



**A G E N D A**  
*for the*  
**HALDIMAND COUNTY**  
**COMMITTEE OF ADJUSTMENT HEARING**  
*to be held on Tuesday, January 21, 2020*  
**CAYUGA ADMINISTRATION BUILDING**  
**COUNCIL CHAMBERS**  
**9:00 A.M.**

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

**PLB-2019-188                    Maxim Industrial Corporation**

The applicant proposes to sever an irregular shaped 43 hectare parcel land to be used for future development. A 38 hectare parcel, containing a solar farm will be retained. **Part Lots 13 & 14, Concession 13, Geographic Township of Walpole**

**PLB-2019-192                    Mark & Kieran Kelleher**

The applicants propose to sever a lot containing an existing surplus farm dwelling. The severed lands will measure approximately 60.96 metres by 91.44 metres and will contain an area of 0.56 hectare. **Part Lot 16, Concession 1, Geographic Township of Oneida, 510 First Line**

**PLB-2019-197                    2494574 Ontario Ltd.**

The applicant proposes to sever an existing (under construction) semi detached dwelling into separate ownerships. The severed lands will measure 10.056 metres by 39.418 metres and the retained lands will measure 10.061 metres by 39.418 metres. **Lot 5, Block 27, Plan 905, Urban Area of Hagersville, 19 Railway Street**

**PLB-2019-198                    Kieran Kelleher**

The applicant proposes to sever a lot containing a surplus farm dwelling. The irregular shaped, severed lands will have a frontage of approximately 4.9 metres and will containing an area of 1.27 hectares. An easement, 4 metres in width, in favour of the severed lands, for hydro purposes, is also part of the proposal. **Part Lot B, Concession 2 South East of Stoney Creek Road, Geographic Township of Seneca, 947 Concession 1 Road**

- D) MINOR VARIANCES:**

**PLA-2019-175                    Joe & Denise Guidice**

The applicants propose to remove the existing dwelling and construct a new one. Permission to replace an existing legal non-conforming use is requested. **Part Lot 34, Concession 1 North of Talbot Road, Geographic Township of North Cayuga, 48 Courish Lane**

**PLA-2019-184 David & Debi Nicholson & Al Proctor and Susan Hutchinson**

Relief is requested from the provisions of the Vacation Residential Zone of Zoning By-law NE-1 2000, as shown in the two charts below: This relief is required as a condition of consent under file PLB-2019-143 for relief from the lot area and lot frontage at 182 Bluewater Parkway and from the lot frontage requirements at 184 Bluewater Parkway. **Part Lot 23, Concession 1, Geographic Township of Walpole, 182 & 184 Bluewater Parkway**

**PLA-2019-190 Wilva Tasker**

A 3.7 metre by 2.4 metre accessory structure is proposed. Relief is requested from the provisions of the Agricultural Zone of Zoning By-law 1-H 86 from the lot area, interior side yard (right), Section 6.7 (b) & (c). **Part Lots 24 & 25, Concession 1, Geographic Township of Rainham, 82 Evans Point Lane**

**PLA-019-193 Michael Cerpnjak**

The applicant proposes to construct a seasonal dwelling on the subject lands. Relief is requested from the provisions of the Seasonal Residential Zone of Zoning By-law 1-H 86 from the lot area, lot frontage and front yard setback. **Part Lot 9, Concession 1, Geographic Township of Rainham, 807 Lakeshore Road**

**PLA-2019-194 McClung Properties Ltd.**

Relief is requested from the Neighbourhood Commercial Zone of Zoning By-law NE-1 2000, as amended by 875-HC/14 from the front yard setback, maximum permitted commercial area, maximum permitted retain area, required landscape buffer and a request to deem McClung Road as the front yard. **Lot 142, Plan 18M-58, Urban Area of Caledonia, McClung Road**

**PLA-2019-195 Kingsway Christian Church of Haldimand**

The applicants propose to place a pre-engineered building on the subject lands to be used as a classroom/recreation area. Relief is requested from the provisions of the Rural Institution zone. **Part Lot 1, Concession 8, Geographic Township of Rainham, 3776 Highway 3**

**E) PREVIOUSLY DEFERRED:**

**PLB-2019-180 & 181 Art & Monika Bluhm**

***These applications were deferred at the December 17, 2019 Committee of Adjustment meeting to allow the applicants time work with staff to amend their proposals.***

In **PLB-2019-180**, the applicants propose to sever a parcel of land as a boundary adjustment. The severed lands will contain an area of 62 hectares and will be added to an abutting 4 hectare parcel, fronting on Keith Richardson Parkway. A 1.6 hectare parcel, containing a dwelling and accessory structure will be retained.

In **PLB-2019-181**, the applicants propose to sever a parcel of land as a boundary adjustment. The severed lands are irregular in shape and will contain an area of approximately 2.4 hectares. The proposed severed lands contain an existing pond and dam and will be added to the abutting property known as 52 Keith Richardson Parkway. **Part Lot 24, Concession 14, Geographic Township of Townsend, 41 Townline Road**

**PLB-2019-182**                      **Bains Brook Acres Ltd.**

*This application was deferred at the December 17, 2019 Committee of Adjustment meeting to allow the applicant an opportunity to post the public notice sign on the property per the requirements of the Planning Act.* The applicants propose to sever an irregular shaped parcel of land as a boundary adjustment. The severed lands will be added to the abutting property, known as 5353 Rainham Road. A church is proposed on the amalgamated property. **Part Lot 19, Concession 2, Geographic Township of Rainham, 5365 Rainham Road**

**F) Minutes of December 17, 2019 meeting**

**G) Other Business**