

# Haldimand County Committee of Adjustment Minor Variance

Meeting Date: July 18, 2023

File Number: PLA-2023-076

**Property Roll Number:** 2810-338-0020-2200-0000

**Applicant**: Mike McCully

Agent: N/A

Property Location: TWN PLAN M1 LOT 53 SEC M-1 PCL 53-1, known

municipally as 18 Ravine Crescent

### Recommendation

That application PLA-2023-076 be approved. The application meets the four tests of a minor variance. The following condition shall apply:

1. Receipt of a letter from the Planning & Development Division indicating that their requirements, regarding a partial lot grading plan to address surface drainage of the property, have been satisfied. Please note that grading plans must be prepared/stamped/signed by a qualified Professional Engineer as per Haldimand County Design Criteria. Contact the Development Technologist at 905-318-5932, ext. 6253 for further clarification regarding required extent/limits. Please allow approximately six (6) to eight (8) weeks for completion of this process.

### **Details of the Submission**

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

Development Standard(s)	Required	Proposed	Deficiency
Exterior Side Yard	3m (9.84ft)	1.35m (4.42ft)	1.65m (5.41ft)

The relief is requested to permit the accessory building of a 26.8 square metre (288 square foot) pool house/shed. Please note that the notices related to this application requested relief for the rear yard setback as well; however, it has been determined that the rear yard complies with the Zoning By-law requirements.

**Site Features and Land Use:** The subject property is approximately 647.49 square metres (0.16 acres) in size, fronting onto Ravine Crescent which is a public road maintained year round by the County. The lands contain a single detached dwelling. Lands to the north, east, and west are residential in nature, with public parkland to the south.

The subject property is serviced by municipal water and sanitary sewer.

**Existing Intensive Livestock Operations:** N/A

## **Agency & Public Comments**

**Haldimand County Building & Municipal Enforcement Services:** More info required on Total Accessory Building Area. *Planning staff note: accessory structures previously located on the property have been removed.* 

Haldimand County Planning & Development Services – Development

**Technologist:** Partial lot grading plan required

Haldimand County Emergency Services: No comments received

Haldimand County Water and Wastewater Engineering & Compliance: No

comments received

Ministry of Transportation: No comments received

**Hydro One:** No comments received

Municipal Property Assessment Corporation: No comments received

Mississaugas of the Credit: No comments received

Six Nations: No comments received

**Public:** No comments received.

# **Planning Analysis**

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

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

Planning staff comment: The subject lands are designated Residential in the Haldimand County Official Plan. The Residential designation permits single detached dwellings and associated accessory uses. Staff have not received any concerns regarding from building the storage shed in the proposed location. Staff are of the opinion that the proposal maintains the intent of the Official Plan.

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

The subject lands are zoned 'Urban Residential Type 1-C' (R1-C) Zone. The applicant is requesting relief for the accessory structure exterior side yard. The purpose of the minimum exterior side yard provision is to maintain consistent setbacks along the road and to ensure that adequate lines of site remain available. The right-of-way is wide at this location and allows for adequate visibility while maintaining a similar setback to the neighbouring dwelling, due to the angle of the subject lands. The relief is necessary to accommodate the proposed storage shed, as the rear yard is limited in area. The proposed relief does not aggravate any other setback provisions and is not expected to lead to land use conflicts with neighbouring lands.

Staff are of the opinion that the proposal maintains the intent of the Zoning Bylaw.

### Planning staff comment:

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

For the reasons listed under items 1 and 2, it is planning staff's opinion that the proposal is considered desirable and appropriate development in the land in question.

### Planning staff comment:

4. Is the application minor?

The proposal maintains the general intent and purpose of the Official Plan and Zoning By-law. No negative impacts resulting from the proposed new accessory structure have been identified and no negative comments have been received. Planning staff are of the opinion that the application is minor.

### Planning staff comment:

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

# **Notice Sign and Applicant Discussion**

A public notice sign was posted in accordance with the *Planning Act, R.S.O. 1990, c. P.13* on June 23, 2023.

Staff have contacted the applicant and discussed the recommendations as set out in this report. Staff have confirmed with the applicant that he/she understands the nature of and content contained within the recommendations as well as any requirements/conditions relating to such. A copy of the staff report has been provided to the applicant.

Prepared by:

Ryan Michtics

Student Assistant, Planning & Development

905-318-5932 ext. 6201

Lyan Michtis

Reviewed by:

Alisha Cull, BES, MCIP, RPP

Supervisor, Planning & Development

905-318-5932 ext. 6208

# Location Map FILE #PLA-2023-076 APPLICANT: McCulley





#### Location:

18 RAVINE CRESCENT URBAN AREA OF TOWNSEND WARD 1

#### Legal Description:

TWN PLAN M1 LOT 53 SEC M-1 PCL 53-1

Property Assessment Number:

2810 338 002 02200 0000

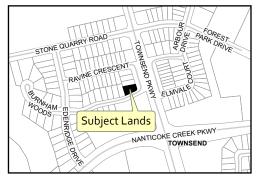
Size:

0.16 Acres

Zoning:

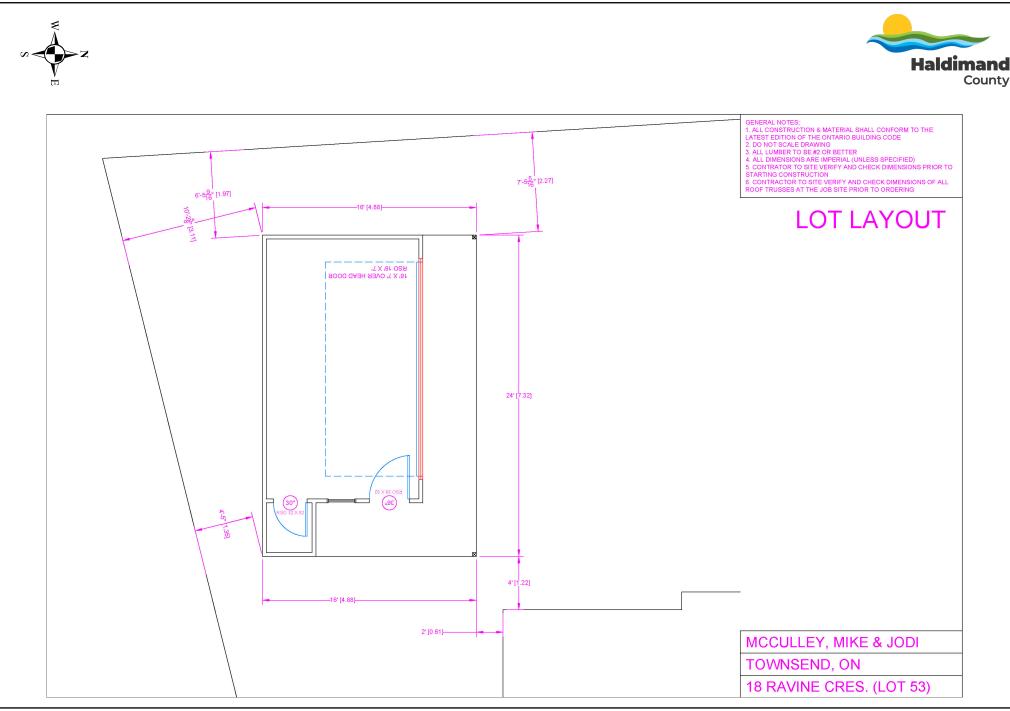
#### R1-C (Urban Residential Type 1-C)

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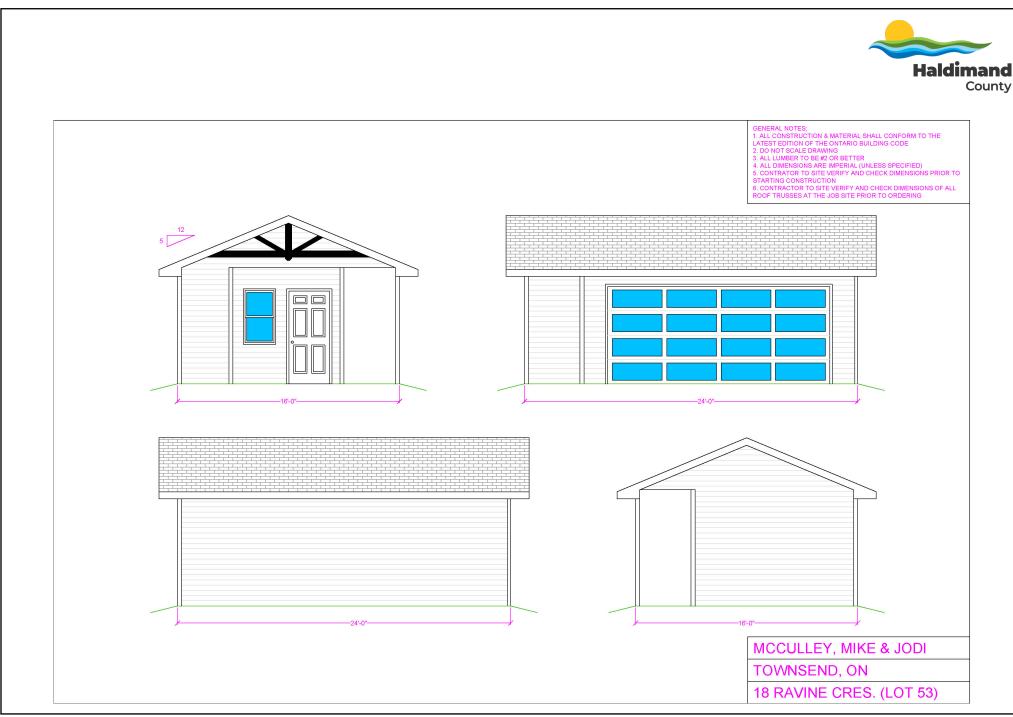




# Owner's Sketch 1 of 3 FILE #PLA-2023-076 APPLICANT: McCulley

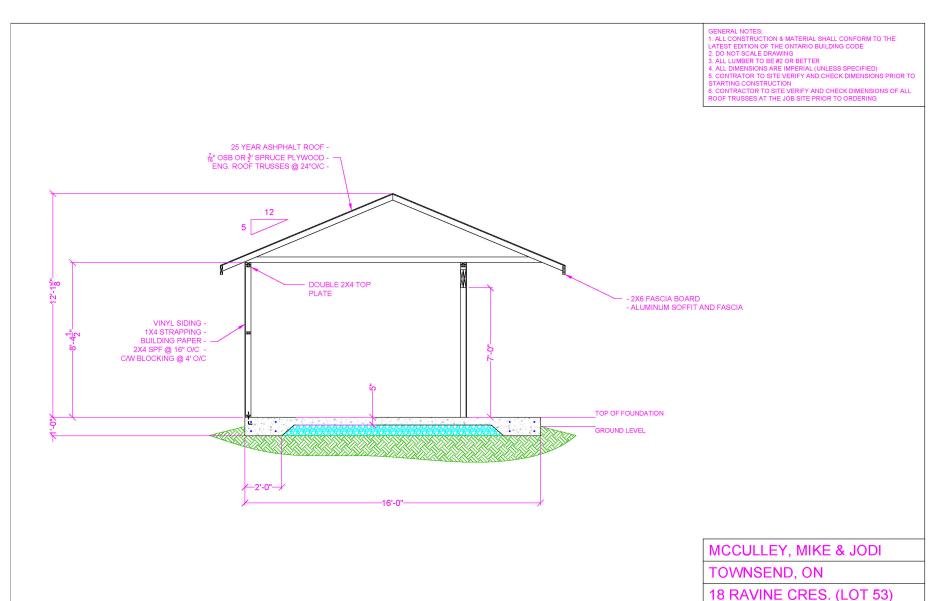


# Owner's Sketch 2 of 3 FILE #PLA-2023-076 APPLICANT: McCulley



# Owner's Sketch 3 of 3 FILE #PLA-2023-076 APPLICANT: McCulley







# Haldimand County Committee of Adjustment Minor Variance

Meeting Date: July 18, 2023

File Number: PLA-2023-081

**Property Roll Number:** 2810-151-001-01600-0000

**Applicant**: Sherilyn June Gay

Agent: N/A

**Property Location:** Caledonia Plan 57 RCP Part Lot 15 Registered Plan,

18R2740 Part 1 known municipally as 182 Orkney St W

### Recommendation

That application PLA-2023-081 be approved. The application meets the four tests of a minor variance. The following condition shall apply:

1. Receipt of a letter from the Planning & Development Division indicating that their requirements, regarding a partial lot grading plan to address surface drainage of the property, have been satisfied. Please note that grading plans must be prepared/stamped/signed by a qualified Professional Engineer as per Haldimand County Design Criteria. Contact the Development Technologist at 905-318-5932, ext. 6253 for further clarification regarding required extent/limits. Please allow approximately six (6) to eight (8) weeks for completion of this process.

### **Details of the Submission**

**Proposal:** Relief is requested from accessory building height and accessory building area provisions of R1-A Zone of Zoning By-law HC 1-2020 as follows:

Development	Required	Proposed	Deficiency
Standard(s)	•	•	
Accessory Building	4.5 metres (14.76	6.89 metres (22.60	2.39 metres (7.84
Height	feet)	feet)	feet)
Accessory Building	75 sq. m. (807.29	149 sq. m. (1603.82	74 sq. m. (796.53
Area	sq. ft.)	sq. ft.)	sq. ft.)

The relief is requested to permit the construction of a garage with a second storey and bathroom.

**Site Features and Land Use:** The site is located in the urban area of Caledonia and fronts onto the north side of Orkney St W. The subject lands contain a single family detached dwelling and the surrounding land uses of the site are residential in nature.

**Existing Intensive Livestock Operations:** Not applicable

### **Agency & Public Comments**

**Haldimand County Building & Municipal Enforcement Services:** ZDF has the numbers that require review as per By-Law

Haldimand County Planning & Development Services – Development

**Technologist:** Partial lot grading plan required

Haldimand County Emergency Services: No comments received

Haldimand County Water and Wastewater Engineering & Compliance: No comments received

Ministry of Transportation: No comments received

**Hydro One:** No comments received

Municipal Property Assessment Corporation: No comments received

Mississaugas of the Credit: No comments received

Six Nations: No comments received

**Public:** No comments received.

## **Planning Analysis**

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

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

**Planning staff comment:** The subject lands are designated "Residential" in the Haldimand County Official Plan. The Residential designation permits residential and related accessory structures. The subject application will facilitate the construction of an accessory structure with dwelling unit to an existing dwelling on the property.

It is the opinion of Planning staff that the subject application conforms to the Official Plan.

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

**Planning staff comment**: The subject application is seeking relief to permit an accessory building with a height of 6.89 metres, where 4.5 metres is permitted and an area of 149 square metres, where 75 square metres is permitted. The intent of limiting the height and area of accessory structures is to ensure they remain accessory to the primary residential use and to limit potential impact on neighbouring lots. The proposed accessory structure will comply with all required setbacks. The proposed structure will remain accessory to the primary residential use. Further, the structure is not anticipated to negatively impact neighbouring lots.

It is the opinion of Planning staff that the subject application maintains the general intent of the Zoning By-law.

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

**Planning staff comment**: The subject application will facilitate the construction of an accessory building on the subject lands. The proposed structure is intended for personal storage and will remain accessory to the existing residential use. Further, the requested relief from the maximum height and area are not anticipated to negatively impact any neighboring lots.

It is the opinion of Planning staff that the subject application is appropriate and desirable for the lands in question.

### 4. Is the application minor?

**Planning staff comment**: For the reasons outlined above, it is the opinion of Planning staff that the subject application is minor.

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

# **Notice Sign and Applicant Discussion**

A public notice sign was posted in accordance with the *Planning Act, R.S.O. 1990, c. P.13* on June 25, 2023.

Staff have contacted the applicant and discussed the recommendations as set out in this report. Staff have confirmed with the applicant that he/she understands the nature of and content contained within the recommendations as well as any requirements/conditions relating to such. A copy of the staff report has been provided to the applicant.

Prepared by:

Chris Tang, B. Plan.

Acting Secretary Treasurer, Planning & Development 905-318-5932 ext. 6210

Reviewed by:

Alisha Cull, BES, MCIP, RPP

Supervisor, Planning & Development

905-318-5932 ext. 6208

# Location Map FILE #PLA-2023-081 APPLICANT: Gay





#### Location:

182 ORKNEY STREET WEST URBAN AREA OF CALEDONIA WARD 3

#### Legal Description:

CAL PLAN 57 RCP PT LOT 15 RP 18R2740 PART 1

Property Assessment Number:

2810 151 001 01600 0000

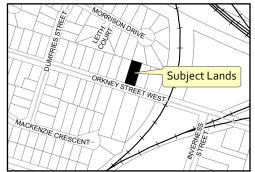
#### Size:

0.22 Acres

#### Zoning:

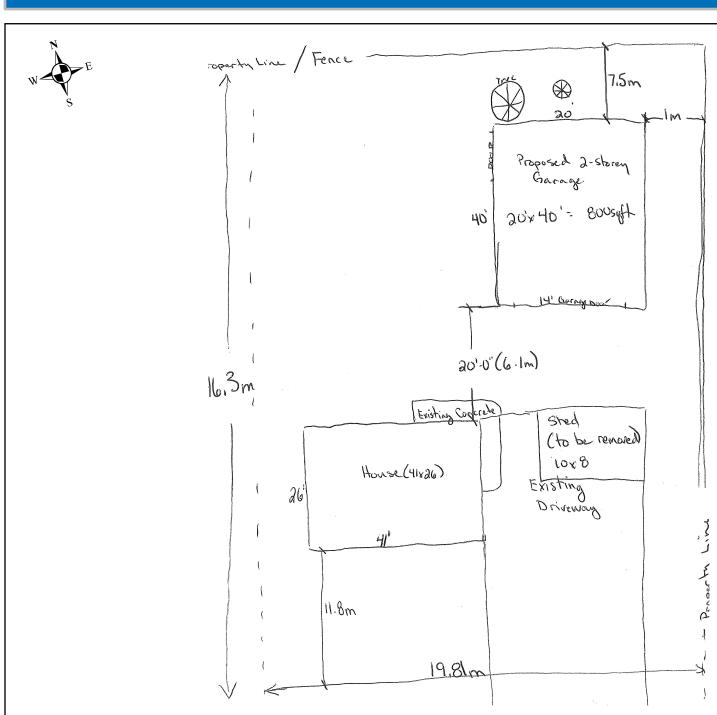
#### R1-A (Urban Residential Type 1-A)

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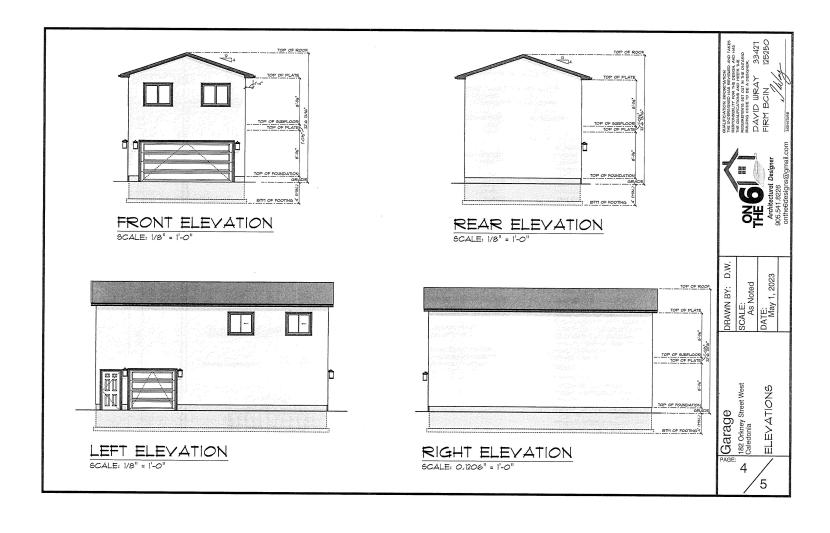
# Owner's Sketch 1 of 4 FILE #PLA-2023-081 APPLICANT: Gay





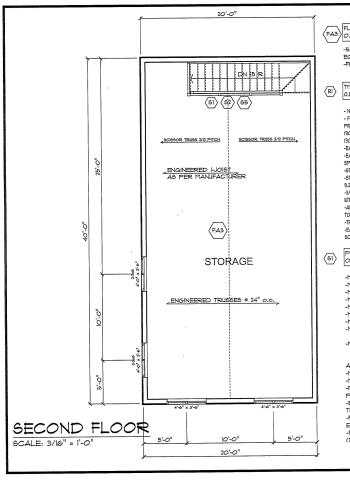
# Owner's Sketch 2 of 4 FILE #PLA-2023-081 APPLICANT: Gay





# Owner's Sketch 3 of 4 FILE #PLA-2023-081 APPLICANT: Gay







-5/8" (15,9mm) WAFERBOARD (R-I GRADE) OR FOUIVALENT -FLOOR JOISTS AS PER FLOOR PLANS

#### TYPICAL ROOF: O.B.C. 9.26.

- NO. 210 (30, 5KG/m2) ASPHALT SHINGLES - FOR ROOFS BETWEEN 4:12 | 8:12 PITCH PROVIDE EAVES PROTECTION TO EXTEND UP THE ROOF SLOPE MIN. 2'-1 I" (900mm) FROM EDGE TO A LINE NOT LESS THAN 12" (300mm) PAST THE INSIDE FACE OF EXTERIOR WALL. -EAVES PROTECTION LAID BENEATH STARTER STRIP. -FAVE PROTECTION NOT REQUIRED OVER UNHEATED SPACES.

-STARTER STRIP AS PER O.B.C. 9.26.7.2. -STARTER STRIP NOT REQUIRED AS PER O.B.C. 9 26 72 (3)

-3/8" (IOnn) PLYWOOD SHEATHING OR OSB (O-2 GRADE) -APPROVED WOOD TRUSSES# 24" (600mm) O.C. (REFER TO MANUFACTURER'S LAYOUT)

-TRUSS BRACING AS PER TRUSS MANUFACTURER -EAVESTROUGH ON PREFINISHED FASCIA AND YENTED SOFFIT (VINYL OR ALUMINUM)

#### PRIVATE STAIRS: O.B.C. 9.8.4.

(200mm) -MAX, RISE =T-T/8" -MIN. RISE =14" -MAX, RUN (355mm) =10-1/4" -MIN. RUN (260mm) -MIN, TREAD =10-1/4" -MAX, NOSING -MAX, HEADROOM "6'-5" (1950mm) =2'-10" (860mm) -MIN, WIDTH (BETWEEN WALL FACES) -MIN, WIDTH =2"-11" (900mm)

(EXIT STAIRS, BETWEEN GUARDS

ANGLED TREADS: -MIN, RUN =5-7/8" -MIN, AVG. RUN =7-7/8"

-FINISHED RAILING ON WOOD PICKETS MAX. 4" BETWEEN -EXTERIOR CONC. STEPS TO HAVE MIN. 9-1/4" (233mm)

(150mm)

(200mm)

TREAD & MAX. 7-7/8" (200mm) RISE -FOUNDATION WALL REQUIRED WHEN NUMBER OF RISERS

-FOOTING FOR FOUNDATION WALL TO BE MIN, 4'-O" (1220mm) BELOW GRADE

PRIVATE STAIRS HANDRAILS: O.B.C. 9.8.T.

> -ONE HANDRAIL REQUIRED WHERE STAIR WIDTH IS LESS THAN 3'-7" (1100mm) -TWO HANDRAILS REQUIRED WHERE STAIR IJIDTH EXCEEDS 3-T" (1100mm) -ONE HANDRAIL IS REQUIRED ON CURVED STAIRS OF ANY WIDTH WITHIN DWELLING UNITS -HANDRAILS ARE TO BE CONTINUOUS EXCEPT WHERE INTERRUPTED BY DOOR WAYS LANDINGS OR POSTS AT CHANGES IN DIRECTION

#### HEIGHT

O.B.C. 9.8.7.4. -2'-10" (865mm) MIN, TO 3'-2" (965mm) MAX. -3'-6" (IOTOmm) WHERE GUARDS ARE REQUIRED ON LANDINGS -MEASURED VERTICALLY FROM THE TOP OF THE HANDRAIL TO A STRAIGHT LINE DRAWN FROM THE TANGENT TO THE TREAD NOSING

#### PROJECTION

O.B.C. 9.8.7.6. -HANDRAILS AND PROJECTIONS BELOW HANDRAILS INCLUDING STEP STRINGERS TO PROJECT A MAXIMUM OF 4" (IOOmm) INTO THE REQUIRED WIDTH OF THE STAIR

#### INTERIOR GUARDS: O.B.C. SB-7 4 9.8.8.3.

-GUARDS TO BE 3'-6" (1070mm) HIGH -FOR DWELLING UNITS GUARDS TO BE A MIN. OF 2'-11" (900mm) HIGH -INCLUDES WINDOWS OVER STAIRS, RAMPS AND I ANDINGS

-PICKETS TO HAVE 4" (IOOmm) MAX, SPACING -GUARDS FOR FLIGHTS OF STEPS (EXCEPT EXIT STAIRS) TO BE 2'-II" (900mm) HIGH



REFONDELLY TOR THE CALIFICATIONS A RECURSTRANCE SET OF BUILDING CODE TO BE DAVID WE FIRM BCIN

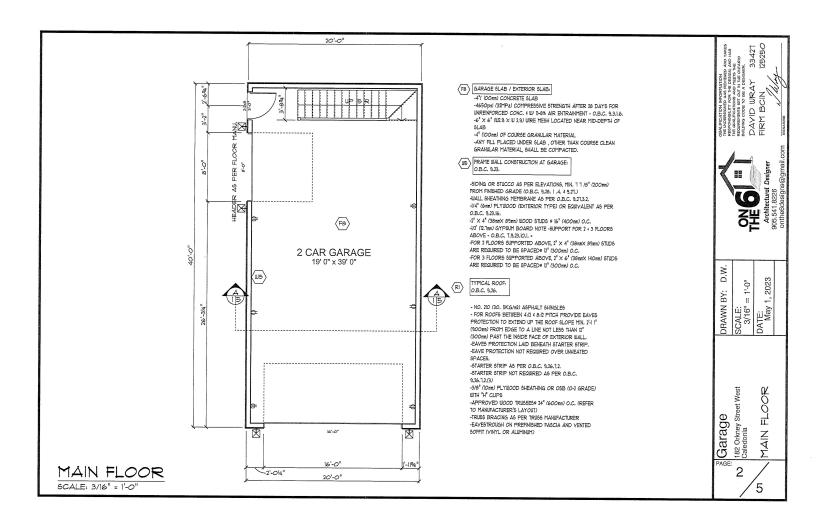


D.W 2023 DATE: May SCALE: 3/16"

FLOOI -182 Orkney Street West Caledonia ECOND Garage

# Owner's Sketch 4 of 4 FILE #PLA-2023-081 APPLICANT: Gay







# Haldimand County Committee of Adjustment Minor Variance

Meeting Date: July 18, 2023

File Number: PLA-2023-083

**Property Roll Number:** 2810-021-002-01720-0000

**Applicant**: Justin Wiekman

Agent: N/A

Property Location: PART OF THE SOUTH ½ OF LOT 10, known municipally as

6945 Rainham Road

### Recommendation

That application PLA-2023-083 be approved. The application meets the four tests of a minor variance. The following condition shall apply:

1. Receipt of a letter from the Planning & Development Division indicating that their requirements, regarding a partial lot grading plan to address surface drainage of the property, have been satisfied. Please note that grading plans must be prepared/stamped/signed by a qualified Professional Engineer as per Haldimand County Design Criteria. Contact the Development Technologist at 905-318-5932, ext. 6253 for further clarification regarding required extent/limits. Please allow approximately six (6) to eight (8) weeks for completion of this process.

### **Details of the Submission**

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

Development Standard(s)	Required	Proposed	Deficiency
Height of Building	6.5m (21.32 ft)	6.94m (22.76 ft)	0.44m (1.44 ft)
Accessory Building	100 sq. m (1076.39 sq. ft)	208.1 sq. m (2239.96 sq. ft)	108.1 sq. m (1163.57 sq. ft)

The relief is requested to permit the construction of an accessory building.

**Site Features and Land Use:** The subject property is approximately 3682.6 square metres (0.91 acres) in area with approximately 36.9 m (65.6 ft) of frontage on the north side of Rainham Road, which is a public road maintained year round by the County.

The subject property is serviced by a private water system (cistern), septic tank and tile bed, with open ditches for storm drainage.

Surrounding land uses are former industrial to the west and north, residential to the east, and agricultural to the south.

**Existing Intensive Livestock Operations:** N/A

## **Agency & Public Comments**

Haldimand County Building & Municipal Enforcement Services: As per ZDF numbers are larger then By-Law Zoning requirements for Height and Area.

Haldimand County Planning & Development Services - Development

Technologist: Partial lot grading plan required

Haldimand County Emergency Services: No comments received

Haldimand County Water and Wastewater Engineering & Compliance: No comments received

Ministry of Transportation: No comments received

**Hydro One:** No comments received

Municipal Property Assessment Corporation: No comments received

Mississaugas of the Credit: No comments received

Six Nations: No comments received

**Public:** No comments received.

# **Planning Analysis**

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

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

**Planning staff comment:** The subject lands are designated "Agriculture" in the Haldimand County Official Plan. The "Agriculture" designation permits residential

dwellings and related accessory buildings. The subject application will facilitate the construction of a storage area.

It is the opinion of Planning staff 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 "Agricultural" in the Zoning By-law. The subject application is seeking relief to permit an accessory building to accommodate storage area. The application is seeking 0.44 metres of relief to permit the building height of 6.94 metres where 6.5 metres is required. Further relief is being requested to permit the accessory building itself, 108.1 sq. m relief to permit the proposed 208.1 sq. m, where 100 sq. m is permitted. The intent of the maximum height and area provisions is to ensure the accessory building remains secondary to the primary use of the property, which in this case is residential. The building is of an appropriate size and scale for a large rural residential lot and is not expected to have any negative impacts on surrounding properties.

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

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

**Planning staff comment**: The subject application will facilitate the construction of an addition to accommodate a storage area. The proposed addition is intended to accommodate storage and is permitted on the subject lands. The increased height and area of the building is not anticipated to negatively impact the agricultural use to the north.

It is the opinion of planning staff that the subject application is appropriate and desirable for the lands in question.

4. Is the application minor?

**Planning staff comment**: The subject application will result in the establishment of a storage building on the subject property. The proposed storage area is for personal use and will not negatively impact the function of the subject lands or adjacent parcels.

It is the opinion of Planning staff that the subject application is minor.

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

# **Notice Sign and Applicant Discussion**

A public notice sign was posted in accordance with the *Planning Act, R.S.O. 1990, c. P.13* on June 27, 2023.

Staff have contacted the applicant and discussed the recommendations as set out in this report. Staff have confirmed with the applicant that he/she understands the nature of and content contained within the recommendations as well as any requirements/conditions relating to such. A copy of the staff report has been provided to the applicant.

Prepared by:

Ryan Michtics

Student Assistant, Planning and Development 905-318-5932 ext. 6201

Reviewed by:

Alisha Cull, BES, MCIP, RPP

Supervisor, Planning & Development

905-318-5932 ext. 6208

# Location Map FILE #PLA-2023-083 APPLICANT: Weikman





#### Location:

6945 RAINHAM RD GEOGRAPHIC TOWNSHIP OF DUNN WARD 5

#### Legal Description:

**DUN CON 1 NDR PT LOT 10 RP 18R6243 PART 1** 

Property Assessment Number:

2810 021 002 01720 0000

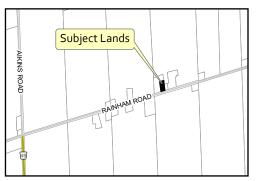
#### Size:

0.91 Acres

#### Zoning:

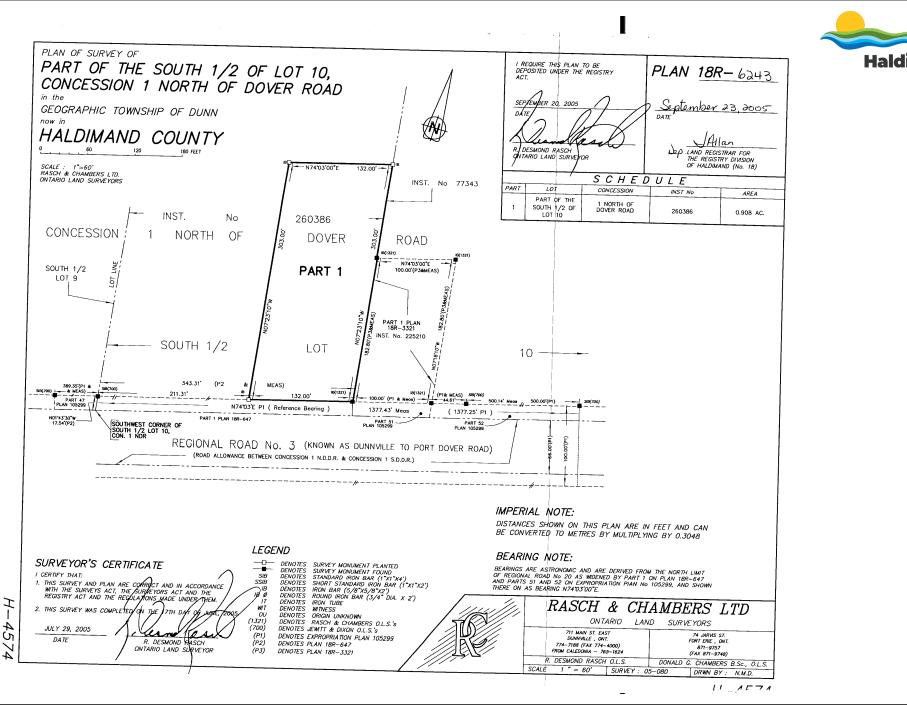
A (Agricultural)

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.





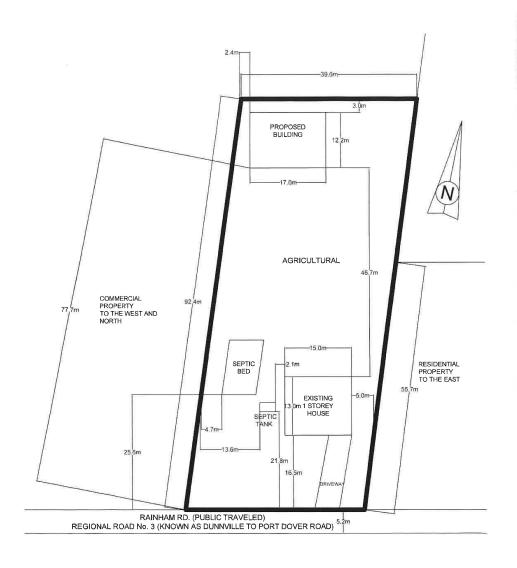
# Owner's Sketch 1 of 5 FILE #PLA-2023-083 APPLICANT: Weikman



County

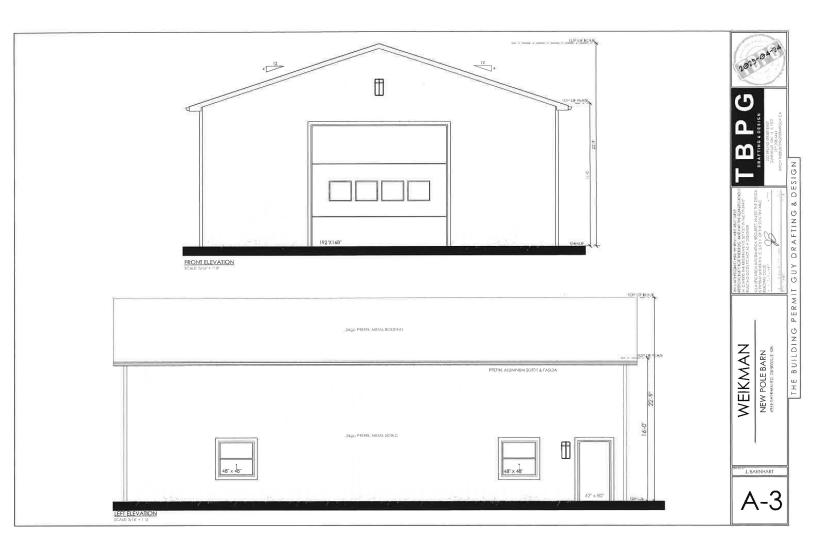
# Owner's Sketch 2 of 5 FILE #PLA-2023-083 APPLICANT: Weikman





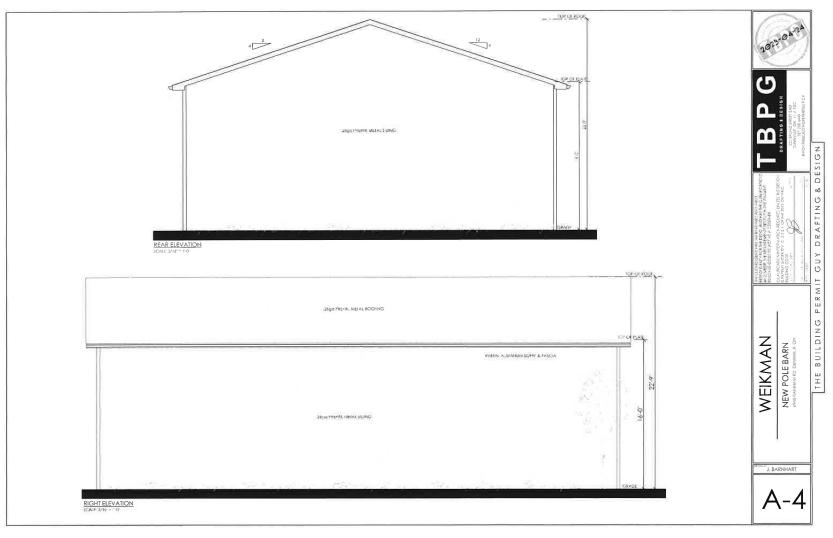
# Owner's Sketch 3 of 5 FILE #PLA-2023-083 APPLICANT: Weikman





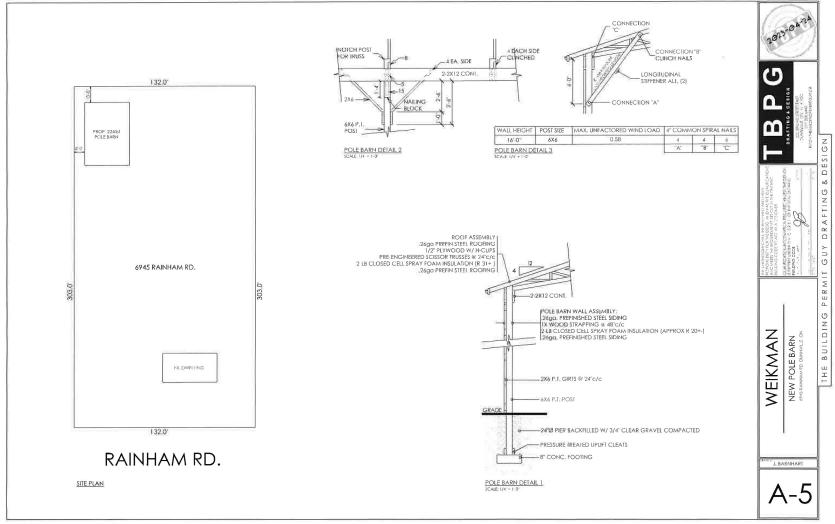
# Owner's Sketch 4 of 5 FILE #PLA-2023-083 APPLICANT: Weikman





# Owner's Sketch 5 of 5 FILE #PLA-2023-083 APPLICANT: Weikman







# Haldimand County Committee of Adjustment Consent

Meeting Date: July 18, 2023

File Number: PLB-2023-067

**Property Roll Number:** 2810-021-002-44500-0000

**Applicant**: Frederick Lorne Goit

Agent: Kim Hessels

**Property Location:** Dunnville Concession 4 SDR Part Lot 10, known municipally

as 805 Kings Row

### Recommendation

That application PLB-2023-067 be approved, subject to the attached conditions. The application is consistent with the Provincial Policy Statement, 2020 and A Place to Grow, 2020, and conforms to the intent of the Haldimand County Official Plan and Haldimand County Zoning By-law HC 1-2020.

### **Details of the Submission**

**Proposal:** The applicant proposes to sever a lot containing an existing surplus farm dwelling and accessory structure. The severed lands will contain an area of 0.59 hectares (1.46 acres). The retained parcel will contain an area of approximately 38.8 hectares (95.88 acres).

**Site Features and Land Use:** The site is located in the geographic township of Dunn and fronts onto the south side of Kings Row. The subject lands contain a single family detached dwelling and accessory structures. The surrounding land uses of the site are agricultural in nature.

**Existing Intensive Livestock Operations:** Not Applicable

## **Agency & Public Comments**

Haldimand County Building & Municipal Enforcement: Require Septic Evaluation to determine if Septic System fits on property

Haldimand County Planning & Development – Development Technologist: Entrance permit required for the retained parcel

Haldimand County Emergency Services: No comment received

Haldimand County Water and Wastewater Engineering & Compliance: No comment received

Ministry of Transportation: No comment received

Hydro One: No comment received

Municipal Property Assessment Corporation: No comment received

Mississaugas of the Credit: No comment received

Six Nations: No comment received

Public: No comments received.

# **Planning Analysis**

### **Provincial Policy Statement, 2020 (PPS)**

The subject lands are designated 'Agricultural' and are located in the prime agricultural area of the county. The PPS discourages lot creation in the prime agricultural area. The PPS, however, permits lot creation for a residence surplus to a farming operation as a result of farm consolidation, if the new lot will meet the minimum size requirement to accommodate the use and appropriate sewage and water service. The planning authority is required to ensure that new residential dwellings are prohibited on any remnant parcel of farmland created by severance. The application is consistent with the PPS.

### A Place to Grow, 2020

A Place to Grow does not provide information or criteria on surplus farm dwelling. The application, therefore, is consistent with A Place to Grow.

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

The Official Plan echoes the PPS while providing additional details. The OP states that a severance may be granted for a habitable farm dwelling of a minimum age of 10 years, calculated from the date of occupancy of the dwelling made surplus through farm consolidation where it is part of a farm holding containing two or more habitable dwellings and where each farm is located within the County. No new residential dwelling shall be permitted on the retained lands. The farm dwelling located on the subject lands was constructed in 1885. The criteria for such lot creation can be found in Section H(4):

a) The severance shall generally be 0.4 hectares to 0.6 hectares in size and shall minimize the amount of agricultural land or productive forest land taken out of production. Consideration of varying the size of the parcel include ensuring farm fields are not fragmented, environmental and topographical features are recognized and the location of the surplus farm dwelling in relation to the existing farm buildings and structures;

**Planning Comment**: The proposed severance is 0.59 hectare in size and meets the standard set out in the OP.

- b) No severance shall be granted unless the proposed lot can be serviced by an onsite sanitary sewage system designed and installed as per the Ontario Building Code:
  - **Planning Comment**: The proposed lot will be serviced by a cistern for water supply and a septic tank for sewage treatment.
- c) No severance shall be granted unless it is shown that it will not adversely affect the operation or viability of the farm operation on the remaining lands;
  - **Planning Comment**: It is the opinion of planning staff that the proposed lot will not adversely affect the operation or viability of the farm operation on the surrounding or remaining lands.
- d) Severances that do not meet the Minimum Separation Distance formulae, as amended, shall not be permitted.
  - **Planning Comment**: No livestock were observed within the area of the subject site at the time of site inspection. Therefore, Minimum Distance Separation does not apply to this proposal.

- e) Severances shall not be permitted within 300 metres from licensed pits and 500 metres from licensed quarries and must be well removed from waste disposal sites and other potential land use conflicts;
  - **Planning Comment**: The proposed lot is not located within 300 metres of licensed pits or 500 metres of licensed quarries. The proposed severance meets the standard set out in the OP.
- f) The lot created by severance shall be located with safe and direct access to a permanently maintained public road.
  - **Planning Comment**: The severed lot will have frontage on an existing public road, known municipally as Kings Row.
- g) Potential impacts on natural environment areas and/or cultural resources shall be assessed and addressed, where necessary.

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

The subject application conforms to the OP policies relating to surplus farm dwelling severances.

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

The subject lands are zoned 'Agriculture (A)' Zone. The proposal complies with the Zoning By-law provisions. The retained farmlands will automatically be rezoned to remove a dwelling as a permitted use in accordance with Provincial policy.

# Notice Sign, Public Consultation, and Applicant Discussion

A public notice sign was posted in accordance with the *Planning Act, R.S.O. 1990, c. P.13* on June 27, 2023.

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

Staff have contacted the applicant and discussed the recommendations as set out in this report. Staff have confirmed with the applicant that he/she understands the nature of and content contained within the recommendations as well as any requirements/conditions relating to such. A copy of the staff report has been provided to the applicant.

# Prepared by:

\_\_\_\_

Chris Tang, B. Plan. Acting Secretary Treasurer, Planning & Development 905-318-5932 ext. 6210

Reviewed by:

Alisha Cull, BES, MCIP, RPP

Supervisor, Planning & Development

905-318-5932 ext. 6208

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

- 1. That the Haldimand County requirements, financial or otherwise, be satisfied. This will include taxes paid up to date, a parkland dedication fee in accordance with By-law 2349/22 and a fee for deed stamping in accordance with the Haldimand County User Fees By-law.
- 2. That the owner's solicitor provide an undertaking to Haldimand County agreeing that if there are any changes proposed to the wording on the certificate after stamping of the certificate by the County, prior to the registration of the certificate; that the Secretary-Treasurer or designate must approve the change prior to registration of the certificate.
- 3. That a septic evaluation for severed parcel be completed and submitted to the Secretary-Treasurer, who will give it to the Haldimand County Building Controls and By-law Enforcement Division for approval. (Septic evaluations must be completed prior to the issuance of the certificate. Please allow approximately six (6) months for completion of the septic evaluation.) Please contact the Building Controls and By-law Enforcement Division at 905-318-5932, for further clarification.
- 4. Receipt of a letter from the Roads Operations Division indicating that they will issue an entrance permit for the subject property. In lieu of a letter, a copy of permit(s) may be provided to the Secretary-Treasurer. Entrance permits may be required for existing, severed, and / or retained parcels. Permits may be obtained from the County's Roads Operations Division Support staff at 905-318-5932, Ext. 8601 for details.
- 5. Receipt of a copy of the registered reference plan of the severed parcel, with a frontage of 63.40 metres (208.00 feet), and an area of 0.59 hectares (1.46 acres). Also, prior to the signing of the certificate, an electronic version of the reference plan in AutoCAD.dwg in format shown below, indicating the consent file number and name of the applicant, must be emailed to dscott@haldimandcounty.on.ca and astewart@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 July 18, 2025, after which time this consent will lapse.

File No. PLB-2023-067

GOIT Fred & Debbie

Assessment Roll No. 2810-021-002-44500-0000

# Location Map FILE #PLB-2023-067 APPLICANT: Goit





Location:

805 KINGS ROW GEOGRAPHIC TOWNSHIP OF DUNN WARD 5

Legal Description:

**DUN CON 4 SDR PT LOT 10** 

Property Assessment Number:

2810 021 002 44500 0000

Size:

**97.27 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.





# Owner's Sketch 1of2 FILE #PLB-2023-067 APPLICANT: Goit



# **Retained Lands**





# Owner's Sketch 2of2 FILE #PLB-2023-067 APPLICANT: Goit





## **Severed Lands**





# Haldimand County Committee of Adjustment Consent

Meeting Date: July 18, 2023

File Number: PLB-2023-071

**Property Roll Number:** 2810-151-003-02500-0000

**Applicant**: Musbah Mazloum

**Agent:** LandPro Planning Solutions Inc.

**Property Location:** Caledonia Part Lot 29 South Caithness, Registered Plan

18R429, Part 4, and municipally known as 309 Caithness St.

Ε.

#### Recommendation

That application PLB-2023-071 be approved, subject to the attached conditions. The application is consistent with the Provincial Policy Statement, 2020 and A Place to Grow, 2020, and conforms to the intent of the Haldimand County Official Plan and Haldimand County Zoning By-law HC 1-2020.

#### **Details of the Submission**

**Proposal:** This is a resubmission of an application originally submitted on July 22, 2022 due to the absence of engineering reports. It also accompanies a Zoning By-law Amendment application at the same address. The applicant proposes a severance for the purpose of lot creation. The severed lands will contain an area of 0.08 hectares (0.20 acres) and continue to have frontage on Caithness St. E.. The retained parcel will contain an area of approximately 0.05 hectares (0.12 acres) and have frontage on Lamb Court.

In support of this application, the applicant has submitted a number of reports addressing several concerns raised during a pre-consultation meeting held in February 2022, including:

Planning Justification Letter

- Archeological Report
- Force Main Analysis
- Functional Servicing and Stormwater Report
- Site Grading Plan
- Erosion and Sediment Control Plan

#### Site Features and Land Use:

The subject lands are located at 309 Caithness St. E. in Caledonia. The subject property is approximately 1245 square metres (0.31 acres) in area. The subject property fronts on Caithness St. E., and backs onto public lands adjacent to the Grand River. According to the County's Geographic Information System, there is a significant grade change of approximately 9 metres (29.5 feet) from the front lot line of the subject property near Caithness St. E. to the rear lot line located approximately 40 metres from the Grand River.

The subject property is serviced by municipal water and sanitary sewers. If this application for consent to sever is approved both the severed and retained lots will be serviced by municipal water and sanitary sewer services. It will be the applicant's responsibility to ensure that these services can be provided to the satisfaction of the County.

Surrounding land uses include residential uses to the west, north and east of the subject property. Land uses to the south of the subject property are open space then the Grand River. It should be noted that the given limited building site available on the proposed severed lot, any single detached dwelling built there is still likely to be further from the river and potentially at a higher elevation that the single detached dwelling located on the property to the east (3 Lamb Crt.)

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

## **Agency & Public Comments**

Haldimand County Building & Municipal Enforcement: Zoning Deficiency Form required. 6 m Frontage Length needs to be 15 m as per R1-A zoning

Haldimand County Planning & Development – Development Technologist: Entrance permit for the severed parcel is required; direct run off to watercourse

Haldimand County Emergency Services: No comment received

Haldimand County Water and Wastewater Engineering & Compliance: No comment received

#### **Grand River Conservation Authority:**

GRCA has reviewed this application as per our Provincially-delegated responsibility to review natural hazards identified in Section 3.1 of the Provincial Policy Statement (PPS, 2020), as a public body under the Planning Act, and in accordance with Ontario Regulation 150/06, GRCA's Board-approved policies, and our MOU with Haldimand County.

Information currently available at our office indicates that the subject lands contain a portion of the Grand River's floodplain, valley slopes, and the regulated allowance to these features. Consequently, the subject property is regulated by GRCA under the Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation (Ontario Regulation 150/06). Any future development or site alteration within the regulated area (shown on the attached regulatory mapping) would require a permit from GRCA.

It is our understanding that the applicant proposes to sever 0.08 acres from 309 Caithness Street East in order to create a new residential lot with access via Lamb Court. We also understand that a zoning by-law amendment will be required to facilitate development of the proposed severed lands.

GRCA received permit application #26/22 in January 2022, which proposed a new dwelling. This application was considered premature in light of outstanding Planning Act requirements and remains on hold. Subsequently, we reviewed a pre-consultation application and issued comments on February 16, 2022: in this letter, we confirmed the Regulatory Flood Elevation (RFE) for the property (189.6 metres CGVD28 or 189.2 metres CGVD2013) and indicated no concerns with the valley slopes on the basis of slope angle and distance from the river. Provided that all development is located outside the floodplain, GRCA indicated an ability to support the proposal.

On the grading plan associated with this application, the proponent has now demonstrated that the proposed dwelling and associated grading will be located north the RFE as denoted by the 189.6-metre contour, with runoff generated on-site retained in a bioretention cell, with higher flows directed to the Grand River. Based on the plans provided, we agree that a developable envelope can be created outside of the hazard area, and therefore GRCA has no objection to the approval of the severance. That said, the applicant should be aware that GRCA may require changes to the stormwater management (SWM) concept and therefore the size/layout of the dwelling, driveway, and/or SWM features based on further technical review associated with future applications. We will conduct a more detailed technical review of the SWM, grading/drainage, and erosion/sediment control details provided should the severance be approved.

Consistent with GRCA's approved 2023 plan review fee schedule, this application is considered a "minor" consent application, and the applicant will be invoiced \$465 for our review. Additional plan review fees will be required at the zoning by-law amendment stage. We are in receipt of a "standard" development permit fee from the applicant. The permit application will be processed once Planning Act requirements have been fulfilled.

Ministry of Transportation: No comment received

**Hydro One:** Hydro One comments remain the same as those provided at the preconsultation hearing dated February 16, 2022: This lot will be a challenge to feed with a Hydro service as all of the infrastructure on Lamb Court is underground and is fed by a single pad mount transformer. It is set up like a subdivision and no accommodation was made for a "New Lot" (there is no secondary supply for this lot).

Servicing the proposed severed lot could be cost prohibitive because of the presence of the Primary Underground and Secondary Underground cable that feeds to and from the transformer at the base of the Court.

Municipal Property Assessment Corporation: No comment received

Mississaugas of the Credit: No comment received

**Six Nations:** No comment received

**Public:** No comments received.

# **Planning Analysis**

### **Provincial Policy Statement, 2020 (PPS)**

The Provincial Policy Statement generally directs new development and intensification to existing urban areas such as Caledonia. The PPS is also protective of natural features such as rivers and their adjacent flood plains. Supported by comments received from the Grand River Conservation Authority, it is the opinion of County staff that the proposal is consistent with the PPS.

#### A Place to Grow, 2020

Similar to the PPS, A Place to Grow generally directs new development and intensification to existing urban areas such as Caledonia. A Place to Grow is also protective of natural features such as rivers and their adjacent flood plains. Supported by comments received from the Grand River Conservation Authority, it is the opinion of County staff that the proposal conforms with the policies of A Place to Grow.

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

The subject property is designated "Residential" with a "Floodway" overlay.

The proposed severance is to create a new residential lot, which is a permitted use in the Residential designation. Section 4.B.2.11.b) of the Official Plan sets out criteria for considering lot creation in stable residential neighbourhoods. The intent of these policies is to ensure a reasonable degree of consistency between new lots being created in stable neighbourhoods and existing lots.

Staff are satisfied that the proposed severance promotes minor intensification while maintaining the general character of the existing neighbourhood.

Section 4.B.2.11.c) of the Official Plan notes that site specific zoning provisions may be required for new dwellings. The applicant has submitted a separate application to amend the Zoning By-law.

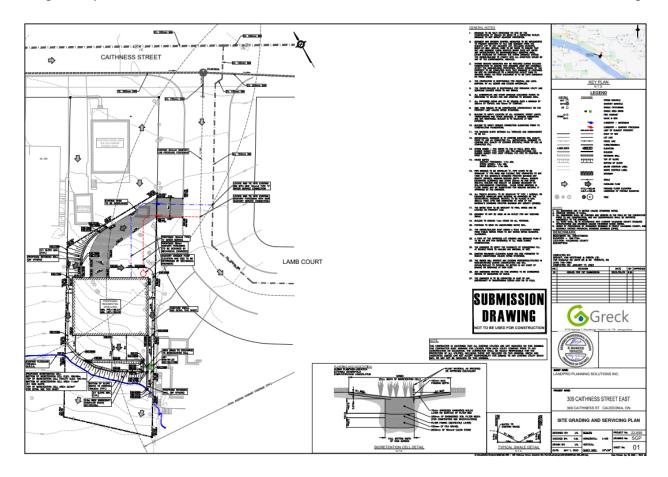
Section 2.C.1) of the OP sets out policies for Riverine Hazard Lands:

- "1.For Riverine Hazard lands, the County will generally utilize a one-zone concept.
- 2. The County uses the following flood standards for development as the level of the Regulatory Flood:
  - a) The 1 in 100 year flood for all riverine flood plains, except for the Grand River watershed; and
  - b) The Regional Storm, which is based on Hurricane Hazel, for the Grand River watershed.
- 3. In a one-zone concept, new development or site alteration in the defined flood plain will be prohibited or restricted. Where a one-zone concept is applied, the entire flood plain defines the floodway."

The subject property is located in an area subject to the one-zone concept.

As per the GRCA comments above, the Conservation Authority has confirmed the Regulatory Flood Elevation (RFE) for the property is 189.6 metres CGVD28 or 189.2 metres CGVD2013 and indicated no concerns with the valley slopes on the basis of slope angle and distance from the river. Provided that all development is located outside the floodplain, GRCA indicated an ability to support the proposal.

The Site Grading Plan submitted on behalf of the applicant shows the location of the Regulatory Flood Elevation of 189.60 m with a blue line, as can be seen in the following:



Based on the information provided, staff are satisfied that there is sufficient land above the Regulatory Flood Elevation to allow for the construction of the single detached dwelling.

Staff are satisfied that the proposed severance conforms with the policies of the Haldimand County Official Plan.

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

The subject property is zoned Residential 1-A (R1-A). Single detached dwellings are a permitted use in this zone.

Staff note that the proposed severance will result in deficiencies from standards set out in the Zoning By-law for both the severed (e.g. substandard lot frontage) and retained lots (e.g. substandard lot area). The applicant has submitted an application for a Zoning By-law amendment that will, through discussions with Planning staff, address all deficiencies occurring as a result of the proposed severance.

Subject to an approved Zoning By-law amendment, staff is satisfied that the proposal conforms with the Haldimand County By-law HC 1-2020.

## Notice Sign, Public Consultation, and Applicant Discussion

A public notice sign was posted in accordance with the *Planning Act, R.S.O. 1990, c. P.13* on June 16, 2023.

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

Staff have contacted the applicant and discussed the recommendations as set out in this report. Staff have confirmed with the applicant that he/she understands the nature of and content contained within the recommendations as well as any requirements/conditions relating to such. A copy of the staff report has been provided to the applicant.

Prepared by:

John Douglas, MCIP, RPP

Senior Planner

905-318-5932 ext. 6252

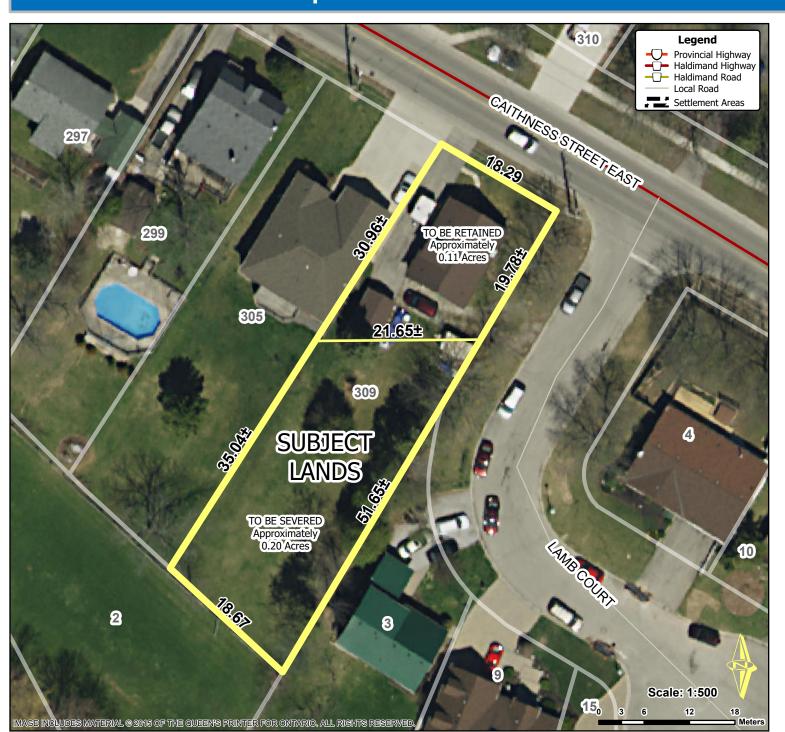
Reviewed by:

Alisha Cull, BES, MCIP, RPP

Supervisor, Planning & Development

905-318-5932 ext. 6208

# **Location Map FILE #PLB-2023-071 APPLICANT: Mazloum**





#### Location:

309 CAITHNESS STREET EAST URBAN AREA OF CALEDONIA WARD 3

#### Legal Description:

CAL PT LOT 29 S CAITHNESS RP 18R4293 PART 4

Property Assessment Number:

2810 151 003 02500 0000

#### Size:

0.31 Acres

#### Zoning:

R1-A (Urban Residential Type 1-A) & GRCA Regulated Lands

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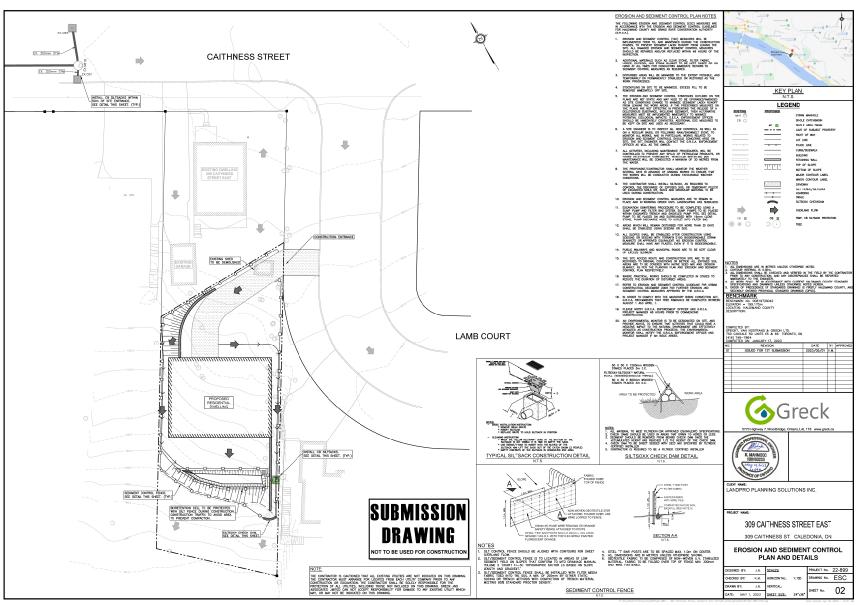
# Owner's Sketch 1 OF 2 FILE #PLB-2023-071 APPLICANT: Mazloum





# Owner's Sketch 2 OF 2 FILE #PLB-2023-071 APPLICANT: Mazloum







# Haldimand County Committee of Adjustment Consent

Meeting Date: July 18, 2023

File Number: PLB-2023-078

**Property Roll Number:** 2810-024-002-09900-0000

**Applicant**: Candace Lynn Bojin

Agent: Hedley, Mclachlin & Attema

**Property Location:** Plan 69 Part Lots 11 And 12 Registered Plan, 18R5948 Part

1 N/S ALDER ST W known municipally as 407 Cedar Street

#### Recommendation

That application PLB-2023-078 be approved, subject to the attached conditions. The application is consistent with the Provincial Policy Statement, 2020 and A Place to Grow, 2020, and conforms to the intent of the Haldimand County Official Plan and Haldimand County Zoning By-law HC 1-2020.

#### **Details of the Submission**

**Proposal:** The subject property is approximately 0.08 hectares (0.2 acres) in area. The applicant proposes to sever the vacant south half of the subject property to create a new lot at the corner of Cedar Street and Alder Street.

The retained lot (the north half of the property shown as Parcel 2 on the sketch) will have an area of 376.2 square meters (4039 square feet) with frontage of approximately 17.82 metres (58.5 feet) on Cedar Street.

The severed lot (the south half of the subject property shown as Parcel 1 on the applicant's sketch) will have an area of 372.2 square metres (4006 square feet) with frontage of approximately 18.3 metres (60 feet) on Cedar Street.

**Site Features and Land Use:** The subject property, approximately 0.08 ha in area, is located at the north east corner of Cedar St. and Alder St., in Dunnville. The existing single detached dwelling on the subject property is located on the north half of the property while the south half of the property is vacant with the exception of a gazebo/shed which will be removed if this application is approved.

The subject property is served with municipal water and sanitary services, as would be the severed and retained lots if approved.

Surrounding land uses include: residential and commercial uses to the north, east, and south, and institutional (Haldimand Pregnancy Care and Family Centre) and residential uses to the west.

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

## **Agency & Public Comments**

**Haldimand County Building & Municipal Enforcement:** Provide lot grading and with location of a dwelling with setbacks

Haldimand County Planning & Development – Development Technologist: Entrance permit required for the severed parcel

Haldimand County Emergency Services: No comment received

Haldimand County Water and Wastewater Engineering & Compliance: No comment received

**Grand River Conservation Authority:** No objection

Ministry of Transportation: No comment received

Hydro One: No comment received

Municipal Property Assessment Corporation: No comment received

Mississaugas of the Credit: No comment received

Six Nations: No comment received

**Public:** No comments received.

## **Planning Analysis**

#### **Provincial Policy Statement, 2020 (PPS)**

The Provincial Policy Statement, 2020 (PPS) generally directs growth to existing urban areas and encourages intensification in built up areas were possible. Staff are of the opinion that the proposal is consistent with the PPS.

#### A Place to Grow, 2020

Similar to the PPS, A Place to Grow, 2020, directs growth to existing urban areas and encourages intensification in built up areas were possible. Staff are of the opinion that the proposal is consistent with A Place to Grow, 2020.

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

Schedule B of the Haldimand County Official Plan (OP) designates the subject lands Community Commercial with a Riverine Hazard Lands Overlay. Additionally, the subject lands are located within an area identified as Special Flood Plain Policy Area 3, and is in the Dunnville Intensification Area.

Although this application is for the creation of only one lot in Dunnville's core intensification area, it is intensification. The Haldimand OP is generally supportive of intensification particularly in core urban areas.

Residential uses are permitted in the Community Commercial designation.

For Riverine Hazard lands, the County generally applies a one-zone concept. Where a one-zone concept is applied, the entire flood plain defines the floodway.

However, where strict adherence to the one-zone or two-zone concept would affect the economic and social viability for areas of existing development within a community, a special policy area may be considered and implemented. Special Policy Areas (SPA) are in place for Town of Dunnville and consist of Areas 1, 2 and 3. The subject lands are located n SPA 3. Any development or redevelopment in these areas shall be in accordance with policies set out in section 2.C.11. The relevant section to this application is included below:

- f) The County shall review development proposals in consultation with the Grand River Conservation Authority and, where appropriate, require floodproofing techniques which reduce the risk of flooding. The following matters will be taken into consideration in the review of such proposals:
  - Flood depths and velocities;
  - Adverse hydraulic effects;
  - Adjacent land uses and properties; and

• The economic, social and environmental costs required to overcome the flood hazard.

This application simply proposes the creation of a new lot. The GRCA was circulated and had no objection to this proposal.

Planning staff support this proposed creation of a new lot within the Dunnville intensification area. This application conforms with the policies of the Haldimand County Official Plan and no impacts on the surrounding community have been identified.

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

The subject property is zoned Residential 3 (R3). While the applicant has indicated an interest in developing the severed lot for a single detached dwelling, staff note that the R3 zone permits a range of housing types from single detached dwellings up to and including fourplex housing.

As previously noted, the applicant proposes to sever the vacant south half of the subject property to create a new lot at the corner of Cedar St and Alder St. Based on the information available, the proposed severed lot would have an area of approximately 372.2 square metres. The following table sets out the minimum lot area for permitted residential uses in an R3 zone, on a corner lot:

Type of Residential Unit	Minimum lot area required (corner lot)
Single Detached	412 square metres
Duplex	540 square metres
Semi-detached (per unit)	345 square metres
Three-plex	680 square metres
Four-plex	765 square metres

The proposed severed lot (the south half of the subject property shown as Parcel 1 on the applicant's sketch) will have an area of 372.2 square metres. As per the table above, the proposed lot size does not meet the minimum required for any type of residential units. The applicant has indicated that they intend to develop the severed lot for a single detached dwelling.

As a condition of approval, the applicant will be required to submit an application to seek relief from the minimum lot area requirement set out under the by-law, as well as any other zoning deficiencies identified by the County's Building Department, resulting from this application, for both the severed and retained lots.

## Notice Sign, Public Consultation, and Applicant Discussion

A public notice sign was posted in accordance with the *Planning Act, R.S.O. 1990, c. P.13* on June 21.

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

Staff have contacted the applicant and discussed the recommendations as set out in this report. Staff have confirmed with the applicant that he/she understands the nature of and content contained within the recommendations as well as any requirements/conditions relating to such. A copy of the staff report has been provided to the applicant.

Prepared by:

John Douglas, MCIP, RPP

Senior Planner

905-318-5932 ext. 6252

Reviewed by:

Alisha Cull, BES, MCIP, RPP

Supervisor, Planning & Development

905-318-5932 ext. 6208

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

- 1. That the Haldimand County requirements, financial or otherwise, be satisfied. This will include taxes paid up to date, a parkland dedication fee in accordance with By-law 2349/22 and a fee for deed stamping in accordance with the Haldimand County User Fees By-law.
- 2. That the owner's solicitor provide an undertaking to Haldimand County agreeing that if there are any changes proposed to the wording on the certificate after stamping of the certificate by the County, prior to the registration of the certificate; that the Secretary-Treasurer or designate must approve the change prior to registration of the certificate.
- 3. Receipt of a letter from the Planning & Development Division indicating that their requirements, regarding a lot grading plan to address surface drainage of the property, have been satisfied. Please note that the owner/developer is responsible to have the grading plans prepared/stamped/signed by a qualified Professional Engineer as per Haldimand County Design Criteria. Contact the Development & Design Technologist at 905-318-5932, ext. 6253, if further clarification required. Please allow approximately six (6) to eight (8) weeks for completion of this process.
- 4. Receipt of a letter from the Roads Operations Division indicating that they will issue an entrance permit for the subject property. In lieu of a letter, a copy of permit(s) may be provided to the Secretary-Treasurer. Entrance permits may be required for existing, severed, and / or retained parcels. Permits may be obtained from the County's Roads Operations Division Support staff at 905-318-5932, Ext. 8601 for details.
- 5. Receipt of final approval of the required minor variance (Minor Variances can take three months, therefore, your application must be submitted as soon as possible). For further information, please contact Planning Staff at 905-318-5932.
- 6. Receipt of a copy of the registered reference plan of the severed parcel, with a frontage of 18.33 metres (60.13 feet), and an area of 0.03722 hectares (0.092 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 dscott@haldimandcounty.on.ca and astewart@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

0.00000000 False Northing: Central Meridian: -81.00000000 Scale Factor: 0.99960000 Latitude Of Origin: 0.00000000 Linear Unit: Meter

Geographic Coordinate System:GCS\_North\_American\_1983

Datum: D\_North\_American\_1983

Prime Meridian: Greenwich Angular Unit: Degree

7. That the above conditions must be fulfilled and the Document for conveyance be presented for stamping/issuance of the certificate on or before July 18, 2025, after which time this consent will lapse.

File No. PLB-2023-078
BOJIN CANDACE LYNN
Assessment Roll No. 2810-024-002-09900-0000

# Location Map FILE #PLB-2023-078 APPLICANT: Bojin





Location:

407 CEDAR ST URBAN AEA OF DUNNVILLE WARD 6

Legal Description:

PLAN 69 PT LOTS 11 AND 12 RP 18R5948 PT 1 N/S ALDER ST W

Property Assessment Number:

2810 024 002 09900 0000

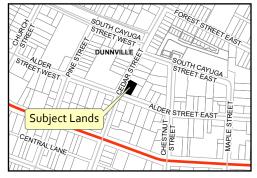
Size:

0.18 Acres

Zoning:

R3 (Urban Residential Type 3), GRCA Regulated Lands, HCOP Riverine Hazard Lands, Special Flood Plain Policy Area 3

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# Owner's Sketch FILE #PLB-2023-078 APPLICANT: Bojin

