



A G E N D A
for the
HALDIMAND COUNTY
COMMITTEE OF ADJUSTMENT HEARING
to be held on Tuesday, December 15, 2020
CAYUGA ADMINISTRATION BUILDING
COUNCIL CHAMBERS
9:00 A.M.

- A) Meeting is called to order
- B) Disclosure of Pecuniary Interest

C) **CONSENTS:**

PLB-2020-145 Richard Lechner (9:10 am)

The applicant proposes to sever a lot containing an existing accessory structure, with future plans to construct a dwelling. The severed lands will have frontage of approximately 53.43 metres (175.3 feet) and will contain an area of approximately 0.35 hectare (0.86 acres). The applicant also proposes an access easement for the retained parcel. The proposed easement will have an area of approximately 0.05 hectares (0.13 acres). **Concession 1, Part Lot 8, Registered Plan 18R4011 Part of Parts 1, 2 and 3, Geographic Township of Sherbrook, known municipally as 1 Mohawk Line**

PLB-2020-146 Ed Charnley (9:20 am)

The application proposes to sever a 0.76 hectare (1.89 acre) parcel of land as a boundary adjustment. The severed lands will be amalgamated with the abutting lands to the northeast (868 George Street). **Plan 1407, Part Lots 9 and 10, Geographic Township of Moulton, known municipally as 810 George Street**

PLB-2020-147 Sugarcreek Farms Ltd. (9:30 am)

The application proposes to sever a parcel of land with a frontage of approximately 75.322 metres (247.1 feet) and containing an area of approximately 0.53 hectares (1.31 acres) as a vacant lot. The retained lands, which will contain an area of approximately 3.82 hectares (9.44 acres) will be amalgamated with the abutting lands to the south (311 Moote Road). **Concession 2, Part Lots 9 and 10, Registered Plan 18R5483 Parts 1 and 3, Geographic Township of Canborough, no civic address**

PLB-2020-156 Carl and Evelyn Fox (9:40 am)

The applicant proposes to sever a lot containing an existing surplus farm dwelling. The severed lands will measure approximately 70 metres (229.7 feet) by 65 metres (213.3

feet) and will contain an area of approximately 0.45 hectare (1.11 acres). **Concession 1 South East of Stoney Creek Road, Part Lots 15 and 16, Geographic Township of Seneca, known municipally as 118 Concession 1 Road**

D) MINOR VARIANCES:

PLA-2020-149 Oscar Jose, Emyrose and Steve Maurice (9:50 am)

Relief is requested from the front yard setback and rear yard provisions of the Open Space (OS) Zone of City of Nanticoke Zoning By-law NE-1 2000. The required relief is to allow for the construction of a new single-family dwelling on the parcel. **Plan 19358, Lot 24, Geographic Township of Walpole, no civic address**

PLA-2020-152 Ron Willis & Sharlene and George Gordon (10:10 am)

The applicant proposes to demolish the existing dwelling and replace it with a larger dwelling on the same foundation. Relief is requested from the provisions of the Hazard Land (HL) Zone of Zoning By-law 1-H 86 to permit the expansion of a legal non-conforming use on the property. **Concession 2 South of Talbot Road, Part Lot 31, Registered Plan 18R4967 Part 1, Geographic Township of North Cayuga, known municipally as 1888 River Road**

PLA-2020-154 Bruce and Arlene Hartsell (10:20 am)

Relief is requested from the front yard setback, interior side yard (right), as well as the expansion of a legal non-conforming use provisions of the Hazard Land (HL) Zone of Town of Dunnville Zoning By-law 1-DU 80. The required relief is to allow for the construction of an attached single car garage on the existing single-family dwelling on the parcel. **Concession 4 South of Dover Road, Part Lot 4, Registered Plan 18R2341 Parts 3 and 4, Geographic Township of Dunn, known municipally as 11 Shoreline Trail**

PLA-2020-155 Virginia Sider (10:30 am)

This application is to satisfy a condition of Consent Application PLA-2020-105. Relief is requested from the lot area, lot frontage, side yard setback (right) and parking provisions of the Seasonal Residential (RS) Zone of Town of Dunnville Zoning By-law 1-DU 80. **Plan 938, Lots 25 to 27, Geographic Township of Sherbrooke, known municipally as 190 Mohawk Point Road**

PLA-2020-168 Dakota and Jodie Deamude (10:40 am)

Relief is requested from the accessory building area provisions of the Agricultural (A) Zone of Town of Dunnville Zoning By-law 1-DU 80. The required relief is to allow for the construction of a detached garage on the parcel. **Plan 1407, Part Lots 10 to 12, Registered Plan 18R7543 Part 1, Urban Area of Dunnville, known municipally as 729 Cross Street West**

PLA-2020-169 Rick Phillips and Joah Kiefer (10:50 am)

Relief is requested from the rear yard and houses per lot provisions of the Hamlet Commercial (CHA) Zone of Town of Haldimand Zoning By-law 1-H 86. The required relief is

to recognize existing deficiencies on the parcel. **Concession 8, Part Lot 3, Registered Plan 18R774 Parts 1 and 2, Geographic Township of Rainham, known municipally as 1130 Haldimand Road 20**

PLA-2020-173 Carol Sorbara (11:00 am)

Relief is requested from the accessory building provisions of the Agricultural (A) Zone of Town of Haldimand Zoning By-law 1-H 86. The required relief is to permit the construction of an accessory structure on the parcel without an established primary use. **Concession 7, Part Lot 17, Registered Plan 18R1955 Parts 1 and 2, Geographic Township of South Cayuga, known municipally as 2559 Lakeshore Road**

E) PREVIOUSLY DEFERRED:

PLB-2020-124 Bruce and Elliot Armstrong (11:10 am)

This application was previously heard at the October 20, 2020 Committee of Adjustment meeting, and subsequently revised. The applicant proposes to sever a lot containing an existing surplus farm dwelling and accessory structures. The irregular-shaped severed lands will have frontage of approximately 153.8 metres (500 feet) and will contain an area of approximately 0.6 hectare (1.5 acres). **Concession 2, Part Lot 11. Geographic Township of Rainham, known municipally as 4769 Rainham Road**

F) Minutes of November 10, 2020 meeting

G) Other Business