



**HALDIMAND COUNTY
COMMITTEE OF ADJUSTMENT
MINUTES
TUESDAY, August 13, 2019**

A meeting of the Committee of Adjustment was held on Tuesday, August 13, 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
	Secretary-Treasurer	Laurie Fledderus

The Committee of Adjustment dealt with the following applications:

CONSENTS:

PLB-2019-088	Otto & Cornelia Bulk	APPROVED
PLB-2019-099	Audrey Kinnear	APPROVED
PLB-2019-103	Chris & Jennifer Long	APPROVED
PLB-2019-104	GWG Heeg Farms	DEFERRED
PLB-2019-107	Miller Land & Livestock Ltd.	APPROVED
PLB-2019-114	Jeffrey P. & Brenda E. Inkes	APPROVED
PLB-2019-116	Adam & Becki Stadder	APPROVED
PLB-2019-120	HML Holdings Ltd.	APPROVED
PLB-2019-121	HML Holdings Ltd.	APPROVED
PLB-2019-122	HML Holdings Ltd.	APPROVED
PLB-2019-072	Green Leaf Leasing Ltd.	APPROVED

MINOR VARIANCES:

PLB-2019-098	Ernie Bigelow	APPROVED
PLB-2019-102	Lewis Farr	APPROVED
PLA-2019-108	Barn Bozikis & Charles Metcalfe	APPROVED
PLA-2019-111	Shawn Mitchell	APPROVED
PLA-2019-113	Don Wilson	APPROVED
PLA-2019-115	Selina Sukkel	APPROVED
PLA-2019-117	John & Audrey Miedema	APPROVED
PLA-2019-118	Alyson & Fraser Fernie	APPROVED
PLA-2019-119	Terry Lockhart & Susan Johnston	APPROVED
PLA-2019-123	Anne Moody	APPROVED

DECLARATIONS OF PECUINARY INTEREST:

CONSENTS:

A) PLB-2019-088 Otto & Cornelia Bulk

Present: Arjan Vos, agent

The proposal is to create a lot for seasonal residential purposes.

Staff is recommending approval of the application. There was discussion regarding the location of the public notice sign, which was not located on the subject lands. Staff to explain to applicants regarding sign posting requirements.

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 **Otto & Cornelia Bulk**, to sever a lot for seasonal residential purposes. **Part Lots 19 & 20, Concessions 4 & 5, South of Dover Road, Geographic Township of Dunn**

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 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.

3. 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.
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. Receipt of a copy of the registered reference plan of the severed parcel, approximately 22.78 metres by 134.04 metres, containing an area of approximately 0.579 hectare as well as the right-of-way. 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	

6. That the above conditions must be fulfilled and the Document for conveyance be presented for stamping/issuance of the certificate on or before August 13, 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 (2019), is consistent with Haldimand County's Official Plan and meets the criteria and intent of the Town of Dunnville Zoning By-law 1-DU 80

B) PLB-2019-099 Audrey Kinnear

Present: Audrey Kinnear, applicant
John Smith
Sam Bunting, Prominent Homes

The proposal is to sever a parcel of land as a boundary adjustment.

Mr. Smith and Mr. Bunting requested that the severed parcel be increased so that the lot will extend to the railway line. The added lands are difficult to farm with today's large equipment and the proposed dwelling would be able to be located from the busy Highway 3.

Some Committee members stated that they were not in favour of increasing the lot size to include the lands to the railway line. Staff advised that they could not support the extension.

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 **Audrey Kinnear**, to sever a parcel of land as a boundary adjustment. **Part Lot 43, Concession 1 South of Talbot Road, Geographic Township of North Cayuga, 4343 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 Audrey Frances Kinnear & Diane Katherine Martin and further identified as Roll No. 2810-155-001-08410, 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 Audrey Frances Kinnear & Diane Katherine Martin and further identified as Roll No. 2810-155-001-08410.
 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 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. The applicant shall submit a permit application and drawing for the proposed home construction, to the Ministry of Transportation, indicating the following minimum requirements:

- All buildings and structures shall be setback a minimum of 8m from the highway right-of-way;
- Wells (Cisterns) shall be setback a minimum of 30m from the highway right-of-way; and
- Septic beds shall be setback a minimum of 3m from the highway right-of-way.

As a condition of MTO Entrance permit the Owner is required to submit a Entrance permit application and drawing showing the location of access. Residential entrances to a provincial highway will be constructed to a ministry design standard no greater than 5m wide. The Owner can access permit applications at the following address: <https://www.hcms.mto.gov.on.ca/PermitWizard>

6. Receipt of a copy of the registered reference plan of the irregular shaped severed parcel, with a frontage of approximately 15.24 metres and a depth of approximately 56.91 metres. 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 D_1983_UTM_Zone_17N
System:
Projection:    nverse_Mercator
False_Easting: 000.00000000
False_Northing: 0000000
Central_Meridian: .00000000
Scale_Factor: 9960000
Latitude_Of_Origin: 0000000
Linear Unit:   ter
Geographic Coordinate System: GCS_North_American_1983
Datum:        North_American_1983
Prime Meridian: enwich
Angular Unit:  gree
  
```

7. That the above conditions must be fulfilled and the Document for conveyance be presented for stamping/issuance of the certificate on or before August 13, 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 (2019), conforms to the Haldimand County Official Plan and meets the criteria and intent of the Town of Haldimand Zoning By-law 1-H 86.

C) PLB-2019-103 Chris & Jennifer Long

Present: Chris Long, applicant

The proposal is to sever a lot for residential purposes.

It was noted that the Building Division has concerns with the driveway on the property and that the proposed lot will be deficient in lot frontage.

Staff explained that as a condition of approval, a minor variance will be required.

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 **Chris & Jennifer Long**, to sever a lot for residential purposes. **Part Lot 7, Plan 1037, Geographic Township of Moulton, 796 North Shore Drive**

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. Subject to the approval of the Grand River Conservation Authority, if required.
 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.
 4. 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.
 5. Receipt of a letter from the Planning & Development Division indicating that their requirements, regarding road upgrades, have been satisfied. An upgrade of the road surface/cross-section/boulevard is required to ensure the roadway meets current standards. 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.
6. 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.
 7. 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.
 8. 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.
 9. Receipt of a copy of the registered reference plan of the severed parcel, approximately 31.04 metres by 135 metres, containing an area of approximately 0.405 hectare. 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

10. That the above conditions must be fulfilled and the Document for conveyance be presented for stamping/issuance of the certificate on or before August 13, 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 (2019), conforms to the Haldimand County Official Plan and meets the criteria and intent of the town of Dunnville Zoning By-law 1-DU 80.

D) PLB-2019-104 GWG Heeg Farms

Present: Willy Heeg, applicant

Mark & Erica Heeg

The proposal is to sever a 8.96 hectare farm parcel containing a dwelling, barn, greenhouse and shed.

Staff is recommending refusal of the application as the severed parcel is too small to meet the farm split policies and too large for a surplus farm dwelling severance.

Willy Heeg asked the Committee if the lot size is reduced, would they approve the proposal. Mark Heeg explained that a smaller parcel will not leave any room for future grown and would not be profitable for an agricultural business.

Staff explained that there are no policies to support agricultural businesses and that that additional information for surplus farm dwelling severances would be required for staff to review the application under those policies.

The applicants asked for a deferral to allow time for them to amend their proposal. A deferral fee of \$265.00 will be required.

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 **GWG Heeg Farms**, to sever a farm parcel. **Part Lot 7, Concession 3, Geographic Township of Canborough, 134 Moote Road**

DECISION: DEFERRED

REASONS: At the applicant's request, to allow time to amend their proposal.

E) PLB-2019-107 Miller Land & Livestock Ltd.

Present: Maria Kinkel, solicitor

The proposal is to sever a parcel of land as a boundary adjustment.

As a condition of approval, a drainage reapportionment agreement will be required.

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 **Miller Land & Livestock Ltd.**, to sever a parcel of land as a boundary adjustment to be added to the abutting lands, owned by the Jarvis District Christian School, 149 Talbot Street East. **Part Lots 5 & 6, Concession 7, Geographic Township of Walpole, 2144 Highway 3, Jarvis**

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 Jarvis District Christian School and further identified as Roll No. 2810-331-005-02100, 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 Jarvis District Christian School and further identified as Roll No. 2810-331-005-02100.
 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 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.
 6. 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.
 7. Receipt of a copy of the registered reference plan of the severed parcel, approximately 75.6 metres by 194.24 metres. 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

- That the above conditions must be fulfilled and the Document for conveyance be presented for stamping/issuance of the certificate on or before August 13, 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 (2019), conforms to the Haldimand County Official Plan and meets the criteria and intent of the City of Nanticoke NE 1 2000.

F) PLB-2019-114 Jeffrey P. & Brenda E. Inkes

Present: Debra Eveleigh, agent
Brenda Inkes, applicant

The applicants propose to sever an irregular shaped parcel as a boundary adjustment. The severed lands are currently used as a driveway.

As a condition of approval, a one foot square parcel, conveyed to Haldimand County, is required to “spoil” the recipient lands so that the newly severed parcel can merge with and be joined in title.

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 **Jeffrey P. & Brenda E. Inkes**, to sever an irregular shaped parcel as a boundary adjustment. **Part Lot 1, Warner Nelles Tract, 35 Front Street N., York**

DECISION: APPROVED

- CONDITIONS:**
- 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 Bernie Rienties & Donna Rienties and further identified as Roll No. 2810-152-003-12604, if required.
 - 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 Bernie Rienties & Donna Rienties and further identified as Roll No. 2810-152-003-12604
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 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.
6. Receipt of a copy of the registered reference plan of the irregular shaped, severed parcel, with a frontage of approximately 17.82 metres and containing an area of approximately 0.11 hectare. 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

7. That the above conditions must be fulfilled and the Document for conveyance be presented for stamping/issuance of the certificate on or before August 13, 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 (2019), conforms to the Haldimand County Official Plan and meets the criteria and intent of the Town of Haldimand Zoning By-law 1-H 86.

G) PLB-2019-116 Adam & Becki Stadder

Present:

The proposal is to sever a lot containing an existing surplus farm dwelling and accessory structures. An easement for gas well purposes is also proposed.

The subject lands currently contain two entrances, therefore an access will be available for the structures on the retained lands.

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 **Adam & Becki Stadder**, to sever a lot containing an existing surplus farm dwelling and accessory structures and establish an easement for gas well purposes. **Part Lots 23 & 24, Jones Tract, Geographic Township of North Cayuga, 1071 Kohler 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.
 2. Receipt of confirmation that the subject lands, including the proposed severed and retained parcels, have been transferred into the names of Adam and Becki Stadder, prior to the signing of the certificate by the Secretary-Treasurer.
 3. 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.
 4. 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.
 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. Receipt of a copy of the registered reference plan of the severed parcel, with a frontage of approximately 123 metres and containing an area of approximately 0.59 hectare as well as the easement for gas well purposes. 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:	North_American_1983_UTM_Zone_17N
Projection:	Transverse_Mercator
False_Easting:	500000.000000000
False_Northing:	10000000
Central_Meridian:	-110.000000000
Scale_Factor:	0.999600000
Latitude_Of_Origin:	45.000000000
Linear Unit:	Metre
Geographic Coordinate System:	GCS_North_American_1983
Datum:	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 August 13, 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 (2019), conforms to the Haldimand County Official Plan and meets the criteria and intent of the Town of Haldimand Zoning By-law 1-H 86.

H) PLB-2019-120 to 122 HML Holdings Ltd.

Present: John Edelman, applicant

The proposal is to sever three lots for residential purposes.

Staff is recommending approval of the applications, subject to a minor variance approval to recognize the proposed partial servicing.

The Committee made the following decision:

PLB-2019-120

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 **HML Holdings Ltd.**, to sever a lot for residential purposes. **Lots 24 to 26 south of Echo Street, Lots 25 and 28 and Part Lot 26A North of Norton Street, Part of Martin, Norton, Mohawk and Kerr Streets, 29 Monture Street 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.
 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 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.
4. 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.
5. 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.
6. 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.
7. Receipt of a letter from the Planning & Development Division indicating that their requirements, regarding road upgrades, have been satisfied. An upgrade of the road surface/cross-section/boulevard is required to ensure the roadway meets current standards. 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.
8. 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.
9. Receipt of a copy of the registered reference plan of the severed parcel, approximately 40.61 metres by 111.11 metres, containing an area of approximately 0.451 hectare. 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

10. That the above conditions must be fulfilled and the Document for conveyance be presented for stamping/issuance of the certificate on or before August 13, 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 criteria and intent of the Town of Haldimand Zoning By-law 1-H 86.

PLB-2019-121

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 **HML Holdings Ltd.**, to sever a lot for residential purposes. **Lots 24 to 26 south of Echo Street, Lots 25 and 28 and Part Lot 26A North of Norton Street, Part of Martin, Norton, Mohawk and Kerr Streets, 29 Monture Street 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.
 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 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.
 4. 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.
 5. 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.
 6. 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.

7. Receipt of a letter from the Planning & Development Division indicating that their requirements, regarding road upgrades, have been satisfied. An upgrade of the road surface/cross-section/boulevard is required to ensure the roadway meets current standards. 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.
8. 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.
9. Receipt of a copy of the registered reference plan of the severed parcel, approximately 50.69 metres by 100.82 metres, containing an area of approximately 0.511 hectare. 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

10. That the above conditions must be fulfilled and the Document for conveyance be presented for stamping/issuance of the certificate on or before August 13, 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 criteria and intent of the Town of Haldimand Zoning By-law 1-H 86.

PLB-2019-122

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 **HML Holdings Ltd.**, to sever a lot for residential purposes. **Lots 24 to 26 south of Echo Street, Lots 25 and 28 and Part Lot 26A**

North of Norton Street, Part of Martin, Norton, Mohawk and Kerr Streets, 29 Monture Street 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.
 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 a septic evaluation 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 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.
 5. 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.
 6. 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.
 7. Receipt of a letter from the Planning & Development Division indicating that their requirements, regarding road upgrades, have been satisfied. An upgrade of the road surface/cross-section/boulevard is required to ensure the roadway meets current standards. 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.
 8. 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.

9. Receipt of a copy of the registered reference plan of the severed parcel, approximately 40.48 metres by 110./81 metres, containing an area of approximately 0.449 hectare. 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

10. That the above conditions must be fulfilled and the Document for conveyance be presented for stamping/issuance of the certificate on or before August 13, 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 criteria and intent of the Town of Haldimand Zoning By-law 1-H 86.

PREVIOUSLY DEFERRED:

I) PLB-2019-072 Green Leaf Leasing (III) Ltd.

Present:

This application was deferred at the July 9, 2019 Committee of Adjustment meeting to allow the applicants the opportunity to post the public notice sign as per the Planning Act requirements. The applicants propose to sever a parcel of land as a boundary adjustment. The severed lands will be added to an existing lot located to the west to increase the size of that existing lot to allow construction of a seasonal dwelling and septic system.

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 **Green Leaf Leasing Ltd.**, to sever a parcel of land as a boundary adjustment. The severed lands will be added to an existing lot located to the west to increase the size of that existing lot to allow construction of a seasonal

dwelling and septic system. **Lots 5 & 6, Broken Front Concession, Geographic Township of Sherbrooke, 64 Rock Point Bay 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 Green Leaf Leasing Limited and further identified as Roll No. 2810-025-001-13100.
 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 Green Leaf Leasing Limited and further identified as Roll No. 2810-025-001-13100. 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.
 4. That the applicant provide legal proof that the resulting lot has or will have legal access to the private roads registered and that this proof be registered on the title of the property.
 5. That a septic evaluation for the enlarged lot 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'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 24.02 metres (78.8 feet), a depth of 60.96 metres (200 feet) containing an area of approximately 0.2 hectare (0.49 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

8. That the above conditions must be fulfilled and the Document for conveyance be presented for stamping/issuance of the certificate on or before August 13, 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 Dunnville Zoning By-law 1-DU 80

MINOR VARIANCES:

A) PLA-2019-098 Ernie Bigelow

Present: Ernie Bigelow, applicant

The applicant proposes to construct an attached garage to provide for storage of a wheelchair van and to house a wheelchair ramp. Relief is requested from the provisions of the R1-A Zone of Zoning By-law NE-1 2000 from the rear yard requirements.

Mr. Bigelow 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 **Ernie Bigelow**, for relief from the provisions of the R1-A Zone of Zoning By-law NE-1 2000 as shown below:

Development Standards	Required	Proposed	Deficiency
Rear Yard	7.5 metres	2.5 metres	4.91 metres

Part Lot 4, Concession 7, Geographic Township of Walpole, Urban Area of Jarvis, 2008 John Street

DECISION: APPROVED

- CONDITIONS:**
1. The development shall be in accordance with the attached sketch; and
 2. Confirmation from Haldimand County's Building Department that the proposed structure is adequately setback from the overhead hydro lines as per Hydro One and the Ontario Building Code.

REASONS: The requested relief is consistent with the Provincial Policy Statement (2014), conforms to the Province's Growth Plan (2019) and meets the general intent of the Official Plan and Zoning By-law. It is also considered minor in nature and compatible and appropriate with surrounding development

B) PLA-2019-102 Lewis Farr

Present: Lewis Farr, applicant

The applicant proposes to construct an accessory structure. Relief is requested from the provisions of the R1 Zone of Zoning By-law NE-1 2000 from the maximum permitted area for accessory structures. An existing accessory structure is to be removed.

Mr. Farr 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 **Lewis Farr**, for relief from the provisions of the R1 Zone of Zoning By-law NE-1 2000 as shown below:

Development Standards	Required	Proposed	Deficiency
Maximum Area Accessory Structures	55 square metres	66.9 square metres	11.9 square metres

Lot 40, Plan 4909, Geographic Township of Dunn, 137 Park Ave. East

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 relief requested is consistent with the Provincial Policy Statement (2014), complies with the Province's Growth Plan (2019), 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

C) PLA-2019-108 Barb Bozikis & Charles Metcalfe

Present: Barb Bozikis, applicant

The applicants propose to construct a seasonal dwelling on the subject lands. Relief is requested from the provisions of the Vacation Residential Zone of Zoning By-law NE-1 2000 from the required lot area, lot frontage and from Section 3.13 Frontage on an Improved Street.

The secretary-treasurer read an email from neighbouring property owners Wrae and Doneen Bacher. The neighbours have concerns that the private roadway might be damaged during construction of the dwelling.

Ms. Bozikis agreed to repair any damage to the roadway. The Committee members agreed that a condition, ensuring this, be added.

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 **Barb Bozikis & Charles Metcalfe**, for relief from the provisions of the Vacation Residential Zone of Zoning By-law NE-1 2000 as follows:

Development Standards	Required	Proposed	Deficiency
Lot Area	930 square metres	464.5 square metres	465.5 square metres
Lot Frontage	18 metres	15.24 metres	2.76 metres
Section 3.13, Frontage on Improved Street	Frontage on Improved Street	Frontage on Private Roadway	Frontage on Improved Street

Part Lot 23, Concession 1, Geographic Township of Walpole, Foley Lane

DECISION: APPROVED

- CONDITIONS:**
1. The development shall be in accordance with the attached sketch;
 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;
 3. The dwelling shall not be used for year round residential purposes; and
 4. That the private road will be repaired by the applicant, if there is any damage during construction.

REASONS: The requested relief is consistent with the Provincial Policy Statement (2014), conforms to the Province's Growth Plan (2019) and meets the general intent of the Haldimand County Official Plan and City of Nanticoke Zoning By-law NE-1 2000. It is also considered minor in nature and compatible and appropriate with surrounding development

D) PLA-2019-111 Shawn Mitchell

Present: Shawn Mitchell, applicant

The applicant proposes to construct an accessory structure. Relief is requested from the provisions of the R1-A Zone of Zoning By-law 1-H 86 from Section 6.7(e), Maximum area for accessory structures **Part Lot 18, Block 2, Plan 905, Urban Area of Hagersville, 18 Sarah Street**

Mr. Mitchell 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 **Shawn Mitchell**, for relief from the provisions of the R1-A Zone of Zoning By-law 1-H 86 as shown below:

Development Standards	Required	Proposed	Deficiency
Section 6.7(e), Maximum area for accessory structures	55 square metres	122 square metres	67 square metres

Part Lot 18, Block 2, Plan 905, Urban Area of Hagersville, 18 Sarah Street

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 (2019) and meets the general intent of the Official Plan and Zoning By-law. It is also considered minor in nature and compatible and appropriate with surrounding development

E) PLA-2019-113 Don Wilson

Present: Don Wilson

The proposal is to construct a two unit residential dwelling. Relief is requested from the provisions of the R3 Zone of Zoning By-law 1-H 86 from the interior side yards (right & left).

There were 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 **Don Wilson**, for relief from the provisions of the R3 Zone of Zoning By-law 1-H 86 as follows:

Development Standards	Required	Proposed	Deficiency
------------------------------	-----------------	-----------------	-------------------

Interior Side Yard (right)	3 metres	1.2 metres	1.8 metres
Interior Side Yard (left)	3 metres	1.2 metres	1.8 metres

Lot 5, Block 27, Plan 905, Urban Area of Hagersville, 19 Railway Street

DECISION: APPROVED

- CONDITIONS:**
1. The development shall be in accordance with the attached sketch;
 2. 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; and
 3. That the variances approved in this application shall remain in effect after the severance of the parcel into separate ownerships.

REASONS: The requested relief is consistent with the Provincial Policy Statement (2014), conforms to the Province's Growth Plan (2019) and meets the general intent of the Official Plan and Zoning By-law. It is also considered minor in nature and compatible and appropriate with surrounding development

F) PLA-2019-115 Selina Sukkel

Present: Selina Sukkel, applicant
Mike Forget

The proposal is to construct a seasonal dwelling. Relief is requested from the provisions of the RV Zone of Zoning By-law NE-1 2000 from the required lot area, lot frontage, front yard setback, Section 3.7.1(d) Location of Deck and Section 3.13 Frontage on an Improved Street. **Part Lot 22, Concession 1, Geographic Township of Walpole, 73 Farewell Ave.**

Staff informed Committee members that a preliminary septic drawing has been received.

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

Development Standards	Required	Proposed	Deficiency
Lot Area	930 square metres	808.25 square metres	121.75 square metres
Lot Frontage	18 metres	0	18 metres
Front Yard Setback	9 metres	8.33 metres	0.67 metres
Section 3.7.1(d) Location of Deck	7.5 metres	6.22 metres	1.28 metres
Section 3.13 Frontage on Improved Street	Frontage on an Improved Street	Frontage on a Private Roadway	Frontage on an Improved Street

Part Lot 22, Concession 1, Geographic Township of Walpole, 73 Farewell Ave.

DECISION: APPROVED

- CONDITIONS:**
1. The development shall be in accordance with the attached sketch; and
 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 (2019) and meets the general intent of the Haldimand County Official Plan and City of Nanticoke Zoning By-law NE 1-2000. It is also considered minor in nature and compatible and appropriate with surrounding development

G) PLA-2019-117 John & Audrey Miedema

Present: Audrey Miedema, applicant

The applicants propose to construct a cover on the existing deck. Relief is requested from the provisions of the R1-B Zone of Zoning By-law 1-H 86 from the required rear yard of 9 metres to permit 6.49 metres. This relief is required prior to issuance of a building permit for the proposed construction.

There were 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 **John & Audrey Miedema**, for relief from the provisions of the R1-B Zone of Zoning By-law 1-H 86 as follows:

Development Standards	Required	Proposed	Deficiency
Rear Yard	9 metres	6.49 metres	2.51 metres

Lot 13, Plan 18M30, Urban Area of Hagersville, 37 Oak Cres.

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 (2019) and meets the general intent of

the Official Plan and Zoning By-law. It is also considered minor in nature and compatible and appropriate with surrounding development

H) PLA-2019-118 Alyson & Fraser Fernie

Present: Alyson Fernie, applicant

The applicants propose to construct an attached garage. Relief is requested from the provisions of the seasonal residential zone of Zoning By-law 1-H 86 from the required front yard setback.

There is currently an attached garage, the request, in this application, is to extend it.

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 **Alyson & Fraser Fernie**, for relief from the provisions of the seasonal residential zone of Zoning By-law 1-H 86 as follows:

Development Standards	Required	Proposed	Deficiency
Front Yard Setback	9 metres	3 metres	6 metres

Lot 7, Plan 140, Geographic Township of Rainham, 14 Featherstone Ave.

DECISION: APPROVED

- CONDITIONS:**
1. The development shall be in accordance with the attached sketch;
 2. No doors be located on the south side of the proposed garage (facing Featherstone Ave.); and
 3. 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 requested relief is consistent with the Provincial Policy Statement (2014), conforms to the Province's Growth Plan (2019) and meets the general intent of the Official Plan and Zoning By-law. It is also considered minor in nature and compatible and appropriate with surrounding development

I) PLA-2019-119 Terry Lockhart & Susan Johnston

Present: Mike McLachlin, solicitor
Terry Lockhart, applicant

This application is filed in conjunction with Consent Application **PLB-2019-063**. In this application, for the severed parcel (easterly portion), relief is requested from the provisions of the Agricultural Zone of Zoning By-law 1-DU 80 from the required lot area, front yard setback, rear yard and from Section 6.16, Frontage on an Improved Street. Relief is also requested on the retained parcel

(westerly portion) from the required lot area, front yard setback, interior side yard (left), minimum dwelling unit area and Section 6.16, Frontage on an Improved Street.

The garage on the property will be brought up to required living standards as per a work order imposed by the Haldimand County Building and By-law Enforcement Division.

All but one Committee member agreed that the proposed retained lands should be used as agricultural lands. The proposed severed lands should be used for seasonal residential use only.

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 **Terry Lockhart & Susan Johnston**, for relief from the provisions of the Agricultural Zone of Zoning By-law 1-DU 80 as shown in the chart below:

Development Standards	Required	Proposed	Deficiency
Lot Area	1,855 square metres	1,308 square metres	547 square metres
Front Yard Setback	13 metres	8.21 metres	4.79 metres
Rear Yard	13 metres	7.47 metres	5.53 metres
Section 6.16, Frontage on Improved Street	Frontage on Improved Street	Frontage on Private Roadway	Frontage on Improved Street

Relief requested on the retained parcel (westerly portion) is as shown below:

Development Standards	Required	Proposed	Deficiency
Lot Area	1,855 square metres	1,308 square metres	547 square metres
Front Yard Setback	13 metres	6.65 metres	6.35 metres
Interior Side Yard (left)	3 metres	1.44 metres	1.56 metres
Minimum Dwelling Unit Area	70 square metres	45 square metres	25 square metres
Section 6.16, Frontage on Improved Street	Frontage on Improved Street	Frontage on Private Roadway	Frontage on Improved Street

Part Lot 5, Concession 1, Geographic Township of Sherbrooke, 19 & 23 Burton Line

DECISION: APPROVED

- CONDITIONS:**
1. The development shall be in accordance with the attached sketch;
 2. The severed lands (easterly portion) are to be utilized for seasonal residential uses only;
 3. Receipt of septic evaluations that are satisfactory to Haldimand County Building Department staff no later than June 11, 2020;
 4. Confirmation from Haldimand County Building Department that a change of use permit has been granted for the existing structure to permit the accessory structure as a seasonal dwelling no later than June 11, 2020; and
 5. The front lot line shall be deemed as Burton Line.

REASONS: The requested relief is considered minor nature and appropriate development of the lands.

J) PLA-2019-123 Anne Moody

Present: Brandon Moody
Dave Moody

The proposal is to construct a dwelling on the subject lands. Relief is requested from the provisions of the Hazard Land Zone of Zoning By-law 1-DU 80 to permit the continuation/replacement of a non-conforming use.

There were 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 **Anne Moody**, for permission to permit the continuation/replacement of a non-conforming use.

DECISION: APPROVED

- CONDITIONS:**
1. The development shall be in accordance with the attached sketch;
 2. That septic evaluations for all dwellings 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; 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.

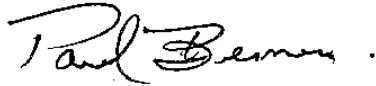
REASONS: The relief requested is consistent with the Provincial Policy Statement (2014), conforms to the Province's Growth Plan (2019) and meets the general intent of the Official Plan and Zoning By-law. It is also considered minor in nature and compatible and appropriate with surrounding development

Part Lot 9, Concession 1 from Lake Erie, Geographic Township of Moulton, 2558 North Shore Drive

OTHER BUSINESS:

The minutes of the July 9, 2019 meeting were adopted as circulated.

The meeting adjourned at 11:25 a.m.



Chairman



Secretary-Treasurer