



A G E N D A
for the
HALDIMAND COUNTY
COMMITTEE OF ADJUSTMENT HEARING
to be held on Tuesday, June 12, 2018
CAYUGA ADMINISTRATION BUILDING
COUNCIL CHAMBERS
9:00 A.M.

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

C) CONSENTS:

PLB-2018-068 Charles Parfitt & Corrine Jamieson

The applicants propose to sever a lot containing an existing surplus farm dwelling and barn, approximately 92.3 metres (303.8 feet) by 84.6 metres (278 feet), containing an area of approximately 0.7 hectare (1.73 acres). **Part Lot 24, Concession 4, Geographic Township of Walpole, 765 Haldimand Road 53**

PLB-2018-077 Bulk Growers Holdings Ltd.

The applicants propose to sever a lot containing an existing surplus farm dwelling and accessory structure. The proposed severed lands will measure approximately 68.6 metres (225 feet) by 60.7 metres (199 feet) and will contain an area of approximately 0.41 hectare (1 acre). **Part Lots 13 & 14, Concession 2, Geographic Township of Sherbrooke, 244 Dickhout Road**

PLB-2018-080 Sugarcreek Farms & Rodney Marshall Ricker

The applicants propose to sever a parcel of land (formerly a rail line) to be added to the abutting farm parcel to the north. The severed lands will measure approximately 27.5 metres (90.2 feet) by 1,101.4 metres (3,613.5 feet) and will contain an area of approximately 3 hectares (7.4 acres). **Part Gore Lot, Concession 3, Clement Tract, Geographic Township of Canborough, Highway 3 West**

PLB-2018-083 & 084 Gary Richard Knight

In **PLB-2018-083**, the applicant proposes to sever a parcel of land to be used as lake access for the property to the north. The severed lands will measure approximately 33.16 metres ((109 feet) by 5.96 meters (19.6 feet) and will contain an area of approximately 0.017 hectare (0.04 acre). In **PLB-2018-084**, the applicant proposes to sever a parcel of land to be used as lake access for the property to the north. The severed lands will measure approximately 33.13 metres (108.7 feet) by 5.96 metres (19.6 feet) containing an area of approximately 0.023 hectare (0.06 acre). **Part Lot 19, Concession 1, Geographic Township of Rainham, Lakeshore Road**

PLB-2018-098 Gardens Communities (Hagersville) Ltd.

The applicants propose to sever a parcel of land approximately 35 metres (114.8 feet) by 28 metres (92 feet) to be added to an abutting residential lot to the south. **Part Lots 26 & 30, Range East of Plank Road, Geographic Township of Oneida**

PLB-2018-099 Gardens Communities (Hagersville) Ltd.

The applicants propose to sever a parcel of land approximately 40 metres (131.2 feet) by 27 metres (88.6 feet) to be added to the abutting residential lot to the south. **Part Lots 26 & 30, Range East of Plank Road, Geographic Township of Oneida**

D) CONSENTS & MINOR VARIANCES:

PLB-2018- & PLA-2018- 072 & PLA-2018-073 Oneida United Church

In **PLB-2018-072**, the applicant proposes to establish an easement for hydro line purposes, over the existing church property to the abutting property containing a dwelling.

PLA-2018-073, is filed in conjunction with Consent Application PLB-2017-221 and conditionally approved on February 13, 2018. Relief is requested from the provisions of the Agricultural Zone of Zoning By-law 1-H 86 from the rear yard setback requirements. **Part Lot 24, Concession 2, Geographic Township of Oneida, 699 Haldimand Road 9**

PLB-2018-082 & PLA-2018-081 Gary Richard Knight, Wayne Roger Knight & Trudy Gertrude Knight

In application **PLB-2018-082**, the applicants are proposing a boundary adjustment. The severed lands will measure approximately 8 metres (26.2 feet) by 11.76 metres (38.6 feet) and will be added to the abutting lands to the west. Application **PLA-2018-081** requests relief from the provisions of the Seasonal Residential Zone of Zoning By-law 1-H 86 from the lot area and lot frontage on the proposed retained lands. **Part Lot 19, Concession 1, Geographic Township of Rainham, Lakeshore Road**

E) MINOR VARIANCES:

PLA-2018-070 Jalmar Management Ltd.

The applicants propose to use the subject lands as an animal hospital. An animal hospital is not permitted in the Highway Commercial Zone. The applicants are requesting, through this application, to add the proposed use to the list of permitted uses in the Zoning By-law. **Parts 5, 6 & 8, Range 1 from Grand River, Plan 1037, Geographic Township of Moulton, Urban Area of Dunnville**

PLA-2018-071 Andrea Moodie

Relief is requested from the provisions of the R3 Zone of Zoning By-law 1-DU 80. This relief is required to recognize the existing deficiencies on the proposed retained lands in Consent application PLB-2017-182, which was conditionally approved on March 13, 2018. Relief is requested from the front yard setback (covered porch), rear yard, exterior side yard and parking. **Part Lots 11 & 12, Plan 69, Urban Area of Dunnville, 419 Cedar Street**

PLA-2018-085 R. Duncan Smith & Sue St. Michael

The applicants propose to remove the existing seasonal dwelling and replace it with a new one. Relief is requested from the provisions of the Vacation Residential Zone of Zoning By-law NE-1 2000 from the lot area and lot frontage. **Lot 36, Plan 21074, Peacock Point, 72 Lakeside Drive**

PLA-2018-087 Mark & Kelly Scibetta

The applicants propose to remove the existing seasonal dwelling and replace it with a new one. Relief is requested from the provisions of the Vacation Residential Zone of Zoning By-law NE-1 2000 from the lot area, lot frontage, front yard setback and rear yard. **Lot H, Plan 21079, Peacock Point, Geographic Township of Walpole, 13 Wilcox Drive**

PLA-2018-089 Greg & Kaitlyn Nordeman

The applicants propose to construct an addition onto the existing dwelling. The addition will measure approximately 4.8 metres by 6.8 metres (15.7 feet by 22.3 feet). Relief is requested from the provisions of the Town of Dunnville Zoning By-law 1-DU 80 from the exterior side yard and from Section 6.25, Minimum Services. **Lot 1, Concession 1 from Canborough, Geographic Township of Moulton, 116 Diltz Road**

PLA-2018-090 Shawn Solvsten

The applicant proposes to construct an accessory structure approximately 12.2 metres (40 feet) by 18.3 metres (60 feet). Relief is requested from the provisions of the Agricultural Zone of Zoning By-law 1-DU 80 from front yard setback, exterior side yard setback and the maximum permitted area for accessory structures. **Part Lot 12, Concession 3 South of Dover Road, Geographic Township of Dunn, 670 Kings Row**

PLA-2018-091 Marion Chapman

The applicant proposes to relocate the existing seasonal dwelling, renovate and add a second story. Permission to expand a legal non-conforming use, under Section 45(2) of the Planning Act, is requested prior to issuance of a building permit for the proposed construction. **Part Lot 1, Concession 3, Geographic Township of Canborough, 119 Haldimand Road 17**

PLA-2018-095 Sam Kidd

The applicant proposes to construct an accessory structure, approximately (7.3 metres by 4.9 metres (24 feet by 16 feet). Relief is requested from the provisions of the Agricultural Zone of Zoning By-law 1-H 86 from the lot frontage requirement Section 6.15, Frontage on an Improved Street and from Section 6.7(f), Main use to be established prior to accessory use. **Part Lot 4, Concession 1, Geographic Township of Rainham, 12 English Manor Lane**

PLA-2018-100 Kelly Creek Dairy Farm

The applicants propose to expand the existing dairy barn and manure storage. Expansion at the current location enables the continued use of the existing barn capacity, feed storage and manure storage infrastructure. Relief is requested from the required Section 30.3 (a) of the 'Agriculture (A)' Zone, specifically the Minimum Distance Separation Formulae for the location of the manure storage and location of the proposed barn. **Part Lots 21 & 22, Range 2 from Grand River, Geographic Township of Moulton, 635 Inman Road**

PLA-2018-104 Richard Cole

The applicant proposes to construct a storage building approximately 154.34 square metres (1,661.3 square feet). Relief is requested from the provisions of Zoning By-law 1-DU 80 from the lot area, front yard setback, maximum area and height for accessory structures and from Section 6.8(f) Main use to be established prior to accessory use. **Part Lot 24, Concession 4 South of Dover Road, Geographic Township of Dunn, 45 Lighthouse Drive**

F) PREVIOUSLY DEFERRED:

PLB-2018-054 Lorne Frederick Mattice III

This application was deferred at the April 10, 2018 Committee of Adjustment meeting to allow the applicant an opportunity to provide a revised proposal, with a surveyor's sketch and amend the application to include an easement for gas well purposes. The applicant proposes to sever a lot containing an existing surplus farm dwelling and barn. The severed lands will measure approximately 111.9 metres (367 feet) by 170.64 metres (560 feet) and will contain an area of approximately 1.9 hectares (4.7 acres). An easement for gas well purposes is also proposed. **Part Lot 10, Concession 13, Geographic Township of Walpole, 722 Concession 13**

G) Minutes of May 8, 2018 meeting

H) Other Business