



**A G E N D A**  
*for the*  
**HALDIMAND COUNTY**  
**COMMITTEE OF ADJUSTMENT HEARING**  
*to be held on Tuesday, April 10, 2018*  
**CAYUGA ADMINISTRATION BUILDING**  
**COUNCIL CHAMBERS**  
**9:00 A.M.**

- A) Meeting is called to order.
- B) Disclosure of Pecuniary Interest.
- C) **CONSENTS:**

**PLB-2018-027**                      **Sheppland Farms**

The applicants propose to sever a lot containing an existing surplus farm dwelling and accessory structures. The severed lands will measure approximately 70 metres (230 feet) by 68.6 metres (225 feet) and will contain an area of approximately 0.48 hectare (1.2 acres). **Part Lot 20 & 21, Concession 2, Geographic Township of Walpole, 3647 Rainham Road**

**PLB-2018-032 & 033**                      **Pete & Helen Tiersma**

The applicants propose to create two lots for residential purposes, within the hamlet of Moulton Station. In **PLB-2018-032**, the severed lands will measure approximately 42.5 metres (139.4 feet) by 45 metres (148 feet). In **PLB-2018-033**, the severed lands will measure approximately 42.5 metres (139.4 feet) by 45 metres (148 feet). Each new lot will contain an area of approximately 0.18 hectare (0.44 acre). **Part Lot 3, Concession 3, Geographic Township of Canborough, Marshagan Road**

**PLB-2018-036**                      **2537228 Ontario Inc.**

The applicant proposes to sever a parcel of land as a boundary adjustment. The severed lands will measure approximately 84.43 metres (277 feet) by 47.9 metres (157.2 feet) and will contain an area of approximately 0.4 hectare (1 acre). The severed lands will be added to the abutting property to the north. **Part Lot 26, Concession 1, South of Talbot Road, Geographic Township of North Cayuga, Highway 3**

**PLB-2018-037 to 039**                      **Glenn & Shaunna Beaty**

The applicants propose to create three residential lots. In **PLB-2018-037**, the severed lands will have a lot frontage of 33.5 metres (110 feet) and will contain an area of approximately 0.6 hectare (1.49 acres). In **PLB-2018-038**, the severed lands will have a lot frontage of 33.5 metres (110 feet) and will contain an area of approximately 0.62 hectare (1.6 acres). In **PLB-2018-039**, the severed lands will have a lot frontage of 33.5 metres (110 feet) and will contain an area of approximately 0.69 hectare (1.7 acres). **Part Lot 24, Concession 1, Geographic Township of Walpole, Erie Street South**

**PLB-2018-045**                              **Tim & Teresa Hannigan**

The applicants propose to sever a lot approximately 55.85 metres (183.2 feet) by 51.82 metres (170 feet), containing an area of approximately 0.29 hectare (0.71 acre). A future dwelling is proposed. **Part Lots 10 & 11, Plan 1407, Urban Area of Dunnville, 790 George Street**

**PLB-2018-050**                              **Charmain Quigley**

The applicant proposes to sever a lot containing an existing surplus farm dwelling and accessory structure. The severed lands will measure approximately 112 metres (367.5 feet) by 67.7 metres (222 feet), containing an area of 0.6 acre (1.48 acres). **Part Lot 15 & 16, Concession 1 South East of Stoney Creek Road, Geographic Township of Seneca, 1049 Townline Road East**

**PLB-2018-051 & 052**                      **Chris Houwer**

The applicant proposes to sever two lots for residential purposes. In **PLB-2018-051**, the severed lands will measure approximately 35 metres (114.8 feet) by 59.43 metres (195 feet) and contain an area of approximately 0.2 hectare (0.5 acre). In **PLB-2018-052**, the severed lands will measure approximately 35 metres (114.8 feet) by 59.43 metres (195 feet) and contain an area of approximately 0.2 hectare (0.5 acre). **Part Lot 6, Concession 1, Geographic Township of Walpole, Rainham Road**

**PLB-2018-054**                              **Lorne Frederick Mattice III**

The applicant proposes to sever a lot containing an existing surplus farm dwelling and barn. The severed lands will measure approximately 112.2 metres (368 feet) by 206.37 metres (677 feet) and will contain an area of approximately 2.3 hectares (5.7 acres). **Part Lot 10, Concession 13, Geographic Township of Walpole, 722 Concession 13**

**D) MINOR VARIANCES:**

**PLA-2016-170            Brelco Investments**

The applicant proposes to construct a semi-detached dwelling on the subject lands. . Relief is requested from the provisions of the R2 Zone of Zoning By-law 1-DU 80 from the rear yard and left interior side yard. **Part of Maple Street, Plan 69, Urban Area of Dunnville, 134 Forest Street East**

**PLA-2018-044            Dacota & Jodie Deamude**

This application is filed in conjunction with Consent Application PLB-2017-077, which was provisionally approved on June 13, 2017. In this application relief is requested from the provisions of the Agricultural and Hamlet Residential Zones of Zoning By-law 1-DU 80 from the lot area, lot frontage, interior side yard, setback for accessory structures and from Section 6.25, minimum services. **Part Lots 10 & 11, Plan 1407, Urban Area of Dunnville, 727 Cross Street West**

**E) PREVIOUSLY DEFERRED:**

**PLA-2017-191            Jack, Irene, Jason & Andrew Huitema**

***This application was previously deferred at the November 21, 2017 Committee of Adjustment meeting to allow the applicants the opportunity to hire a professional engineer to show the number of functional parking spaces that can be provided on the subject lands.*** The applicants propose to add an additional living unit into the existing six unit dwelling. Permission to expand a legal non-conforming use is requested. **Part Lot F, Plan 507, Urban Area of Dunnville, 4078 Helena Street**

**PLA-2017-204            Jo-Ann Savoie & Paul Robichaud**

***This application was deferred at the January 23, 2018 Committee of Adjustment meeting to allow the applicants time to address the concerns of County staff and the Grand River Conservation Authority.*** The applicants propose to construct a detached garage, approximately 6.1 metres (20 feet) by 7.3 metres (24 feet). Relief is requested from the provisions of the Seasonal Residential Zone of Zoning By-law 1-DU 80 from the lot area, front yard setback and maximum permitted height for accessory structures. **Part Lot 22, Concession 4, South of Dover Road, Geographic Township of Dunn, 173 Lighthouse Drive**

**F)        Minutes of March, 2018 meeting**

**G)        Other Business**