



THE CORPORATION OF HALDIMAND COUNTY

Committee of Adjustment Hearing Agenda

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

- A. Call to Order**
- B. Land Acknowledgement**
- C. Roll Call**
- D. Disclosures of Pecuniary Interest**
- E. Approval of Previous Committee of Adjustment Meeting Minutes**

- 1. Committee of Adjustment Minutes - October 21st, 2025

- F. Hearings Re: Consents**

- 1. PLB-2025-170 Grand Erie District School Board

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

- 2. PLB-2025-180 Natalia and Andrei Jakhimets, Svetlana Oliynyk, Vladimir Jakhimets

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

- G. Hearings Re: Minor Variances**

1. PLA-2025-162 Brad and Amelia Patterson

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

2. PLA-2025-145 Beckley Beach Cottage Cooperation

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

3. PLA-2025-183 Jim and Sandra White

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

H. Hearings Re: Previously Deferred Matters

I. Other Business

J. Adjournment