



A G E N D A
for the
HALDIMAND COUNTY
COMMITTEE OF ADJUSTMENT HEARING
to be held on Monday, May 9, 2022

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-2022-040 John & Nancy Kraay

The applicant proposes to sever a parcel of land as a boundary adjustment. The severed lands will contain an area of approximately 0.56 hectares (1.38 acres). The retained lands will contain an area of approximately 41 hectares (101.3 acres). The property is to provide additional space for the benefitting lands. **Concession 4, Part Lot 12, Registered Plan 18R7002 Part 1, Geographic Township of Walpole, known municipally as 795 Sandusk Road**

PLB-2022-045 Patricia & Steven Court and Robert & Judith Miller

The applicants propose to sever a lot containing an existing surplus farm dwelling. The severed lands will have a frontage of approximately 70 metres (229.7 feet) and will contain an area of 0.385 hectares (0.95 acres). The retained parcel will contain an area of approximately 19.41 hectares (48.0 acres). **Concession 2 South of Talbot Road, Part Lot 18, Geographic Township of North Cayuga, known municipally as 294 Windecker Road**

PLB-2022-049 Mayr Farms Ltd.

The applicants propose to sever a lot containing an existing surplus farm dwelling and accessory structures. The severed lands will have a frontage of approximately 79 metres (259.2 feet) and will contain an area of 0.49 hectares (1.21 acres). The retained parcel will contain an area of approximately 17.9 hectares (44.2 acres). **Plan 67 East of the Boulton Ditch Road, Part Lot 1, Geographic Township of Moulton, known municipally as 320 Hutchinson Road**

PLB-2022-064 Rudi & Roel Rolsma

This application was approved at the October 20, 2020 Committee of Adjustment meeting (as application PLB-2020-120), but the approval lapsed due to incompleteness of conditions.

The applicants propose to create a lease and an easement over the entire property at 217 Queen Street, to benefit the establishment on 223 Queen Street, for the purpose of building a patio, accessibility ramp, and to provide additional parking for the business. The included lands will measure approximately 9.85 metres (32.3 feet) by 51 metres (167.3 feet) and will contain an area of approximately 0.54 hectare (1.34 acre). **Plan 69, Part Lot 7, Registered Plan 18R6065 Parts 1, 2 and 3, RP 18R6068, Urban Area of Dunnville, known municipally as 217 and 223 Queen Street**

D) MINOR VARIANCES:

PLA-2022-017 Gerald Monczka

Relief is requested from the front yard setback provisions of the Lakeshore Residential (RL) Zone of Zoning By-law HC-1 2020. The relief is requested to permit the construction of an attached garage on the subject property. **Plan 39 RCP, Lot 37, Geographic Township of Walpole, known municipally as 358 South Coast Drive**

PLA-2022-034 Randy Struyk

Relief is requested from the accessory building area and height of building 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 new detached garage on the property. **Range 2 from Grand River, Part Lot 7, Registered Plan 18R4737 Part 4, Geographic Township of Moulton, known municipally as 25 Logan Road**

PLA-2022-044 Jordan Baker and Vicki Kuhn

Relief is requested from the accessory building area and accessory building height 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 replacement storage building on the property. **Plan 8851, Lot 5 and Part Lots 4 & 6 South of Darling, Registered Plan 18R3424 Part 2, Geographic Township of Canborough, known municipally as 14 Darling Road**

PLA-2022-047 Frederik (Erik) van Groningen

Relief is requested from the height of building provisions of the Agricultural (A) Zone of Haldimand County Zoning By law HC-1 2020. The relief is requested to permit the construction of a detached garage with additional storage space on the property. **River Range, Part Lot 45 North of Mc Kenzies Creek, Geographic Township of Oneida, known municipally as 312 York Road**

PLA-2022-052 VanDerMolen Farms Inc.

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 construction of additional manure storage for the existing dairy operation on the property. **Concession 9, Part Lots 15 and 16, Geographic Township of Walpole, known municipally as 743 Concession 8 Walpole**

- E) Minutes of the March 8, 2022 meeting**
- F) Minutes of the April 12, 2022 meeting**
- G) OACA Conference, September 28 – 30, 2022 in Peterborough**
- H) Other Business**