



THE CORPORATION OF HALDIMAND COUNTY  
Committee of Adjustment Hearing Agenda

Date: Tuesday, August 20, 2024  
Time: 9:00 A.M.  
Location: Haldimand County Administration Building - Council Chambers

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Pages

- A. Call to Order
- B. Land Acknowledgement
- C. Roll Call
- D. Disclosures of Pecuniary Interest
- E. Approval of Previous Committee of Adjustment Meeting Minutes
  - 1. Committee of Adjustment Minutes - July 16th, 2024 1
- F. Hearings Re: Consents
  - 1. PLB-2024-118 - Andrew Topp 8

To sever a parcel of land containing a dwelling made surplus through farm amalgamation. The severed lands have a frontage of 94 meters (309.71 feet) and an area of 0.41 hectares (1.01 acres). The severed lands contain an existing single-detached dwelling. The retained lands have a frontage of 331 meters (1,086.97 feet) and an area of 5.01 hectares (12.37 acres). The retained lands, amalgamated with the owner’s other farm properties in 2018, will continue to be utilized for agricultural purposes. **270 Moote Road, Dunnville Legally Described as Canborough Concession 3 Part Lot 8.**
  - 2. PLB-2024-122 - Audrey Hines 18

To boundary adjust a portion of land from 2779 North Shore Drive to 7 Hutchinson Road to extend the rear yard of 7 Hutchinson Road. The severed lands have no frontage and an area of 0.29 hectares (0.71 acres). Following the adjustment, the retained lands will maintain a frontage of 42.18 meters (488 feet) and will have an area of 8.82 hectares (21.80 acres). **2779 Northshore Drive, Lowbanks, Legally described as Moulton Concession 1 LE Part Lots 4 & 5.**

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| 3. | PLB-2024-134 - Hagersville Battery Storage Inc  | 28 |
|    | <p>Subsection 50(3) of the <i>Planning Act</i> prohibits persons from subdividing land and entering into agreements that have the effect of granting the use of or right in land directly or by entitlement to renewal of twenty-one years or more, except in certain circumstances. This application seeks to extend the lease term to 25 years, with the potential for further extension beyond this period, for a battery energy storage facility and does not meet the exceptions listed in subsection 50(3) of the <i>Planning Act</i>, thereby necessitating this application. <b>304 Concession 11, Walpole, Legally Described as Walpole Concession 11 Part Lot 3 to 5, Registered Plan 18R1965 Parts 3 to 14, 17 21 22 26 32 to 42 PT, Parts 15 16 24 25 and 31.</b></p> |    |
| 4. | PLB-2024-137 - Stelco Inc   | 39 |
|    | <p>To boundary adjust a portion of land from 15 Hawk Street to 19 Hawk Street that contains the existing driveway that provides access to 19 Hawk Street. The severed lands have a frontage of 92.3 meters (302.58 feet) and an area of 0.66 hectares (1.63 acres). Following the adjustment, the retained lands will have a frontage of 67.64 meters (221.68 feet) and an area of 1.39 hectares (3.44 acres). <b>15 Hawk Street, Haldimand County, Legally Described as Registered Plan 84 Lot 7-8, Haldimand County.</b></p>  |    |
| 5. | PLB-2024-108 - 1300702 Ontario Limited  | 48 |
|    | <p>To sever a parcel of vacant land to create a new residential lot. The severed lands have a frontage of 29.76 meters (97.64 feet) and an area of 0.13 hectares (0.32 acres). The retained lands have a frontage of 210.32 meters (690 feet) and an area of 1.43 hectares (3.53 acres). <b>363 Haddington Street, Caledonia, Legally Described as ONEIDA RANGE ETR PT LOT 1 RP 18R7278 PARTS 1 TO 3 ONEIDA RANGE ETR PT LOT 1 RP 18R7278 PARTS 1 TO 3</b></p>  |    |

**G. Hearings Re: Minor Variances**

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|----|---|----|
| 1. | PLA-2024-087 - Guy and Marie Haardeng   | 57 |
|    | <p>Relief is requested from Section 4.41.1 of Zoning By-Law HC 1-2020, under Subsection 45(2) of the <i>Planning Act</i>, to permit the replacement of an existing legally non-conforming single detached dwelling with a new, larger dwelling. <b>318 Front Street East, Dunnville, Legally Described as PLAN 69 PT SHIPYARD LOT AND, RP 18R7042 PART 1.</b></p> |    |

2. PLA-2024-138 - Stelco Inc 63
- This relief is necessary to facilitate consent application PLB-2024-137. The purpose of the consent application is to boundary adjust a portion of land from 15 Hawk Street to 19 Hawk Street to grant the existing driveway to the industrial operation, which currently utilizes the driveway, at 19 Hawk Street. This relief is required because the new right interior side yard established through the boundary adjustment is proposed 7.2 metres from the rightmost ministorage building, whereas the required interior side yard setback is 7.5 metres. **15 Hawk Street, Haldimand County, Legally Described as PLAN 84 LOTS 7 AND 8.**
3. PLA-2024-147 - Jason and Lisa Savelli 70
- Relief is requested to permit the construction of a two-storey residential accessory structure to provide ground-level space for garden tools and machines, and dry household storage on the second floor. This relief is necessary to ensure the second floor is functional for its intended use. **207 Sutherland St East, Caledonia, Legally Described as Caledonia Part Lot 16 S Sutherland.**
4. PLA-2024-149 - Randy and Francine Pizzacalla 76
- Relief is required to allow the construction of the proposed single detached dwelling around the existing single detached dwelling. This will allow the applicants to live in their existing dwelling while their new dwelling is being constructed. Following construction and occupancy, the existing single family dwelling will be demolished. **9 Short Road, Legally Described as Seneca Concession 4 South East Seneca Range Part Lot 6.**
- H. Hearings Re: Previously Deferred Matters
1. PLB-2024-035 - Rosa Flora / Bulk Growers Holdings Limited 86
- To sever a parcel of land to create a new farm lot. The severed lands have a frontage of 118.94 metres (390.29 feet) and an area of 15.10 hectares (37.31 acres). The retained lands have a frontage of 280.5 metres (920.3 feet) and an area of 25.05 hectares (62.34 acres). **Moulton Concession 2 From, Canborough Part Lots 12 And 13, Registered Plan 18R4688 Parts 1 And 2, Known Municipally as 328 Comfort Rd, Dunnville.**

I. Other Business

J. Adjournment