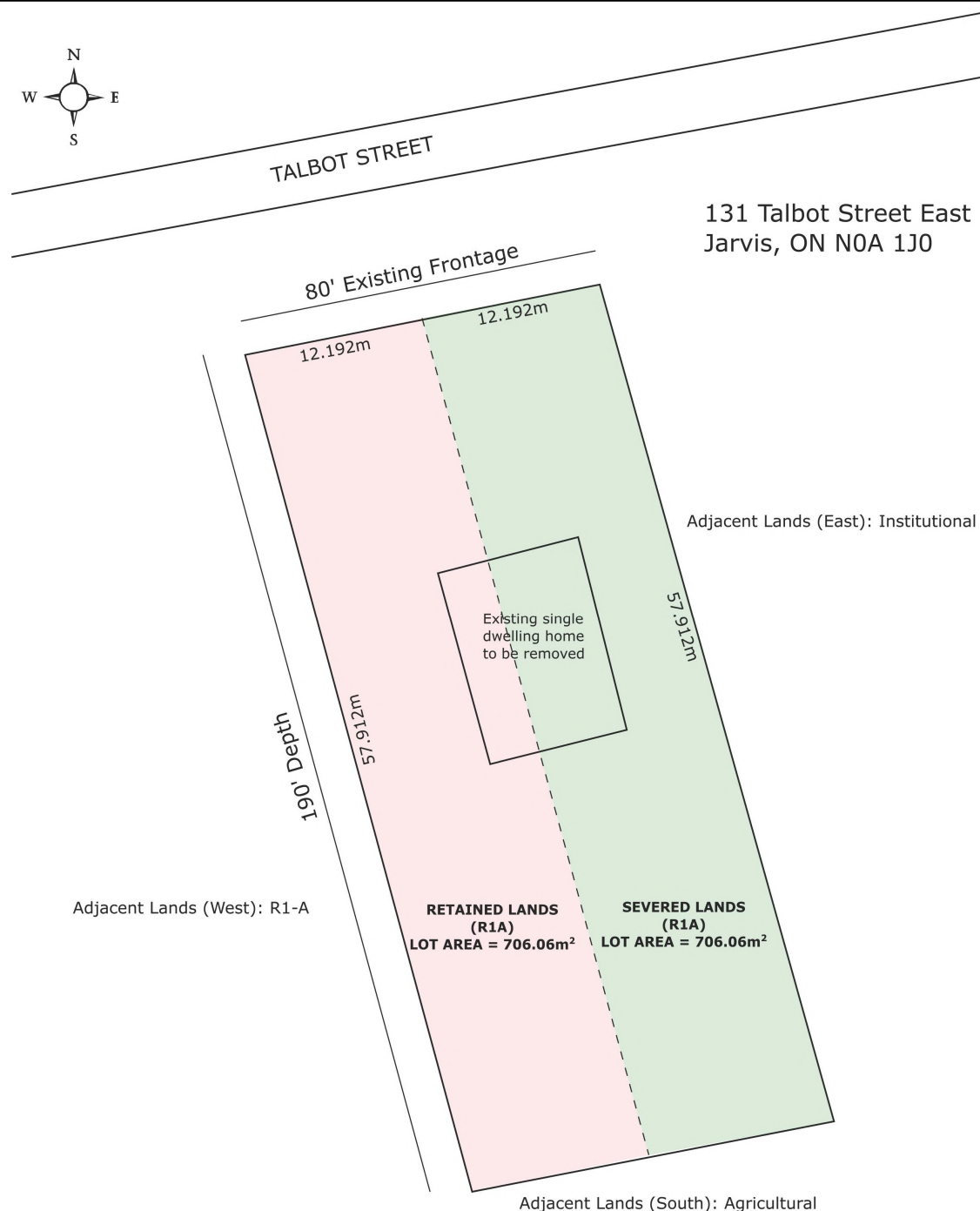
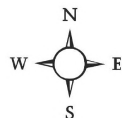
Zoning:

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.



Owner's Sketch FILE #PLB-2025-155 APPLICANT: 2808821 Ontario Inc



Haldimand County Committee of Adjustment

Consent



Title: File # PLB-2025-159

Property Roll Number: 2810-332-005-07000-0000

Applicant: Timothy Michael Montague and Nicole Mariene Montague

Agent: Hedley Bess LP

Legal Description: Walpole Concession 9 Part Lot 10, Known municipally as: 750 Concession 9, Walpole

For consideration on: October 21, 2025

Summary

The applicant proposes consent application to permit a long-term lease exceeding 21 years on the subject lands to support the development of the Battery Energy Storage System (BESS) project. The subject lands are located in the Agriculture (A) Zone of the Haldimand County Zoning By-Law HC 1-2020.

Recommendation

THAT application **PLB-2025-159** be **APPROVED**, subject to the attached conditions. The application is **consistent** with the Provincial Planning Statement, 2024 and **conforms** to the intent of the Haldimand County Official Plan and Haldimand County Zoning By-law HC 1-2020.

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

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

Details of the Submission:

Proposal:

The applicant is proposing a consent application to permit a long-term lease exceeding 21 years on the subject lands in order to support the development of a Battery Energy Storage System (BESS) project. The subject lands are located within the Agriculture (A) Zone under Haldimand County Zoning By-law HC 1-2020.

Site Features and Land Use:

The subject lands are located in the former township of Walpole and fronts onto the south side of Concession 9 Walpole. The lands currently contain a residential dwelling and related accessory structure and is actively farmed. The leased lands will be located on the west portion of the subject lands and will be accessed via Concession 9 Walpole. The subject lands are designated "Agriculture"

in the Haldimand County Official Plan and zoned “Agriculture (A)” Zone in the Haldimand County Zoning By-law. The surrounding land uses are generally agriculture in nature.

Existing Intensive Livestock Operations:

Not applicable.

Planning Analysis

Planning Act

The applicant is seeking a long term lease on a portion of the subject lands which exceeds the length of time permitted under subsection 50(3) of the Planning Act which does not fall under the exemption criteria set out in the Planning Act, thereby necessitating this application. The applicant is not seeking to sever the subject lands, but is seeking to lease a portion of the subject lands long-term for a battery energy storage facility.

The Planning Act permits long-term-leases (i.e. exceeding 21 years) for limited circumstances including for the purpose of an electricity distribution line, electricity transmission line or hydrocarbon line. This application is to permit the long-term lease of a portion of the subject lands for an energy facility that will store and provide energy to the grid via these lines. The facility itself is not exempt from Section 50(3) of the Planning Act, while the lines are exempt subject to a declaration made under this Subsection. The facility requires significant infrastructure investment and long-term leasing. The proposed application to permit long-term leasing is generally in the public interest and represents good planning principles.

In additional to this application, the applicant will need to provide a declaration under subsection 50(3) of the Planning Act for the transmission and distribution lines to and from the battery energy storage facility, thereby exempting the applicant from obtaining severances or easements for the lines themselves. This requirement has been included as a condition of approval.

Further, subsection 51(24) of the Planning Act establishes consent and subdivision criteria. This application has regard to the criteria set out in the Planning Act.

Provincial Planning Statement, 2024 (PPS)

Section 3.8.1 of the PPS states that “Planning authorities should provide opportunities for the development of energy supply including electricity generation facilities and transmission and distribution systems, energy storage systems, district energy, renewable energy systems, and alternative energy systems, to accommodate current and projected needs.”

The proposed use is permitted by the Haldimand County Official Plan and the Haldimand County Zoning by-law. A concurrent Site Plan Control application has been submitted for the proposed development on the lands.

It is Planning staff’s opinion that this application is consistent with the PPS.

Haldimand County Official Plan (OP)

The subject lands are designated “Agriculture” in the Haldimand County Official Plan. Section 5.D.3 of the OP states that “Energy, and communication/telecommunication facilities that pose a hazard shall generally be located away from residential areas and where possible, towers and other fixtures of such major facilities should be located outside of Natural Environment Areas. When being located in

agricultural areas, these facilities should be located along lot or fence lines, hedge rows or on the edges of agricultural holdings and woodlots to minimize interference with agriculture and forestry.”

Planning Comments: The energy storage facility is located in Agriculture area, away from residential areas and away from any natural environment areas. Further, the leased lands will support the proposed battery energy storage facilities, while allowing space for the existing farming operations on the retained lands. Both the leased lands and the retained lands will have frontage on municipal roads.

Therefore, it is the opinion of Planning staff that the application conforms to the OP.

Haldimand County Zoning By-law HC 1-2020

The severed and retained lands are zoned “Agriculture (A)” Zone in the Haldimand County Zoning By-law HC 1-2020. Battery energy storage facilities are considered to be “Public Utility Installation” which section 4.50 of the Zoning By-law HC 1-2020 states that “Nothing in this by-law, save and except for Section 4.40 (Natural Hazard Lands Overlay (Regulated Area)), shall apply to prevent the following uses in any zone:

b) Public Utility Installation”

The leased lands will satisfy the minimum lot frontage and size requirement of the “A” Zone.

The “Public Utility Installation” use is subject to site plan control, which the applicant is working on a site plan application to address technical and legal requirements of site development.

It is Planning staff’s opinion that this application generally conforms to the Zoning By-law.

Agency & Public Comments

Haldimand County Building & Municipal Enforcement Services:

GRCA approvals that there are no issues with the project.

Any permanent office trailers will require a Class 4 Septic System to be installed.

Fire Route to be shown on site plan approved by Emergency services

Haldimand County Planning & Development Services – Development Technologist:

No comments.

Haldimand County Emergency Services:

No comments.

Hydro One:

No concerns with application.

Mississaugas of the Credit:

No comments received.

Six Nations:

No comments received.

Public:

No comments received.

Notice Sign and Applicant Discussion

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

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

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

Attachments:

1. PLB2025159 Condition Sheet
2. PLB2025159 Location Map
3. PLB2025159 Owner Sketch

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

1. That the Haldimand County requirements, financial or otherwise, be satisfied. This will include taxes paid up to date, a parkland dedication fee in accordance with By-law 2349/22 and a fee for deed stamping in accordance with the Haldimand County User Fees By-law.
2. That the owner's solicitor provide an undertaking to Haldimand County agreeing that if there are any changes proposed to the wording on the certificate after stamping of the certificate by the County, prior to the registration of the certificate; that the Secretary-Treasurer or designate must approve the change prior to registration of the certificate.
3. Receipt of a copy of the registered reference plan of the leased lands, with a frontage of 53 meters (173.88 feet) and an area of 11.3 hectares (27.92 acres). Also, **prior to the signing of the certificate**, an electronic version of the reference plan in AutoCAD.dwg in format shown below, indicating the consent file number and name of the applicant, must be emailed to jcleaver@haldimandcounty.on.ca and gis@haldimandcounty.on.ca. **The draft plan must be approved by the Secretary-Treasurer prior to depositing to the Land Registry Office.**

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

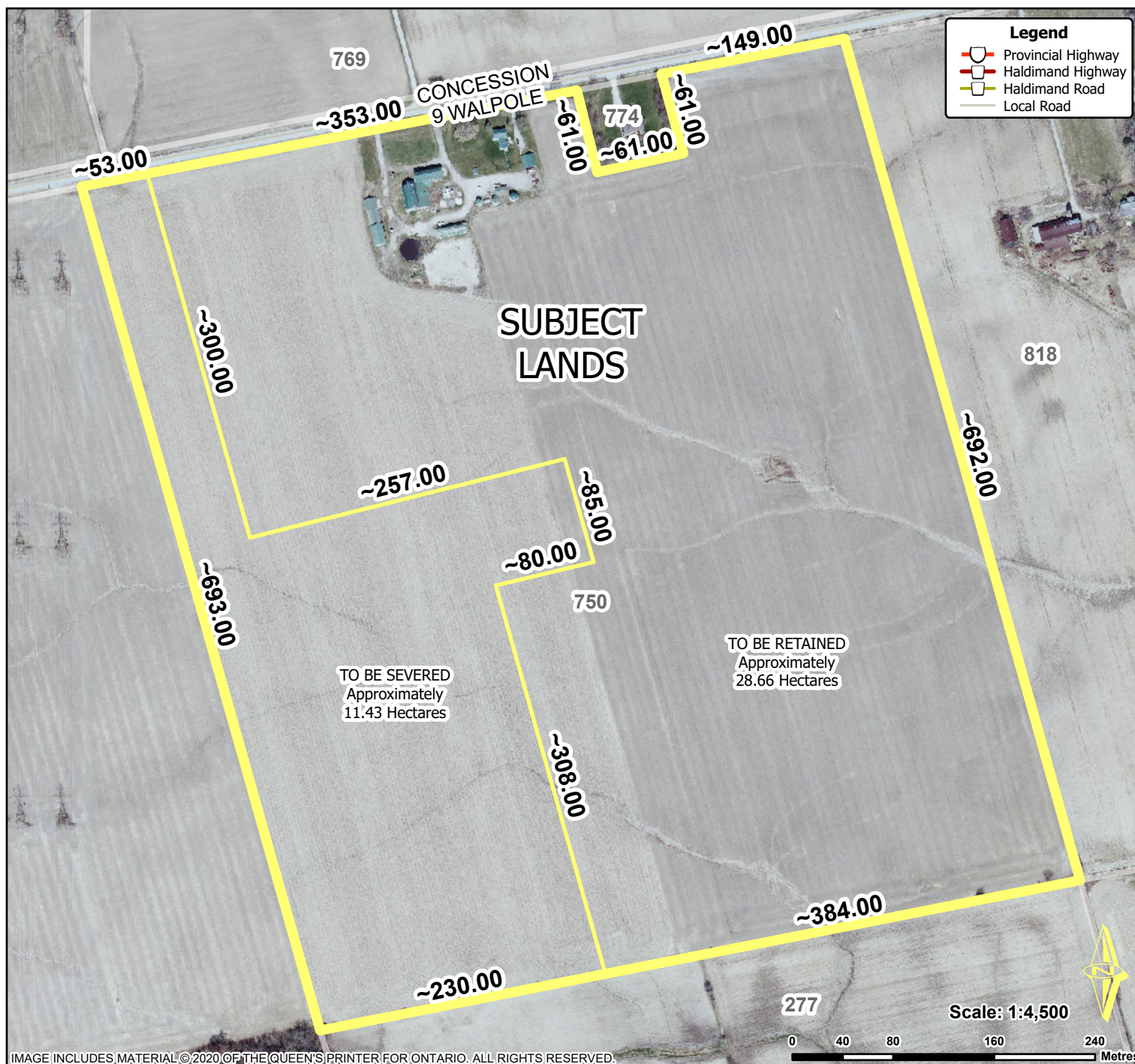
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Projection:	Transverse_Mercator
False_Easting:	500000.00000000
False_Northing:	0.00000000
Central_Meridian:	-81.00000000
Scale_Factor:	0.99960000
Latitude_Of_Origin:	0.00000000
Linear Unit:	Meter
Geographic Coordinate	System:GCS_North_American_1983
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 October 21st, 2027, after which time this consent will lapse.

File No. PLB-2025-159

Assessment Roll No. 2810-332-005-07000-0000

Location Map FILE #PLB-2025-159 APPLICANT: Montague



Location:

**750 CONCESSION 9 WALPOLE
GEOGRAPHIC TOWNSHIP OF WALPOLE
WARD 1**

Legal Description:

WALPOLE CON 9 PT LOT 10

Property Assessment Number:

2810 332 005 07000 0000

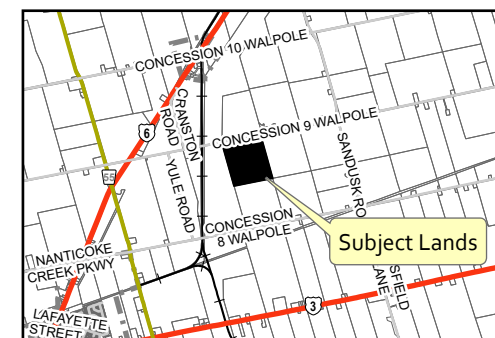
Size:

40.10 Hectares (99.09 Acres)

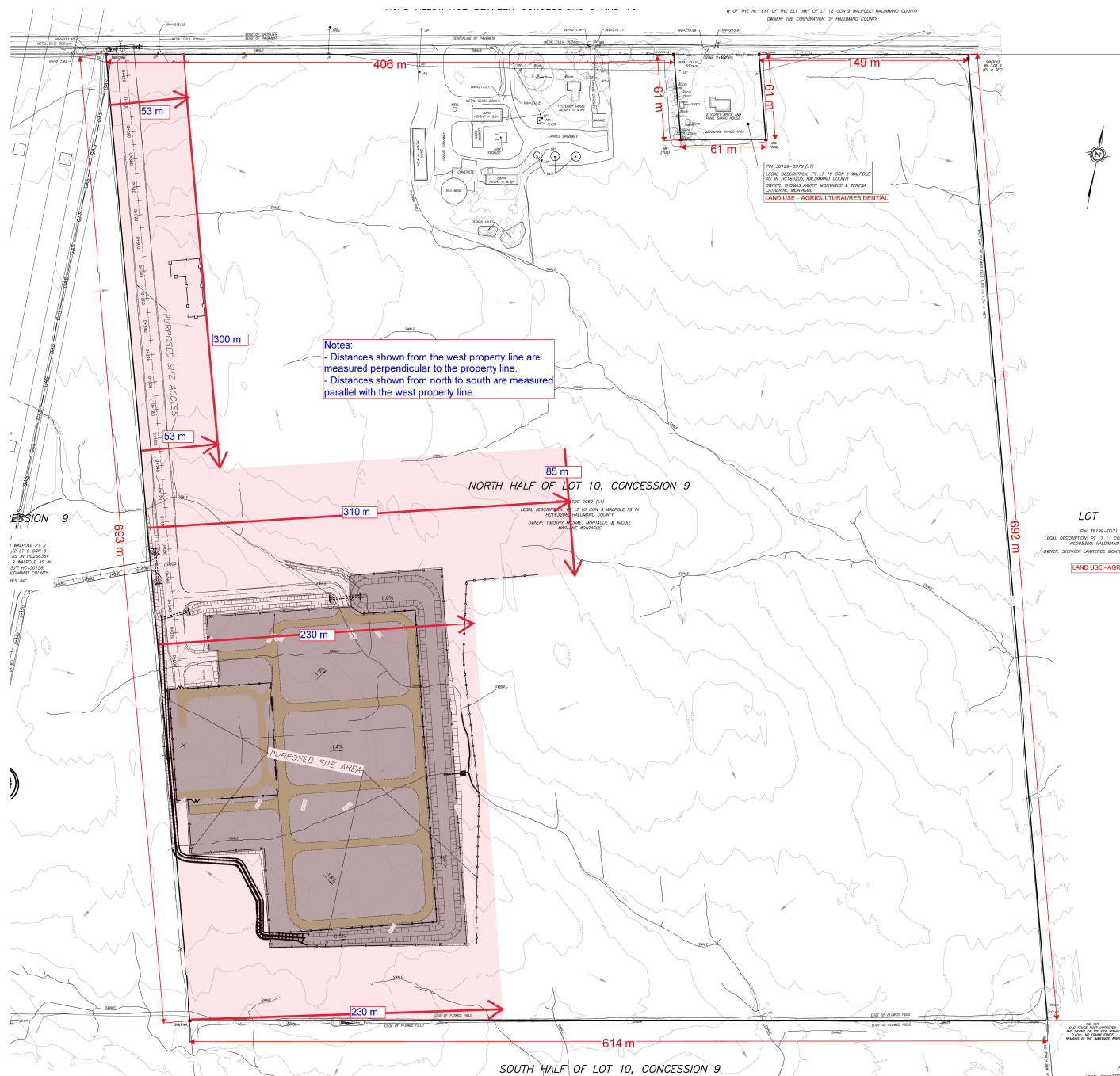
Zoning:

A (Agriculture)

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Owner's Sketch FILE #PLB-2025-159 APPLICANT: Montague



Haldimand County Committee of Adjustment

Consent



Title: File # PLB-2025-161

Property Roll Number: 2810-332-007-14700-0000

Applicant: Kevin and Andrew Veurink

Agent: Ibrahim Bengizi

Legal Description: Walpole Concession 12 Part Lot 11, Known municipally as: 865 Concession 11, Walpole

For consideration on: October 21, 2025

Summary

The applicant proposes a surplus farm dwelling severance for 865 Concession 11 to create a parcel with a frontage of 65.49 metres (215 feet) on Concession 11 and an area of approximately 0.528 hectares (1.3 acres). The subject lands are located within the 'Agriculture "(A)" Zone under Haldimand County Zoning By-law HC 1-2020.

Recommendation

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

Prepared by: Vanshika Navandar, Planning Technician, Haldimand County

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

Details of the Submission:

Proposal:

The applicant proposes a surplus farm dwelling severance for 865 Concession 11 to create a residential parcel with a frontage of 65.49 metres (215 feet) on Concession 11 and an area of approximately 0.528 hectares (1.3 acres). The dwelling has been deemed surplus to the farming operation as a result of farm consolidation, and the severance will allow the residence to be separated from the larger agricultural holding while ensuring the retained lands remain in agricultural production. The subject lands are zoned Agriculture (A) Zone in the Haldimand County Zoning By-law HC 1-2020.

Site Features and Land Use:

The subject lands are located in the geographic township of Walpole and front onto Concession 11 Walpole. The subject land currently contain a single detached dwelling, a one-storeyed garage, two (2)

metal sided accessory structures (one-storeyed and two-storeyed) for agricultural purposes, a metal shed covering the well, and another single-storeyed garage. The agricultural buildings are proposed to be removed from retained lands. There are no reported livestock operations on the subject property. The proposed severed lands will have a frontage of approximately 65.5 metres (215 feet) with an area of approximately 0.53 hectares (1.3 acres). The surrounding land uses are generally agricultural in nature with associated residential uses.

The subject lands are zoned 'Agriculture "(A)" Zone' under the Haldimand County Zoning Bylaw HC-1-2020. The lands are designated "Agricultural" on Schedule "A.12 " of the Haldimand County Official Plan.

The subject lands are not regulated by any Conservation Authority.

Existing Intensive Livestock Operations:

N/A

Planning Analysis

Provincial Planning Statement, 2024 (PPS)

The subject lands are located outside of any existing Settlement Area Boundaries, and are within the prime agriculture area of the Haldimand County. The Provincial Planning Statement discourages lot creation outside the settlement area boundaries, However, Section 4.3.3.1.(c) states

(c).

"4.3.3.1 Lot creation in prime agricultural areas in prime agricultural areas is discouraged and may only be permitted in accordance with the provincial guidance for:

c. one new residential lot per farm consolidation for a residence surplus to an agricultural operation, provided that:

1. The new lot will be limited to a minimum sized needed to accommodate the use appropriate sewage and water services; and
2. The planning authority ensures that new dwellings and additional residential units are prohibited on any remnant parcel of farmland created by the severance. The approach used to ensure that no new dwellings or additional residential units are permitted on the remnant parcel may be recommended by the Province, or based on municipal approaches that achieve the same objective.

Planning Comment: A septic evaluation will be required as a Condition of Consent to ensure that the severed lot with area of 0.53 hectares is adequately sized to accommodate a septic system. The retained parcel with existing farm operations will qualify for automatic rezoning to remove residential and residential-related uses on the retained lands to fulfil the criteria for Provincial Planning Statement.

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

Haldimand County Official Plan (OP)

The subject lands are designated “Agriculture” in the Haldimand County Official Plan. The County’s policies respecting surplus farm dwelling severances are consistent with the intent of the Provincial Policy Statement (PPS). In accordance with these policies, a consent for the creation of a lot containing a surplus farm dwelling may be considered under Section 3.A.1) 10 d) where the dwelling is a minimum of ten (10) years in age, has become surplus as a result of farm consolidation, and where the associated farm holdings contain two or more habitable dwellings located within Haldimand County. As a condition of approval, no new residential dwellings shall be permitted on the retained agricultural lands.

Planning Comment: The applicant submitted a declaration of habitability which states that the surplus farm dwelling is habitable. The dwelling located on the subject land was constructed in 1976), and the applicant has demonstrated that the farm dwelling became surplus through farm consolidation where it is part of a farm holding containing two or more habitable dwelling within County.

Section 3.A.10.d) outline further criteria for a surplus farm dwelling to be qualified for severance, listed as follows :

- i) The severance shall generally be 0.4 hectares to 0.6 hectares in size and shall minimize the amount of agricultural land or productive forest taken out of production, with due consideration for natural features and ensuring no farm fields are fragmented.

Planning Comment : The surplus farm dwelling lot will be approximately 0.53 hectares (1.3 acres) in size. This proposal will minimize the amount of agricultural lands taken out of production to accommodate the existing residential use.

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

Planning Comment : The severed lands will be serviced by an existing septic system and a well. As condition of consent, a septic evaluation will be required to ensure that the existing services adhere to applicable *Ontario Building Code* requirements.

- iii) 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 proposed severed lands are limited in size to reduce any lands removed from active agricultural production. Planning staff are of the opinion that the proposed severance will not adversely affect the viability of the existing farm operation.

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

Planning Comment : The applicant has declared in the Severance form that a livestock operation exists 100m away from the subject property. In accordance with the Minimum Distance Separation (MDS) Document, specifically Implementation Guideline #9.1, where a livestock facility and the *existing* dwelling proposed to be severed are situated on separate lots prior to the consent, an MDS I setback is not required. Therefore, the proposed consent complies with the Minimum Distance Separation (MDS) formulae, as amended.

- v) Severance shall not be permitted within 300 metres from licensed pits and 300 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 from licensed pits or 500 metres of licensed quarries.

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

Planning Comment : The severed lot has existing safe and direct access on a municipally maintained road (Concession 11 Walpole).

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

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

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

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 'Agriculture "(A)"' zone permits agriculture use, single family dwelling and residential accessory buildings.

The Agriculture Zone requires a minimum lot size of 1,855 square metres (0.46 acres) and a minimum lot frontage of 30 metres (98 feet). The severed lands will be approximately 0.528 hectares (1.3 acres) and a frontage of 65.49 metres (215 feet) on Concession 11. The retained lands will be approximately 20.25 hectares (50 acres) both of which complies with the Agriculture provisions of the Haldimand County Zoning By-law HC-1-2020.

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

Agency & Public Comments

Haldimand County Building & Municipal Enforcement Services:

- 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.
- Property lines must be in conformance of article 8.2.1.6. Clearances for a Class 4 Sewage System.
- Buildings straddling new property lines to be removed

Haldimand County Planning & Development Services – Development Technologist:

No comments received.

Haldimand County Emergency Services:

No comments received.

Hydro One:

Severance will create an aerial trespass crossing the existing farm driveway. Property owner will need to re-route their service or there will need to be an easement granted between the two property owners before the severance can be completed

Mississaugas of the Credit:

No comments received.

Six Nations:

No comments received.

Public:

No comments received.

Notice Sign and Applicant Discussion

A public notice sign was posted in accordance with the Planning Act, R.S.O. 1990, c. P.13 on October 2, 2025 .

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

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

Attachments:

1. PLB2025161 Condition Sheet
2. PLB2025161 Location Map
3. PLB2025161 Owner Sketch

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

1. That the Haldimand County requirements, financial or otherwise, be satisfied. This will include taxes paid up to date, a parkland dedication fee in accordance with By-law 2349/22 and a fee for deed stamping in accordance with the Haldimand County User Fees By-law.
2. That the owner's solicitor provide an undertaking to Haldimand County agreeing that if there are any changes proposed to the wording on the certificate after stamping of the certificate by the County, prior to the registration of the certificate; that the Secretary-Treasurer or designate must approve the change prior to registration of the certificate.
3. Receipt of a copy of the registered reference plan of the severed parcel, with a frontage of approximately 65.5 metres (215 feet) on Concession 11 and an area of approximately 0.53 hectares (1.3 acres). Also, **prior to the signing of the certificate**, an electronic version of the reference plan in AutoCAD.dwg in format shown below, indicating the consent file number and name of the applicant, must be emailed to jcleaver@haldimandcounty.on.ca and gis@haldimandcounty.on.ca. **The draft plan must be approved by the Secretary-Treasurer prior to depositing to the Land Registry Office.**

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

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

4. Severance will create an aerial trespass of Hydro crossing the existing farm driveway. Property owner will need to re-route their service or there will need to be an easement granted between the two property owners before the severance can be completed. Proof of satisfaction from Hydro One must be submitted to the secretary treasurer.
5. 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.)

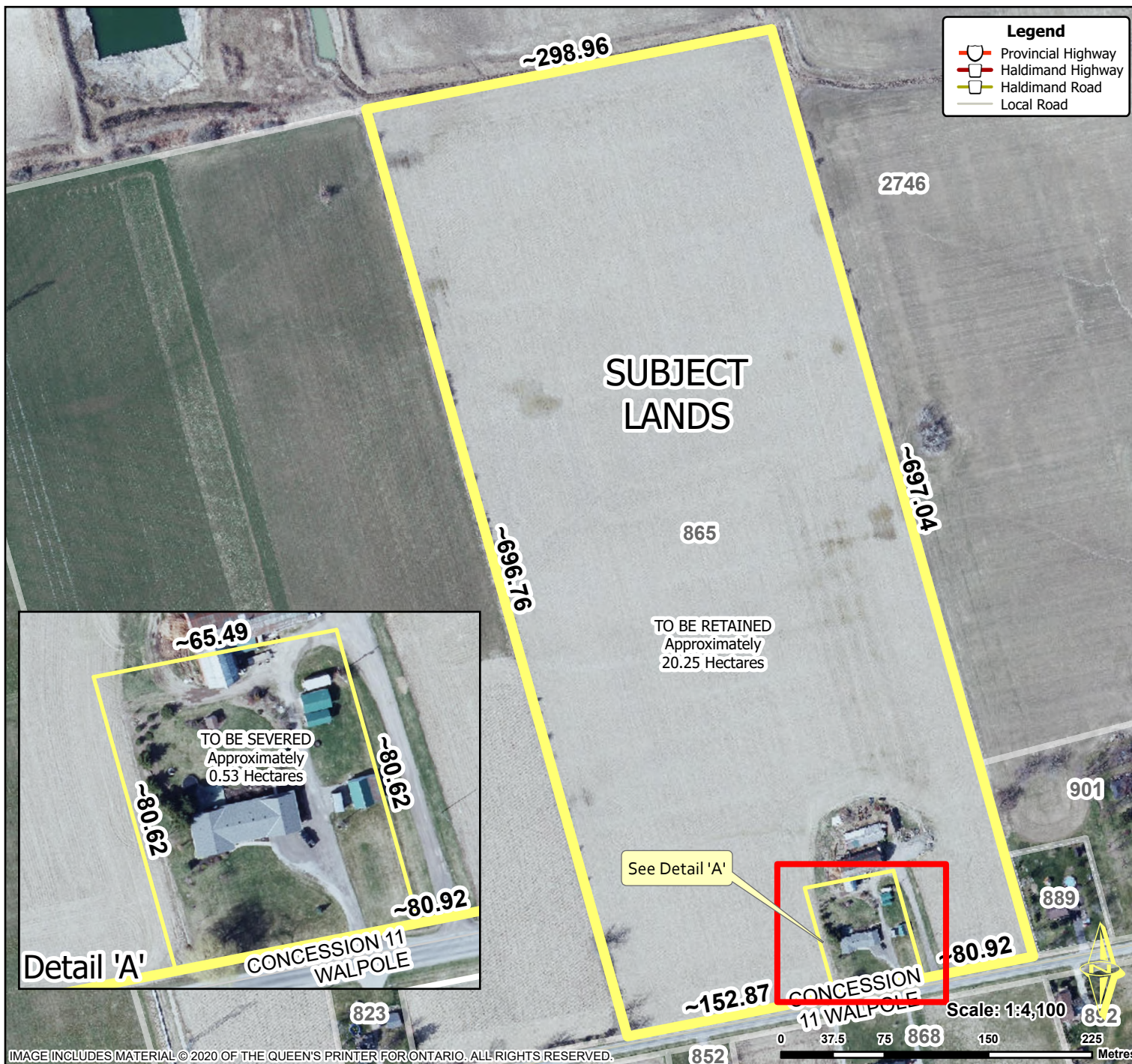
Please contact the Building Controls and By-law Enforcement Division at 905-318-5932, for further clarification.

6. That the above conditions must be fulfilled and the Document for conveyance be presented for stamping/issuance of the certificate on or before October 21st, 2027, after which time this consent will lapse.

File No. PLB-2025-161

Assessment Roll No. 2810.332.007.14700.0000

Location Map FILE #PLB-2025-161 APPLICANT: De Boer



Location:

**865 CONCESSION 11 WALPOLE
GEOGRAPHIC TOWNSHIP OF WALPOLE
WARD 1**

Legal Description:

WAL CON 12 PT LOT 11

Property Assessment Number:

2810 332 007 14700 0000

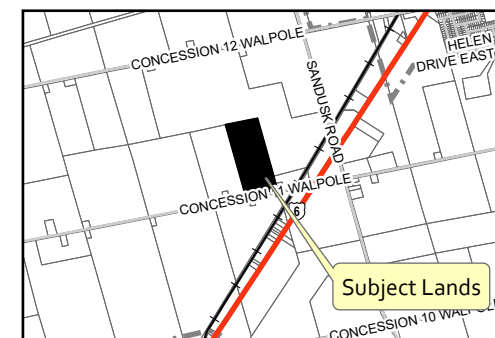
Size:

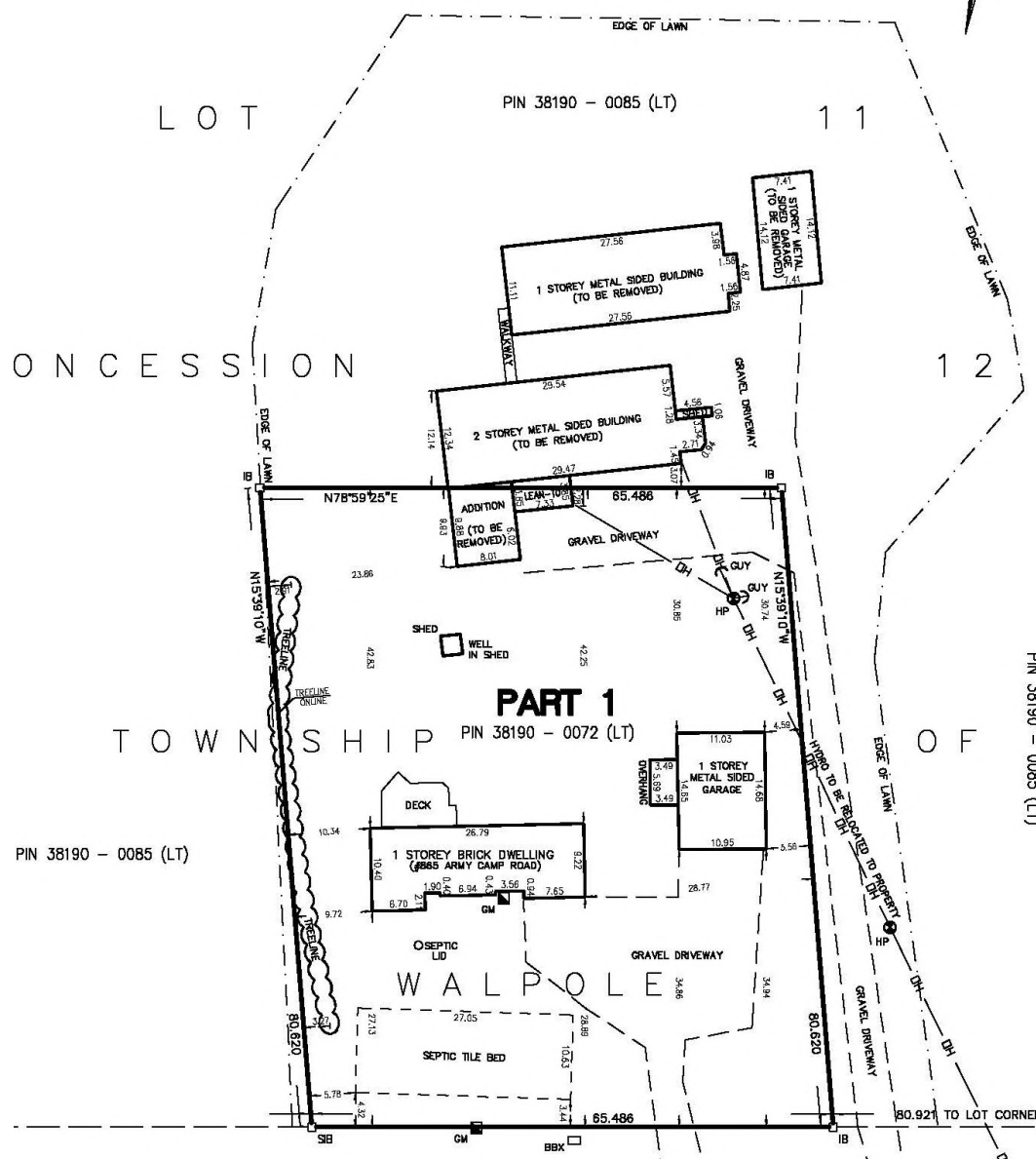
20.78 Hectares (51.34 Acres)

Zoning:

A (Agriculture)

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







Haldimand County Committee of Adjustment

Consent

Title: File # PLB-2025-164

Property Roll Number: 2810-152-004-12100-0000

Applicant: Stan, Shelly, Jon and Marion Vandebos

Agent: No Agent

Legal Description: Seneca Range WSCR Lot 5, Known municipally as: 1351 Stoney Creek Road, Seneca

For consideration on: October 21, 2025

Summary

The applicant proposes a surplus farm dwelling severance to allow the existing dwelling to be severed from the farm. The severed lands will be approximately 0.60 hectares (1.48 acres) with a frontage of approximately 70.5 meters (231 feet). The subject lands are located within the Agriculture (A) Zone of the Haldimand County Zoning By-Law HC 1-2020.

Recommendation

THAT application **PLB-2025-164** be **APPROVED**, subject to the attached conditions. The application is **consistent** with the Provincial Planning Statement, 2024 and **conforms** to the intent of the Haldimand County Official Plan and Haldimand County Zoning By-law HC 1-2020.

Prepared by: Jassie Cleaver, Secretary Treasurer, Planning and Development

Reviewed by: Neil Stoop, Supervisor, Planning and Development

Details of the Submission:

Proposal:

The applicant is proposing a surplus farm dwelling severance to allow the existing dwelling to be severed from the lands being actively farmed. The proposed severed parcel will have a frontage of approximately 70.5 metres (231 feet) on Stoney Creek Road and an area of about 0.60 hectares (1.48 acres). The retained lands will be approximately 30.84 hectares (76.22 acres) and will continue to be farmed. The subject lands are located within the Agriculture (A) Zone under Haldimand County Zoning By-law HC 1-2020.

Site Features and Land Use:

The subject lands are located at 1351 Stoney Creek Road in the Township of Seneca. The property contains Niagara Peninsula Conservation Authority (NPCA) regulated lands that extend across the

agricultural portion of the property, beginning at the northeast corner along Stoney Creek Road and running diagonally across the farmland to the southwest corner. The NPCA regulated lands do not extend into the proposed severed portion of the property.

The surrounding area consists primarily of agricultural operations and farm dwellings. The subject lands are zoned Agricultural (A) under the Haldimand County Zoning By-law HC 1-2020 and are designated Agriculture (A) in the Haldimand County Official Plan. The lands are currently being actively farmed, and the applicant intends to continue farming the retained lands while selling the existing dwelling.

The subject lands have an approximate area of 32.6 hectares (80.7 acres) and a frontage of approximately 400 metres (1,312 feet). The proposed severed parcel would have a frontage of approximately 70.5 metres (231 feet) and an area of 0.6 hectares (1.48 acres), while the retained lands would have a frontage of approximately 316 metres (1,037 feet) and an area of 32 hectares (79.07 acres).

Existing Intensive Livestock Operations:

Not applicable.

Planning Analysis

Provincial Planning Statement, 2024 (PPS)

The subject lands are located in the prime agricultural area of Haldimand County. The PPS discourages lot creation in the prime agricultural area, outside settlement area boundaries. While lot creation in prime agricultural area is discouraged, the PPS does allow surplus farm dwelling severance per section 4.3.3.1(c).

“4.3.3.1 Lot creation in prime agricultural areas in prime agricultural areas is discouraged and may only be permitted in accordance with the provincial guidance for:

c. one new residential lot per farm consolidation for a residence surplus to an agricultural operation, provided that:

1. The new lot will be limited to a minimum sized needed to accommodate the use appropriate sewage and water services; and
2. The planning authority ensures that new dwellings and additional residential units are prohibited on any remnant parcel of farmland created by the severance. The approach used to ensure that no new dwellings or additional residential units are permitted on the remnant parcel may be recommended by the Province, or based on municipal approaches that achieve the same objective.

Planning Comment: The proposed surplus farm dwelling lot is minimized to the size required to accommodate the appropriate sewage and water services, a septic evaluation has been reviewed and approved by building inspectors. The retained lands will be automatically rezoned to prohibit any future residential development or uses.

It is the opinion of Planning staff that the proposed severance is consistent with 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 lot creation in the “Agriculture” designation shall be discouraged and may only be permitted under limited circumstances. Section 3.A.1) 10 d) states that a severance may be granted for a habitable farm dwelling of a minimum age of ten years, calculated from the date of occupancy of the dwelling 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. To ensure this a zoning by-law amendment will be required that specifically excludes a residential dwelling from being permitted on the retained lands. If the title of the retained parcel is merged with the title of an adjacent farm holding, the zoning by-law amendment to restrict a new residential dwelling on the retained lands will not be required. The creation of the surplus farm dwelling will be based on the following:

- i) The severance shall generally be 0.4 hectares (0.99 acres) 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. Consideration of varying size include ensuring farm fields are not fragmented, environmental and topographical features are recognized and the location of the surplus farm dwelling in relation to the existing farm building and structures;

Planning Comment: The proposed surplus farm dwelling lot is to be 0.60 hectares (1.48 acres) which is within the generally preferred size lot for surplus farm dwelling severances.

- ii) 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: There has been a septic evaluation completed, building comments require a condition to show the 3 meter setback from septic distribution pipe to property line. The septic evaluation has been reviewed and approved by building, subject to the condition.

- iii) 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 proposed surplus farm dwelling lot does not take away from any actively farmed lands and will not affect the viability of the farm operation on the retained lands.

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

Planning Comment: No Minimum Distance Separation applies to this surplus farm dwelling lot.

- v) 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: No licensed pits within 300 meters or licensed quarries within 500 meters of the proposed surplus farm dwelling lot.

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

Planning Comment: The proposed surplus farm dwelling lot fronts onto Stoney Creek Road which is an open and maintained public road.

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

Planning Comment: Severing the proposed Surplus Farm Dwelling lot is not anticipated to create any potential impacts on natural environment areas or cultural resources.

It is the opinion of Planning staff that the application generally conforms to the intents of the OP.

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 'Agriculture "(A)"' zone permits agriculture uses, single family dwellings and residential accessory buildings.

The Agriculture Zone requires a minimum lot size of 1,855 square metres (0.46 acres) and a minimum lot frontage of 30 metres (98 feet). The severed lands will be approximately 0.60 hectares (1.48 acres) and a frontage of 70.5 metres (231.29 feet) on Stoney Creek Road. The retained lands will be approximately 31.5 hectares (77.83 acres). Both the severed and the retained lands comply to the Agriculture provisions of the Haldimand County Zoning By-law HC-1-2020. The retained lands will be rezoned to remove residential uses as a permitted use, thereby prohibiting any future residential development on the lands. It is of Planning Staff's opinion that the application conforms to the Haldimand County Zoning By-law HC-1-2020.

Agency & Public Comments

Haldimand County Building & Municipal Enforcement Services:

Ensure 3m minimum setback from septic distribution pipe to property line, evaluation provided does not show this dimension.

Planners Comments: A condition will be added to show a revised sketch that ensures the minimum setback from septic distribution pipe to property line complies to the required 3 meters.

Section 3.1.2.1(1) of national farm code requires 30m setback from property line to barn on proposed severed farm land, the site plan shows 10m setback. Remedy would be that the barn is to be removed or comply with OBC for required Fire Resistance Rating (FRR) for exposed building face.

Planners Comments: A condition will be added to either remove the barn or comply with the Ontario Building Code for the Fire Resistance Rating (FRR) for the exposed building face.

Haldimand County Planning & Development Services – Development Technologist:

No comments received at the time of writing this report.

Haldimand County Emergency Services:

After review of the application it should be noted that these 2 lots will not provide sufficient spatial separation. Should a fire be initiated in either of the structures there is an elevated risk of exposure.

Planners Comment: A condition will be added to either remove the barn or comply with the Ontario Building Code for the Fire Resistance Rating (FRR) for the exposed building face.

Niagara Peninsula Conservation Authority:

No comments received at the time of writing this report.

Hydro One:

No comments received at the time of writing this report.

Mississaugas of the Credit:

No comments received at the time of writing this report.

Six Nations:

No comments received at the time of writing this report.

Public:

No comments received at the time of writing 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 September 27, 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. PLB2025164 Condition Sheet
2. PLB2025164 Location Map
3. PLB2025164 Detail Map
4. PLB2025164 Owner Sketch
5. PLB2025164 Owner Sketch 2

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

1. That the Haldimand County requirements, financial or otherwise, be satisfied. This will include taxes paid up to date, a parkland dedication fee in accordance with By-law 2349/22 and a fee for deed stamping in accordance with the Haldimand County User Fees By-law.
2. That the owner's solicitor provide an undertaking to Haldimand County agreeing that if there are any changes proposed to the wording on the certificate after stamping of the certificate by the County, prior to the registration of the certificate; that the Secretary-Treasurer or designate must approve the change prior to registration of the certificate.
3. That a revised septic evaluation sketch be submitted to and approved by the Building Division, identifying the setback from the septic distribution pipe to the property line. Confirmation of Building Division approval shall be provided to the Secretary-Treasurer. For additional information regarding approval requirements, please contact building@haldimandcounty.ca
4. That the existing barn shown as being located 10 metres from the property line either be demolished (a demolition permit is required) or be brought into compliance with the fire-resistance rating requirements for an exposed building face, to the satisfaction of the Building Division. Confirmation of Building Division approval shall be provided to the Secretary-Treasurer. For further information, please contact building@haldimandcounty.ca
5. Receipt of a copy of the registered reference plan of the severed parcel, with a frontage of 70.5 metres (231.29 feet), and an area of 0.60 hectare (1.48 acre). Also, **prior to the signing of the certificate**, an electronic version of the reference plan in AutoCAD.dwg in format shown below, indicating the consent file number and name of the applicant, must be emailed to jcleaver@haldimandcounty.on.ca and gis@haldimandcounty.on.ca. **The draft plan must be approved by the Secretary-Treasurer prior to depositing to the Land Registry Office.**

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

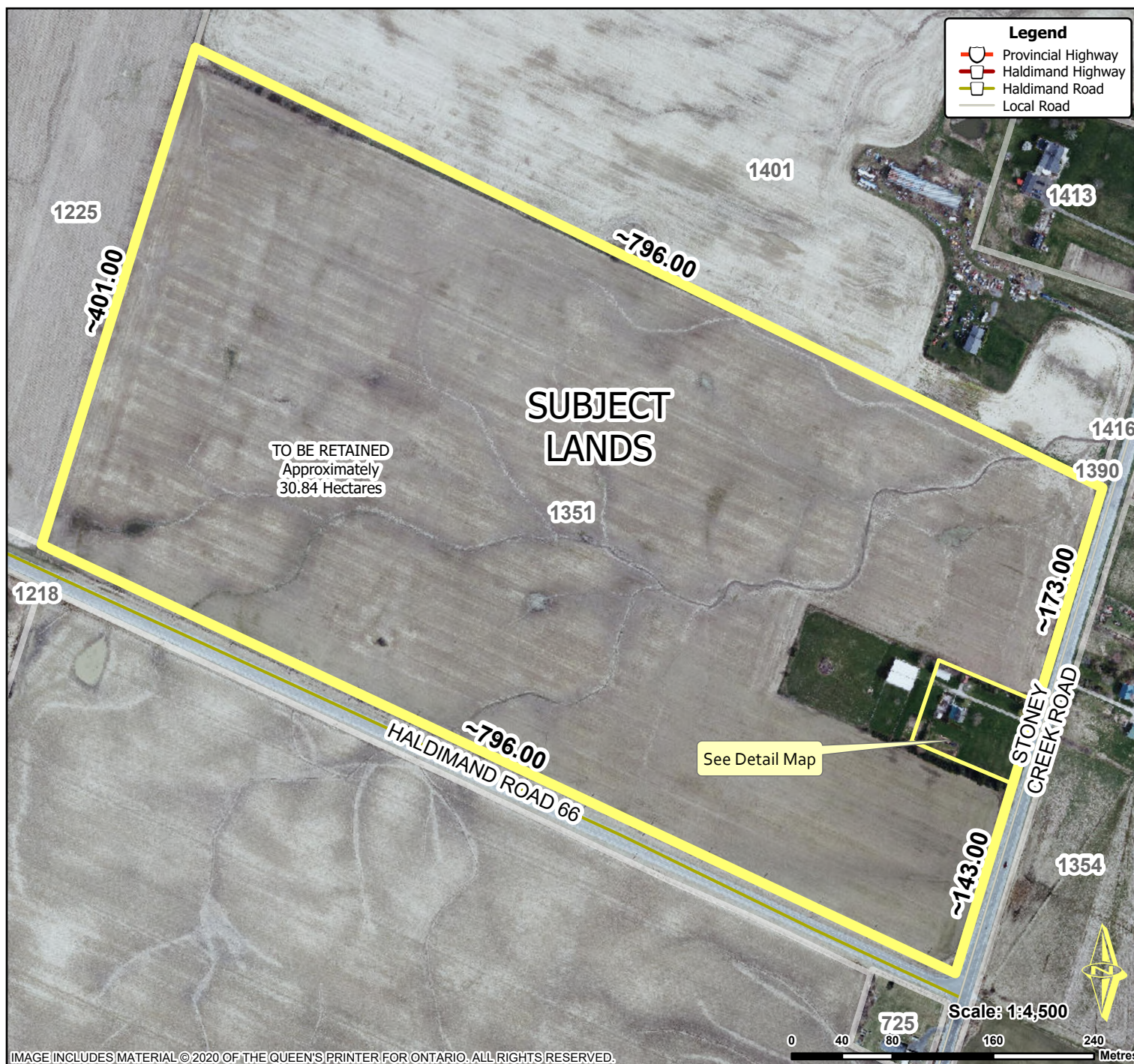
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Geographic Coordinate	System:GCS_North_American_1983
Datum:	D_North_American_1983
Prime Meridian:	Greenwich
Angular Unit:	Degree

6. That the above conditions must be fulfilled and the Document for conveyance be presented for stamping/issuance of the certificate on or before October 21st, 2027, after which time this consent will lapse.

File No. PLB-2025-164

Assessment Roll No. 2810.152.004.12100.0000

Location Map FILE #PLB-2025-164 APPLICANT: Vandembos



Location:

**1351 STONEY CREEK ROAD
GEOGRAPHIC TOWNSHIP OF SENECA
WARD 4**

Legal Description:

SEN RANGE WSCR LOT 5

Property Assessment Number:

2810 152 004 12100 0000

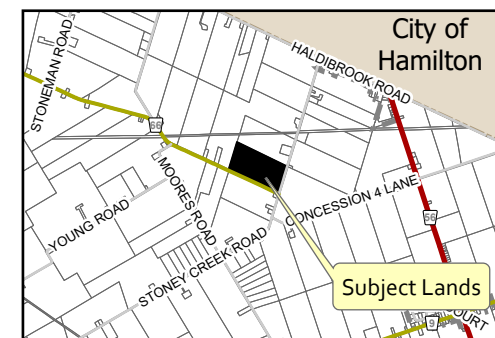
Size:

31.44 Hectares (77.69 Acres)

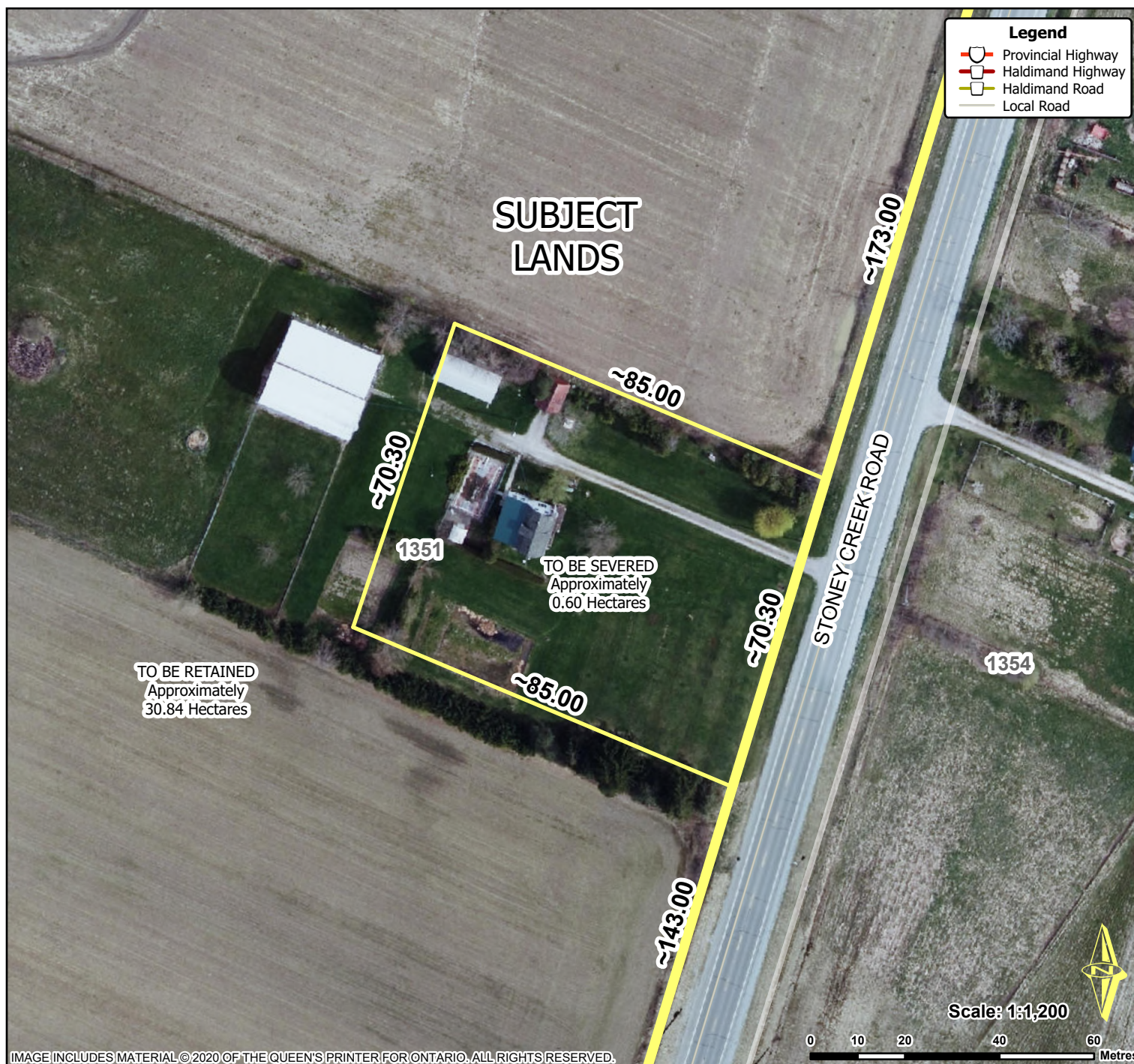
Zoning:

A (Agriculture) & NPCA (Regulated Lands)

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Detail Map FILE #PLB-2025-164 APPLICANT: Vandembos



Location:

**1351 STONEY CREEK ROAD
GEOGRAPHIC TOWNSHIP OF SENECA
WARD 4**

Legal Description:

SEN RANGE WSCR LOT 5

Property Assessment Number:

2810 152 004 12100 0000

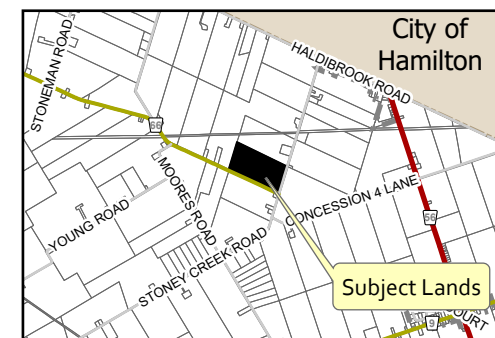
Size:

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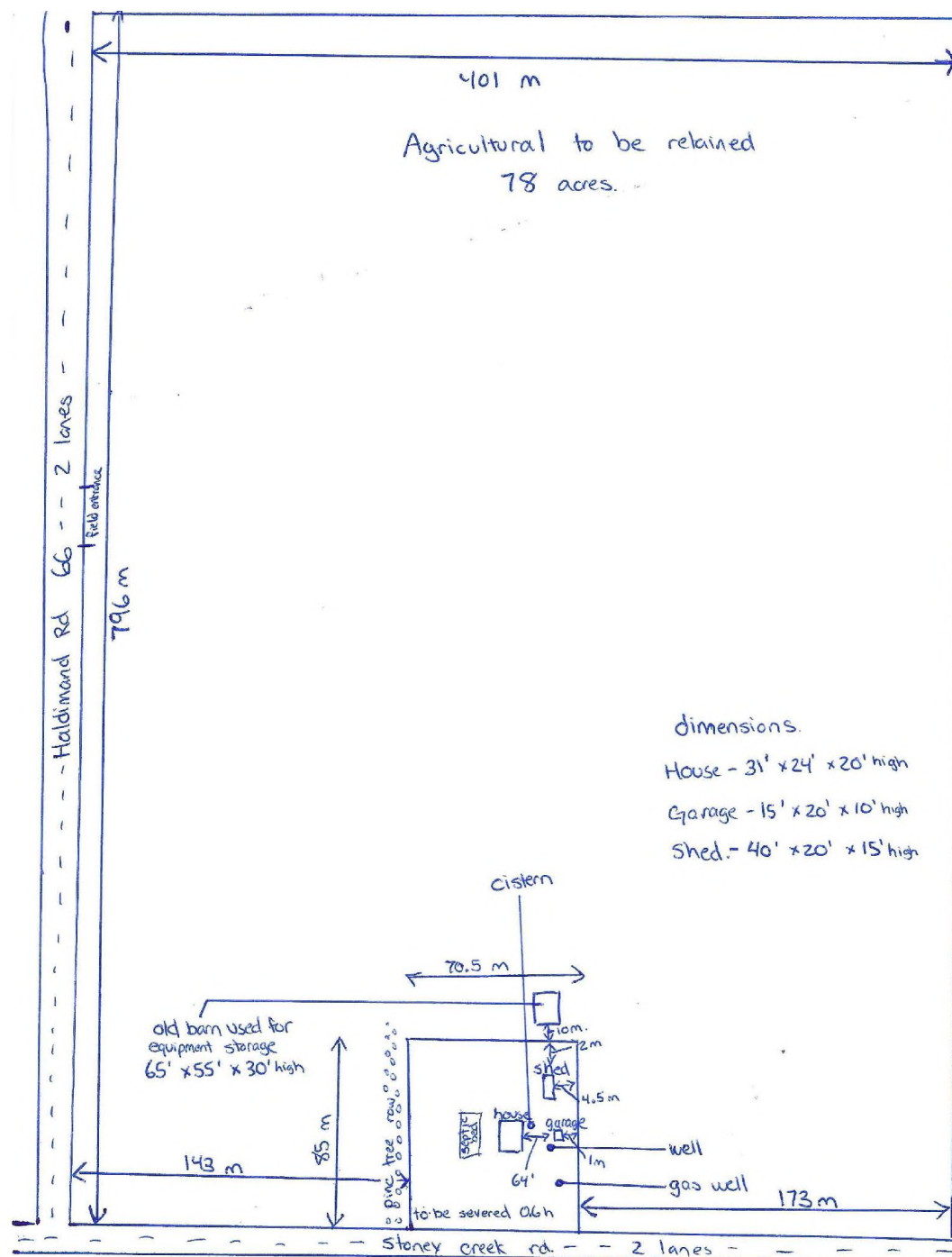
Zoning:

A (Agriculture) & NPCA (Regulated Lands)

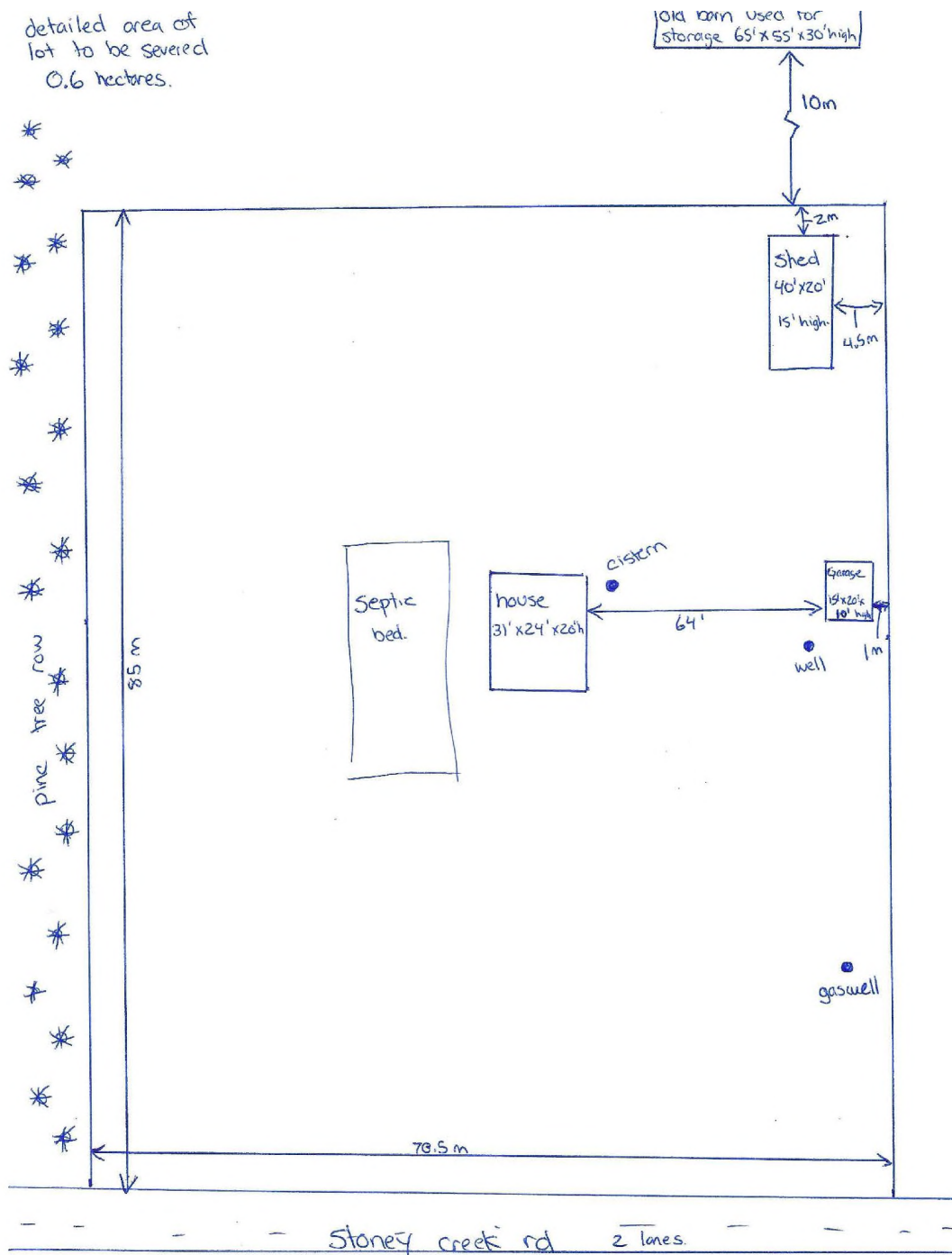
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Owner's Sketch FILE 1 of 2 #PLB-2025-164 APPLICANT: Vandenberg



Owner's Sketch FILE 2 of 2 #PLB-2025-164 APPLICANT: Vandembos





Haldimand County Committee of Adjustment

Minor Variance

Title: PLA-2025-154

Property Roll Number: 2810-331-005-01900-0000

Applicant: David and Alida Eigenbrood

Agent: Yvonne VanBentham

Legal Description: Walpole Concession 7 Part Lot 5, Known municipally as: 131 Talbot St East, Walpole

For consideration on: October 21, 2025

Summary

Relief is requested for the lot frontage of both the severed and retained lands in conjunction with Consent Application PLB-2025-155. The subject lands are located within the Urban Residential Type 1-A (R1-A) Zone under Haldimand County Zoning By-Law HC 1-2020.

Recommendation

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

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

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

Details of the Submission:

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

Severed Lands:

Development Standard(s)	Required	Proposed	Deficiency
Lot Frontage	15 meters	12 meters	3 meters

Retained Lands:

Development Standard(s)	Required	Proposed	Deficiency
Lot Frontage	15 meters	12 meters	3 meters

The relief for the severed and retained lands are requested to address the lot frontage deficiencies that would result if Consent Application PLB-2025-155 is approved. The purpose of the minor variance and severance is to allow the applicant to retain one (1) lot and create one (1) new lot, each intended for a new residential use. The concurrent severance, as proposed, would result in two (2) lots with a 12 meter frontage where 15 meters is required. The subject lands are located within the Urban Residential Type 1-A (R1-A) Zone of the Haldimand County Zoning By-law HC 1-2020.

Site Features and Land Use:

The severed and retained lands fall within the urban boundary of Jarvis and front onto the south side of Talbot Street East. The subject lands currently contain a single detached dwelling that is to be demolished, therefore, the severed and retained lands will be vacant of any structures. The subject lands are designated “Residential” in the Haldimand County Zoning By-law and are zoned “Urban Residential Type 1-A (R1-A)” in the Haldimand County Zoning By-law. The surrounding land uses consist of a mixture of urban residential, commercial, institutional and agriculture uses.

Existing Intensive Livestock Operations:

Not applicable.

Planning Analysis

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

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

Planning staff comment:

The subject lands are designated “Residential” in the Haldimand County Official Plan. Section 4.B.2) 2 of the OP states that the predominant land uses within the “Residential” designation shall be for residential purposes, including all forms of residential development in accordance with the policies of this plan. The proposed development of single family detached dwellings is permitted within the “Residential” designation. Additionally, section 4.B.7 of the OP supports residential intensification such as conversion, infilling and redevelopment in areas where residential uses are permitted.

Therefore, it is Planning Staff’s opinion that the subject application conforms to the intent of the Official Plan.

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

Planning staff comment:

The subject lands are zoned “Urban Residential Type 1-A (R1-A)” Zone in the Haldimand County Zoning By-law HC 1-2020. The “R1-A” Zone permits single detached dwellings and accessory structures. The subject application is seeking relief from the lot frontage provision for both the severed and retained lands as a result of the concurrent severance application (PLB-2025-155).

The subject application proposes a lot frontage of 12 metres (39.4 feet) for the severed and retained lands, where 15 metres (49.2 feet) is required, deficient from the provision by 3 metres.

The intent of the lot frontage provision is to ensure that developments does not appear to overcrowd the lands and to provide space for an adequately sized dwelling units and accessory structures. While the proposed severance would create two lots that are deficient in frontage, the reduced frontage would not negatively impact the neighbourhood or appear to be overcrowded.

Additionally, the severed and retained lots will be sufficiently sized for R1-A lots, which will provide sufficient space for residential dwelling and accessory structures.

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

Planning staff comment:

The Provincial Planning Statement and Haldimand County Official Plan supports residential infill development. The subject application and concurrent proposed severance meets the intent of both provincial and county policies. Therefore the proposal is considered to be desirable development.

4. Is the application minor?

Planning staff comment:

The deficiency in lot frontage is a result of the concurrent severance application, which has demonstrated that the severed and retained lands can fit a single family dwelling and meet all other zoning provisions set out in the Zoning By-law. Therefore, it is the opinion of Planning staff that the application is minor.

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

Agency & Public Comments

Haldimand County Building & Municipal Enforcement Services:

No concerns.

Haldimand County Planning & Development Services – Development Technologist:

No comments.

Haldimand County Emergency Services:

No concerns.

Hydro One:

No concerns.

Mississaugas of the Credit:

No comments received.

Six Nations:

No comments received

Public:

No comments received

Notice Sign and Applicant Discussion

A public notice sign was posted in accordance with the Planning Act, R.S.O. 1990, c. P.13 on October 7, 2025

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

Attachments:

1. PLA2025154 Location Map
2. PLA2025154 Owner Sketch 1

Location Map FILE #PLA-2025-154 APPLICANT: 2808821 Ontario Inc



Location:

**131 TALBOT STREET EAST
URBAN AREA OF JARVIS
WARD 1**

Legal Description:

WALPOLE CON 7 PT LOT 5

Property Assessment Number:

2810 331 005 01900 0000

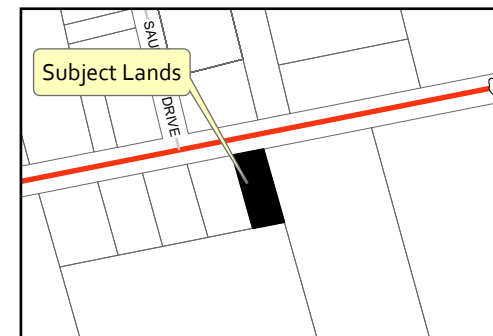
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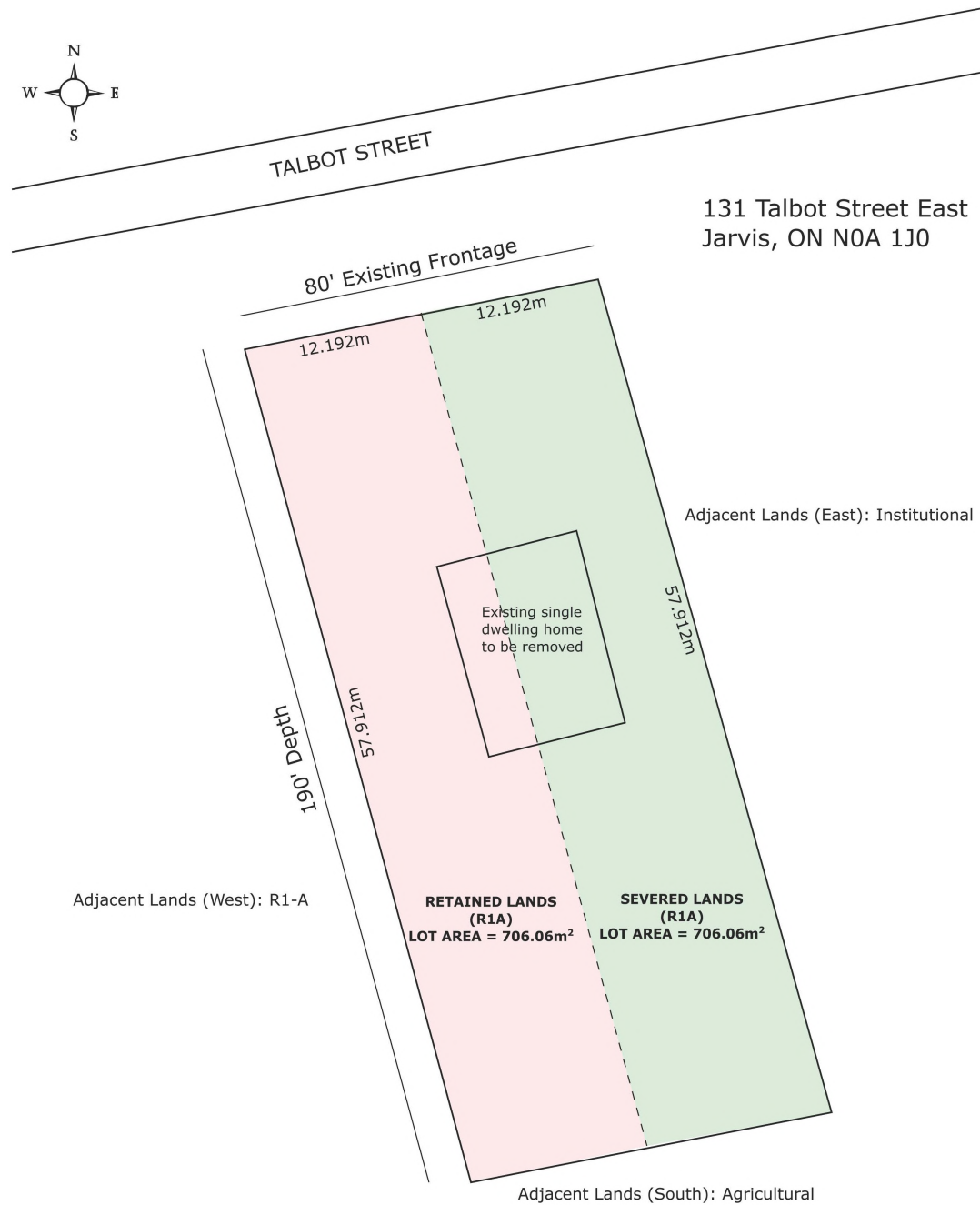
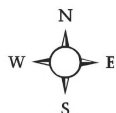
Zoning:

R1-A (Urban Residential Type 1-A)

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Owner's Sketch FILE #PLA-2025-154 APPLICANT: 2808821 Ontario Inc





Haldimand County Committee of Adjustment

Minor Variance

Title: PLA-2025-156

Property Roll Number: 2810-153-002-02800-0000

Applicant: 1206085 Ontario Ltd.

Agent: Kim Hessels

Legal Description: Oneida Range EPR Part Lot 21 Reference Plan 18R5327 Parts 1 and 2, Known municipally as: 4410 Highway 6

For consideration on: October 21, 2025

Summary

Relief is requested from Subsection 45(2) of the Planning Act, to permit the construction of a new building to maintain current business operations. The subject lands are zoned as "Agriculture (A)" under the Haldimand County Zoning By-law HC 1-2020.

Recommendation

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

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

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

Details of the Submission:

Proposal: Relief is requested from the Section 4.41.1 of Zoning By-Law HC 1-2020, under Subsection 45(2) of the Planning Act, to permit the expansion of an existing legally non-conforming use. The proposal is for the expansion of legal non-conforming use, and to recognize all deficiencies of the legal non-conforming building being proposed for current business operation.

Site Features and Land Use:

The subject lands are located in the former township of Oneida and front onto the east side of Highway 6. The subject lands currently contain an agriculture operation and a commercial operation with a number of buildings. The surrounding land uses are generally agriculture in nature.

The subject lands are designated "Agriculture" in the Haldimand County Official Plan and zoned "Agriculture (A)" Zone in the Haldimand County Zoning By-law HC 1-2020.

Existing Intensive Livestock Operations:

Not applicable.

Planning Analysis

The subject lands are designated “Agriculture” in the Haldimand County Official Plan (OP) and are zoned “Agriculture (A)” Zone in the Haldimand County Zoning By-law HC 1-2020. The application for the expansion of the existing commercial operation through section 45(2) of the Planning Act to allow for the expansion of legal non-conforming use.

Commercial uses are generally not permitted in the “Agriculture” designation in the Haldimand County Official Plan or in the “Agriculture (A)” Zone in the Haldimand County Zoning By-law HC 1-2020.

The Zoning By-law permits the expansion or enlargement of a lawfully existing non-conforming use. The applicant is requesting to continue and expand the existing commercial retail operation by building a storage building. This application is to be considered under Section 45(2) of the Planning Act. The use is not being altered and the new storage building will comply with the zone provisions in the Zoning By-law.

Section 45(2) of the Planning Act states: In addition to its power under subsection (1), the committee, upon any such application,

- a) Where any, land, building or structure on the day the by-law was passed, was lawfully used for a purpose prohibited by the by-law, may permit,
 - (i) the enlargement or extension of the building or structure, if the use that was made of the building or structure on the day the by-law was passed, or a use permitted under subclause (ii) continued until the date of the application to the committee, but no permission may be given to enlarge or extend the building or structure beyond the limits of the land owned and used in connection therewith on the day the by-law was passed.

The application represents the expansion or enlargement of the existing commercial use in a zone where the use is not permitted. The existing operation was established legally and section 45(2) of the Planning Act permits the Committee of Adjustment to approve such application.

Further, the OP permits the enlargement or extension of legally non-conforming uses subject to conditions which generally require that such proposals do not negatively impact surrounding properties. The surrounding uses are generally agriculture in nature and the commercial operation has been established legally. The proposed expansion is not anticipated to have any negative impact on the surrounding properties and the use is expected to continue to be compatible and appropriate development for the subject lands and area.

The subject lands are expected to conform to the other provisions of the Zoning By-law HC 1-2020 and the new storage building will conform to the set back provisions. The “A” Zone is not subject to site plan control, therefore, site plan application does not apply to the subject development.

Overall, it is the opinion of Planning staff that the application meets the requirements and intent of Section 45(2) of the Planning Act and is considered appropriate and compatible expansion.

Agency & Public Comments

Haldimand County Building & Municipal Enforcement Services:

A Class 4 Septic System and Design Evaluation will be required.

Parking requirements are to be calculated in accordance with Section 5 of the Haldimand County Zoning By-law and shown on the site plan.

Planning staff to review and approve the proposed changes to the Agriculture (A) Zone under the Farm Diversity policies.

MTO approval will be required, contingent on Planning approval.

Haldimand County Planning & Development Services – Development Technologist:

No comments received.

Haldimand County Emergency Services:

No comments received.

Grand River Conservation Authority:

The GRCA has no objection to the proposed minor variance application.

Ministry of Transportation:

Comments not yet received.

Planner Comment: Have been circulated and will require MTO approvals as a condition of consent.

Hydro One:

No comments received.

Mississaugas of the Credit:

No comments received.

Six Nations:

No comments received.

Public:

No comments received.

Notice Sign and Applicant Discussion

A public notice sign was posted in accordance with the Planning Act, R.S.O. 1990, c. P.13 on September 8, 2025

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

Attachments:

1. PLA2025156 Location Map
2. PLA2025156 Owner Sketch
3. PLA2025156 Owner Sketch 2

Location Map FILE #PLA-2025-156 APPLICANT: 1206085 Ontario LTD



Location:

**4410 HIGHWAY 6
GEOGRAPHIC TOWNSHIP OF ONEIDA
WARD 4**

Legal Description:

**OND RANGE EPR PT LOT 21 RP 18R5327
PARTS 1 AND 2**

Property Assessment Number:

2810 153 002 02800 0000

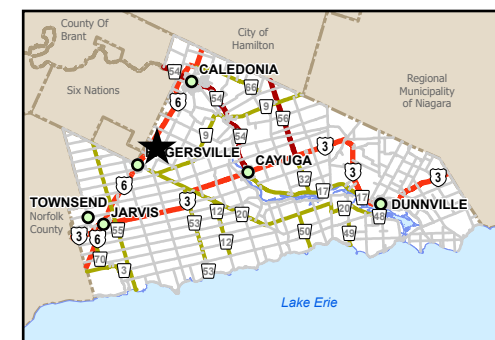
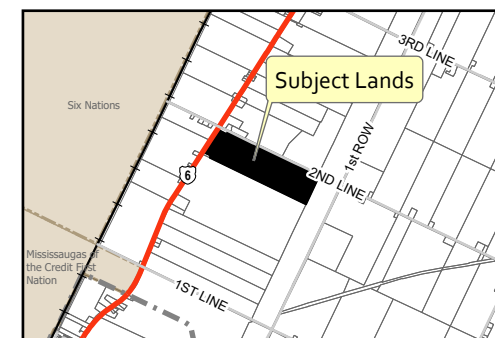
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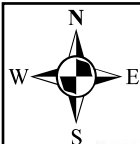
56.10 Hectares (138.62 Acres)

Zoning:

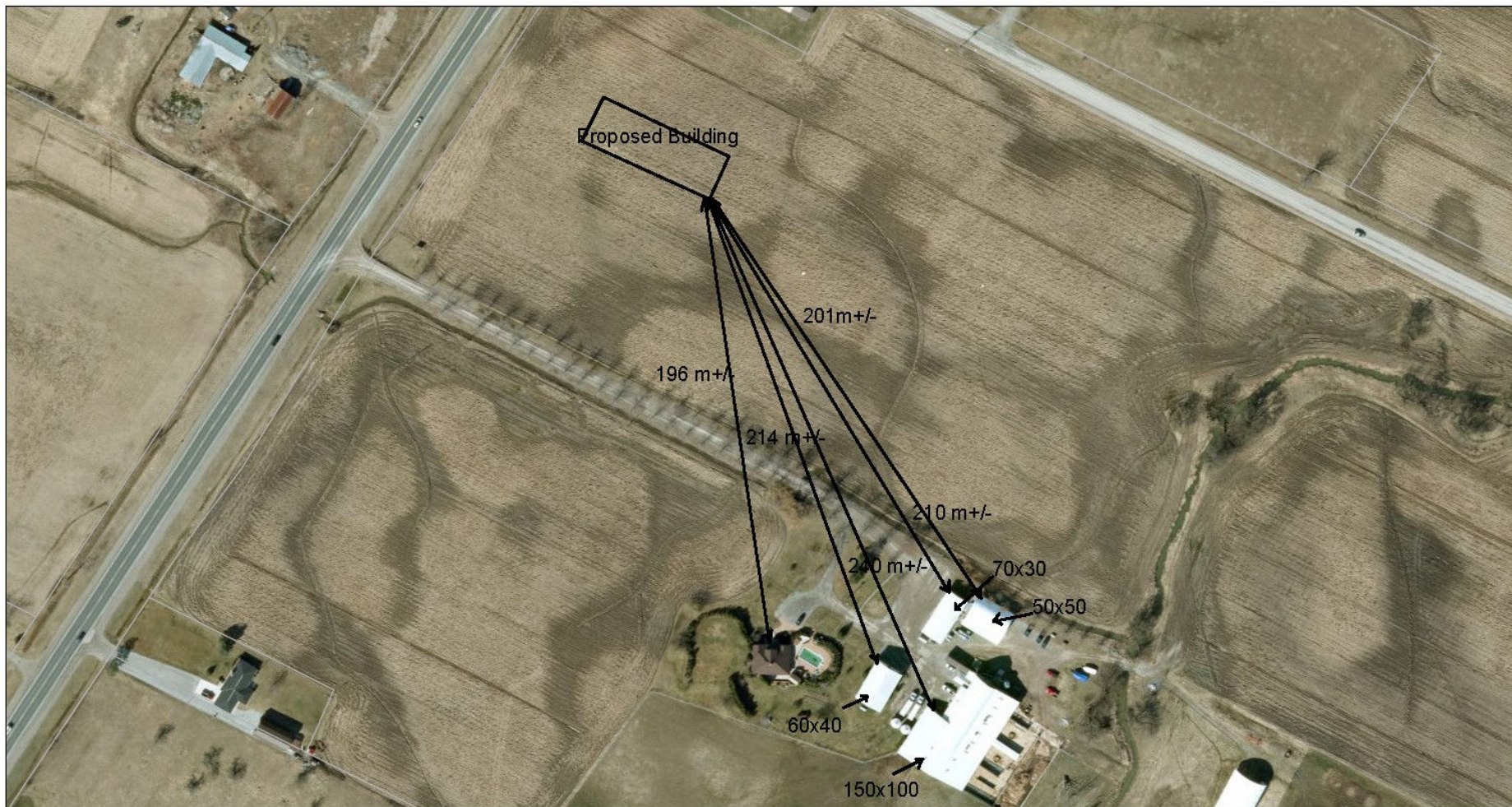
A (Agriculture), GRCA Regulated Lands & Wetland, HCOP Riverine Hazard Land & Wetland Area

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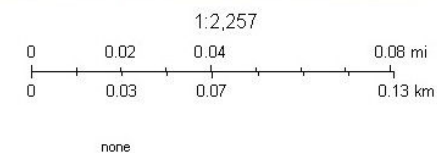


ArcGIS Web Map



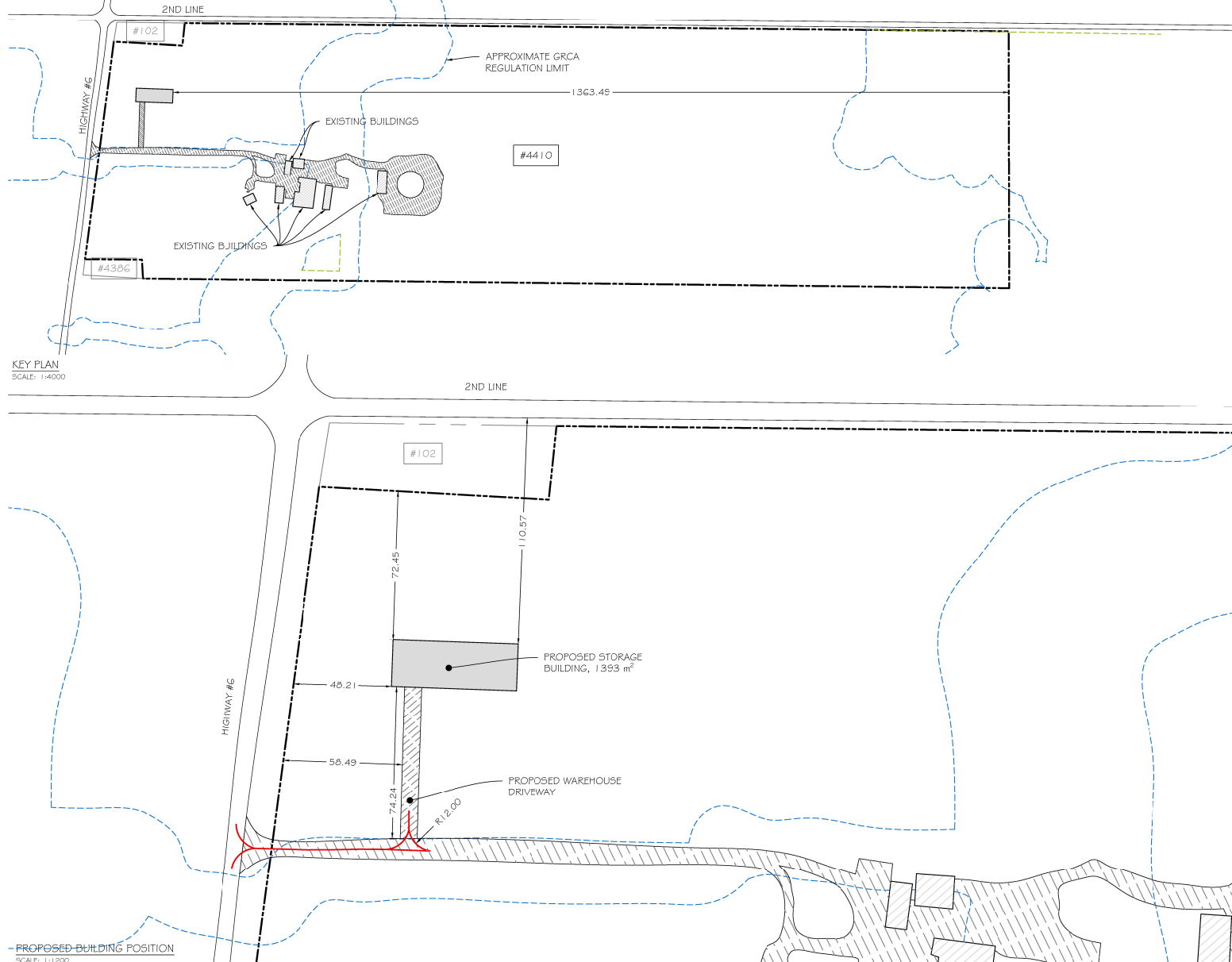
8/21/2025, 9:42:35 AM

— Override 1
 ParcelsOnlinePublic
 Existing





**Haldimand
County**



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SCALE: AS NOTED



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TEL: (905) 774-7188
SURVEY NO.

4		
3		
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1		
0	ISSUED FOR APPROVAL	JUN 10/25
4	PURPOSE OF ISSUE	DATE OF ISSUE

BRAEMAR BUILDING SYSTEMS
STORAGE BUILDING
4410 HWY #6
HAGERSVILLE, ON
NOA 110

DRAWING
SITE PLAN

AS NOTED FILE NO. D14-25-142

DRAWING FILE: HMBL-FRMS-SITE PLAN - D14-25-142.DWG

DRAWN BY: ELLIASH SALT
START DATE: MAY 15, 2025
SHEET: 1 OF 1

DRAWING NUMBER: C-1



Haldimand County Committee of Adjustment

Minor Variance

Title: PLA-2025-165

Property Roll Number: 2810-332-006-12400-0000

Applicant: Tayyiban Cooperative Ltd.

Agent: Kim Hessels

Legal Description: Walpole Concession 15 Part Lots 10,11 Subject to Hydro Easement, Known municipally as: 8794 Indian Line

For consideration on: October 21, 2025

Summary

Relief is requested to permit the expansion of a legal non-conforming use in order to construct an addition to the existing abattoir business. The subject lands are zoned Agriculture (A) under Haldimand County Zoning By-law HC 1-2020.

Recommendation

THAT application PLA-2025-165 be **APPROVED**. Subject to the attached conditions. The application **meets** the requirements and intent of Section 45(2) of the Planning Act and is considered appropriate and compatible expansion of a legal non-conforming use.

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

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

Details of the Submission:

Proposal: Relief is requested from the Section 4.41.1 of Zoning By-Law HC 1-2020, under Subsection 45(2) of the Planning Act, to permit the expansion of an existing legally non-conforming abattoir business, the deficiencies are:

Development Standard(s)	Required	Proposed	Deficiency
Total Gross Floor Area	Existing= 705.69m2	Total addition=346.62	1052.31m2
Other (legal non-conforming use)	n/a	n/a	1052.31m2

The relief is requested to permit the expansion of a legal non-conforming use to construct an addition to the existing abattoir business in the Agriculture (A) zone of Haldimand County Zoning By-Law HC 1-2020.

Site Features and Land Use:

The subject lands are located in the former township of Walpole and front onto the south side of Indian Line. The subject lands currently contain an abattoir. The surrounding land uses are generally agriculture in nature.

The subject lands are designated “Agriculture” in the Haldimand County Official Plan and zoned “Agriculture (A)” Zone in the Haldimand County Zoning By-law HC 1-2020.

Existing Intensive Livestock Operations:

Not applicable.

Planning Analysis

The subject lands are designated “Agriculture” in the Haldimand County Official Plan (OP) and are zoned “Agriculture (A)” Zone in the Haldimand County Zoning By-law HC 1-2020. The application is an expansion of the existing legal non-conforming abattoir use through section 45(2) of the Planning Act.

Abattoirs are not a permitted use in the “Agriculture” designation in the Haldimand County Official Plan and are not permitted in the “Agriculture (A)” Zone in the Haldimand County Zoning By-law HC 1-2020.

The Zoning By-law permits the expansion or enlargement of a lawfully existing non-conforming use. The applicant is requesting to continue and expand the existing abattoir by building an addition. The application is to be considered under 45(2) of the Planning Act. The use is not being changed and the building will continue to be used as an abattoir and the addition is expected to comply with the setbacks in the Zoning by-law.

Section 45(2) of the Planning Act states: In addition to its power under subsection (1), the committee, upon any such application,

- a) Where any, land, building or structure on the day the by-law was passed, was lawfully used for a purpose prohibited by the by-law, may permit,
 - (i) the enlargement or extension of the building or structure, if the use that was made of the building or structure on the day the by-law was passed, or a use permitted under subclause (ii) continued until the date of the application to the committee, but no permission may be given to enlarge or extend the building or structure beyond the limits of the land owned and used in connection therewith on the day the by-law was passed.

The application represents the expansion or enlargement of the existing abattoir in a zone where the use is not permitted. The abattoir has been established legally and section 45(2) of the Planning Act permits the Committee of Adjustment to approve such application.

Further, the OP permits the enlargement or extension of legal non-conforming uses subject to conditions which generally require that such proposals do not negatively impact surrounding properties. The surrounding uses are generally agriculture in nature and the abattoir has been established legally. The proposed expansion is not anticipated to have any additional negative impact on the surrounding properties and the use is expected to continue to be compatible and appropriate development for the subject lands and area.

The subject lands and proposed development are expected to conform to the other provisions of the Zoning By-law HC 1-2020. The “A” Zone is not subject to site plan control, therefore, site plan application does not apply to the subject development.

Overall, it is the opinion of Planning staff that the application meets the requirements and intent of Section 45(2) of the Planning Act and is considered appropriate and compatible expansion.

Agency & Public Comments

Haldimand County Building & Municipal Enforcement Services:

A Building Permit is required for all additions constructed after the issuance of the last approved permit.

Haldimand County Planning & Development Services – Development Technologist:

No comments.

Haldimand County Emergency Services:

The application for this project identifies the use as a slaughterhouse, as such the building would be classified as an F1. We will require confirmation from the building division to identify Fire Proofing systems required under the Ontario Building Code (OBC).

Grand River Conservation Authorities:

No concerns.

Hydro One:

No concerns.

Municipal Property Assessment Corporation:

No comments received.

Mississaugas of the Credit:

No comments received.

Six Nations:

No comments received.

Public:

No comments received.

Notice Sign and Applicant Discussion

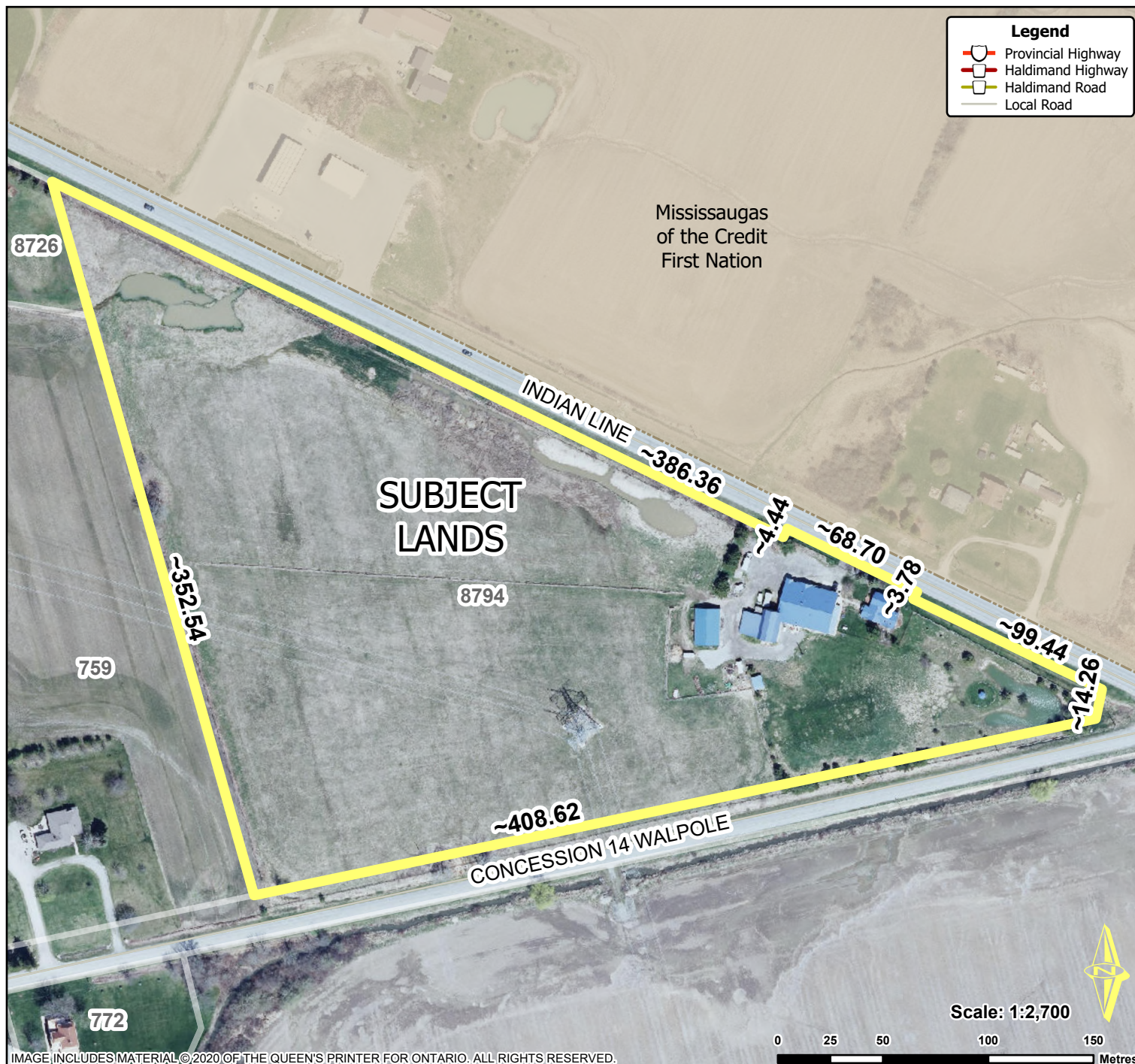
A public notice sign was posted in accordance with the Planning Act, R.S.O. 1990, c. P.13 on September 8, 2025

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

Attachments:

1. PLA2025165 Location Map
2. PLA2025165 Owner Sketch

Location Map FILE #PLA-2025-165 APPLICANT: Tayyabin Cooperative Ltd



Location:

**8794 INDIAN LINE
GEOGRAPHIC TOWNSHIP OF WALPOLE
WARD 1**

Legal Description:

**WAL CON 15 PT LOTS 10 11 SUBJECT
TO HYDRO EASEMENT**

Property Assessment Number:

2810 332 006 12400 0000

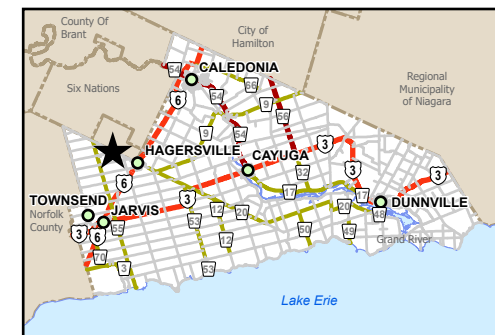
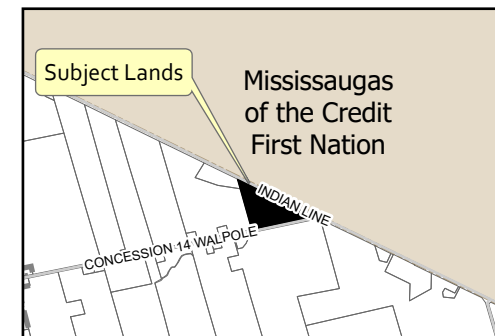
Size:

7.58 Hectares (18.72 Acres)

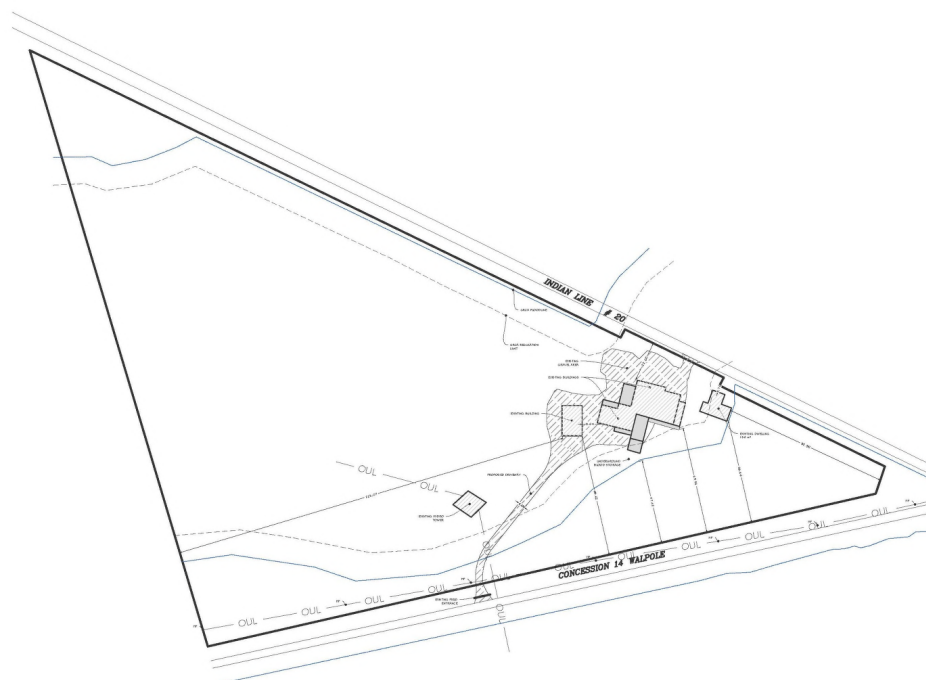
Zoning:

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

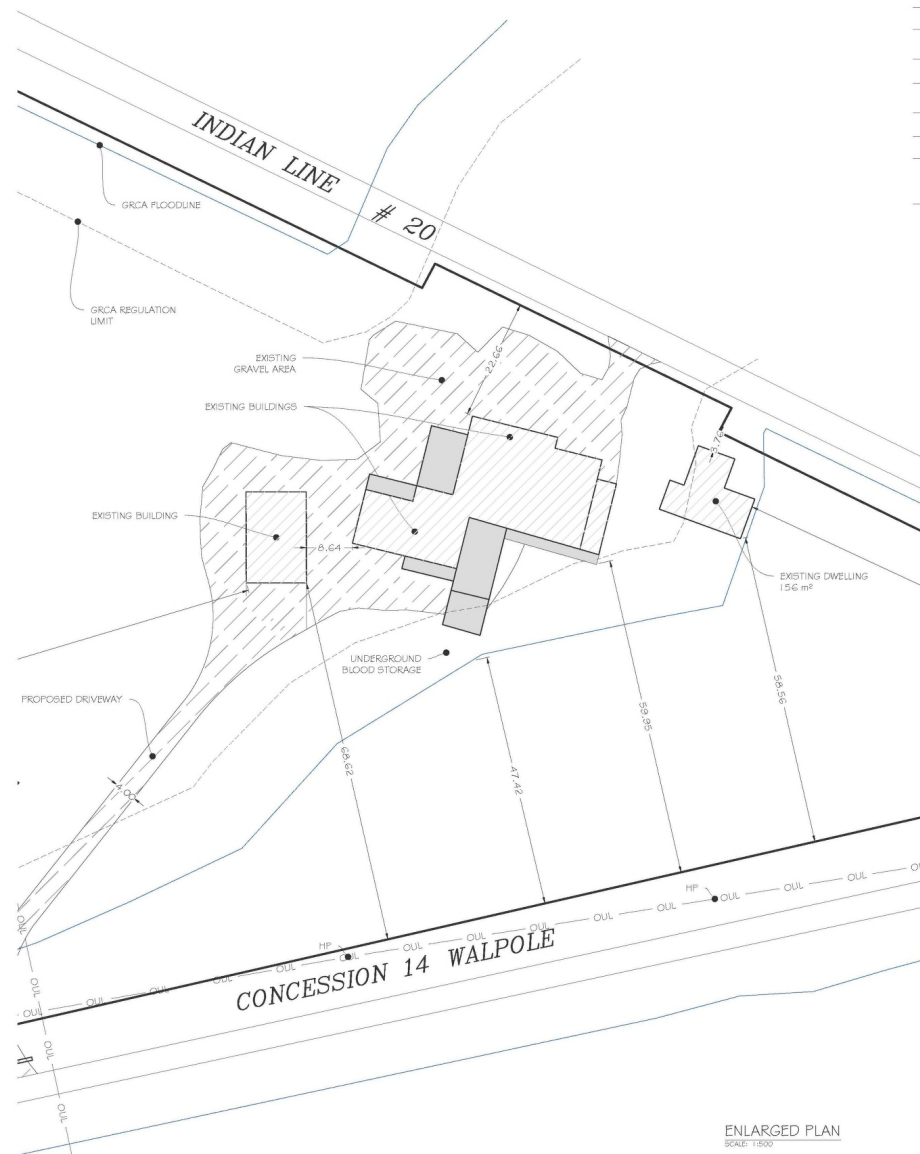
HALDIMAND COUNTY, ITS EMPLOYEES, OFFICERS AND AGENTS ARE NOT RESPONSIBLE FOR ANY ERRORS, OMISSIONS OR INACCURACIES WHETHER DUE TO THEIR OWN NEGLIGENCE OR OTHERWISE. DO NOT USE FOR OPERATING MAP OR DESIGN PURPOSES. ALL INFORMATION TO BE VERIFIED.



Owner's Sketch FILE #PLA-2025-165 APPLICANT: Tayyabin Cooperative Ltd



KEY PLAN
SCALE: 1:1500



ENLARGED PLAN
SCALE: 1:500

Haldimand County Committee of Adjustment

Consent



Title: PLB-2025-133

Property Roll Number: 2810-332-003-06200-0000

Applicant: Trevor Vokes

Agent: Carl Walker

Legal Description: Walpole Concession 6 Part Lot 1 Reference Plan 18R6926 Parts 1 to 3, Known municipally as: 2461 Highway 6

For consideration on: October 21, 2025

Summary

Applicant is proposing a consent to sever a surplus farm dwelling. The proposed severed lands will have a frontage of approximately 70 meters (229 feet) and an area of approximately 0.50 hectares (1.3 acres). The retained lands will have a frontage of approximately 503 meters (1,651 feet) and an area of approximately 17.09 hectares (42 acres). The subject lands are located within the Agricultural Zone (A) of the Haldimand County Zoning By-Law HC 1-2020.

Recommendation

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

Prepared by: Vanshika Navandar, Planning Technician, Haldimand County

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

Details of the Submission:

Proposal:

The proposal consists of a consent for a surplus farm dwelling severance. The proposed severed lands will have a frontage of approximately 70 meters (229 feet) and an area of approximately 0.50 hectares (1.3 acres). The retained lands will have a frontage of approximately 503 meters (1,651 feet) and an area of approximately 17.09 hectares (42 acres). The subject lands are located within the Agricultural Zone (A) of the Haldimand County Zoning By-Law HC 1-2020.

Site Features and Land Use:

The subject lands are located in the geographic township of Walpole and front onto Highway 6. A portion of the property is regulated by the Long Point Region Conservation Authority. The subject property currently contains an existing septic system, cistern, a detached garage, a primary dwelling and three (3) farm buildings for the current agriculture operation. The proposed severed lands have a frontage of approximately 70 meters (229 feet) and an area of approximately 0.50 hectares (1.3 acres).

The subject lands are zoned "Agriculture '(A)'" Zone in the Haldimand County Zoning By-law HC-1-2020. The lands are designated "Agriculture '(A)'" on Schedule "A.1" of the Haldimand County Official Plan.

The surrounding land uses are primarily agricultural in nature with associated residential uses. The Nanticoke Creek is located to the east of the property

Existing Intensive Livestock Operations:

N/A

Planning Analysis

Provincial Planning Statement, 2024 (PPS)

The subject lands are located outside a Settlement Area Boundary, in the prime agricultural area of the County. The Provincial Planning Statement discourages any lot creation outside settlement areas and in agriculturally designated areas as per Section 4.4.3 – Lot Creations and Lot Adjustments. However, Section 4.3.3.1(c) states

c) one new residential lot per farm consolidation for a residence surplus to an agricultural operation, 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 dwellings and additional residential units are prohibited on any remnant parcel of farmland created by the severance. The approach used to ensure that no new dwellings or additional residential units are permitted on the remnant parcel may be recommended by the Province, or based on municipal approaches that achieve the same objective.

Planning Comment: A septic evaluation has been submitted to the County to ensure that the proposed lot is adequately sized to accommodate a septic system. The retained lands will be automatically rezoned to ensure new residential development is prohibited.

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

Haldimand County Official Plan (OP)

The subject lands are designated "Agriculture" in the Haldimand County Official Plan. Haldimand County's surplus farm dwelling policies echo the Provincial Planning Statement. Lot creation in Prime Agricultural areas is discouraged and may only be permitted in particular circumstances, including

severance of a habitable farm dwelling of a minimum age of ten (10) years, made surplus through farm consolidation where the farm holdings contain two or more habitable dwellings and where each farm is located within Haldimand County. As a direct result of the consent, no new residential dwellings shall be permitted on the retained lands.

Planning Comment: The applicant submitted a declaration of habitability which states that the surplus farm dwelling is habitable. The applicant has demonstrated that the farm dwelling became surplus through farm consolidation.

Section 3.A.10.d) outlines additional criteria for a surplus farm dwelling severance. Those criteria are:

- i) The severance shall generally be 0.4 hectares to 0.6 hectares in size and shall minimize the amount of agricultural land or productive forest taken out of production, with due consideration for natural features and ensuring farm fields are not fragmented.

Planning Comment : The surplus farm dwelling lot will be approximately 0.50 hectares (1.3 acres) in size. The application will minimize the amount of agricultural lands taken out of production to accommodate the existing residential use.

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

Planning Comment : The severed lands will be serviced by an existing cistern and septic system. A complete septic evaluation was submitted as part of the planning application to ensure that the existing services adhere to applicable *Ontario Building Code* requirements.

- iii) 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 proposed severed lands are limited in size to reduce any lands removed from active agricultural production. Planning staff are of the opinion the severance as proposed will not adversely affect the viability of the existing farm operation.

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

Planning Comment : No livestock facilities exist on the subject lands or in the vicinity of the application. The application complies with the Minimum Distance Separation formulae as amended.

- v) 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 from licensed pits or 500 metres of licensed quarries.

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

Planning Comment : The severed lot has existing safe and direct access on an existing public highway (Highway 6).

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

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

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

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 Agriculture (A) Zone permits agriculture use, single family dwellings, and residential accessory buildings.

The Agriculture Zone requires a minimum lot size of 1,855 square metres (0.46 acres) and a minimum lot frontage of 30 metres (98 feet). The severed lands will be approximately 0.5 hectares (1.3 acres), with a frontage of approximately 70 metres (229 feet). The calculation of lot frontage is consistent with the definition of frontage from the Zoning By-law HC 1-2020. The Haldimand County Zoning By-law HC 1-2020 defines Lot Frontage As:

- a) Where the side lot lines are parallel, the distance between the side lot lines measured at right angles;

In this case there are multiple side lot lines that are parallel. Interpretation of the provision is such that the widest portion is considered to be the frontage. In this case the widest measured distance between side lot lines that are parallel is 70 metres.

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

Agency & Public Comments

Haldimand County Building & Municipal Enforcement Services:

Ensure 3m setback from septic distribution pipe to property line for severed parcel.

Any future build to comply with zoning by-law and OBC.

Potential long point conservation authority jurisdiction on retained parcel.

MTO approval would be required for any future build.

Haldimand County Planning & Development Services – Development Technologist:

No comments or concerns.

Haldimand County Emergency Services:

No concerns or comments.

Haldimand County Water and Wastewater Engineering & Compliance:

No comments or concerns received.

Long Point Region Conservation Authority:

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

Ministry of Transportation:

No comments received.

Planning Comments: It should be noted that the proposed severed and retained lands are located within the MTO Permit Control Area and future development or site alteration may be subject to MTO permitting requirements.

Hydro One:

Hydro One has reviewed this application.

All electrical connections from the farm buildings to the severed land will need to be removed prior to severance. A new service from Haldimand County Rd 70 or Hwy 6 will need to be installed to the existing farm buildings if power is required.

Mississaugas of the Credit:

No comments received.

Six Nations:

No comments received.

Public:

No comments received.

Notice Sign and Applicant Discussion

A public notice sign was posted in accordance with the Planning Act, R.S.O. 1990, c. P.13 on October 7, 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. PLB2025133 Condition Sheet
2. PLB2025133 Location Map
3. PLB2025133 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. That confirmation be received from Hydro One that all electrical connections from the farm buildings to the severed lands have been removed, and that a new service from Haldimand County Road 70 or Highway 6 has been installed to the retained farm buildings, if hydro service is required.
4. The access to the severed parcel from Haldimand Road 70 must be stopped up and closed, separating the residential use from the retained agricultural lands, to the satisfaction of the Planning and Development Division.
5. Receipt of a copy of the registered reference plan of the severed parcel, with a frontage of The proposed severed lands will have a frontage of approximately 70 meters (229 feet) and an area of approximately 0.50 hectares (1.3 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 icleaver@haldimandcounty.on.ca and gis@haldimandcounty.on.ca. **The draft plan must be approved by the Secretary-Treasurer prior to depositing to the Land Registry Office.**

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

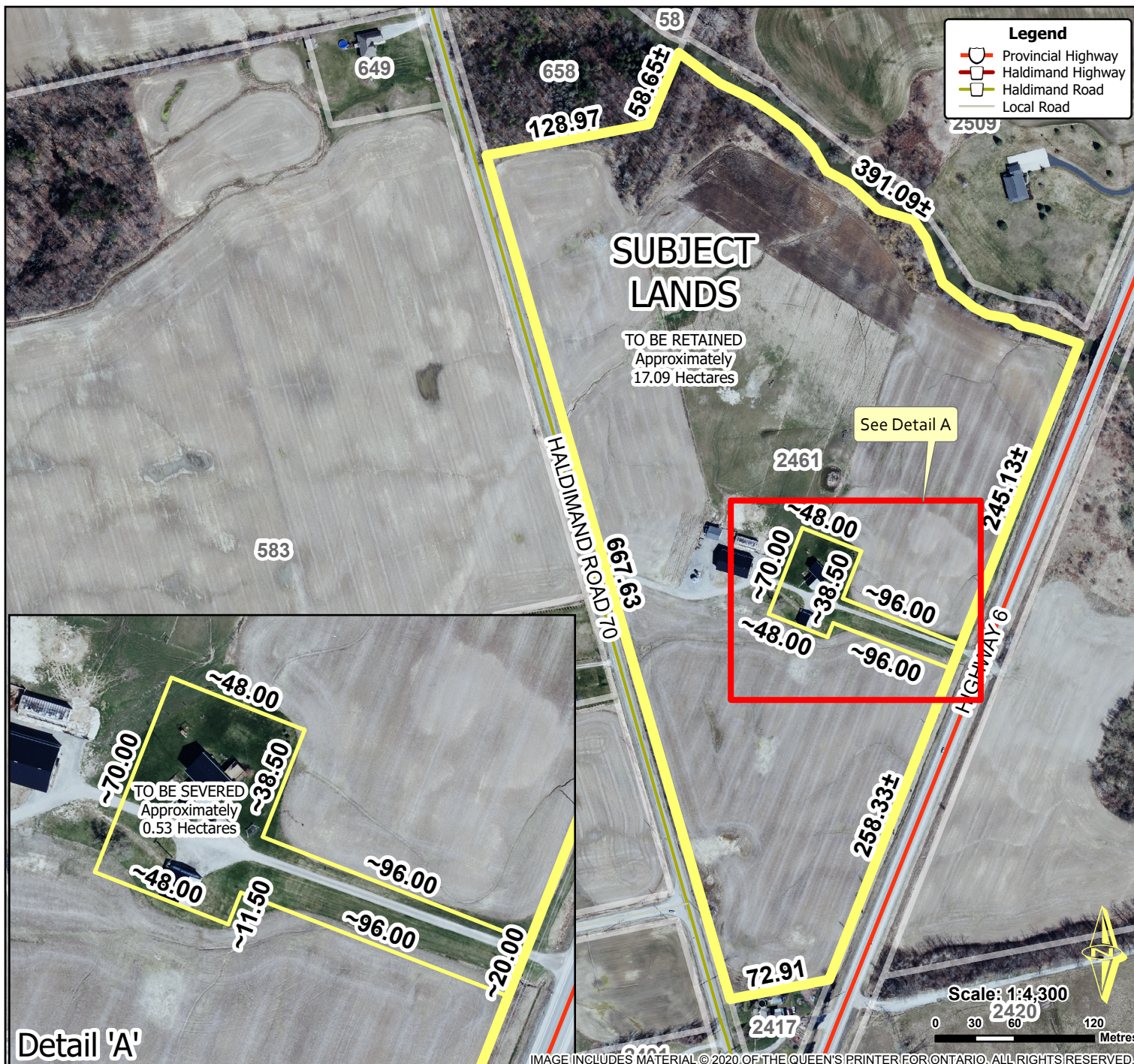
Projected Coordinate System:	NAD_1983_UTM_Zone_17N
Projection:	Transverse_Mercator
False_Easting:	500000.00000000
False_Northing:	0.00000000
Central_Meridian:	-81.00000000
Scale_Factor:	0.99960000
Latitude_Of_Origin:	0.00000000
Linear Unit:	Meter
Geographic Coordinate	System:GCS_North_American_1983
Datum: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

6. That the above conditions must be fulfilled and the Document for conveyance be presented for stamping/issuance of the certificate on or before October 21st, 2027, after which time this consent will lapse.

File No. PLB-2025-133

Assessment Roll No. 2810.332.003.06200.0000

Location Map FILE #PLB-2025-133 APPLICANT: Vokes



Location:

**2461 HIGHWAY 6
GEOGRAPHIC TOWNSHIP OF WALPOLE
WARD 1**

Legal Description:

**WALPOLE CON 6 PT LOT 1 RP 18R6926
PARTS 1 TO 3**

Property Assessment Number:

2810 332 003 06200 0000

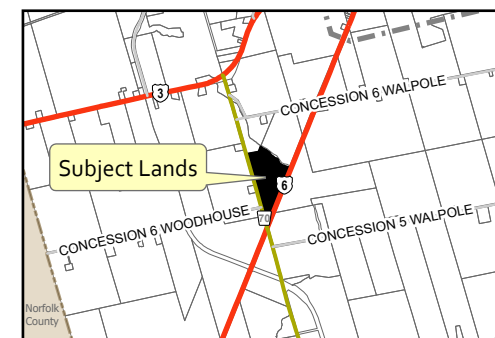
Size:

17.62 Hectares (43.55 Acres)

Zoning:

**A (Agriculture), LPRCA Regulated Lands &
HCOP Riverine Hazard Lands**

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Owner's Sketch FILE #PLB-2025-133 APPLICANT: Vokes

