



**HALDIMAND COUNTY
COMMITTEE OF ADJUSTMENT
MINUTES
TUESDAY, March 12, 2019**

A meeting of the Committee of Adjustment was held on Tuesday, , 2019 at 9:00 a.m. in the Council Chambers of the Haldimand County Administration Building.

MEMBERS PRESENT:	Chair	Paul Brown
	Members	Don Ricker John Gould Brian Snyder Brian Wagter Carolyn Bowman Leroy Bartlett
STAFF PRESENT :	Supervisor Development Services	Peter Minkiewicz
	Planner	Justin Miller
	Planner	Ashley Taylor
	Secretary-Treasurer	Laurie Fledderus

The Committee of Adjustment dealt with the following applications:

CONSENTS:

PLB-2018-195	William Stewart & Ai Jin	APPROVED
PLB-2018-202	Black Tower Investments Inc.	APPROVED
PLB-2018-205	Joanne & Teresa Plaenksken	APPROVED
PLB-2018-206	Wayne & Shirley Hoover	APPROVED
PLB-2018-203	Uwe & Elizabeth Sandner	APPROVED
PLB-2019-004	Scott Lindeboom	APPROVED
PLB-2019-008	Roy Reichheld	APPROVED

MINOR VARIANCES:

PLA-2018-196	Richard & Teresa McKellar	APPROVED
PLA-2018-199	Joseph & Mary Mussari	DEFERRED
PLA-2018-200	Robert Culp	APPROVED
PLA-2018-203	JRAD Investments Inc.	APPROVED
PLA-2018-186	Curtis & Jennifer Tye	APPROVED
PLA-2019-001	Tom Ricard	APPROVED

PLA-2019-002	Chris Andrews	DEFERRED
PLA-2019-005	Brad Clarke	APPROVED
PLA-2019-006	Jamie & Tyler Maillet	APPROVED
PLA-2019-012	Island View Farm Inc.	APPROVED
PLA-2019-013	Lion's Club of Fisherville	APPROVED

DECLARATIONS OF PECUINARY INTEREST:

None declared

CONSENTS:

A) PLB-2018-195 William Stewart & Ai Jin

Present: William Stewart, applicant

The applicants are proposing to sever a parcel of land as a boundary adjustment to be added to the abutting residential lot to the south (1483 Lakeshore Road).

The Committee made the following decision:

PURSUANT to Subsection 53(1) of *The Planning Act*, R.S.O. 1990 (as amended), this Committee hereby makes the following decision on the application of **William Stewart & Ai Jin**, to sever a parcel of land as a boundary adjustment. **Part Lot 16, Concession 1, Geographic Township of Rainham, 1475 Lakeshore Road**

DECISION: APPROVED

- CONDITIONS:**
1. That the Haldimand County requirements, financial or otherwise, be satisfied. This will include taxes paid up to date and a fee of \$294.00 for deed stamping. Also, a one (1) foot square, unencumbered, parcel of land dedicated to Haldimand County, which must be shown on the reference plan, is required from the abutting lands presently owned by Shane Tyler Bozur and further identified as Roll No. 2810-158-001-54500, if required.
 2. That Section 50(3) or (5) of the Planning Act shall apply to any subsequent conveyance or transaction.
 3. That the severed parcels become part and parcel of the abutting lands presently owned by Shane Tyler Bozur and further identified as Roll # 2810-158-001-54500.
 4. That a septic evaluation, to ensure system is fully contained on retained parcel, be completed and submitted to the Haldimand County Building Controls and By-law Enforcement Division for approval. (Septic evaluations must be completed prior to the issuance of the certificate. Please allow approximately six (6) months for completion of the septic evaluation.) Please contact the Building Controls and By-law Enforcement Division at 905-318-5932, for further clarification.

5. That the owner's solicitor provide an undertaking to Haldimand County agreeing that if there are any changes proposed to the wording on the certificate after stamping of the certificate by the County, prior to the registration of the certificate; that the Secretary-Treasurer or designate must approve the change prior to registration of the certificate.
6. That the solicitor acting in the transfer provide his/her undertaking in the following manner: in consideration of the Certificate by the official I undertake to ensure by a subsearch of the abstract book that at the time of the registration of the said Certificate or deed upon which it has been affixed, the name of the registered owner of the abutting lands is the same as that of the Grantee in the said deed and that the one (1) foot square parcel of land dedicated to Haldimand County is an unencumbered parcel of land. Also the solicitor will apply to consolidate the two parcels into one consolidated PIN so the two parcels can be assessed together and the consolidation information will be provided to the Secretary-Treasurer once completed.
7. Receipt of a copy of the registered reference plan of the severed parcel, containing an area of approximately 407.8 square metres (4,389.5 square feet). Also, **prior to deed stamping**, an electronic version of the reference plan in AutoCAD.dwg in format shown below, indicating the consent file number and name of the applicant, must be emailed to lfledderus@haldimandcounty.on.ca and astewart@haldimandcounty.on.ca. The AutoCad drawings need to be georeferenced for the following Coordinate System:

Projected System:	Coordinate	NAD_1983_UTM_Zone_17N
Projection:		Transverse_Mercator
False_Easting:		500000.00000000
False_Northing:		0.00000000
Central_Meridian:		-81.00000000
Scale_Factor:		0.99960000
Latitude_Of_Origin:		0.00000000
Linear Unit:		Meter
Geographic Coordinate		System:GCS_North_American_1983
Datum:		D_North_American_1983
Prime Meridian:		Greenwich
Angular Unit:		Degree

8. That the above conditions must be fulfilled and the Document for conveyance be presented for stamping/issuance of the certificate on or before March 12, 2020, after which time this consent will lapse.

REASONS:

The proposal is consistent with the Provincial Policy Statement (2014), conforms to the Province's Growth Plan (2017) and meets the general intent of the Haldimand County Official Plan and Town of Haldimand Zoning By-law 1-H 86.

B) PLB-2018-202 Black Tower Investments Inc.

Present: Ralph Benedict, solicitor

The proposal is to sever a parcel of land as a boundary adjustment, to be added to the abutting lands to the west.

A letter of support, from a neighbouring property owner, was read aloud by the Secretary-Treasurer.

Leroy Bartlett asked staff where the hamlet boundaries were in relation to the subject property. Justin Miller responded that the hamlet boundaries are shown in the small window on the right hand side of the Location map, attached to the staff report.

The Committee made the following decision:

PURSUANT to Subsection 53(1) of *The Planning Act*, R.S.O. 1990 (as amended), this Committee hereby makes the following decision on the application of **Black Tower Investments Inc.** to sever a parcel of land as a boundary adjustment. **Part Lot 6, Concession 5, Part 1, Registered Plan 18R-1522, Geographic Township of Rainham, 27 Erie Avenue North**

DECISION: APPROVED

- CONDITIONS:**
1. That the Haldimand County requirements, financial or otherwise, be satisfied. This will include taxes paid up to date and a fee of \$294.00 for deed stamping. Also, a one (1) foot square, unencumbered, parcel of land dedicated to Haldimand County, which must be shown on the reference plan, is required from the abutting lands presently owned by Black Tower Investments Ltd. and further identified as Roll No. 2810-158-003-10200, if required.
 2. That Section 50(3) or (5) of the Planning Act shall apply to any subsequent conveyance or transaction.
 3. That the severed parcels become part and parcel of the abutting lands presently owned by Black Tower Investments Ltd. and further identified as Roll No. 2810-158-003-10200.
 4. That a septic evaluation for retained parcel be completed and submitted to the Haldimand County Building Controls and By-law Enforcement Division for approval. (Septic evaluations must be completed prior to the issuance of the certificate. Please allow approximately six (6) months for completion of the septic evaluation.) Please contact the Building Controls and By-law Enforcement Division at 905-318-5932, for further clarification.
 5. That all buildings located on the severed lands be removed to the satisfaction of Building Controls and By-law Enforcement Division (site to be level and clear of debris). Please contact the Building Inspector at 905-318-5932, when the buildings have been removed, for an inspection of the property.

6. That the owner's solicitor provide an undertaking to Haldimand County agreeing that if there are any changes proposed to the wording on the certificate after stamping of the certificate by the County, prior to the registration of the certificate; that the Secretary-Treasurer or designate must approve the change prior to registration of the certificate.
7. That the solicitor acting in the transfer provide his/her undertaking in the following manner: in consideration of the Certificate by the official I undertake to ensure by a subsearch of the abstract book that at the time of the registration of the said Certificate or deed upon which it has been affixed, the name of the registered owner of the abutting lands is the same as that of the Grantee in the said deed and that the one (1) foot square parcel of land dedicated to Haldimand County is an unencumbered parcel of land. Also the solicitor will apply to consolidate the two parcels into one consolidated PIN so the two parcels can be assessed together and the consolidation information will be provided to the Secretary-Treasurer once completed.
8. Receipt of a copy of the registered reference plan of the severed parcel, approximately 21 metres (68.9 feet) by 50 metres (164.0 feet) and containing an area of 0.11 hectares (0.27 acres). Also, **prior to deed stamping**, an electronic version of the reference plan in AutoCAD.dwg in format shown below, indicating the consent file number and name of the applicant, must be emailed to lfledderus@haldimandcounty.on.ca and astewart@haldimandcounty.on.ca. The AutoCad drawings need to be georeferenced for the following Coordinate System:

Projected Coordinate System:	NAD_1983_UTM_Zone_17N
Projection:	Transverse_Mercator
False_Easting:	500000.00000000
False_Northing:	0.00000000
Central_Meridian:	-81.00000000
Scale_Factor:	0.99960000
Latitude_Of_Origin:	0.00000000
Linear Unit:	Meter
Geographic Coordinate System:	GCS_North_American_1983
Datum:	D_North_American_1983
Prime Meridian:	Greenwich
Angular Unit:	Degree

9. That the above conditions must be fulfilled and the Document for conveyance be presented for stamping/issuance of the certificate on or before March 12, 2020, after which time this consent will lapse.

REASONS:

The proposal is consistent with the Provincial Policy Statement (2014), conforms to the Province's Growth Plan (2017) and meets the general intent of the Haldimand County Official Plan and Town of Haldimand Zoning By-law 1-H 86.

C) PLB-2018-205 Joanne & Teresa Plaenksken

Present: Joanne Plaenksken, applicant
Ed McCarthy, solicitor for purchaser

The proposal is to sever a parcel of land as a boundary adjustment. The severed lands will be added to the abutting lands to the southwest and the northeast.

Ms. Plaenksken explained that the subject property was originally three separate parcels, and that she is unsure how the properties merged. Justin Miller responded that when abutting properties are placed into the same title, the lands become one.

The Committee made the following decision:

PURSUANT to Subsection 53(1) of *The Planning Act*, R.S.O. 1990 (as amended), this Committee hereby makes the following decision on the application of **Joanne & Teresa Plaenksken**, to sever a parcel of land as a boundary. **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**

DECISION: APPROVED

- CONDITIONS:**
1. That the Haldimand County requirements, financial or otherwise, be satisfied. This will include taxes paid up to date and a fee of \$294.00 for deed stamping. Also, a one (1) foot square, unencumbered, parcel of land dedicated to Haldimand County, which must be shown on the reference plan, is required from the abutting lands presently owned by Ana Paulic and further identified as Roll No. 2810-152-002-04300, if required.
 2. That Section 50(3) or (5) of the Planning Act shall apply to any subsequent conveyance or transaction.
 3. That the severed parcels become part and parcel of the abutting lands presently owned by Ana Paulic and further identified as Roll # 2810-152-002-04300.
 4. That the owner's solicitor provide an undertaking to Haldimand County agreeing that if there are any changes proposed to the wording on the certificate after stamping of the certificate by the County, prior to the registration of the certificate; that the Secretary-Treasurer or designate must approve the change prior to registration of the certificate.
 5. That a minor variance be obtained for lot frontage on the lands to be retained. This process can take several months (3-4) and should be initiated by the applicant as soon as possible. In lieu of the minor variance application, the retained lands shall be conveyed to and merged in title with the abutting lands and the solicitor, acting in the transfer, shall provide a copy of the transfer to the Secretary-Treasurer, once registered. The solicitor, acting in the transfer, shall provide his/her undertaking in the following manner: I undertake to ensure, by a subsearch of the abstract book, the name of the registered owner of the abutting

lands is the same as that of the Grantee in the said deed. Also the solicitor will apply to consolidate the two parcels into one consolidated PIN so the two parcels can be assessed together and the consolidation information will be provided to the Secretary-Treasurer once completed.

6. Receipt of a copy of the registered reference plan of the severed parcel, approximately 28.6 metres (93.8 feet) by 618 metres (2,027.6 feet). Also, **prior to deed stamping**, an electronic version of the reference plan in AutoCAD.dwg in format shown below, indicating the consent file number and name of the applicant, must be emailed to lfledderus@haldimandcounty.on.ca and astewart@haldimandcounty.on.ca. The AutoCad drawings need to be georeferenced for the following Coordinate System:

Projected Coordinate System:	NAD_1983_UTM_Zone_17N
Projection:	Transverse_Mercator
False_Easting:	500000.00000000
False_Northing:	0.00000000
Central_Meridian:	-81.00000000
Scale_Factor:	0.99960000
Latitude_Of_Origin:	0.00000000
Linear Unit:	Meter
Geographic Coordinate	System:GCS_North_American_1983
Datum:	D_North_American_1983
Prime Meridian:	Greenwich
Angular Unit:	Degree

7. That the above conditions must be fulfilled and the Document for conveyance be presented for stamping/issuance of the certificate on or before March 12, 2020, after which time this consent will lapse.

REASONS: The proposal is consistent with the Provincial Policy Statement (2014), conforms to the Province's Growth Plan (2017) and meets the general intent of the Haldimand County Official Plan and Town of Haldimand Zoning By-law 1-H 86.

D) PLB-2018-206 Wayne & Shirley Hoover

Present: Ed McCarthy, solicitor

The applicants propose to sever a parcel of land as a boundary adjustment. The severed lands will be added to the abutting residential lot to the north.

Mr. McCarthy explained that the one foot square parcel, in the recommended Condition 1, will not be required. He will provide his confirmation to the Secretary-Treasurer.

It was noted that Conditions 4 and 7 of the staff report are the same. The committee members agreed to remove condition no. 4.

Carolyn Bowman asked Mr. McCarthy why the septic was not located on the same lot as the dwelling, to which Mr. McCarthy replied that the farmer owned both the farm and the lot and was not concerned at the time, The dwelling and septic system have existed for 30 years.

The Committee made the following decision:

PURSUANT to Subsection 53(1) of *The Planning Act*, R.S.O. 1990 (as amended), this Committee hereby makes the following decision on the application of **Wayne & Shirley Hoover**, to sever a parcel of land as a boundary adjustment. **Part Lot 4, Concession 1, Parts 3 & 4, Registered Plan 18R-159, Geographic Township of Rainham, 4234 Rainham Road**

DECISION: APPROVED

- CONDITIONS:**
1. That the Haldimand County requirements, financial or otherwise, be satisfied. This will include taxes paid up to date and a fee of \$294.00 for deed stamping. Also, a one (1) foot square, unencumbered, parcel of land dedicated to Haldimand County, which must be shown on the reference plan, is required from the abutting lands presently owned by Shirley Marie Hoover and Lori Ann Guatto and further identified as Roll No. 2810-158-002-47290, if required.
 2. That Section 50(3) or (5) of the Planning Act shall apply to any subsequent conveyance or transaction.
 3. That the severed parcels become part and parcel of the abutting lands presently owned by Shirley Marie Hoover and Lori Ann Guatto and further identified as Roll # 2810-158-002-47290.
 4. That the solicitor acting in the transfer provide his/her undertaking in the following manner: in consideration of the Certificate by the official I undertake to ensure by a subsearch of the abstract book that at the time of the registration of the said Certificate or deed upon which it has been affixed, the name of the registered owner of the abutting lands is the same as that of the Grantee in the said deed and that the one (1) foot square parcel of land dedicated to Haldimand County is an unencumbered parcel of land. Also the solicitor will apply to consolidate the two parcels into one consolidated PIN so the two parcels can be assessed together and the consolidation information will be provided to the Secretary-Treasurer once completed.
 5. That a septic evaluation for severed parcel be completed and submitted to the Haldimand County Building Controls and By-law Enforcement Division for approval. (Septic evaluations must be completed prior to the issuance of the certificate. Please allow approximately six (6) months for completion of the septic evaluation.) Please contact the Building Controls and By-law Enforcement Division at 905-318-5932, for further clarification.
 6. That the owner demonstrate to the satisfaction of Haldimand County's Building Department that the most south-easterly accessory structure (shed) meets the Building Code's setbacks related to the existing septic

system, that the shed has been removed or that the shed has been relocated to a location that is Building Code compliant.

7. That the owner's solicitor provide an undertaking to Haldimand County agreeing that if there are any changes proposed to the wording on the certificate after stamping of the certificate by the County, prior to the registration of the certificate; that the Secretary-Treasurer or designate must approve the change prior to registration of the certificate.
8. Receipt of a copy of the registered reference plan of the severed parcel, approximately 57.9 metres (188.3 feet) by 41 metres (134.5 feet) and containing an area of approximately 0.237 hectare (0.59 acre) . Also, **prior to deed stamping**, an electronic version of the reference plan in AutoCAD.dwg in format shown below, indicating the consent file number and name of the applicant, must be emailed to lfledderus@haldimandcounty.on.ca and astewart@haldimandcounty.on.ca. The AutoCad drawings need to be georeferenced for the following Coordinate System:

Projected Coordinate System: NAD_1983_UTM_Zone_17N
Projection: Transverse_Mercator
False_Easting: 500000.00000000
False_Northing: 0.00000000
Central_Meridian: -81.00000000
Scale_Factor: 0.99960000
Latitude_Of_Origin: 0.00000000
Linear Unit: Meter
Geographic Coordinate System: GCS_North_American_1983
Datum: D_North_American_1983
Prime Meridian: Greenwich
Angular Unit: Degree

9. That the above conditions must be fulfilled and the Document for conveyance be presented for stamping/issuance of the certificate on or before March 12, 2020, after which time this consent will lapse.

REASONS: The proposal is consistent with the Provincial Policy Statement (2014), conforms to the Province's Growth Plan (2017) and meets the general intent of the Haldimand County Official Plan and Town of Haldimand Zoning By-law 1-H 86.

E) PLB-2019-209 Uwe & Elizabeth Sandner

Present: Donald Nicklin, purchaser

The applicants propose to sever a parcel of land, to be conveyed to the abutting properties to the east (512 & 514 South Coast Drive) to facilitate the construction of a garage.

Mr. Nicklin noted an error in the staff report, that the size of the severed lands as 0.743 hectare, when it should read 0.074. The secretary-treasurer noted the change.

Ashley Taylor explained that a minor variance application will be required as a condition of approval.

The Committee made the following decision:

PURSUANT to Subsection 53(1) of *The Planning Act*, R.S.O. 1990 (as amended), this Committee hereby makes the following decision on the application of **Uwe & Elizabeth Sandner**, to sever a parcel of land as a boundary adjustment. **Part Lot 13, Concession 1, Geographic Township of Walpole, 492 Southcoast Drive**

DECISION: APPROVED

- CONDITIONS:**
1. That the Haldimand County requirements, financial or otherwise, be satisfied. This will include taxes paid up to date and a fee of \$294.00 for deed stamping. Also, a one (1) foot square, unencumbered, parcel of land dedicated to Haldimand County, which must be shown on the reference plan, is required from the abutting lands presently owned by Donald Harvey Nicklin & Nancy-Lee Cronkwright and further identified as Roll Nos. 2810-332-002-02400 & 28140-332-002-02500, if required.
 2. That Section 50(3) or (5) of the Planning Act shall apply to any subsequent conveyance or transaction.
 3. That the severed parcels become part and parcel of the abutting lands presently owned by Donald Harvey Nicklin & Nancy-Lee Cronkwright and further identified as Roll Nos. 2810-332-002-02400 & 28140-332-002-02500.
 4. Receipt of final approval of the required minor variance (Minor Variances can take three months, therefore, your application must be submitted as soon as possible). For further information, please contact Planning Staff at 905-318-5932.
 5. That the owner's solicitor provide an undertaking to Haldimand County agreeing that if there are any changes proposed to the wording on the certificate after stamping of the certificate by the County, prior to the registration of the certificate; that the Secretary-Treasurer or designate must approve the change prior to registration of the certificate.
 6. That the solicitor acting in the transfer provide his/her undertaking in the following manner: in consideration of the Certificate by the official I undertake to ensure by a subsearch of the abstract book that at the time of the registration of the said Certificate or deed upon which it has been affixed, the name of the registered owner of the abutting lands is the same as that of the Grantee in the said deed Also the solicitor will apply to consolidate the three parcels into one consolidated PIN so the three parcels can be assessed together and the consolidation information will be provided to the Secretary-Treasurer once completed.
 7. Receipt of a copy of the registered reference plan of the severed parcel, approximately 30.48 metres (100 feet) by 24.38 metres (80 feet), containing an area of approximately 0.074 hectare (0.18 acre). Also, **prior to deed stamping**, an electronic version of the reference plan in AutoCAD.dwg in

format shown below, indicating the consent file number and name of the applicant, must be emailed to lfledderus@haldimandcounty.on.ca and astewart@haldimandcounty.on.ca. The AutoCad drawings need to be georeferenced for the following Coordinate System:

Projected System:	Coordinate NAD_1983_UTM_Zone_17N
Projection:	Transverse_Mercator
False_Easting:	500000.00000000
False_Northing:	0.00000000
Central_Meridian:	-81.00000000
Scale_Factor:	0.99960000
Latitude_Of_Origin:	0.00000000
Linear Unit:	Meter
Geographic Coordinate Datum:	System:GCS_North_American_1983 D_North_American_1983
Prime Meridian:	Greenwich
Angular Unit:	Degree

8. That the above conditions must be fulfilled and the Document for conveyance be presented for stamping/issuance of the certificate on or before March 12, 2020, after which time this consent will lapse.

REASONS: The proposal is consistent with the Provincial Policy Statement (2014), conforms to the Province's Growth Plan (2017), conforms to the Haldimand County Official Plan, and meets the general intent and purpose of the City of Nanticoke Zoning By-law 1 NE-2000.

F) PLB-2019-004 Scott Lindeboom

Present: Scott Lindeboom, applicant

The proposal is to sever a parcel of land as a boundary adjustment and retain a lot containing a surplus farm dwelling.

Leroy Bartlett asked the applicant if the benefitting lands were the subject of a previous severance application. Mr. Lindeboom responded that it might have been. He purchased the subject lands in 1980 but did not sever the lot.

The applicant advised Committee members that the livestock has already been removed from the barn, with regard to the recommended Condition No. 7.

The Committee made the following decision:

PURSUANT to Subsection 53(1) of *The Planning Act*, R.S.O. 1990 (as amended), this Committee hereby makes the following decision on the application of **Scott Lindeboom**, to sever a parcel of land to be conveyed to the abutting properties to the west (1735 Highway 3) to expand an agricultural operation. The retained parcel will contain a surplus farm dwelling. **Part Lot 17, Concession North of Forks Road, Part 2, Registered Plan 18R-251 Geographic Township of Moulton, 1753 Highway 3**

DECISION: APPROVED

- CONDITIONS:**
1. That the Haldimand County requirements, financial or otherwise, be satisfied. This will include taxes paid up to date and a fee of \$294.00 for deed stamping. Also, a one (1) foot square, unencumbered, parcel of land dedicated to Haldimand County, which must be shown on the reference plan, is required from the abutting lands presently owned by John & Wilma Margaret Lindeboom and further identified as Roll No. 2810-023-004-00900, if required.
 2. That Section 50(3) or (5) of the Planning Act shall apply to any subsequent conveyance or transaction.
 3. That the severed parcels become part and parcel of the abutting lands presently owned by John & Wilma Margaret Lindeboom and further identified as Roll No. 2810-023-004-00900.
 4. Receipt of a letter from the Planning and Development Division indicating that their requirements, regarding a drainage re-apportionment agreement between both severed and retained parcels, have been satisfied. The county is responsible for maintaining municipal drains on behalf of the community of landowners involved in the drain. The cost of the drain maintenance is assessed to the landowners. The division of land requires that the assessment be re-calculated for the retained and severed parcels. A written request to initiate re-apportionment is necessary. A fee is administered with each agreement. Please allow six (6) weeks for completion of this process. Contact Project Manager, Municipal Drains at 905-318-5932, ext. 6415, for further clarification.
 5. Receipt of a letter from the Roads Operations Division indicating that they have no objections to the future issuance of an entrance permit. In lieu of a letter, a copy of permit(s) may be provided to the Secretary-Treasurer. Entrance permits may be required for existing, severed, and / or retained parcels. Permits may be obtained from the County's Kohler Roads Operations Centre. Roads Operations Division Support staff at 905-318-5932, Ext. 8601 for details.
 6. That septic evaluations for both the retained parcel and the newly amalgamated parcel be completed and submitted to the Haldimand County Building Controls and By-law Enforcement Division for approval. (Septic evaluations must be completed prior to the issuance of the certificate. Please allow approximately six (6) months for completion of the septic evaluation.) Please contact the Building Controls and By-law Enforcement Division at 905-318-5932, for further clarification.
 7. That the livestock (goats) located in the livestock building on the severed lands be removed and the livestock building be decommissioned to the satisfaction of staff. Please contact 905-318-5932, Ext. 6201 for details.
 8. That the laneway between the dwelling on the severed lands and livestock building on the retained lands be disconnected or blocked to the satisfaction of staff. Please contact 905-318-5932, Ext. 6201 for details.
 9. That the owner's solicitor provide an undertaking to Haldimand County agreeing that if there are any changes proposed to the wording on the certificate after stamping of the certificate by the County, prior to the

- registration of the certificate; that the Secretary-Treasurer or designate must approve the change prior to registration of the certificate.
10. That the solicitor acting in the transfer provide his/her undertaking in the following manner: in consideration of the Certificate by the official I undertake to ensure by a subsearch of the abstract book that at the time of the registration of the said Certificate or deed upon which it has been affixed, the name of the registered owner of the abutting lands is the same as that of the Grantee in the said deed Also the solicitor will apply to consolidate the two parcels into one consolidated PIN so the two parcels can be assessed together and the consolidation information will be provided to the Secretary-Treasurer once completed.
 11. Receipt of a copy of the registered reference plan of the retained parcel, approximately 102 metres (335 feet) by 43.28 metres (142 feet), containing an area of approximately 0.44 hectares (1.1 acres). Also, **prior to deed stamping**, an electronic version of the reference plan in AutoCAD.dwg in format shown below, indicating the consent file number and name of the applicant, must be emailed to lfledderus@haldimandcounty.on.ca and astewart@haldimandcounty.on.ca. The AutoCad drawings need to be georeferenced for the following Coordinate System:

Projected	Coordinate	NAD_1983_UTM_Zone_17N
System:		
Projection:	Transverse_Mercator	
False_Easting:	500000.00000000	
False_Northing:	0.00000000	
Central_Meridian:	-81.00000000	
Scale_Factor:	0.99960000	
Latitude_Of_Origin:	0.00000000	
Linear Unit:	Meter	
Geographic Coordinate	System:GCS_North_American_1983	
Datum:	D_North_American_1983	
Prime Meridian:	Greenwich	
Angular Unit:	Degree	

12. That the above conditions must be fulfilled and the Document for conveyance be presented for stamping/issuance of the certificate on or before March 12, 2020, after which time this consent will lapse.

REASONS: The proposal is consistent with the Provincial Policy Statement (2014), conforms to the Province's Growth Plan (2017), conforms to the Haldimand County Official Plan, and meets the general intent and purpose of the Town of Dunnville Zoning By-law 1-DU 80.

G) PLB-2019-008 Roy Reichheld

Present: Roy Reichheld, applicant

The proposal is to sever a parcel of land as a boundary adjustment, to be conveyed to the abutting property to the west to expand an agricultural operation. A lot containing a surplus farm dwelling will be retained.

Carolyn Bowman asked the applicant where the existing farm entrance is located, to which Mr. Reichheld replied that it was further down on 3rd Line.

The Committee made the following decision:

PURSUANT to Subsection 53(1) of *The Planning Act*, R.S.O. 1990 (as amended), this Committee hereby makes the following decision on the application of **Roy Reichheld**, to sever a parcel of land as a boundary adjustment. The retained parcel will contain a surplus farm dwelling. **Part Lots 14 & 15, Concession 4, Geographic Township of Oneida, 415 Third Line**

DECISION: APPROVED

- CONDITIONS:**
1. That the Haldimand County requirements, financial or otherwise, be satisfied. This will include taxes paid up to date and a fee of \$294.00 for deed stamping. Also, a one (1) foot square, unencumbered, parcel of land dedicated to Haldimand County, which must be shown on the reference plan, is required from the abutting lands presently owned by Roy Ernest & Jo-Anne Reichheld and further identified as Roll No. 2810-153-003-01520, if required.
 2. That Section 50(3) or (5) of the Planning Act shall apply to any subsequent conveyance or transaction.
 3. That the severed parcels become part and parcel of the abutting lands presently owned by Roy Ernest & Jo-Anne Reichheld and further identified as Roll No. 2810-153-003-01520.
 4. That the laneway between the dwelling on the retained lands and agricultural buildings on the severed lands be disconnected or blocked to the satisfaction of staff. Please contact 905-318-5932, Ext. 6201 for details.
 5. That a septic evaluation for the retained parcel be completed and submitted to the Haldimand County Building Controls and By-law Enforcement Division for approval. (Septic evaluations must be completed prior to the issuance of the certificate. Please allow approximately six (6) months for completion of the septic evaluation.) Please contact the Building Controls and By-law Enforcement Division at 905-318-5932, for further clarification.
 6. That the requirements of Hydro One, regarding the location of the private primary line be satisfied.
 7. That the owner's solicitor provide an undertaking to Haldimand County agreeing that if there are any changes proposed to the wording on the certificate after stamping of the certificate by the County, prior to the registration of the certificate; that the Secretary-Treasurer or designate must approve the change prior to registration of the certificate.
 8. That the solicitor acting in the transfer provide his/her undertaking in the following manner: in consideration of the Certificate by the official I undertake to ensure by a subsearch of the abstract book that at the time of the registration of the said Certificate or deed upon which it has been affixed, the name of the registered owner of the abutting lands is the same

as that of the Grantee in the said deed and that the one (1) foot square parcel of land dedicated to Haldimand County is an unencumbered parcel of land. Also the solicitor will apply to consolidate the two parcels into one consolidated PIN so the two parcels can be assessed together and the consolidation information will be provided to the Secretary-Treasurer once completed.

9. Receipt of a copy of the registered reference plan of the retained parcel, approximately 30.5 metres (100 feet) and contain an area of approximately 0.6 hectares (1.5 acres) as well as the easement for the existing hydro line on the severed lands. Also, **prior to deed stamping**, an electronic version of the reference plan in AutoCAD.dwg in format shown below, indicating the consent file number and name of the applicant, must be emailed to lfledder@haldimandcounty.on.ca and astewart@haldimandcounty.on.ca. The AutoCad drawings need to be georeferenced for the following Coordinate System:

Projected Coordinate System:	NAD_1983_UTM_Zone_17N
Projection:	Transverse_Mercator
False_Easting:	500000.00000000
False_Northing:	0.00000000
Central_Meridian:	-81.00000000
Scale_Factor:	0.99960000
Latitude_Of_Origin:	0.00000000
Linear Unit:	Meter
Geographic Coordinate System:	GCS_North_American_1983
Datum:	D_North_American_1983
Prime Meridian:	Greenwich
Angular Unit:	Degree

10. That the above conditions must be fulfilled and the Document for conveyance be presented for stamping/issuance of the certificate on or before March 12, 2020, after which time this consent will lapse.

REASONS: The proposal is consistent with the Provincial Policy Statement (2014), conforms to the Province's Growth Plan (2017), conforms to the Haldimand County Official Plan, and meets the general intent and purpose of the Town of Haldimand Zoning By-law 1-H 86.

John Gould left the meeting at 9:58 a.m.

MINOR VARIANCES:

A) PLA-2018-196 Richard & Teresa McKellar

Present: Michael Auduong, agent

The applicants have 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.

Leroy Bartlett asked Mr. Auduong the size of the parcel of land being added to the McKellar's property. Mr. Auduong responded that the proposed severed lands are 20 metres by 20 metres.

The Committee made the following decision:

PURSUANT to Subsection 45(1) of *The Planning Act*, R.S.O. 1990 (as amended), this Committee hereby makes the following decision on the application of **Richard & Teresa McKellar**, for relief as shown below:

Development Standards	Required	Proposed	Deficiency
Section 8.2(c) Front yard setback	6 metres (19.7 feet)	4.8 metres (15.75 feet)	1.2 metres (3.9 feet)
Section 8.2(c) (iii) Interior side yard (left)	1.5 metres (4.92 feet)	1.12 metres (3.67 feet)	0.38 metres (1.25 feet)
Section 6.7(d) interior side yard (right) – accessory structure	1.0 metres (3.28 feet)	0.41 metres (1.34 feet)	0.59 metres (1.94 feet)

Lot 12, Plan 73, Part 1, Registered Plan 18R-4218, Urban Area of Hagersville, 89 King Street East

DECISION: APPROVED

REASONS: The requested relief is consistent with the Provincial Policy Statement (2014), conforms to the Province's Growth Plan (2017) and meets the general intent of the Haldimand County Official Plan and Town of Haldimand Zoning By-law 1-H 86. It is also considered minor in nature and compatible and appropriate with surrounding development

B) PLA-2018-199 Joseph & Mary Mussari

Present: Joseph Mussari, applicant
Cheryl Farr, neighbouring property owner

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 prior to the issuance of building permits.

Ms. Farr explained that her concerns are regarding the right-of-way to the subject property. She will speak to this in the future, at the appropriate time, as she understands that this application is to be deferred with regard to Grand River Conservation Authority concerns.

The Committee made the following decision:

PURSUANT to Subsection 45(1) of *The Planning Act*, R.S.O. 1990 (as amended), this Committee hereby makes the following decision on the application of **Joseph & Mary Mussari**, to facilitate the construction of future dwellings. Relief is requested from the provisions of the Resort Residential Zone of Zoning By-law 1-DU 80 as follows:

Development Standards	Required	Proposed	Deficiency
LOT 1 Lot Area	1,855 square metres (19,967.05 square feet)	1,364.5 square metres (14,687.4 square feet)	490.5 square metres (5,279.7 square feet)

Lot Frontage	35 metres (114.8 feet)	0 metres	35 metres (114.8 feet)
Interior Side Yard (left)	6 metres (19.7 feet)	3 metres (9.8 feet)	3 metres (9.8 feet)
Lot 2			
Lot Area	1,855 square metres (19,967.05 square feet)	1,630 square metres (17,545.2 square feet)	225 square metres (2,422 square feet)
Lot Frontage	35 metres (114.8 feet)	22.25 metres (73 feet)	12.75 metres (41.8 feet)
Front Yard Setback	13 metres (42.7 feet)	6 metres (19.7 feet)	7 metres (22.9 feet)
Interior Side Yard (right)	6 metres (19.7 feet)	3 metres (9.8 feet)	3 metres (9.8 feet)

Part Lot 9, Concession 1, Parts 1, 2 & 3, Registered Plan 18R-7237 Plan 121 Block 40, Geographic Township of Sherbrooke

DECISION: DEFERRED

REASONS: At staff's request to allow the applicants time to work through the concerns and requirements of the Grand River Conservation Authority.

C) PLA-2018-200 Robert Culp

Present: Robert Culp, applicant

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.

The Committee made the following decision:

PURSUANT to Subsection 45(1) of *The Planning Act*, R.S.O. 1990 (as amended), this Committee hereby makes the following decision on the application of **Robert Culp** for relief from the provisions of the 'Agricultural (A)' Zone of Zoning By-law 1-H 86 as shown below:

Development Standards	Required	Proposed	Deficiency
Section 6.7(a) Accessory Building Height	6.5 metres (21.3 feet)	7.0 metres (23.0 feet)	0.5 metres (1.7 metres)
Section 6.7 (e) Useable Floor Area for an Accessory Structure	100 square metres (1,076.4 square feet)	165.04 square metres (1,776.5 square feet)	65.04 square metres (700.1 square feet)

Part Lot 4, Concession 8, Geographic Township of Rainham, 271 Concession 8 Road

DECISION: APPROVED

CONDITIONS: 1. The development shall be in accordance with the attached sketch.

REASONS: The relief requested is consistent with the Provincial Policy Statement (2014), conforms to the Province's Growth Plan (2017) and meets the general intent of the Haldimand County Official Plan and Town of Haldimand Zoning By-law 1-H

86. It is also considered minor in nature and compatible and appropriate with surrounding development

D) PLA-2018-203 JRAD Investments Inc.

Present: Chris Stoyanovich, agent

The proposal is to construct a covered patio onto a fast food restaurant. Relief is required from the provisions of the General Commercial Zone of Zoning By-law 1-H 86 from the required front yard setback requirement.

The Committee made the following decision:

PURSUANT to Subsection 45(1) of *The Planning Act*, R.S.O. 1990 (as amended), this Committee hereby makes the following decision on the application of **JRAD Investments Inc.**, for relief from the provisions of the General Commercial Zone as follows:

Development Standards	Required	Proposed	Deficiency
Front Yard Setback (Section 6.2.1(c))	4.5 metres (14.8 feet)	1.2 metres (3.9 feet)	3.3 metres (10.9 feet)

Part Lot 23 & 24 West of Argyle Street, Registered Plan 18R3531 Parts 4 & 5, Urban Area of Caledonia, 289 Argyle Street South

DECISION: APPROVED

CONDITIONS: 1. The proposal shall generally be in accordance with the site plan application, as amended and formally approved.

REASONS: The requested relief is consistent with the Provincial Policy Statement (2014), conforms to the Province's Growth Plan (2017) and meets the general intent of the Haldimand County Official Plan and Town of Haldimand Zoning By-law 1-H 86. It is also considered minor in nature and compatible and appropriate with surrounding development

E) PLA-2018-186 Curtis & Jennifer Tye

Present: No one present

The applicants propose to construct an addition to the existing cottage. Relief is requested from the provisions of the Seasonal Residential Zone of Zoning By-law 1-H 86.

Justin Miller explained that the rear yard relief is the only new deficiency, all others are existing.

The Committee made the following decision:

PURSUANT to Subsection 45(1) of *The Planning Act*, R.S.O. 1990 (as amended), this Committee hereby makes the following decision on the application of Curtis & Jennifer Tye, for relief from the provisions of the 'Seasonal Residential (RS)' zone of Zoning By-law 1-H 86, as shown below:

Development Standards	Required	Proposed	Deficiency
Lot Area	927 square metres (9,978 square feet)	464.5 square metres (5,000 square feet)	462.5 square metres (4,978 square feet)
Lot Frontage	18 metres (59 feet)	15.2 metres (50 feet)	2.8 metres (9 feet)
Interior Side Yard (left)	3 metres (9.8 feet)	1.39 metres (4.6 feet)	1.61 metres (5.2 feet)
Rear Yard	9 metres (29.5 feet)	6.66 metres (21.9 feet)	2.34 metres (7.6 feet)
Section 6.21 (c) Porch Projection	7.5 metres (24.6 feet)	6.44 metres (21.1 feet)	1.06 metres (3.5 feet)

Concession 1, Part Lot 13, Geographic Township of Rainham, 1229 Lakeshore Road

DECISION: APPROVED

- CONDITIONS:**
1. That a septic evaluation be completed and submitted to the Haldimand County Building Controls and By-law Enforcement Division for approval. (Septic evaluations must be completed prior to the issuance of the certificate. Please allow approximately six (6) months for completion of the septic evaluation.) Please contact the Building Controls and By-law Enforcement Division at 905-318-5932, for further clarification;
 2. Receipt of a letter from the Planning and Development Division, indicating that their requirements, regarding surface drainage of the property, have been satisfied. Typically the county would require a full lot grading to be designed, in lieu of that, the proponent shall provide the Planning and Development Division with a letter assuring that all storm water from this parcel will be discharged toward the roadway, or a large body of water (lake, river, stream or other conveyance system), not adjacent properties. This is required as the new development as proposed, has the potential to increase the volume or rate of the storm runoff and may impact abutting landowners. A sample form letter can be provided. Contact the Development & Design Technologist at 905-318-5932, ext. 6407, for further clarification.

REASONS: The relief requested is consistent with the Provincial Policy Statement (2014), conforms to the Province's Growth Plan (2017) and meets the general intent and purpose of the Haldimand County Official Plan and Town of Haldimand Zoning By-law 1-H 86. It is also considered minor in nature and compatible and appropriate with surrounding development

F) PLA-2018-001 Tom Ricard

Present: Tom Ricard
Adrian Verburg, neighbouring property owner
Bob Bedesky, neighbouring property owner

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.

The secretary-treasurer read aloud a letter from Adrian Verburg, a neighbouring property owner. Mr. Verburg's concerns are that the zoning regulations are unenforceable and are generally brought to light only when neighbours complain.

Mr. Bedesky explained that he has lived in the neighbourhood for 28 years. The Haldimand County By-law Enforcement staff visited the subject lands when the property owners moved in a trailer. The property owners are currently living on the property year round.

John Gould returned to the meeting.

Mr. Ricard submitted an engineer's report and some septic information. He explained that the dwelling contains a composting toilet that has no sewer discharge.

Chair Paul Brown asked Mr. Ricard if he had read the conditions recommended by staff. He explained that these conditions will have to be adhered to.

Ashley Taylor explained that a previous minor variance in 1989 approved the structure as an accessory building.

Don Ricker asked staff if the property owner can live there for the time being, until all conditions are complied with? Ashley Taylor responded that it is up to the Building Division, they can't live there without an occupancy permit.

Carolyn Bowman noted that it might be an improvement to the area, as long as all of the conditions are met. Ashley Taylor responded that the by-law complaints can still be filed even if this application is approved.

It was noted by Brian Wager, that the issues with the neighbouring property owners should be alleviated through the imposed conditions of approval.

The Committee made the following decision:

PURSUANT to Subsection 45(1) of *The Planning Act*, R.S.O. 1990 (as amended), this Committee hereby makes the following decision on the application of Tom Ricard, for relief from the provisions of the 'Seasonal Residential (RS)' zone of Zoning By-law 1-DU 80 to recognize existing deficiencies as follows:

Development Standards	Required	Proposed	Deficiency
Lot Area	1,855 square metres (19,967 square feet)	696.77 square metres (7,500 square feet)	1,158.23 square metres (12,467 square feet)
Lot Frontage	30 metres (98.4 feet)	15.24 metres (50 feet)	14.76 metres (48.4 feet)
Interior Side Yard (Right)	3 metres (9.8 feet)	1.37 metres (4.5 feet)	1.63 metres (5.3 feet)
Interior Side Yard (Left)	3 metres (9.8 feet)	2.9 metres (9.5 feet)	0.1 metres (0.3 feet)
Rear Yard	9 metres (29.5 feet)	1.37 metres (4.5 feet)	7.63 metres (25.0 feet)
Dwelling Unit Area	65 square metres (699.7 square feet)	52.76 square metres (567.9 square feet)	12.24 square metres (131.8 square feet)

Part Lot 12, Concession 1, Geographic Township of Sherbrooke, 10 Vilella Road

DECISION: APPROVED

- CONDITIONS:**
1. Approval of a septic permit with a site plan locating the septic system onsite as per the *Ontario Building Code*;
 2. That the owner(s) obtain an NPCA work permit from the NPCA office for development and site alterations within a regulated area in accordance with the "Regulation of Development, Interference with Wetlands and Alterations to Shoreline and Watercourses" (O. Reg. 155/06). The site / grading plan will need to be submitted and needs to include the location of the septic system;
 3. Approval of a building permit to convert the accessory structure into a seasonal dwelling, which includes receiving approvals and completing any new construction prior to occupancy;
 4. Approval of a change in use permit for a seasonal dwelling;
 5. Approval of a building permit for the accessory structure (shed / garage); and
 6. Year round residency is not permitted under current zoning. If future zoning permits year round residency, the dwelling must conform to the year round residency provisions of the Zoning By-law and the *Ontario Building Code* prior to year round occupancy.

REASONS: The requested relief is consistent with the Provincial Policy Statement (2014), conforms to the Province's Growth Plan (2017) and meets the general intent and purpose of the Haldimand County Official Plan and Town of Dunnville Zoning By-law 1-DU 80. It is also considered minor in nature and compatible and appropriate with surrounding development

G) PLA-2019-002 Chris Andrews

Present: Ed Zilstra, contractor

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.

Mr. Zilstra explained that the application is trying to fit a building into a very small area. He also explained that the front yard setback can increase an additional 2 metres, but that the applicant does not want a setback of 9 metres as it may interfere with the septic system.

Don Ricker asked if staff was okay with the additional 2 metres. Ashley Taylor responded, explaining the reason for her recommendation and that staff is still requesting a minimum of 9 metres as the front yard setback. The proposed location of the structure is very close to the front lot line. She suggested that the applicant can ask for a deferral, to allow time to provide the location of the septic system.

Committee members agreed that the applicant should ask for a deferral and provide the location of the septic system.

The Committee made the following decision:

PURSUANT to Subsection 45(1) of *The Planning Act*, R.S.O. 1990 (as amended), this Committee hereby makes the following decision on the application of Chris Andrews, for relief from the provisions of the 'Agricultural (A)' and 'Hazard Land (HL)' Zones of Zoning By-law 1-DU 80 as follows:

Development Standards	Required	Proposed	Deficiency
Front Yard Setback (existing)	13 metres (42.7 feet)	2.77 metres (9.1 feet)	10.23 metres (33.6 feet)
Rear Yard (existing)	13 metres (42.7 feet)	5.8 metres (19.0 feet)	7.2 metres (23.7 feet)
Front Yard Setback for Accessory Building (A Zone) (proposed)	13 metres (42.7 feet)	2.0 metres (6.6 feet)	11 metres (36.1 feet)

Part Lot 8, Concession 1, Registered Plan 18R7745 Part 1, Geographic Township of Sherbrooke, 28 Warnick Road

DECISION: DEFERRED

REASONS: To allow the applicant time to provide staff with the location of the existing septic system.

H) PLA-2019-005 Brad Clarke

Present: Brad Clarke, applicant
David Roe, on behalf of neighbouring property owner

David Roe is acting on behalf of a neighbouring property owner. The property fronts on a private right-of-way and a building permit was issued in error, to construct a dwelling.

Carolyn Bowman asked Mr. Clarke if the right-of-way is plowed during winter and if there is garbage collection. Mr. Clarke responded that the property owners along the right-of-way contract someone to take care of the plowing and the garbage is picked up on Blue Water Parkway.

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.

The Committee made the following decision:

PURSUANT to Subsection 45(1) of *The Planning Act*, R.S.O. 1990 (as amended), this Committee hereby makes the following decision on the application of Brad Clarke, for relief from provisions of the 'Vacation Residential (RV)' and "Hazard Lands (HL)' zones of Zoning By-law NE-1 2000 as shown below:

Development Standards	Required	Proposed	Deficiency
Lot Frontage	18 metres (59 feet)	0 metres (0 feet)	18 metres (59 feet)
Section 3.13 Frontage on an Improved Street	Frontage on an Improved Street	Frontage on a Private Road	Frontage on an Improved Street

Part Lot 24, Concession 1, Geographic Township of Walpole, 26 Summerhaven Crescent

DECISION: APPROVED

- CONDITIONS:**
1. The development is generally in accordance with the approved concept plan;
 2. The owner is authorized to use Summerhaven Crescent (private road) to access the subject lands; and
 3. Receipt of a letter from the Planning and Development Division, indicating that their requirements, regarding surface drainage of the property, have been satisfied. Typically the county would require a full lot grading to be designed, in lieu of that, the proponent shall provide the Planning and Development Division with a letter assuring that all storm water from this parcel will be discharged toward the roadway, or a large body of water (lake, river, stream or other conveyance system), not adjacent properties. This is required as the new development as proposed, has the potential to increase the volume or rate of the storm runoff and may impact abutting landowners. A sample form letter can be provided. Contact the Development & Design Technologist at 905-318-5932, ext. 6407, for further clarification.

REASONS: The requested relief is consistent with the Provincial Policy Statement (2014), conforms to the Province’s Growth Plan (2017) and meets the general intent of the Haldimand County Official Plan and City of Nanticoke Zoning By-law 1-NE 2000. It is also considered minor in nature and compatible and appropriate with surrounding development.

I) PLA-2019-006 Jamie & Tyler Maillet

Present: Jamie Maillet, applicant
Sam Buntin, contractor

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.

Leroy Bartlett asked what is the setback from the slope, that it is very close. Jamie Maillet responded that, per the Long Point Region Conservation Authority, it is approximately 11 metres.

The Committee made the following decision:

PURSUANT to Subsection 45(1) of *The Planning Act*, R.S.O. 1990 (as amended), this Committee hereby makes the following decision on the application of **Jamie & Tyler Maillet**, for relief as shown below:

Development Standards	Required	Proposed	Deficiency
Lot Area	930 square metres (10,010 square feet)	647.5 square metres (6,969.6 square feet)	282.5 square metres (3,040.4 square feet)
Lot Frontage	18 metres (59 feet)	13.716 metres (45 feet)	4.284 metres (14 feet)

Lot 3, Plan 19358 Geographic Township of Walpole, 450 South Coast Drive

DECISION: APPROVED

- CONDITIONS:**
1. The development shall be in accordance with the attached sketch;
 2. That a septic evaluation be completed and submitted to the Haldimand County Building Controls and By-law Enforcement Division for approval. (Please allow approximately six (6) months for completion of the septic evaluation.) Please contact the Building Controls and By-law Enforcement Division at 905-318-5932, for further clarification; and
 3. Receipt of a letter from the Planning and Development Division, indicating that their requirements, regarding surface drainage of the property, have been satisfied. Typically the county would require a full lot grading to be designed, in lieu of that, the proponent shall provide the Planning and Development Division with a letter assuring that all storm water from this parcel will be discharged toward the roadway, or a large body of water (lake, river, stream or other conveyance system), not adjacent properties. This is required as the new development as proposed, has the potential to increase the volume or rate of the storm runoff and may impact abutting landowners. A sample form letter can be provided. Contact the Development & Design Technologist at 905-318-5932, ext. 6407, for further clarification.

REASONS: The relief requested is consistent with the Provincial Policy Statement (2014), conforms to the Province's Growth Plan (2017) and meets the general intent and purpose of the Haldimand County Official Plan and City of Nanticoke Zoning By-law. It is also considered minor in nature and compatible and appropriate with surrounding development

J) PLA-2019-012 Island View Farm Inc.

Present: Larry Humenik, solicitor

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.

Mr. Humenik had no comments or questions.

The Committee made the following decision:

PURSUANT to Subsection 45(1) of *The Planning Act*, R.S.O. 1990 (as amended), this Committee hereby makes the following decision on the application of **Island View Farm Inc.**, for relief from the provisions of the 'Agricultural (A)' and 'Hazard Land (HL)' Zones of Zoning By-law 1-H 86, as a condition of consent application PLB-2018-117, as shown in the chart below:

Development Standards	Required	Proposed	Deficiency
Lot Frontage	30 metres (98.4 feet)	6.2 metres (20.3 feet)	23.8 metres (78.1 feet)

Part Lot 45, Broken Front Concession, Parts 1 & 2, Registered Plan 18R-1674 Geographic Township of Oneida, 3966 River Road

DECISION: APPROVED

CONDITIONS: 1. Consent application PLB-2018-117 is finalized.

REASONS: The relief requested is consistent with the Provincial Policy Statement (2014), conforms to the Province's Growth Plan (2017) and meets the general intent and purpose of the Haldimand County Official Plan and Town of Haldimand Zoning By-law 1-H 86. It is also considered minor in nature and compatible and appropriate with surrounding development

K) PLA-2019-013 Erin & Andrew Mehlenbacher

Present: Erin Mehlenbacher, applicant
Jeff Small, contractor

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.

Ms. Mehlenbacher had no comments or questions.

Mr. Small explained that the property contains an oversized septic system, due to a previous daycare facility on the property.

The Committee made the following decision:

PURSUANT to Subsection 45(1) of *The Planning Act*, R.S.O. 1990 (as amended), this Committee hereby makes the following decision on the application of **Lion's Club of Fisherville** (Erin & Andrew Mehlenbacher), for relief from the provisions of the 'Community Institutional (IC)' Zone of Zoning By-law 1-H 86 as shown below:

Development Standards	Required	Proposed	Deficiency
Section 30.1 (h)	One family dwelling house located on a separate lot	Single family dwelling	Single family dwelling without a principal use

Part Lot 8, Concession 4, Geographic Township of Rainham, 586 Concession 5 Road

DECISION: APPROVED

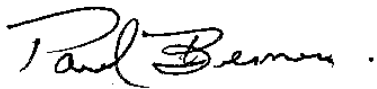
- CONDITIONS:**
1. Approval of the subject application permits as-of-right privileges for typical residential development in accordance with the 'Agriculture (A)' Zone provisions. This includes enlargement or redevelopment (future tear down and rebuild) of the existing dwelling and permissions for residential accessory structures in accordance with the 'A' Zone provisions; and
 2. A septic evaluation is completed to the satisfaction of the Building Division. If there are any deficiencies with the system, the septic system must be upgraded as per the Ontario Building Code requirements. Please allow approximately six (6) months for completion of the septic evaluation.) Please contact the Building Controls and By-law Enforcement Division at 905-318-5932, for further clarification.

REASONS: The relief requested is consistent with the Provincial Policy Statement (2014), conforms to the Province's Growth Plan (2017) and meets the general intent and purpose of the Haldimand County Official Plan and Town of Haldimand Zoning By-law 1-H 86. It is also considered minor in nature and compatible and appropriate with surrounding development

OTHER BUSINESS:

The minutes of the, 2019 meeting were adopted as circulated.

The meeting adjourned at 11:08 a.m.



Chairman



Secretary-Treasurer