



**A G E N D A**  
*for the*  
**HALDIMAND COUNTY**  
**COMMITTEE OF ADJUSTMENT HEARING**  
*to be held on Tuesday, May 8, 2018*  
**CAYUGA ADMINISTRATION BUILDING**  
**COUNCIL CHAMBERS**  
**9:00 A.M.**

- A) Meeting is called to order.
- B) Disclosure of Pecuniary Interest.

C) **CONSENTS:**

**PLB-2018-062** **Diane Meehan, Marni Flaherty, Paul Benedetti,  
Brenda Flaherty and Brent Wood**

The applicants propose to sever a lot for seasonal residential purposes. The severed lands will measure approximately 18.29 metres (60 feet) by 33.27 metres (109 feet) and will contain an area of approximately 608.6 square metres (6,551 square feet). **Lot 95 & Part Lot 96, Plan 21074, 45 Lakeside Drive**

**PLB-2018-064** **Jean Paul & Mary A. Hamel**

The applicants propose to sever a lot containing an existing dwelling and shed. The severed lands will measure approximately 18.29 metres (60 feet) by 49.07 metres (161 feet) and will contain an area of approximately 0.09 hectare (0.22 acre). **Part Lot 6, Concession 1 from Lake Erie, Geographic Township of Moulton, 2695 Northshore Drive**

**PLB-2018-065** **Kelly Creek Acres Ltd.**

The applicants propose to sever a lot containing an existing surplus farm dwelling and accessory structures. The proposed severed lands will measure approximately 55 metres (180.4 feet) by 71 metres (233 feet) and will contain an area of approximately 0.36 hectare (0.89 acre). **Part Lot 5, Third Cross Concession, Geographic Township of Moulton, 362 Booker Road**

**PLB-2018-066**

**John & Sietske Kelly**

The applicants propose to sever a lot containing an existing surplus farm dwelling and accessory structures. The proposed, irregular shaped severed lands will have a frontage of approximately 20 metres (65.6 feet) and will contain an area of approximately 0.98 hectare (2.4 acres). **Part Lots 22, 23 & 24, Concession 2 from Grand River, Geographic Township of Moulton, 650 Inman Road**

**PLB-2018-067**

**Andrew & Alison Topp**

The applicants propose to sever a parcel of land as a boundary adjustment. The proposed severed lands will measure approximately 105 metres (355.5 feet) by 70 metres (230 feet) and will contain an area of approximately 0.76 hectare (1.9 acres). The severed lands will be added to the abutting lands to the east. **Part Lot 3, Dochstader Tract, Geographic Township of Canborough, Haldimand Road 17**

**D) CONSENTS & MINOR VARIANCES:**

**PLB-2018-042 & PLA-2018-043**

**E.K. Smith & L.M. Marucci-Smith**

In **PLB-2018-042** the applicants propose to sever a lot for residential purposes. The severed lands will measure approximately 43.68 metres (143.3 feet) by 130 metres (426.7 feet), containing an area of approximately 0.6 hectare (1.5 acres). A lot containing an existing dwelling and garage will be retained. In **PLA-2018-043** relief is requested from the provisions of the Hamlet Residential Zone of Zoning By-law 1-DU 80 from the lot area and lot frontage requirements on both the severed and retained lands. **Part Lot 24, Concession 4 South of Dover Road, Geographic Township of Dunn, 8 Lighthouse Drive**

**E) MINOR VARIANCES:**

**PLA-2018-007**

**Spencer Creek Property Corp.**

The applicant proposes to construct an accessory structure. Relief is requested from the provisions of the Agricultural Zone of the Town of Haldimand Zoning By-law 1-H 86 from the maximum area and height restrictions for accessory structures. **Lot 8, Plan 108, Geographic Township of North Cayuga, 47 Charles Cullen Parkway**

**PLA-2018-057**

**Nick McGrath & Rachel Helmer**

The applicants propose to construct a storage building 9.1 metres by 15.2 metres (30 feet by 50 feet). Relief is requested from the provisions of the Agricultural Zone of Zoning By-law NE-1 2000 from the maximum permitted area for accessory structures. **Part Lot 7, Concession 2, Geographic Township of Walpole, 2551 Rainham Road**

**PLA-2018-058**

**Ken & Nancy Zantingh**

The applicants propose to construct an addition to the existing garage. Permission is requested to expand a legal non-conforming use as the subject lands are located in the Hazard Land Zone of Zoning By-law 1-DU 80. Part Lots 10 & 11, Range 2 from Grand River, Geographic Township of Moulton, 192 Inman Road

**PLA-2018-063**

**Zeldenrust Acres Ltd.**

The applicants propose to expand the existing dairy barn and existing manure lagoon. Relief is requested from the provisions of the Minimum Distance Separation (MDS) formulae. Relief is requested from the provisions of the Minimum Distance Separation (MDS) required setback of 221 metres (725 feet) to permit a setback of 158 metres (520 feet). This relief is required prior to issuance of a building permit for the proposed construction. Part Lot 12, Concession 1, Geographic Township of Canborough, 7904 Canborough Road

**F) CHANGE TO CONDITION REQUEST:**

**PLB-2018-023**

**Clark Farming Ltd.**

The applicants received approval, on March 13, 2018, to sever a surplus farm dwelling on a lot approximately 48.7 metres (159.8 feet) by 123.4 metres (405 feet). The applicant's solicitor has submitted a request that the wording of Condition No. 2 be changed so that the severed and retained parcels be transferred into the name of Jason Clark, rather than to Clark Farming Ltd. **Part Abraham Nelles Tract, Geographic Township of Seneca, 20 Abbey Road**

**G) PREVIOUSLY DEFERRED:**

**PLB-2017-212 & 213**

**James Albert McDonald**

In Application **PLB-2017-212**, the applicant proposes to sever a parcel of land, irregular shaped, with a frontage of approximately 87.5 metres (287 feet) and containing an area of 0.56 hectare (1.38 acres). The severed lands will be added to the abutting lot to the north.

In Application **PLB-2017-213**, the applicant proposes to sever a parcel of land approximately 53.6 metres (176 feet) by 64 metres (210 feet) to be added to the abutting parcel land to the south. **Part Lot 16, Concession 1, Geographic Township of Walpole, 861 South Coast Drive**

**H) Minutes of April, 2018 meeting**

**I) Other Business**