



A G E N D A
for the
HALDIMAND COUNTY
COMMITTEE OF ADJUSTMENT HEARING
to be held on Tuesday, September 21, 2021
CAYUGA ADMINISTRATION BUILDING
COUNCIL CHAMBERS
9:00 A.M.

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

C) **CONSENTS:**

PLB-2021-138 John Sheppard (9:00 am)

The applicant proposes to sever a lot containing an existing surplus farm dwelling and accessory structures. The severed lands will have frontage of approximately 107.6 metres (353 feet) and will contain an area of approximately 0.85 hectares (2.1 acres). The retained parcel will contain an area of approximately 30.1 hectares (74.4 acres).

Concession 3, Part Lots 1 and 2, Registered Plan 18R5389 Parts 1,3 & 4, Geographic Township of Rainham, known municipally as 87 Concession 3 Road

PLB-2021-140 Fingerprint Homes Ltd. (9:05 am)

The applicant proposes to sever a vacant lot for future residential development. The severed parcel will have a frontage of approximately 46.3 metres (151.9 feet) and will contain an area of approximately 0.46 hectares (1.14 acres). The retained parcel will have a frontage of approximately 23.15 metres (76 feet) and contain an area of approximately 0.23 hectares (0.57 acres). **Concession 4 South of Dover Road, Part Lot 6, Registered Plan 18R6973 Part 3, Geographic Township of Dunn, known municipally as 3248 Lakeshore Road**

PLB-2021-148 William Jacob Cronk (9:10 am)

The applicant proposes to sever a parcel of land as a boundary adjustment. The severed lands will contain an area of approximately 3.6 hectares (8.9 acres). The property is to provide additional space and to provide access for the benefitting lands. **Concession 1, Part Lot 16, Geographic Township of Walpole, known municipally as 333 Brooklin Road**

PLB-2021-150 Sydney Smith and Michael Almas (9:15 am)

The applicant proposes to sever a parcel of land as a boundary adjustment. The severed lands will contain an area of approximately 48.6 hectares (120 acres). The property is to provide additional agricultural land for the benefitting lands. The retained parcel will

contain an existing dwelling and accessory structures, will have a frontage of 70 metres (229.7 feet), and contain an area of approximately 1.33 hectares (3.3 acres). **Concession 13, Part Lot 4, Geographic Township of Walpole, known municipally as 262 Concession 13 Walpole**

D) CONSENTS & RELATED MINOR VARIANCES:

PLB-2021-144 & PLA-2021-145 Travis Sheldrake and Erin Roberts (9:20 am)

In **PLB-2021-144**, the proposal is to sever a vacant lot for future residential development. The severed parcel will have a frontage of approximately 27.1 metres (89 feet) and will contain an area of approximately 0.19 hectares (0.47 acres). The retained parcel will also have a frontage of approximately 27.1 metres (89 feet) and contain an area of approximately 0.19 hectares (0.47 acres). In **PLA-2021-145**, relief is requested from the lot frontage provisions of the Hamlet Residential Zone of Zoning By-law HC-1 2020 to permit the deficiencies created by the concurrent consent application. **Haldimand Tract, Part Lot 24, Registered Plan 18R1666 Part 1, Geographic Township of Dunn, known municipally as 51 Haldimand Trail**

E) MINOR VARIANCES:

PLA-2021-141 Ryan and Judy Schuurman (9:35 am)

This application is a condition of Consent Application PLB-2021-010, approved at the March 9, 2020 Committee of Adjustment meeting. Relief is requested from the lot frontage provisions of the Agricultural (A) Zone of Haldimand County Zoning By-law HC-1 2020. **Concession 5, Part Lot 21, Geographic Township of Woodhouse, known municipally as 1706 Concession 6 Woodhouse**

PLA-2021-147 Paul Brown (9:40 am)

Relief is requested from the height of building and accessory building area provisions of the Hamlet Residential (RH) Zone of Haldimand County Zoning By-law HC-1 2020. The relief is requested to permit the construction of a detached garage on the property. **Plan 63 RCP, Lot 11, Geographic Township of Seneca, Hamlet of Unity Side Road, known municipally as 17 Unity Side Road**

F) Minutes of August 17, 2021 meeting

G) Other Business