



**A G E N D A**  
*for the*  
**HALDIMAND COUNTY**  
**COMMITTEE OF ADJUSTMENT HEARING**  
*to be held on Tuesday, March 12, 2019*  
**CAYUGA ADMINISTRATION BUILDING**  
**COUNCIL CHAMBERS**  
**9:00 A.M.**

- A)** Meeting is called to order
- B)** Disclosure of Pecuniary Interest
- C) CONSENTS (rescheduled from February):**

**PLB-2018-195 William Stewart & Ai Jin**

The applicants are proposing to sever a parcel of land as a boundary adjustment. The irregular shaped, severed lands, containing an area of 407.8 square metres (4,389.5 square feet) and will be added to the abutting residential lot to the south (1483 Lakeshore Road). **Part Lot 16, Concession 1, Geographic Township of Rainham, 1475 Lakeshore Road**

**PLB-2018-202 Black Tower Investments Inc.**

The applicants are proposing to sever a parcel of land as a boundary adjustment. The severed lands will measure approximately 21 metres (68.9 feet) by 50 metres (164.0 feet) and will contain an area of 0.11 hectares (0.27 acres) and will be added to the abutting lands to the west. **Part Lot 6, Concession 5, Part 1, Registered Plan 18R-1522, Geographic Township of Rainham, 27 Erie Avenue North**

**PLB-2018-205 Joanne & Teresa Plaenksken**

The applicants propose to sever a parcel of land approximately 28.6 metres (93.8 feet) by 618 metres (2,027.6 feet) to be added to the adjoining farm parcel located to the northeast and southwest of the severed lands. **Part Lots 12 to 16, Concession 1, Part Lots 16 to 18, Concession 2, Yonge to Fishcarrier Tract, Fishcarrier to Nelles Tract, Nelles to Regional Road 9, Geographic Township of Seneca**

**PLB-2018-206 Wayne & Shirley Hoover**

The applicants propose to sever a parcel of land as a boundary adjustment. The severed lands will measure approximately 57.9 metres (188.3 feet) by 41 metres (134.5 feet) and will contain an area of approximately 0.237 hectare (0.59 acre). The severed lands will be added to the abutting residential lot to the north. **Part Lot 4, Concession 1, Parts 3 & 4, Registered Plan 18R-159, Geographic Township of Rainham, 4234 Rainham Road**

**D) MINOR VARIANCES (rescheduled from February):**

**PLA-2018-196 Richard & Teresa McKellar**

The applicants has received provisional consent to add a parcel of land to their existing property. As a condition of consent, this minor variance application is required to recognize existing deficiencies for front yard setback, interior side yard (left) for the dwelling and Interior side yard (right) for the accessory structure on the property. Relief is requested from the provisions of the R1 Zone of Zoning By-law 1-H 86. **Lot 12, Plan 73, Part 1, Registered Plan 18R-4218, Urban Area of Hagersville, 89 King Street East**

**PLA-2018-199 Joseph & Mary Mussari**

Future dwellings are proposed on the subject properties. Relief is requested from the provisions of the Resort Residential Zone of Zoning By-law 1-DU 80 from the required lot area, lot frontage and interior side yard (left) requirements for Lot 1; and from the required lot area, lot frontage, front yard setback and interior side yard (right) requirements for Lot 2. **Part Lot 9, Concession 1, Parts 1, 2 & 3, Registered Plan 18R-7237 Plan 121 Block 40, Geographic Township of Sherbrooke**

**PLA-2018-200 Robert Culp**

The applicant is requesting relief from the provisions of the 'Agricultural (A)' Zone of Zoning By-law 1-H 86 from the required accessory building height and the useable floor area (for an accessory structure) requirements, to facilitate the construction of a steel clad storage building **Part Lot 4, Concession 8, Geographic Township of Rainham, 271 Concession 8 Road**

**PLA-2018-203 JRAD Investments Inc.**

The applicant relief is requested from the provisions of the 'General Commercial (CG)' Zone of Zoning By-law 1-H 86 from the required front yard setback requirement, to facilitate the construction of a covered patio. **Part Lot 23 & 24 West of Argyle Street, Registered Plan 18R3531 Parts 4 & 5, Urban Area of Caledonia, 289 Argyle Street South**

**E) CONSENTS:**

**PLB-2018-209 Uwe & Elizabeth Sandner**

The applicants propose to sever a parcel of land, approximately 30.48 metres (100 feet) by 24.38 metres (80 feet), containing an area of approximately 0.743 hectares (1.8 acres) to be conveyed to the abutting properties to the east (512 & 514 South Coast Drive) to facilitate the construction of a garage. **Part Lot 13, Concession 1, Geographic Township of Walpole, 492 Southcoast Drive**

**PLB-2019-004 Scott Lindeboom**

The applicants propose to sever a parcel of land, approximately 63 metres (206.7 feet) by 678.3 metres (2,225.4 feet), containing an area of approximately 17.39 hectares (43 acres) to be conveyed to the abutting properties to the west (1735 Highway 3) to expand an agricultural operation. The retained parcel would contain a surplus farm dwelling, and contain an area of approximately 0.44 hectares (1.1 acres). **Part Lot 17, Concession North of Forks Road, Part 2, Registered Plan 18R-251 Geographic Township of Moulton, 1753 Highway 3**

**PLB-2019-008 Roy Reichheld**

The applicants propose to sever a parcel of land, with a frontage of approximately 276.3 metres (906.5 feet) and containing an area of approximately 39.07 hectares (96.54 acres) to be conveyed to the abutting properties to the west to expand an agricultural operation. The retained parcel would contain a surplus farm dwelling, have a frontage of approximately 30.5 metres (100 feet) and contain an area of approximately 0.6 hectares (1.5 acres). **Part Lots 14 & 15, Concession 4, Geographic Township of Oneida, 415 Third Line**

**F) MINOR VARIANCES:**

**PLA-2018-186 Curtis and Jennifer Tye**

The applicant is requesting relief from the provisions of the 'Seasonal Residential (RS)' Zone of Zoning By-law 1-H 86 from the required lot area, lot frontage, interior side yard and occupancy requirements, to permit a (year round) single family dwelling house as a permitted use and to permit an addition requiring relief of rear yard setback. **Concession 1, Part Lot 13, Geographic Township of Rainham, 1229 Lakeshore Road**

**PLA-2019-001 Tom Ricard**

The applicant proposes to convert an accessory structure into a seasonal dwelling. Relief is requested from the provisions of the 'Seasonal Residential (RS)' zone of Zoning By-law 1-DU 80 to recognize existing deficiencies for lot area, lot frontage, rear yard setback, interior side yard (right and left) and dwelling unit area for the dwelling on the property. **Part Lot 12, Concession 1, Geographic Township of Sherbrooke, 10 Villeda Road**

**PLA-2019-002 Chris Andrews**

The applicant proposes to construct a boat house/garage. Relief is requested from the provisions of the 'Agricultural (A)' and 'Hazard Land (HL)' Zones of Zoning By-law 1-DU 80 from the required front yard setback, rear yard and the front yard setback for accessory buildings in the 'A' Zone. **Part Lot 8, Concession 1, Registered Plan 18R7745 Part 1, Geographic Township of Sherbrooke, 28 Warnick Road**

**PLA-2019-005 Brad Clarke**

The applicant proposes to construct a seasonal dwelling on a private road. Relief is requested from the provisions of the 'Vacation Residential (RV)' and "Hazard Lands (HL)" zones of Zoning By-law NE-1 2000 from the required lot frontage requirements and the provision of frontage on an improved street. **Part Lot 24, Concession 1, Geographic Township of Walpole, 26 Summerhaven Crescent**

**PLA-2019-006 Jamie & Tyler Maillet**

The applicants propose to rebuild a seasonal dwelling. Relief is requested from the provisions of the 'Vacation Residential (RV)' and "Hazard Lands (HL)" zones of Zoning By-law NE-1 2000 from the required lot area and lot frontage requirements. **Lot 3, Plan 19358 Geographic Township of Walpole, 450 South Coast Drive**

**PLA-2019-012 Island View Farm Inc.**

The applicant is requesting relief from the provisions of the 'Agricultural (A)' and 'Hazard Land (HL)' Zones of Zoning By-law 1-H 86 from the required lot frontage requirements, as a condition of consent application PLB-2018-117. **Part Lot 45, Broken Front Concession, Parts 1 & 2, Registered Plan 18R-1674 Geographic Township of Oneida, 3966 River Road**

**PLA-2019-013 Erin & Andrew Mehlenbacher**

The applicant relief is requested from the provisions of the 'Community Institutional (IC)' Zone of Zoning By-law 1-H 86 from the requirements in Section 30.1(h), to facilitate a single family dwelling without a principal use. **Part Lot 8, Concession 4, Geographic Township of Rainham, 586 Concession 5 Road**

**G) Minutes of January 22, 2019 meeting**

**H) Other Business**