



A G E N D A
for the
HALDIMAND COUNTY
COMMITTEE OF ADJUSTMENT HEARING
to be held on Tuesday, June 15, 2021
CAYUGA ADMINISTRATION BUILDING
COUNCIL CHAMBERS
9:00 A.M.

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

C) **CONSENTS:**

PLB-2021-080 Albert and Andrea Van Benthem (9:00 am)

The applicant proposes to sever a lot containing an existing surplus farm dwelling and accessory structure. The severed lands will have frontage of approximately 63 metres (206.7 feet) and will contain an area of approximately 0.5 hectares (1.24 acres).

Concession 11, Part Lots 14 and 15, Geographic Township of Walpole, known municipally as 1155 Concession 10 Walpole

PLB-2021-082 Pine Ridge Gardens Inc. (9:05 am)

The applicant proposes to sever a lot containing an existing surplus farm dwelling and accessory structure. The severed lands will have frontage of approximately 75 metres (246 feet) and will contain an area of approximately 0.4425 hectares (1.1 acres).

Concession 1 from Canborough, Part Lots 9 and 10, Geographic Township of Moulton, known municipally as 692 Robinson Road

PLB-2021-083 Bill Horodecky (9:10 am)

The applicant proposes to sever a parcel of land as a boundary adjustment. The severed lands will have frontage of approximately 22 metres (72.2 feet) and will contain an area of approximately 0.2013 hectares (0.5 acres). The property is to provide additional parking for the benefitting lands.

Concession 2 South East of Stoney Creek Road, Part Lots 2 and 3, Geographic Township of Seneca, known municipally as 1314 Concession 2 Road

PLB-2021-084 Kelli Greyerbiehl (9:15 am)

The applicant proposes to create a new lot to separate two existing semi-detached dwellings into separate ownership. The severed lands will have frontage of approximately 12.718 metres (41.7 feet) and will contain an area of approximately

0.102 hectares (0.25 acres). **Lot 1 East of Selkirk Street, Urban Area of Caledonia, known municipally as 12-14 Selkirk Street**

PLB-2021-085 Jeffrey Wray Dennis (9:20 am)

The applicant proposes to sever a lot containing an existing surplus farm dwelling and accessory structure. The severed lands will have frontage of approximately 100 metres (328 feet) and will contain an area of approximately 0.52 hectares (1.28 acres).

Concession 1, Part Lot 13, Geographic Township of Walpole, no current civic address

PLB-2021-090 Trevor Vitali (9:25 am)

The applicant proposes to create a new lot to facilitate the construction of a new dwelling. The severed lands will have frontage of approximately 66.33 metres (217.6 feet) and will contain an area of approximately 0.98 hectares (2.41 acres). **Range 2 from Grand River, Part Lot 8, Geographic Township of Moulton, known municipally as 1393 Highway 3**

PLB-2021-102 1456556 Ontario Inc. (9:30 am)

The applicant proposes to sever a vacant lot into two for future development. Both the severed and retained parcels will measure approximately 23.1 metres (75.8 feet) by 50.08 metres (164.3 feet) and will contain an area of approximately 0.23 hectares (0.57 acres). **Concession 4 South of Dover Road, Part Lot 6, Registered Plan 18R6973 Part 4, Geographic Township of Dunn, known municipally as 3252 Lakeshore Road**

D) MINOR VARIANCES:

PLA-2021-086 Matt and Ruth Visser (9:35 am)

This application is a condition of Consent Application PLB-2021-008. Relief is requested from the front yard setback and rear yard setback provisions of the Residential Type 2 (R2) Zone of Haldimand County Zoning By-law HC-1 2020. The relief is requested to recognize the proposed deficiencies to permit the construction on the property. **Lot 18 South of Tuscarora, Urban Area of Cayuga, known municipally as 1 Tuscarora Street West**

PLA-2021-089 Joe Polillo (9:40 am)

Relief is requested from the accessory building area and building height provisions of the Residential Type 1-A (R1-A) Zone of Haldimand County Zoning By-law HC-1 2020. The relief is requested to permit the construction of a garage on the property. **Plan 50, Lot 3, Urban Area of Cayuga, known municipally as 85 Thorburn Street South**

PLA-2021-091 Bryan Edge and Erin Winegard-Edge (9:45 am)

Relief is requested from the exterior side yard and accessory building area provisions of the Residential Type 1-A (R1-A) 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. **Part Lot 22, North of Caithness, Urban Area of Caledonia, known municipally as 410 Caithness Street East**

PLA-2021-097 Clare and Margaret Packham (9:50 am)

Relief is requested from the provisions of the Agricultural (A) Zone of the Haldimand County Zoning By-Law HC-1 2020. The relief is requested to permit the placement of a mobile home on the property to serve as a secondary suite for their parents. **Concession 2 from Canborough, Part Lots 19, 20 and 21, Geographic Township of Moulton, known municipally as 162 Young Road**

E) PREVIOUSLY DEFERRED:

PLB-2021-042 Van Der Molen Farms Inc. (9:55 am)

This application was deferred at the April 19, 2021 Committee of Adjustment meeting, and has been subsequently revised. The applicant proposes to sever a lot containing an existing surplus farm dwelling and accessory structure. The severed lands will have frontage of approximately 84.43 metres (277 feet) and will contain an area of approximately 0.53 hectares (1.3 acres). **Concession 9, Part Lot14, Geographic Township of Walpole, known municipally as 587 Concession 8 Walpole**

PLA-2021-051 Tilstra Bros. Farms Ltd. (10:00 am)

This application was deferred at the April 19, 2021 Committee of Adjustment meeting, and there has been additional information received. Relief is requested from the MDS provisions of the Agricultural Zone (A) Zone of Haldimand County Zoning By-law HC-1 2020. The relief is requested to permit the expansion of the existing dairy barn on the property. **Concession 2, Part Lot 10, Geographic Township of Canborough, known municipally as 145 Lane Road**

F) Minutes of May 18, 2021 meeting

G) Other Business