



A G E N D A
for the
HALDIMAND COUNTY
COMMITTEE OF ADJUSTMENT HEARING
to be held on Tuesday, June 14, 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-2022-031 Lorna Cassano

The applicants propose to sever a lot containing an existing surplus farm dwelling. The severed lands will have a frontage of approximately 46.1 metres (151.2 feet) and will contain an area of 1.03 hectares (0.58 acres). The retained parcel will contain an area of approximately 40.4 hectares (99.85 acres). **Concession 1 North of Dover Road, Part Lot 6, Registered Plan 18R6333 Part 1, Geographic Township of Dunn, known municipally as 701 Aikens Road**

PLB-2022-050 McClung Properties Ltd. (Empire)

The applicant proposes to sever a parcel of land as a boundary adjustment. The severed lands will contain an area of approximately 0.012 hectares (0.03 acres). The retained lands will contain an area of approximately 6.12 hectares (15.12 acres). The property is to fulfill a condition of a draft plan of subdivision (PL28T-2018-074). **Plan 51, Park Lots 4 and 5, Registered Plan 18R3571 Part 1, Geographic Township of Seneca, Urban Area of Caledonia, known municipally as 31 Seneca Street**

PLB-2022-051 Riverview M D Developments Inc. (McClung South)

The applicant proposes to sever a parcel of land as a boundary adjustment. The severed lands will contain an area of approximately 0.06 hectares (0.15 acres). The retained lands will contain an area of approximately 2.64 hectares (6.52 acres). The property is to fulfill a condition of a draft plan of subdivision (PL28T-2018-074). **Plan 51, Park Part Lot 6, Registered Plan 18R7129 Part 2, Geographic Township of Seneca, Urban Area of Caledonia, no civic address**

PLB-2022-054 Robert Smolka and Steve Taylor

The applicant proposes to sever a parcel of land as a boundary adjustment. The severed lands will contain an area of approximately 1.48 hectares (3.66 acres). The property is to

add utility property for the benefitting lands. **Range East of the Plank Road, Part Lot 16, Registered Plan 18R4474 Parts 1 and 2, Geographic Township of Oneida, known municipally as 4682 Highway 6**

PLB-2022-058 Shana Berryman

The applicant proposes to sever a lot for future residential development. The severed lands will have a frontage of approximately 34.7 metres (113.85 feet) and contain an area of approximately 0.158 hectares (0.39 acres). The retained parcel will contain an area of approximately 5.8 hectares (14.33 acres). **RCP 65, Part Lots 1 and 4, Registered Plan 18R3550 Part 2, Geographic Township of Seneca, known municipally as 438 Mines Road**

PLB-2022-061 Marilyn Tone

The applicant proposes to sever a lot for future residential development. The severed lands will have a frontage of approximately 15 metres (49.2 feet) and contain an area of approximately 0.36 hectares (0.89 acres). The retained parcel will contain an area of approximately 0.29 hectares (0.72 acres). **Range East of the Caledonia Townsend Road, Part Lot 1, Registered Plan 18R2385 Part 1, Urban Area of Caledonia, Geographic Township of Caledonia, known municipally as 319 Haddington Street**

PLB-2022-067 Sheppard Bros. Farming

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 112.8 metres (370 feet) and will contain an area of 0.59 hectares (1.47 acres). The retained parcel will contain an area of approximately 31.2 hectares (77 acres). **Concession 1 North of Cayuga, Part Lot 58, Geographic Township of Oneida, known municipally as 497 Haldimand Road 20**

D) MINOR VARIANCES:

PLA-2022-065 Keith McKellar

Relief is requested from the accessory building height and accessory building area provisions of the Lakeshore Residential (RL) Zone of Zoning By-law HC-1 2020. The relief is requested to permit the replacement of a detached garage on the subject property. **Concession 4 South of Dover Road, Part Lot 3, Geographic Township of Dunn, known municipally as 3060 Lakeshore Road**

PLA-2022-069 Glen and Judy Brough

Relief is requested from the accessory building height and accessory building area provisions of the Lakeshore Residential (RL) Zone of Zoning By-law HC-1 2020. The relief is requested to permit the construction of a garage with a loft on the subject property. **Concession 5 South of Dover Road, Part Lot 20, Registered Plan 18R4739 Parts 2 & 3, Geographic Township of Dunn, known municipally as 36 Weatherburn Line**

E) PREVIOUSLY DEFERRED:

PLA-2020-195 Bert and Veronica Meritz

This application was deferred at the March 9, 2021 Committee of Adjustment meeting, and has been revised based on consultation with the Niagara Peninsula Conservation Authority. The applicant proposes to construct an accessory garage on a campground site on the subject property. Relief is requested from the provisions of the Open Space (OS), Agricultural (A) and Wetland (W) Zones of Zoning By-law HC-1 2020 to permit the expansion of a legal non-conforming use on the property. **Concession 3 Cross, Part Lots 7 and 8, Registered Plan 18R6526 Part 3, Geographic Township of Moulton, known municipally as 334 Rattlesnake Road**

F) Minutes of May 9, 2022 meeting

G) Other Business