



**HALDIMAND COUNTY
COMMITTEE OF ADJUSTMENT
MINUTES
TUESDAY, June 11, 2019**

A meeting of the Committee of Adjustment was held on Tuesday, June 11, 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	Benjamin Kissner
Secretary-Treasurer	Laurie Fledderus

The Committee of Adjustment dealt with the following applications:

CONSENTS:

PLB-2019-044	Huigen Bros. Dairy Farm Ltd.	APPROVED
PLB-2019-062	John Lynes	APPROVED
PLB-2019-063	Terry Lockhart & Susan Johnston	APPROVED
PLB-2019-067 TO 070	Greta & Anita Haupt	APPROVED

CONSENTS & RELATED MINOR VARIANCES:

Plb-2019-064 & PLA-2019-065	George Mitsiopoulos	APPROVED
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MINOR VARIANCES:

PLA-2019-074	Lindsey & Brad Hardy	APPROVED
PLA-2019-076	15 Talbot Inc.	APPROVED
PLA-2019-077	Paul & Wendy Makey	APPROVED
PLA-2019-043	James W. Hadow	APPROVED

DECLARATIONS OF PECUINARY INTEREST:

CONSENTS:

A) PLB-2019-044 Huigen Bros. Dairy Farm Ltd.

Present: Kim Hessels, agent

The milking equipment has been removed from the barn, which will remain with the dwelling. Due to the size of the proposed lot, a manual zoning amendment is required as a condition. The shared entrance will not be used, as there is another entrance to the farm parcel. It was noted that there is manure storage on the proposed lot, which should be removed.

The proposal is to sever a lot containing an existing surplus farm dwelling.

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 **Huigen Bros. Dairy Farm Ltd.**, to sever a lot containing an existing surplus farm dwelling. **Part Lots 9 & 10, Concession 6, Geographic Township of Rainham, 703 Concession 6 Road**

DECISION: APPROVED

- CONDITIONS:**
1. That the Haldimand County requirements, financial or otherwise, be satisfied. This will include taxes paid up to date, a parkland dedication fee of \$250.00 and a fee of \$294.00 for deed stamping.
 2. That the shared access to the severed and retained lands must be stopped up and closed, separating the residential use from the retained agricultural lands, to the satisfaction of the Planning and Development Division.
 3. Receipt of final approval of the required zoning amendment (Zoning Amendments can take three months or four months, therefore, your application must be submitted as soon as possible). For further information, please contact Planning Staff at 905-318-5932.
 4. 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.
 5. That all buildings encroaching over proposed property lines and all buildings that do not meet the required setbacks be removed to the satisfaction of Building Controls and By-law Enforcement Division. Please contact the Building Inspector at 905-318-5932, when the buildings have been removed, for an inspection of the property.
 6. That an application for a new civic address be submitted for the retained (or severed) parcel. Contact the Planning & Development Division at 905-318-5932, ext. 6220 for details.
 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, with a frontage of approximately 8 metres (26.2 feet) and containing an area of approximately 0.76 hectare (1.9 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

9. That the above conditions must be fulfilled and the Document for conveyance be presented for stamping/issuance of the certificate on or before June 11, 2020, after which time this consent will lapse.

REASONS: The proposal is consistent with the Provincial Policy Statement (2014), complies with the Province's Growth Plan, 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

B) PLB-2019-062 John Lynes

Present: John Sheppard, purchaser

The proposal is to sever a lot containing a surplus farm dwelling, shop and accessory structures.

The entrance to the farm parcel is via Concession 3 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 **John Lynes**, to sever a lot containing a surplus farm dwelling, shop and accessory structures. **Part Lot 12, Concession 3, Geographic Township of Rainham, 525 Kohler Road**

DECISION: APPROVED

- CONDITIONS:**
1. That the Haldimand County requirements, financial or otherwise, be satisfied. This will include taxes paid up to date, a parkland dedication fee of \$250.00 and a fee of \$294.00 for deed stamping.
 2. Receipt of confirmation that the subject lands, including the proposed severed and retained parcels, have been transferred into the name of John Sheppard Farms, prior to the signing of the certificate by the Secretary-Treasurer.
 3. Receipt of a letter from the Planning & Development Division indicating that their requirements, regarding a property dedication, have been satisfied. A dedication to the County is required to establish a 9 metre by 9 metre visibility triangle from the south-east portion of the property nearest the intersection. Contact the Planning & Development Division at 905-318-5932 for more information.
 4. That all buildings on the subject lands must meet the required setbacks per Section 6.7 of the Town of Haldimand Zoning By-law 1-H 86. Please contact the Building Inspector at 905-318-5932, for further information.
 5. That an application for a new civic address be submitted for the retained parcel. Contact the Planning & Development Division at 905-318-5932, ext. 6220 for details.
 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. Receipt of a copy of the registered reference plan of the severed parcel, approximately 57 metres (187 feet) by 104.6 metres (343 feet) and will contain an area of approximately 0.6 hectare (1.5 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:

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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 June 11, 2020, after which time this consent will lapse.

REASONS: The proposal is consistent with the Provincial Policy Statement (2014), complies with the Province's Growth Plan, 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

C) PLB-2019-063 Terry Lockhart & Susan Johnston

Present: Michael McLachlin, solicitor
Terry Lockhart, applicant
Frank Digiulio, neighbouring property owner

The proposal is to sever a lot containing an existing garage, shed and gazebo.

Mr. McLachlin provided a submission to Committee members and explained that the subject lands were originally three parcels that merged in 2010. He explained that a similar proposal, of a boundary adjustment, was approved a couple of years ago by the Committee of Adjustment. He also advised that there have been recent emergencies in the area and the Haldimand County Emergency Services had no difficulty in accessing them.

Mr. Digiulio explained that he owns an abutting vacant property that floods after the applicant filled in a culvert. He asked if the applicant had received permits to live in the pole barn and whether or not it is considered a legal residence.

Mr. Digiulio was advised that drainage is a civil matter and not one to be dealt with by this Committee.

Four members were in favour of approval, three were not.

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 **Terry Lockhart & Susan Johnston**, to sever a lot containing an existing garage, shed and gazebo. **Part Lot 5, Concession 1, Geographic Township of Sherbrooke, 19 – 23 Burton Line**

DECISION: APPROVED

- CONDITIONS:**
1. That the Haldimand County requirements, financial or otherwise, be satisfied. This will include taxes paid up to date, a parkland dedication fee of \$350.00 and a fee of \$294.00 for deed stamping.
 2. 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.
 3. That septic evaluations for severed and retained parcels 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.

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 an application for a new civic address be submitted for the severed parcel. Contact the Planning & Development Division at 905-318-5932, ext. 6220 for details.
6. Receipt of a copy of the registered reference plan of the severed parcel, approximately 46.7 metres (153 feet) by 30.5 metres (100 feet), containing an area of 0.13 hectare (0.32 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

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False_Northing:	0.00000000
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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 June 11, 2020, after which time this consent will lapse.

REASONS: The proposal is consistent with the Provincial Policy Statement 2014 and conforms to the Province's Growth Plan.

D) PLB-2019-067 to 070 Greta & Anita Haupt

Present: Elliott Armstrong, agent
 Sandra Marr, neighbouring property owner
 Jacob Morgan, neighbouring property owner

The proposal is to sever four lots for residential purposes.

Ms. Marr expressed her desire to have the pine trees on the property remain. Mr. Armstrong responded that there are no plans to remove the trees, however, that would be up to a future purchaser.

Jacob Morgan asked about the black dotted line on the Detail Map 2 of 2. Staff explained that the line shows the hamlet boundaries.

There will be two entrances to the retained lands Class 4 septic systems will be required for the new lots. Drainage agreements will also be required to ensure the lot grading plans are used as approved by the County.

The Committee made the following decision:

PLB-2019-067

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 **Greta & Anita Haupt**, to sever a lot for residential purposes. **Part Lot 6, Concession 15, Geographic Township of Walpole, 463 Concession 14 Road**

DECISION: APPROVED

- CONDITIONS:**
1. That the Haldimand County requirements, financial or otherwise, be satisfied. This will include taxes paid up to date, a parkland dedication fee of \$350.00 and a fee of \$294.00 for deed stamping.
 2. Receipt of final approval of the required zoning amendment (Zoning Amendments can take three months or four months, therefore, your application must be submitted as soon as possible). For further information, please contact Planning Staff at 905-318-5932.
 3. Receipt of a letter from the Planning & Development Division indicating that their requirements, regarding a lot grading plan to address surface drainage of the property, have been satisfied. Please note that the owner\developer is responsible to have the grading plans prepared/stamped/signed by a qualified Professional Engineer as per Haldimand County Design Criteria. Contact the Development & Design Technologist at 905-318-5932, ext. 6407, if further clarification required. Please allow approximately six (6) to eight (8) weeks for completion of this process.
 4. That the applicant enter into an agreement with Haldimand County regarding the required lot grading plan Contact the Planning & Development Division at 905-318-5932 for further clarification. As this process can take a number of months to complete, early action on this condition is essential.
 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 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.
 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 an application for a new civic address be submitted for the severed parcel. Contact the Planning & Development Division at 905-318-5932, ext. 6220 for details.
 9. Receipt of a copy of the registered reference plan of the severed parcel, approximately 46.5 metres (152.6 feet) by 51.2 metres (168 feet), containing an area of approximately 0.24 hectare (0.6 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:

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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 June 11, 2020, after which time this consent will lapse.

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

PLB-2019-068

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 **Greta & Anita Haupt**, to sever a lot for residential purposes. **Part Lot 6, Concession 15, Geographic Township of Walpole, 463 Concession 14 Road**

DECISION: APPROVED

- CONDITIONS:**
1. That the Haldimand County requirements, financial or otherwise, be satisfied. This will include taxes paid up to date, a parkland dedication fee of \$350.00 and a fee of \$294.00 for deed stamping.
 2. Receipt of final approval of the required zoning amendment (Zoning Amendments can take three months or four months, therefore, your application must be submitted as soon as possible). For further information, please contact Planning Staff at 905-318-5932.

3. Receipt of a letter from the Planning & Development Division indicating that their requirements, regarding a lot grading plan to address surface drainage of the property, have been satisfied. Please note that the owner\developer is responsible to have the grading plans prepared/stamped/signed by a qualified Professional Engineer as per Haldimand County Design Criteria. Contact the Development & Design Technologist at 905-318-5932, ext. 6407, if further clarification required. Please allow approximately six (6) to eight (8) weeks for completion of this process.
4. That the applicant enter into an agreement with Haldimand County regarding the required lot grading plan Contact the Planning & Development Division at 905-318-5932 for further clarification. As this process can take a number of months to complete, early action on this condition is essential.
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 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.
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 43 metres (141 feet) by 135.5 metres (444.6 feet), containing an area of approximately 1.18 hectares (2.9 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 lfledder@haldimandcounty.on.ca and astewart@haldimandcounty.on.ca. The AutoCad drawings need to be georeferenced for the following Coordinate System:

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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 June 11, 2020, after which time this consent will lapse.

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

PLB-2019-069

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 **Greta & Anita Haupt**, to sever a lot for residential purposes. **Part Lot 6, Concession 15, Geographic Township of Walpole, 463 Concession 14 Road**

DECISION: APPROVED

- CONDITIONS:**
1. That the Haldimand County requirements, financial or otherwise, be satisfied. This will include taxes paid up to date, a parkland dedication fee of \$350.00 and a fee of \$294.00 for deed stamping.
 2. Receipt of final approval of the required zoning amendment (Zoning Amendments can take three months or four months, therefore, your application must be submitted as soon as possible). For further information, please contact Planning Staff at 905-318-5932.
 3. Receipt of a letter from the Planning & Development Division indicating that their requirements, regarding a lot grading plan to address surface drainage of the property, have been satisfied. Please note that the owner\developer is responsible to have the grading plans prepared/stamped/signed by a qualified Professional Engineer as per Haldimand County Design Criteria. Contact the Development & Design Technologist at 905-318-5932, ext. 6407, if further clarification required. Please allow approximately six (6) to eight (8) weeks for completion of this process.
 4. That the applicant enter into an agreement with Haldimand County regarding the required lot grading plan. Contact the Planning & Development Division at 905-318-5932 for further clarification. As this process can take a number of months to complete, early action on this condition is essential.
 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 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.
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 an application for a new civic address be submitted for the severed parcel. Contact the Planning & Development Division at 905-318-5932, ext. 6220 for details.
 9. Receipt of a copy of the registered reference plan of the severed parcel, approximately 40 metres (131.2 feet) by 66 metres (216.5 feet), containing an area of approximately 0.26 hectare (0.6 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:

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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
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Prime Meridian:	Greenwich
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10. That the above conditions must be fulfilled and the Document for conveyance be presented for stamping/issuance of the certificate on or before June 11, 2020, after which time this consent will lapse.

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

PLB-2019-070

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 **Greta & Anita Haupt**, to sever a lot for residential purposes. **Part Lot 6, Concession 15, Geographic Township of Walpole, 463 Concession 14 Road**

DECISION: APPROVED

CONDITIONS: 1. That the Haldimand County requirements, financial or otherwise, be satisfied. This will include taxes paid up to date, a parkland dedication fee of \$350.00 and a fee of \$294.00 for deed stamping.

2. Receipt of final approval of the required zoning amendment (Zoning Amendments can take three months or four months, therefore, your application must be submitted as soon as possible). For further information, please contact Planning Staff at 905-318-5932.
3. Receipt of a letter from the Planning & Development Division indicating that their requirements, regarding a lot grading plan to address surface drainage of the property, have been satisfied. Please note that the owner\developer is responsible to have the grading plans prepared/stamped/signed by a qualified Professional Engineer as per Haldimand County Design Criteria. Contact the Development & Design Technologist at 905-318-5932, ext. 6407, if further clarification required. Please allow approximately six (6) to eight (8) weeks for completion of this process.
4. That the applicant enter into an agreement with Haldimand County regarding the required lot grading plan. Contact the Planning & Development Division at 905-318-5932 for further clarification. As this process can take a number of months to complete, early action on this condition is essential.
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 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.
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 an application for a new civic address be submitted for the **retained and severed parcels**. Contact the Planning & Development Division at 905-318-5932, ext. 6220 for details.
9. Receipt of a copy of the registered reference plan of the severed parcel, approximately 46.5 metres (152.6 feet) by 51.2 metres (168 feet) containing an area of approximately 0.24 hectare (0.6 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:

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Central_Meridian:	-81.00000000
Scale_Factor:	0.99960000
Latitude_Of_Origin:	0.00000000
Linear Unit:	Meter
Geographic Coordinate System:	GCS_North_American_1983
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Prime Meridian:	Greenwich
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10. That the above conditions must be fulfilled and the Document for conveyance be presented for stamping/issuance of the certificate on or before June 11, 2020, after which time this consent will lapse.

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

CONSENTS & RELATED MINOR VARIANCES:

A) PLB-2019-064 & PLA-2019-065 George Mitsiopoulos

Present: George Mitsiopoulos, applicant

The proposal is to establish a right-of-way to be used as access to an abutting property via a mutual driveway.

Mr. Mitsiopoulos had no comments or questions.

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 **George Mitsiopoulos**, to establish a right-of-way to be used as access to an abutting property via a mutual driveway.

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.
 2. 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.
 3. Receipt of a copy of the registered reference plan of the easement, approximately 3.68 metres (12 feet) by 19.86 metres (65 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

4. That the above conditions must be fulfilled and the Document for easement be presented for stamping/issuance of the certificate on or before June 11, 2020, after which time this consent will lapse.

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

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 **George Mitsiopoulos**, for relief from the provisions of the Downtown Commercial Zone of Zoning By-law NE-1 2000 from the required 6 parking spaces to permit 5 spaces.

DECISION: APPROVED

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

MINOR VARIANCES:

A) PLA-2019-074 Lindsey & Brad Hardy

Present: Lindsey Hardy, applicant

Section 6.9 of the Town of Dunnville Zoning By-law 1-DU 80 restricts home occupations to inside existing dwellings only. The applicants propose to use the outdoors for occasional wedding ceremonies. Relief from this section of the zoning is required.

The applicant submitted a parking plan. It was noted by staff that no parking will be permitted on the septic bed, only in the driveway. The Building Controls and By-law Enforcement Division will confirm that the submitted plan is acceptable.

It was noted that the recommended Condition No. 4 should be amended, with regard to the submitted parking plan.

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 Lindsey & Brad Hardy, for relief from Section 6.9 of the Town of Dunnville Zoning By-law 1-DU 80 to permit occasional, outdoor wedding ceremonies. **Part Lots 6 & 7, Concession 2, Geographic Township of Canborough, 879 Robinson 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. Only wedding ceremonies shall occur on the site, and shall have total of no more than 20 people including staff and participants in attendance;
 3. Owners shall provide Planning Staff with parking layout to confirm that at least 12 parking vehicles is available on site; and
 4. Parking of cars shall be permitted in the laneway, consistent with the submitted parking plan.

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 Dunnville Zoning By-law 1-DU 80. It is also considered minor in nature and compatible and appropriate with surrounding development

B) PLA-2019-076 15 Talbot Inc.

Present: No one present

The proposal is to construct a commercial/residential building on the subject lands. Relief is requested from the provisions of the General of the General Commercial Zone of Zoning By-law 1-H 86 from maximum permitted dwelling units, distance for parking from residential use and parking space width.

Staff is recommending deferral until such time as a site plan for the project has been submitted and reviewed by staff.

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 **15 Talbot Inc.**, for relief from the provisions of the General Commercial Zone of Zoning By-law 1-H 86 as shown below:

Development Standards	Required	Proposed	Deficiency
Maximum Dwelling Units	4 units	8 units	4 units
Distance for Parking from Residential Use	4.5 metres (14.8 feet)	0 metres	4.5 metres (14.8 feet)
Parking Space Width	3 metres (9.8 feet)	2.7 metres (8.86 feet)	0.3 metre (0.98 feet)

Cayuga Plan East of Grand River, Lot 3 and Part Lot 2 south of Talbot Street, 15 Talbot Street West

DECISION: DEFERRED

REASONS: At the request of staff, until such time as a site plan for the project has been submitted and reviewed

C) PLA-2019-077 Paul & Wendy Makey

Present: Paul & Wendy Makey, applicants
 David Boyter, neighbouring property owner
 Kristine Boyter, neighbouring property owner
 Michael Candelori, neighbouring property owner

The proposal is to construct an accessory structure on the subject lands and to recognize an existing surplus of accessory structure floor area. Relief is requested from the provisions of the R1-A and D Zones of Zoning By-law 1-H 86.

Mr. Makey explained that the subject structure was originally proposed to be 900 squarefeet but has since been reduced in size so as not to require a building permit.

The neighbouring property owners present were, generally not in favour of the structure. Some thought that the proposed privacy structure of L-shaped, coloured steel would be helpful.

It was noted that the structure will be able to house the items presently being stored 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 **Paul & Wendy Makey**, propose to construct an accessory structure on the subject lands. Relief is requested from the provisions of the R1-A and D Zones of Zoning By-law 1-H 86 as shown below:

Development Standards	Required	Proposed	Deficiency
Maximum Area for Accessory Structures	55 square metres (592 square feet)	257.54 square metres (2,772.14 square feet)	202.54 square metres (2,180.12 square feet)

The existing accessory structures on the property were constructed prior to the applicants purchasing the subject lands. **Part Lot 1, Range East of Caledonia Townsend Road, Geographic Township of Oneida, 4497 River Road**

DECISION: APPROVED

- CONDITIONS:**
1. The development shall be in accordance with the attached sketch; and
 2. Receipt of a letter from the Planning & Development Division indicating that their requirements, regarding a partial lot grading plan to address surface drainage of the property, have been satisfied. Please note that grading plans must be prepared/stamped/signed by a qualified Professional Engineer as per Haldimand County Design Criteria. Contact the Development and Design Technologist at 905-318-5932, ext. 6407 for further clarification regarding required extent/limits. Please allow approximately six (6) to eight (8) weeks for completion of this process.

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

PREVIOUSLY DEFERRED:

D) PLA-2019-043 James W. Haddow

Present: James Haddow, applicant

This application was deferred at the May 14, 2019 Committee of Adjustment meeting to allow the application an opportunity to post the public notice sign on the property per the requirements of the *Planning Act*. This application is required to recognize existing deficiencies and new deficiencies created by the acquisition of a road allowance by Haldimand County. Relief is requested from the provisions the Seasonal Residential Zone of the Town of Dunnville Zoning By-law 1-DU 80 from Section 6.8(f) Establishment of Accessory Use on the property north of Edgewater Place and from the lot area, front yard setback and interior side yard (left) on the south side of Edgewater Place.

Mr. Haddow had no questions or comments.

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 **James W. Haddow**, to recognize existing deficiencies and new deficiencies created by the acquisition of a road allowance by Haldimand County. Relief is requested from the provisions the Seasonal Residential Zone of the Town of Dunnville Zoning By-law 1-DU 80 as follows:

Development Standards	Required	Proposed	Deficiency
North Side Edgewater Place Section 6.8(f)	Main Use to be established prior to Accessory Use	Accessory Structure only	No Main Use (dwelling)
South Side Edgewater Place Lot Area	1,855 square metres (19,967 square feet)	1,471 square metres (15,833.7 square feet)	384 square metres (1,259.8 square feet)
Front Yard Setback	9 metres (29.5 feet)	3.3 metres (10.8 feet)	5.7 metres (18.7 feet)
Interior Side Yard (left)	3 metres (9.8 feet)	1.59 metres (5.2 feet)	1.41 metres (4.6 feet)

Part Lot 1, Concession 4, South of Dover Road, Geographic Township of Dunn, 522 Edgewater Place

DECISION: APPROVED

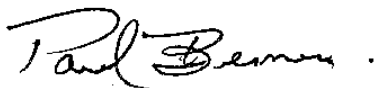
- CONDITIONS:**
1. Development shall occur in accordance with the attached sketch; and
 2. A pumping contract is to be obtained from a certified septic pumping contractor and submitted to the Building Controls and By-law Enforcement Division prior to the issuance of any building permit. Contact the Building Controls and By-law Enforcement Division at 905-318-5932, if further clarification required.

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 Dunnville Zoning By-law 1 DU-80. It is also considered minor in nature and compatible and appropriate with surrounding development

OTHER BUSINESS:

The minutes of the May 14, 2019 meeting were adopted as amended.

The meeting adjourned at 10:30 a.m.



Chairman



Secretary-Treasurer