



**A G E N D A**  
*for the*  
**HALDIMAND COUNTY**  
**COMMITTEE OF ADJUSTMENT HEARING**  
*to be held on Tuesday, July 28, 2020*

**HALDIMAND COUNTY ADMINISTRATION BUILDING, CAYUGA**  
**COUNCIL CHAMBERS**  
**9:00 A.M.**

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

**PLB-2020-016                      1008613 Ontario Inc. (9:00 am)**

The applicants propose to sever a lot containing an existing semi-detached dwelling unit. The severed lands will measure approximately 10.07 metres by 45.4 metres and will contain an area of approximately 455 square metres. **Part Lot 12, South Side Chippewa Street, Urban Area of Cayuga, 1 Chippewa Street**

**PLB-2020-027                      John Ricker (9:15 am)**

The applicant proposes to sever a parcel of land, approximately 16 hectares in size, to be merged in title with an abutting farm parcel to the north. A lot, approximately 209 metres by 216 metres, containing an existing surplus farm dwelling and accessory structures, will be retained. **Part Lot 11, Concession 3, Part Clement Tract, Part Gore Lot, Geographic Township of Canborough, 7480 Highway 3**

**PLB-2020-028                      Schilstar Holdings Inc. (9:30 am)**

The applicant proposes to sever a lot containing an existing surplus farm dwelling and accessory structure. The severed lands will measure approximately 79.25 metres by 76.2 metres and will contain an area of approximately 0.57 hectare. **Part Lot 9, Concession 2, Geographic Township of Sherbrook, 1891 Northshore Drive**

**PLB-2020-031 William John & Betty Vanderheide (9:45 am)**

The applicants propose to sever a lot containing an existing surplus farm dwelling. The severed lands will measure approximately 57 metres by 106 metres and will contain an area of approximately 0.6 hectare. **Part Lots 7 & 8, Concession 3, Geographic Township of Dunn, 940 King's Row**

**PLB-2020-033 Huigen Bros. Farms (10:15 am)**

The applicants propose to sever a vacant lot for residential purposes. The severed lands will measure approximately 50.4 metres by 81.5 metres and will contain an area of approximately 0.57 hectare. **Part Lot 4, Concession 4 South of Dover Road, Geographic Township of Dunn, Lakeshore Road**

**PLB-2020-034 Wilfred & Fiona Westerveld (10:30 am)**

The applicants propose to sever a lot containing an existing surplus farm dwelling and accessory structures. The severed lands will measure approximately 198 metres by 133 metres and will contain an area of approximately 2.5 hectares. **Part Lot 11, Concession 2, Geographic Township of Moulton, 679 Diltz Road**

**PLB-2020-038 Maplerow Farms Inc. (10:45 am)**

The applicants propose to sever a vacant lot for residential purposes. The severed lands will measure approximately 46.63 metres by 66 metres and will contain an area of approximately 0.31 hectare. **Part Lot 3, Range 3 West of Plank Road, Geographic Township of Seneca, 449 Mines Road**

**PLB-2020-040 David & Pamela Bergin (11:00 am)**

The applicants propose to sever a lot for residential purposes. The severed lands will measure approximately 28.2 metres by 30.5 metres. **Part Lot 21, Concession 1 C, Part 36, 18R-23, Geographic Township of Moulton, 35 Oswego Park Road**

**PLB-2020-041 Pine Ridge Gardens Inc. (11:15 am)**

The applicants propose to sever a lot containing an existing surplus farm dwelling and accessory structure. The severed lands will measure approximately 53 metres by 74 metres and will contain an area of 0.4 hectare. **Part Lot 4, Concession 3 Cross, Geographic Township of Moulton, 365 Booker Road**

**PLB-2020-042                      Mark Tiersma (11:30 am)**

The applicant proposes to sever a lot containing a surplus farm dwelling and accessory structure. The severed lands will measure approximately 100 metres by 60 metres and will contain an area of 0.6 hectare. **Part Lot 3, Concession 1 South of Talbot Road, Geographic Township of North Cayuga, 1383 Concession 1 Road South**

**PLB-2020-045                      Minor Bros. Farm Supply (11:45 am)**

The applicants are proposing an easement in favour of abutting lands known as 28 Mill Ave. and used for access purposes. The proposed easement will measure approximately 1..7 metres by 9.31 metres. **Part Lot 14, Concession 1, Geographic Township of Canborough, 22 Mill Ave.**

**PLB-2020-046, 047, 048 & 049 Mark McCutcheon (1:00 pm)**

The applicant proposes to sever four lots for residential purposes. The severed lands in applications PLB-2020-046, 047 & 048 will each measure approximately 30 metres by 61 metres and will contain an area of approximately 1,830 square metres. The severed lands in application PLB-2020-049 will measure approximately 37 metres by 61 metres and will contain an area of approximately 2,257 square metres. **Part Lot 7, Concession 15, Geographic Township of Walpole, 517 Concession 14**

**D) MINOR VARIANCES:**

**PLA-2020-006                      Glenn & Rudy Weston (1:15 pm)**

The applicants are requesting relief from the provisions of the Vacation Residential Zone of Zoning By-law NE-1 2000 from the maximum permitted area for accessory structures. No new structures are proposed and this application has been submitted to recognize the existing buildings on the property. **Part Lot 13, Concession 1, Geographic Township of Walpole, 52 South Coast Drive**

**PLA-2020-043                      Floyd Roadhouse & Sarah-Jane Smith (1:45 pm)**

The applicants propose to enlarge the existing garage. Relief is requested from the provisions of the R1-A Zone of Zoning By-law 1-H 86 from the maximum lot coverage and maximum height permitted for accessory structures. **Part Lot 2, Block 7, Plan 905, RP 18R-3260, Urban Area of Hagersville, 28 Jane Street**

**PLA-2020-082**

**Robin Laing (2:15 pm)**

This application is filed in conjunction with Consent Application PLB-2019-051. In this application, relief is requested from the provisions of the Vacation Residential Zone of the City of Nanticoke Zoning By-law NE-1 2000 for lot area and lot frontage for Part 1, and for lot area, lot frontage and rear yard setback for Part 2 . There is an existing cottage on Part 1 and a cottage is proposed on Part 2. **Lots 93 & 94, Plan 21074, Geographic Township of Walpole, 33 Lakeside Drive**

**E) SIGN VARIANCES:**

**PLA-2020-035**

**Dr. Luay Al-Kazely (2:30 pm)**

The applicant proposes to locate a portable sign on the property. The Haldimand County Sign By-law permits portable signs to be located on a property for 45 days. The applicant wishes to have the sign on the property for 12 months of the year. **Part Lot 1, Range West of Caledonia Townsend Road, Geographic Township of Oneida, 370 Argyle Street South, Caledonia**

**F) PREVIOUSLY DEFERRED:**

**PLA-2020-009**

**Vince & Sabrina Casali (1:30 pm)**

The applicants propose to convert the existing accessory structure into a seasonal dwelling. Relief is requested from the provisions of the Seasonal Residential Zone of Zoning By-law 1-DU 80 for lot area and front yard setback, as well as the provision of frontage on an improved street. **Part Lot 5, Concession 4 South of Dover Road, Geographic Township of Dunn**

**G) Minutes of March 10, 2020 meeting**

**H) Other Business**