



**A G E N D A**  
*for the*  
**HALDIMAND COUNTY**  
**COMMITTEE OF ADJUSTMENT HEARING**  
*to be held on Tuesday, May 18 , 2021*  
**CAYUGA ADMINISTRATION BUILDING**  
*And virtual via ZOOM*  
**9:00 A.M.**

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

C) **CONSENTS:**

**PLB-2021-058 Haybury Farms Inc.**

The applicant proposes to sever a lot containing an existing surplus farm dwelling. The severed lands will be approximately 57 metres (187 feet) by 100 metres (328 feet) and will contain an area of approximately 0.57 hectares (1.4 acres). **Concession 10, Part Lot 2, Registered Plan 37R3821 Parts 1 and 2, Parcel 2-5 Section D-1, Geographic Township of Walpole, known municipally as 121 Concession 9 Walpole**

**PLB-2021-059 Pine Ridge Gardens Inc.**

The applicant proposes to sever a lot containing an existing surplus farm dwelling and two accessory structures. The severed lands will be approximately 45.7 metres (150 feet) by 105 metres (344 feet) and will contain an area of approximately 0.45 hectares (1.1 acres). **Concession North of Forks Road, Part Lot 18, Geographic Township of Moulton, known municipally as 1693 Highway 3**

**PLB-2021-060 Paul George Merritt**

The applicant proposes to sever a lot for future development. The severed lands will have a frontage of approximately 18.04 metres (59.2 feet) and will contain an area of approximately 0.2 hectares (0.49 acres). **Concession 5 South of Dover Road, Part Lot 15, Geographic Township of Dunn, known municipally as 645 Sandy Bay Road**

**PLB-2021-065 Rob and Angela Hagen**

The applicant proposes to sever a lot for future development. The severed lands will have a frontage of approximately 21.03 metres (69 feet) and will contain an area of approximately 0.07 hectares (0.18 acres). **Concession 1 from Canborough, Part Lot 21, Registered Plan 18R23 Parcel 38, Geographic Township of Moulton, known municipally as 69 Oswego Park Road**

**PLB-2021-071 Sona Industries Inc.**

The applicant proposes to sever a lot for a future self storage business. The severed lands will have a frontage of approximately 162.57 metres (533.4 feet) and will contain an area of approximately 2.5 hectares (6.2 acres). **Concession 12, Part Lot 13, Registered Plan 18R5720 Part 1, Geographic Township of Walpole, no civic address**

**PLB-2021-073 Mildred Reichheld & Linda Drehmer**

The application proposes to sever an approximately 0.14 hectare (0.35 acres) parcel as a boundary adjustment. The severed lands will be amalgamated with the abutting lands to the east (195 Concession 7) to ensure that a septic system is entirely on the benefitting lands. **Concession 7, Part Lot 3, Registered Plan 18R3205 Parts 2 & 3, Geographic Township of Rainham, known municipally as 195 Concession 7**

**PLB-2021-074 and PLB-2021-075 Silverthorne Homes**

The applicant proposes to sever two lots containing four (4) existing semi-detached dwelling units. In **PLB-2021-074**, the severed land will measure approximately 10.06 metres (33 feet) by 47.09 metres (154.5 feet) and will containing an area of approximately 0.05 hectares (0.12 acres), while the retained parcel will measure approximately 10.06 metres (33 feet) by 44.18 metres (145 feet) and will containing an area of approximately 0.04 hectares (0.11 acres) . In **PLB-2021-075**, both the severed and retained parcels will measure approximately 10.06 metres (33 feet) by 44.18 metres (145 feet) and will containing an area of approximately 0.04 hectares (0.11 acres).

**Plan 69, Lots 1,2 & 3 North of Front Street, Part of Closed Lane, Registered Plan 18R2751 Part 3, Urban Area of Dunnville, known municipally as 115 Maple Street**

**D) MINOR VARIANCES:**

**PLA-2021-053 Mark Reynolds**

Relief is requested from the provisions of the Urban Residential Type 1-A (R1-A) Zone of the Haldimand County Zoning By-Law HC-1 2020, requiring connection to a municipal sanitary sewer. The relief is requested to permit the construction of a dwelling and separate workshop on the property. **Plan 1407, Part Lots 4 and 5, Registered Plan 18R5032 Parts 2 and 3, Urban Area of Dunnville, known municipally as 865 George Street**

**PLA-2021-054 Trevor Dell**

Relief is requested from the height of building and accessory building area provisions of the Agricultural (A) Zone of the Haldimand County Zoning By-Law HC-1 2020. The relief is requested to permit the construction of a storage building on the property. **Concession 7, Part Lot 1, Geographic Township of Walpole, known municipally as 1703 Highway 3**

**PLA-2021-057 W.D. Moody Concrete Ltd.**

Relief is requested from the lot frontage and interior side yard (right) provisions of the Rural Industrial (MR) Zone of the Haldimand County Zoning By-Law HC-1 2020. The relief is requested to permit the construction of a building to house office space, lunch room

and storage on the property. **Concession 1 from Lake Erie, Part Lot 9, Registered Plan18R6482 Parts 2 to 4, Geographic Township of Moulton, known municipally as 2583 North Shore Drive**

**PLA-2021-062 Alex Lultschik**

Relief is requested from the lot frontage provisions of the Agricultural (A) and Wetland (W) Zones of the Haldimand County Zoning By-Law HC-1 2020. The relief is requested to permit the future construction of a dwelling on the property. **Concession 1 South of Talbot Road, Part of Lot 12, Geographic Township of North Cayuga, no civic address**

**PLA-2021-063 William McMullen and Laila Sigfridson-McMullen**

Relief is requested from the height of building provisions of the Lakeshore Residential (RL) Zone of the Haldimand County Zoning By-Law HC-1 2020. The relief is requested to permit the future construction of a new garage on the property. **Concession 5 South of Dover Road, Part Lot 18, Registered Plan 18R5416 Parts 8 and 9, Geographic Township of Dunn, known municipally as 4 Dearden Lane**

**PLA-2021-064 Arthur Barin**

Relief is requested from the parking provisions of the Downtown Commercial (CD) Zone of the Haldimand County Zoning By-Law HC-1 2020. The relief is requested to recognize an existing deficiency on the property. **Plan 905, Block 25, Lot 3, Urban Area of Hagersville, known municipally as 37 Main Street North**

**PLA-2021-066 John and Alicia Laidlaw**

Relief is requested from the maximum size – secondary suite provisions of the Agricultural (A) Zone of the Haldimand County Zoning By-Law HC-1 2020. The relief is requested to add a secondary suite above the garage on the property. **Concession 4, Part Lot 18, Geographic Township of Oneida, known municipally as 593 3rd Line**

**PLA-2021-072 Haldimand County**

Relief is requested from the front yard setback and accessory uses to non-residential uses provisions of the Service Commercial (CS) Zone of the Haldimand County Zoning By-Law HC-1 2020. The relief is requested to add a replica lighthouse as a decorative element on the property. **Plan 13558, Part Lot 1, Part of Closed Road Allowance, Registered Plan18R3714 Parts 2-7, 13 Part of Parts 14 & 15, Urban Area of Dunnville, no civic address**

**E) PREVIOUSLY DEFERRED:**

**PLB-2020-034 Wilfred & Fiona Westerveld**

This application was deferred at the March 9, 2021 Committee of Adjustment meeting, and has since been amended. The applicants propose to sever a lot containing an existing surplus farm dwelling and accessory structures. The severed lands will measure approximately 121.7 metres (399.3 feet) by 50 metres (164 feet) and will contain an area

of approximately 0.6 hectares (1.5 acres). **Part Lot 11, Concession 2, Geographic Township of Moulton, known municipally as 679 Diltz Road**

**PLB-2021-010 Ryan and Judy Schuurman**

This application was deferred at the March 9, 2021 Committee of Adjustment meeting, and has since been amended. The applicant proposes to sever a lot containing an existing surplus farm dwelling and accessory structure. The severed lands will have frontage of approximately 7 metres (23 feet) and will contain an area of approximately 0.6 hectares (1.5 acres). **Concession 5, Part Lot 21, Geographic Township of Woodhouse, known municipally as 1706 Concession 6 Woodhouse**

**PLA-2021-017 Gardens Communities (Hagersville) Inc.**

This application was deferred at the April 19, 2021 Committee of Adjustment meeting. Relief is requested from the exterior side yard provisions of the Urban Residential 1-B (R1-B) Zone of Haldimand County Zoning By-law HC-1 2020. The relief is requested to permit the construction of a single family dwelling on the property. **Range East of Plank Road, Lot 30, Plan 18M61 Part 13, Urban Area of Hagersville, known municipally as 176 Athens Street**

**PLA-2021-045 McClung Properties Ltd.**

This application was deferred at the April 19, 2021 Committee of Adjustment meeting. Relief is requested from the rear yard provisions of the Urban Residential Type 1-B (R1-B) Zone of Haldimand County Zoning By-law HC-1 2020. The relief is requested to permit the construction of a single family dwelling on the property. **Range 1, Part of Block S, Lot 9, Plan 18M63 Lot 3, Geographic Township of Seneca, Urban Area of Caledonia, known municipally as 90 Whithorn Crescent**

**PLA-2021-018 Aisha Ijaz**

This application was deferred at the April 19, 2021 Committee of Adjustment meeting. Relief is requested from the parking and entrance provisions of Haldimand County Zoning By-law HC-1 2020. The relief is requested to permit the establishment of a basement apartment within the existing dwelling on the property. **Plan 18M49, Lot 71, Urban Area of Caledonia, Geographic Township of Seneca, known municipally as 14 Larry Crescent**

**F) Minutes of April 19, 2021 meeting**

**G) Other Business**