



A G E N D A
for the
HALDIMAND COUNTY
COMMITTEE OF ADJUSTMENT HEARING
to be held on Tuesday, July 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-2018-115 Carole Silverthorne

The application proposes to sever a parcel of land as a boundary adjustment. The irregular shaped, severed lands will measure approximately 3.4 metres by 58.6 metres and will be added to the abutting lands to the south. **Part Lot 5, Concession 4 SDR, Geographic Township of Dunn, 13 Bates Lane**

PLB-2018-117 Island View Farm Inc.

The applicants propose to convey an existing easement, currently used by an abutting property owner as access to their property. The severed lands will measure approximately 6.1 metres (20 feet) by 207.3 metres (680 feet) and will be conveyed to the abutting property to the north to be used as an access from River Road. **Part Lot 45, Broken Front, Geographic Township of Oneida, River Road**

PLB-2018-120 Timothy & Nicole Montague

The applicants propose to sever a lot containing a surplus farm dwelling and accessory structures. The irregular shaped severed lands will have a frontage of approximately 45.75 metres (150 feet) and will contain an area of approximately 0.51 hectare (1.26 acres). **Part Lot 12, Concession 9, Geographic Township of Walpole**

PLB-2018-123

James & Allan Parke

The applicants are proposing a boundary adjustment. The severed lands will measure approximately 103.8 metres (340.5 feet) by 201.4 metres (660.8 feet), and will contain an area of approximately 3.4 hectares (8.4 acres). The severed lands will be added to the property owned by Gateway Alliance Church and used to permit expansion of the church building and parking lot. **Part Lot 7, Range 1 East of Plank Road, Geographic Township of Seneca, 15 Haldimand Road 66**

D) CONSENTS & MINOR VARIANCES:

PLB-2018-105 & PLA-2018-106 Wray S. Carpenter

In Application **PLB-2018-105**, the applicant proposes to sever a lot for residential purposes. The severed lands will measure approximately 27.43 metres (90 feet) by 55.29 metres (181.4 feet) and will contain an area of approximately 0.14 hectare (0.34 acre). In Application **PLA-2018-106** Relief is requested from the provisions of the Town of Haldimand Zoning By-law 1-H 86 from the lot area and lot frontage on both the severed and retained lands. **Part Lot 2, Concession 9, Geographic Township of Rainham, 11 Old Talbot Road**

PLB-2018-109 & PLA-2018-110 Steve Bugarija

In Application **PLB-2018-109** the applicant proposes to sever a lot for residential purposes. The severed lands will measure approximately 13.41 metres (44 feet) by 83.48 metres (274 feet) and will contain an area of approximately 1,087 11,700 square feet). In Application **PLA-2018-110** Relief is requested from the provisions of the Town of Dunnville Zoning By-law 1-DU 80 from the lot frontage and interior side yard (left) on the severed lands and from the lot frontage, front yard setback and minimum dwelling unit area on the retained lands. **Lot 14, Plan 987, Urban Area of Dunnville, 149 Cross Street**

E) MINOR VARIANCES:

PLA-2018-2018-016 Alfred Guidice

The applicant proposes to construct a sunroom addition onto the existing seasonal dwelling. Relief is requested. Permission to expand a legal non-conforming use is requested prior to the issuance of a building permit for the proposed construction. **Part Lot 2, Concession 1, Geographic Township of Rainham, 90 Lakeshore Road**

PLA-2018-108 Dale & Bobbi-Jo Furze

The applicants propose to construct an accessory structure. Relief is requested from the provisions of the Hamlet Residential Zone of Zoning By-law 1-DU 80 from the maximum permitted height of 6.5 metres (21.3 feet) to permit a height of 8.84 metres (29 feet). This relief is required prior to issuance of a building permit for the proposed construction. **Part Lot 15, Concession 1 C, Geographic Township of Moulton, 946 Robinson Road**

PLA-2018-113

G. Bruce & M. Laurie MacDonald

The applicants propose to construct an accessory structure. Relief is requested from the provisions of the City of Nanticoke Zoning By-law NE-1 2000 from Section 3.14, Frontage on an Improved Street and Section 3.3.(f), Main Use to be established prior to accessory use. This relief is required prior to issuance of a building permit for the proposed construction. **Part Lot 24, Concession 2, Geographic Township of Walpole, Summerhaven Crescent**

PLA-2018-116

William O'Brien

The applicant proposes to replace the existing storage building and add a loft for storage purposes. Relief is requested from the provisions of the Agricultural Zone of Zoning By-law 1-DU 80 from the interior side yard (right). **Part Lot 5, Concession 4 SDR, Geographic Township of Dunn, 17 Bates Lane**

PLA-2018-118

Carey & Carol Crumb

The applicants propose to demolish the existing garage, family room and replace with a larger one. Relief is requested from the provisions of the Agricultural Zone of Zoning By-law 1-DU 80 from the interior side yard (right). **Part Lot 1, Clement Tract, Geographic Township of Canborough, 7786 Highway 3**

PLA-2018-122

Michael DeFrancesco

The applicant proposes to construct an accessory structure approximately 125 square metres (1,345.5 square feet). Relief is requested from the provisions of the R1-A Zone of Zoning By-law 1-H 86 from the maximum height and area for accessory structures. **Lot 18, North of Echo Street, South of Obadiah Street, Urban area of Cayuga, 47 Monture Street**

F) PREVIOUSLY DEFERRED:

PLA-2018-085

R. Duncan Smith & Sue St. Michael

This proposal was previously deferred at the June 12, 2018 Committee of Adjustment meeting to allow the applicant time to address the concerns of the Long Point Region Conservation Authority. The applicants propose to remove the existing seasonal dwelling and replace it with a new cottage. Relief is requested from the provisions of the 'Vacation Residential (RV)' Zone of Zoning By-law NE-1 2000 from the lot area, lot frontage and front yard setback requirements.

G) Minutes of June 12, 2018 meeting

H) Other Business