



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

- 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
- F. Hearings Re: Consents
 - 1. File # PLB-2025-026

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

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

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.

4. File # PLB-2025-155

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.

5. File # PLB-2025-159

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.

6. File # PLB-2025-161

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.

7. File # PLB-2025-164

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.

G. Hearings Re: Minor Variances

1. PLA-2025-154

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.

2. PLA-2025-156

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.

3. PLA-2025-165

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.

H. Hearings Re: Previously Deferred Matters

1. PLB-2025-133

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.

I. Other Business

J. Adjournment