



**HALDIMAND COUNTY
COMMITTEE OF ADJUSTMENT
MINUTES
TUESDAY, FEBRUARY 15, 2022**

A meeting of the Committee of Adjustment was held on Tuesday, February 15, 2022 at 9:00 a.m. in the Council Chambers of the Haldimand County Administration Building.

MEMBERS PRESENT:	Chair	Paul Brown
	Members	Don Ricker
		John Gould
		Brian Snyder
		Brian Wagter
		Carolyn Bowman
		Leroy Bartlett

STAFF PRESENT:	Supervisor Development Services	Alisha Cull
	Planner	Neil Stoop
	Secretary-Treasurer	David Scott
	Planning Technician	Jessica Easson

The Committee of Adjustment dealt with the following applications:

CONSENTS:

PLB-2019-192	Mark & Kieran Kelleher	APPROVED as amended
PLB-2021-210	Proplant Propagation Services Ltd.	APPROVED
PLB-2021-219	Jonathen K. Fries	APPROVED
PLB-2021-240	Stelco Inc.	APPROVED
PLB-2021-241	Stelco Inc.	APPROVED
PLB-2021-242	Stelco Inc.	APPROVED

CONSENTS & RELATED MINOR VARIANCES:

PLB-2021-215 and PLA-2021-216	Prinzen and Sons	APPROVED
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DECLARATIONS OF PECUINARY INTEREST: None declared

CONSENTS:

A) PLB-2021-210 Proplant Propagation Services Ltd.

Present: Michael Berkel, applicant

The proposal is to sever a parcel of land as a boundary adjustment. The severed lands will contain an area of approximately 0.64 hectares (1.58 acres). The retained parcel will have an approximate area of 3.4 hectares (8.4 acres). The property is to provide additional space for the construction of a greenhouse on the benefiting lands.

The applicant asked that condition 4 be removed, as both lots have approved entrances, so that, in his opinion, the condition is redundant. The planner stated that the condition is made so that the Roads Division can examine the existing entrances to ensure that they are satisfactory.

The Committee made the following decision:

PURSUANT to Subsection 53(1) of *The Planning Act*, R.S.O. 1990 (as amended), this Committee hereby makes the following decision on the application of **Proplant Propagation Services Ltd.**, to sever a parcel of land as a boundary adjustment. The severed lands will contain an area of approximately 0.64 hectares (1.58 acres). The retained parcel will have an approximate area of 3.4 hectares (8.4 acres). The property is to provide additional space for the construction of a greenhouse on the benefiting lands. **Concession 5, Part Lot 24, Geographic Township of Woodhouse, known municipally as 1946 Concession 6 Road Woodhouse**

DECISION: APPROVED

- CONDITIONS:**
1. That the Haldimand County requirements, financial or otherwise, be satisfied. This will include taxes paid up to date, and a fee of \$313.00 for deed stamping. Also, a one (1) foot square, unencumbered, parcel of land dedicated to Haldimand County, which must be shown on the reference plan, is required from the abutting lands presently owned by Proplant Propagation Services Ltd. and further identified as Roll No. 2810-330-020-14200, if required.
 2. That Section 50(3) or (5) of the Planning Act shall apply to any subsequent conveyance or transaction.
 3. That the severed parcels become part and parcel of the abutting lands presently owned by Proplant Propagation Services Ltd. and further identified as Roll # 2810-330-020-14200.

4. Receipt of a letter from the Roads Operations Division indicating that they have no objections to the future issuance of an entrance permit. In lieu of a letter, a copy of permit(s) may be provided to the Secretary-Treasurer. Entrance permits may be required for existing, severed, and / or retained parcels. Permits may be obtained from the County's Roads Operations Division Support staff at 905-318-5932, Ext. 8601 for details.
5. That the solicitor acting in the transfer provide his/her undertaking in the following manner: in consideration of the Certificate by the official I undertake to ensure by a subsearch of the abstract book that at the time of the registration of the said Certificate or deed upon which it has been affixed, the name of the registered owner of the abutting lands is the same as that of the Grantee in the said deed and that the one (1) foot square parcel of land dedicated to Haldimand County is an unencumbered parcel of land. Also the solicitor will apply to consolidate the two parcels into one consolidated PIN so the two parcels can be assessed together and the consolidation information will be provided to the Secretary-Treasurer once completed.
6. That the owner's solicitor provide an undertaking to Haldimand County agreeing that if there are any changes proposed to the wording on the certificate after stamping of the certificate by the County, prior to the registration of the certificate; that the Secretary-Treasurer or designate must approve the change prior to registration of the certificate.
7. Receipt of a copy of the registered reference plan of the severed parcel, approximately 0.64 hectares (1.58 acres). Also, **prior to the signing of the certificate**, an electronic version of the reference plan in AutoCAD.dwg in format shown below, indicating the consent file number and name of the applicant, must be emailed to dscott@haldimandcounty.on.ca and astewart@haldimandcounty.on.ca. The AutoCad drawings need to be georeferenced for the following Coordinate System:

Projected	Coordinate	NAD_1983_UTM_Zone_17N
System:		
Projection:		Transverse_Mercator
False_Easting:		500000.00000000
False_Northing:		0.00000000
Central_Meridian:		-81.00000000
Scale_Factor:		0.99960000
Latitude_Of_Origin:		0.00000000
Linear Unit:		Meter
Geographic Coordinate		System:GCS_North_American_1983

Datum: D_North_American_1983
Prime Meridian: Greenwich
Angular Unit: Degree

8. That the above conditions must be fulfilled and the Document for conveyance be presented for stamping/issuance of the certificate on or before February 14, 2024, after which time this consent will lapse.

REASONS: The proposal conforms to the intent of the Official Plan and Zoning By-law.

B) PLB-2021-219 Jonathen K. Fries

Present: David Fries, agent

The proposal is to sever a parcel of land as a boundary adjustment. The severed lands will contain an area of approximately 0.089 hectares (0.22 acres). The retained parcel will have an approximate area of 6.25 hectares (15.44 acres). The property is to address an encroachment issue with the existing garage on the benefiting lands.

No comments from agent. Member Gould asked whether a minor variance would be necessary for the east boundary, as it appears to be deficient. The planner said that as the application does not affect this part of the property, it is a legal non-conforming situation. Therefore, it is not necessary to apply for a minor variance. Member Bartlett asked how it came that the garage was built in this encroachment situation. The planner said that he was not sure, but that Building had no objection to the application.

The Committee made the following decision:

PURSUANT to Subsection 53(1) of *The Planning Act*, R.S.O. 1990 (as amended), this Committee hereby makes the following decision on the application of **Jonathen K. Fries**, to sever a parcel of land as a boundary adjustment. The severed lands will contain an area of approximately 0.089 hectares (0.22 acres). The retained parcel will have an approximate area of 6.25 hectares (15.44 acres). The property is to address an encroachment issue with the existing garage on the benefiting lands. **Concession 1 North of Talbot Road, Part Lot 23, Geographic Township of North Cayuga, known municipally as 5533 Highway 3**

DECISION: APPROVED

CONDITIONS:

1. That the Haldimand County requirements, financial or otherwise, be satisfied. This will include taxes paid up to date, and a fee of \$313.00 for deed stamping. Also, a one (1) foot square, unencumbered, parcel of land dedicated to Haldimand County, which must be shown on the

reference plan, is required from the abutting lands presently owned by David Burnham Fries and further identified as Roll No. 2810-155-003-06700, if required.

2. That Section 50(3) or (5) of the Planning Act shall apply to any subsequent conveyance or transaction.
3. That the severed parcels become part and parcel of the abutting lands presently owned by David Burnham Fries and further identified as Roll # 2810-155-003-06700.
4. That the solicitor acting in the transfer provide his/her undertaking in the following manner: in consideration of the Certificate by the official I undertake to ensure by a subsearch of the abstract book that at the time of the registration of the said Certificate or deed upon which it has been affixed, the name of the registered owner of the abutting lands is the same as that of the Grantee in the said deed and that the one (1) foot square parcel of land dedicated to Haldimand County is an unencumbered parcel of land. Also the solicitor will apply to consolidate the two parcels into one consolidated PIN so the two parcels can be assessed together and the consolidation information will be provided to the Secretary-Treasurer once completed.
5. That the owner's solicitor provide an undertaking to Haldimand County agreeing that if there are any changes proposed to the wording on the certificate after stamping of the certificate by the County, prior to the registration of the certificate; that the Secretary-Treasurer or designate must approve the change prior to registration of the certificate.
6. Receipt of a copy of the registered reference plan of the severed parcel, approximately 0.089 hectares (0.22 acres). Also, **prior to the signing of the certificate**, an electronic version of the reference plan in AutoCAD.dwg in format shown below, indicating the consent file number and name of the applicant, must be emailed to dscott@haldimandcounty.on.ca and astewart@haldimandcounty.on.ca. The AutoCad drawings need to be georeferenced for the following Coordinate System:

Projected	Coordinate	NAD_1983_UTM_Zone_17N
System:		
Projection:	Transverse_Mercator	
False_Easting:	500000.00000000	
False_Northing:	0.00000000	
Central_Meridian:	-81.00000000	
Scale_Factor:	0.99960000	

Latitude_Of_Origin:	0.00000000
Linear Unit:	Meter
Geographic Coordinate	System:GCS_North_American_1983
Datum:	D_North_American_1983
Prime Meridian:	Greenwich
Angular Unit:	Degree

7. That the above conditions must be fulfilled and the Document for conveyance be presented for stamping/issuance of the certificate on or before February 15, 2024, after which time this consent will lapse.

REASONS: The proposal conforms to the intent of the Official Plan and Zoning By-law.

C) PLB-2021-240, PLB-2021-241 and PLB-2021-242 Stelco Inc.

Present: Matt Schuman, agent

The proposal is to sever a surplus lot for future development, as well as to create two long term leases (21 + years) on their existing property. The severed lands in application **PLB-2021-240**, the applicant proposes to sever a surplus lot for future development. The severed parcel will contain an area of approximately 27.89 hectares (68.92 acres). The proposed lease in application **PLB-2021-241** will create two leasehold parcels and will contain two existing power plant buildings. The parcels will contain an area of approximately 2073.7 square metres (0.51 acres) and 6171.7 square metres (1.53 acres) respectively. The proposed lease in application **PLB-2021-242** will create a leasehold parcel and will contain a building known as a granulator, which processes slag. The parcel will contain an area of approximately 0.17 hectares (0.42 acres). The retained parcel will contain an area of approximately 895.85 hectares (2213.7 acres).

No comments from agent or committee.

The Committee made the following decisions:

PLB-2021-240

PURSUANT to Subsection 53(1) of *The Planning Act*, R.S.O. 1990 (as amended), this Committee hereby makes the following decision on the application of **Stelco Inc.**, to sever a surplus lot for future development. The severed parcel will contain an area of approximately 27.89 hectares (68.92 acres). The retained parcel will contain an area of approximately 895.85 hectares (2213.7 acres). **Concession 1, Part Lots 1 to 4, Concession 2, Lots 1 to 3, Part Lot 4, Concession 3, Part Lots 1 to 4, Part of Road Allowance, Plan 84 Block DD, Registered Plan 18R6313 Parts 1, 2, 4 to 21, Geographic Township of Walpole, known municipally as 2330 Haldimand Road 3**

DECISION: APPROVED

CONDITIONS:

1. That the Haldimand County requirements, financial or otherwise, be satisfied. This will include taxes paid up to date, a parkland dedication fee of \$350.00 and a fee of \$313.00 for deed stamping.
2. That the owner's solicitor provide an undertaking to Haldimand County agreeing that if there are any changes proposed to the wording on the certificate after stamping of the certificate by the County, prior to the registration of the certificate; that the Secretary-Treasurer or designate must approve the change prior to registration of the certificate.
3. Receipt of a copy of the registered reference plan of the severed parcel, approximately 27.89 hectares (68.92 acres). Also, **prior to the signing of the certificate**, an electronic version of the reference plan in AutoCAD.dwg in format shown below, indicating the consent file number and name of the applicant, must be emailed to dscott@haldimandcounty.on.ca and astewart@haldimandcounty.on.ca. The AutoCad drawings need to be georeferenced for the following Coordinate System:

Projected Coordinate System:	NAD_1983_UTM_Zone_17N
Projection:	Transverse_Mercator
False_Easting:	500000.00000000
False_Northing:	0.00000000
Central_Meridian:	-81.00000000
Scale_Factor:	0.99960000
Latitude_Of_Origin:	0.00000000
Linear Unit:	Meter
Geographic Coordinate System:	GCS_North_American_1983
Datum:	D_North_American_1983
Prime Meridian:	Greenwich
Angular Unit:	Degree
4. That the above conditions must be fulfilled and the Document for conveyance be presented for stamping/issuance of the certificate on or before February 15, 2024, after which time this consent will lapse.

REASONS:

The proposal conforms to the intent of the Official Plan and Zoning By-law.

PLB-2021-241

PURSUANT to Subsection 53(1) of *The Planning Act*, R.S.O. 1990 (as amended), this Committee hereby makes the following decision on the application of **Stelco Inc.**, to create two leasehold parcels that contain two existing power plant buildings. The parcels will contain an area of approximately 2073.7 square metres (0.51 acres) and 6171.7 square metres (1.53 acres)

respectively. **Concession 1, Part Lots 1 to 4, Concession 2, Lots 1 to 3, Part Lot 4, Concession 3, Part Lots 1 to 4, Part of Road Allowance, Plan 84 Block DD, Registered Plan 18R6313 Parts 1, 2, 4 to 21, Geographic Township of Walpole, known municipally as 2330 Haldimand Road 3**

DECISION: APPROVED

- CONDITIONS:**
1. That the Haldimand County requirements, financial or otherwise, be satisfied. This will include taxes paid up to date, and a fee of \$313.00 for deed stamping.
 2. That a copy of the lease be submitted to the Secretary-Treasurer, and be reviewed and approved by Haldimand County prior to the issuance of the certificate.
 3. That the owner's solicitor provide an undertaking to Haldimand County agreeing that if there are any changes proposed to the wording on the certificate after stamping of the certificate by the County, prior to the registration of the certificate; that the Secretary-Treasurer or designate must approve the change prior to registration of the certificate.
 4. Receipt of a copy of the registered reference plan of the severed parcel, approximately 2073.7 square metres (0.51 acres) and 6171.7 square metres (1.53 acres) respectively. Also, **prior to the signing of the certificate**, an electronic version of the reference plan in AutoCAD.dwg in format shown below, indicating the consent file number and name of the applicant, must be emailed to dscott@haldimandcounty.on.ca and astewart@haldimandcounty.on.ca. The AutoCad drawings need to be georeferenced for the following Coordinate System:

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System:		
Projection:	Transverse_Mercator	
False_Easting:	500000.00000000	
False_Northing:	0.00000000	
Central_Meridian:	-81.00000000	
Scale_Factor:	0.99960000	
Latitude_Of_Origin:	0.00000000	
Linear Unit:	Meter	
Geographic Coordinate	System:GCS_North_American_1983	
Datum:	D_North_American_1983	
Prime Meridian:	Greenwich	
Angular Unit:	Degree	

5. That the above conditions must be fulfilled and the Document for conveyance be presented for stamping/issuance of the certificate on or before February 15, 2024, after which time this consent will lapse.

REASONS: The proposal conforms to the intent of the Official Plan and Zoning By-law.

PLB-2021-242

PURSUANT to Subsection 53(1) of *The Planning Act*, R.S.O. 1990 (as amended), this Committee hereby makes the following decision on the application of **Stelco Inc.**, to create a leasehold parcel and will contain a building known as a granulator. The parcel will contain an area of approximately 0.17 hectares (0.42 acres). The retained parcel will contain an area of approximately 895.85 hectares (2213.7 acres). **Concession 1, Part Lots 1 to 4, Concession 2, Lots 1 to 3, Part Lot 4, Concession 3, Part Lots 1 to 4, Part of Road Allowance, Plan 84 Block DD, Registered Plan 18R6313 Parts 1, 2, 4 to 21, Geographic Township of Walpole, known municipally as 2330 Haldimand Road 3**

DECISION: **APPROVED**

- CONDITIONS:**
1. That the Haldimand County requirements, financial or otherwise, be satisfied. This will include taxes paid up to date, and a fee of \$313.00 for deed stamping.
 2. That a copy of the lease be submitted to the Secretary-Treasurer, and be reviewed and approved by Haldimand County prior to the issuance of the certificate.
 3. That the owner's solicitor provide an undertaking to Haldimand County agreeing that if there are any changes proposed to the wording on the certificate after stamping of the certificate by the County, prior to the registration of the certificate; that the Secretary-Treasurer or designate must approve the change prior to registration of the certificate.
 4. Receipt of a copy of the registered reference plan of the severed parcel, approximately 0.17 hectares (0.42 acres). Also, **prior to the signing of the certificate**, an electronic version of the reference plan in AutoCAD.dwg in format shown below, indicating the consent file number and name of the applicant, must be emailed to dscott@haldimandcounty.on.ca and astewart@haldimandcounty.on.ca. The AutoCad drawings need to be georeferenced for the following Coordinate System:
Projected Coordinate NAD_1983_UTM_Zone_17N
System:
Projection: Transverse_Mercator

False_Easting:	500000.00000000
False_Northing:	0.00000000
Central_Meridian:	-81.00000000
Scale_Factor:	0.99960000
Latitude_Of_Origin:	0.00000000
Linear Unit:	Meter
Geographic Coordinate System:	GCS_North_American_1983
Datum:	D_North_American_1983
Prime Meridian:	Greenwich
Angular Unit:	Degree

5. That the above conditions must be fulfilled and the Document for conveyance be presented for stamping/issuance of the certificate on or before February 15, 2024, after which time this consent will lapse.

REASONS: The proposal conforms to the intent of the Official Plan and Zoning By-law.

CONSENTS & RELATED MINOR VARIANCES:

A) PLB-2021-215 & PLA-2021-216 Prinzen and Sons

Present: Peter Karsten, agent

In application **PLB-2021-215**, the applicant proposes to sever a lot containing an existing surplus farm dwelling and accessory structures. The severed lands will have frontage of approximately 8 metres (26.2 feet) and will contain an area of approximately 0.6 hectares (1.5 acres). The retained parcel will contain an area of approximately 38.67 hectares (95.56 acres). In application **PLA-2021-216**, relief is requested from the lot frontage provisions of the Agricultural (A) Zone of Haldimand County Zoning By-law HC-1 2020.

The agent talked about the consultation with neighbours, and the Secretary-Treasurer confirmed that the Public Consultation Strategy was received on the Monday prior to the meeting. No comments from the committee.

The Committee made the following decision:

PLB-2021-215

PURSUANT to Subsection 53(1) of *The Planning Act*, R.S.O. 1990 (as amended), this Committee hereby makes the following decision on the application of **Prinzen and Sons**, to sever a lot containing an existing surplus farm dwelling and accessory structures. The severed lands will have frontage of approximately 8 metres (26.2 feet) and will contain an area of approximately 0.6 hectares (1.5 acres). The retained parcel will contain an area of approximately 38.67 hectares

(95.56 acres). **Concession 7, Part Lot 13, Registered Plan 18R3826 Part 6, Geographic Township of Walpole, known municipally as 1330 Sandusk Road**

DECISION: APPROVED

- CONDITIONS:**
1. That the Haldimand County requirements, financial or otherwise, be satisfied. This will include taxes paid up to date, a parkland dedication fee of \$350.00 and a fee of \$313.00 for deed stamping.
 2. That a septic evaluation for severed parcel be completed and submitted to the Secretary- Treasurer, who will give it to the Haldimand County Building Controls and By-law Enforcement Division for approval. (Septic evaluations must be completed prior to the issuance of the certificate. Please allow approximately six (6) months for completion of the septic evaluation.) Please contact the Building Controls and By-law Enforcement Division at 905-318-5932, for further clarification.
 3. Receipt of a letter from the Roads Operations Division indicating that they have no objections to the future issuance of an entrance permit. In lieu of a letter, a copy of permit(s) may be provided to the Secretary-Treasurer. Entrance permits may be required for existing, severed, and / or retained parcels. Permits may be obtained from the County's Roads Operations Division Support staff at 905-318-5932, Ext. 8601 for details.
 4. Receipt of confirmation from the owner that an access to the barn located on the retained parcel (located solely on said parcel) is established prior to the signing of the certificate by the Secretary-Treasurer. Alternatively, the owner can have the barn located on the retained lands removed to the satisfaction of Building Controls and By-law Enforcement Division. Please contact the Building Inspector at 905-318-5932, when the buildings have been removed, for an inspection of the property.
 5. That application (PLA-2021-216) be completed prior to the completion of PLB-2021-215.
 6. That an application for a new civic address be submitted for the retained (or severed) parcel. Contact the Planning & Development Division at 905-318-5932, ext. 6212 for details.
 7. That the owner's solicitor provide an undertaking to Haldimand County agreeing that if there are any changes proposed to the wording on the certificate after stamping of the certificate by the County, prior to the registration of the certificate; that the Secretary-Treasurer or designate must approve the change prior to registration of the certificate.

8. Receipt of a copy of the registered reference plan of the severed parcel, with a frontage of approximately 8 metres (26.2 feet) and will contain an area of approximately 0.6 hectares (1.5 acres). Also, **prior to the signing of the certificate**, an electronic version of the reference plan in AutoCAD.dwg in format shown below, indicating the consent file number and name of the applicant, must be emailed to dscott@haldimandcounty.on.ca and astewart@haldimandcounty.on.ca. The AutoCad drawings need to be georeferenced for the following Coordinate System:

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False_Northing:	0.00000000
Central_Meridian:	-81.00000000
Scale_Factor:	0.99960000
Latitude_Of_Origin:	0.00000000
Linear Unit:	Meter
Geographic Coordinate	System:GCS_North_American_1983
Datum:	D_North_American_1983
Prime Meridian:	Greenwich
Angular Unit:	Degree

9. That the above conditions must be fulfilled and the Document for conveyance be presented for stamping/issuance of the certificate on or before February 15, 2024, after which time this consent will lapse.

REASONS: The proposal conforms to the intent of the Official Plan and Zoning By-law.

PLA-2021-216

PURSUANT to Subsection 45(1) of *The Planning Act*, R.S.O. 1990 (as amended), this Committee hereby makes the following decision on the application of **Prinzen and Sons**, to request relief from the lot frontage provisions of the Agricultural (A) Zone of Haldimand County Zoning By-law HC-1 2020, to recognize deficiencies as a result of concurrent consent application PLB-2021-215. **Concession 7, Part Lot 13, Registered Plan 18R3826 Part 6, Geographic Township of Walpole, known municipally as 1330 Sandusk Road**

DECISION: **APPROVED**

REASONS: The proposal conforms to the intent of the Official Plan and Zoning By-law. The relief requested is considered minor in nature and is appropriate development of the lands.

PREVIOUSLY DEFERRED:

A) PLB-2019-192

Mark & Kieran Kelleher

Present: Michael Fowler, agent

This application was previously deferred at the August 21, 2020 Committee of Adjustment meeting. The applicants propose to sever a lot containing an existing surplus farm dwelling. The severed lands will measure approximately 60.96 metres (200 feet) by 91.44 metres (300 feet) and will contain an area of 0.56 hectare (1.38 acres).

No comments from the agent. Chairperson Brown asked if there was livestock currently on the property. The agent said that no livestock currently reside there. Member Bartlett commented that there is a marked change in the dwelling. Member Gould asked if condition 3 should be adjusted to reflect that the outbuildings on the retained property should be removed. The Secretary-Treasurer said that it would be changed in the decision.

The Committee made the following decision:

PURSUANT to Subsection 53(1) of *The Planning Act*, R.S.O. 1990 (as amended), this Committee hereby makes the following decision on the application of **Mark & Kieran Kelleher**, to sever a lot containing an existing surplus farm dwelling. The severed lands will measure approximately 60.96 metres (200 feet) by 91.44 metres (300 feet) and will contain an area of 0.56 hectare (1.38 acres). **Part Lot 16, Concession 1, Geographic Township of Oneida, known municipally as 510 First Line**

DECISION: **APPROVED as amended**

- CONDITIONS:**
1. That the Haldimand County requirements, financial or otherwise, be satisfied. This will include taxes paid up to date, a parkland dedication fee of \$250.00 and a fee of \$313.00 for deed stamping.
 2. That a septic evaluation for severed parcel be completed and submitted to the Haldimand County Building Controls and By-law Enforcement Division for approval. (Septic evaluations must be completed prior to the issuance of the certificate. Please allow approximately six (6) months for completion of the septic evaluation.) Please contact the Building Controls and By-law Enforcement Division at 905-318-5932, for further clarification.
 3. That accessory structures/outbuildings on the retained parcel be removed to the satisfaction of the Building Controls and By-law Enforcement Division. Please contact the Building Inspector at 905-

318-5932, when the buildings have been removed, for an inspection of the property.

4. That the owner's solicitor provide an undertaking to Haldimand County agreeing that if there are any changes proposed to the wording on the certificate after stamping of the certificate by the County, prior to the registration of the certificate; that the Secretary-Treasurer or designate must approve the change prior to registration of the certificate.
5. Receipt of a copy of the registered reference plan of the severed parcel, approximately 60.96 metres by 91.44 metres, containing an area of approximately 0.56 hectare. Also, **prior to deed stamping**, an electronic version of the reference plan in AutoCAD.dwg in format shown below, indicating the consent file number and name of the applicant, must be emailed to dscott@haldimandcounty.on.ca and astewart@haldimandcounty.on.ca. The AutoCad drawings need to be georeferenced for the following Coordinate System:

Projected	Coordinate	NAD_1983_UTM_Zone_17N
System:		
Projection:		Transverse_Mercator
False_Easting:		500000.00000000
False_Northing:		0.00000000
Central_Meridian:		-81.00000000
Scale_Factor:		0.99960000
Latitude_Of_Origin:		0.00000000
Linear Unit:		Meter
Geographic Coordinate		System:GCS_North_American_1983
Datum:		D_North_American_1983
Prime Meridian:		Greenwich
Angular Unit:		Degree
6. That the above conditions must be fulfilled and the Document for conveyance be presented for stamping/issuance of the certificate on or before February 15, 2024, after which time this consent will lapse.

REASONS: The proposal conforms to the intent of the Official Plan and Zoning By-law.

OTHER BUSINESS:

The minutes of the January 17, 2022 meeting were adopted as presented.

The meeting adjourned at 9:35 am.



Chairman



Secretary-Treasurer

