



**A G E N D A**  
**for the**  
**HALDIMAND COUNTY**  
**COMMITTEE OF ADJUSTMENT HEARING**  
**to be held on Tuesday, July 19, 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-2021-175                      Contrans Corp.**

This application is concurrent with applications PLOP-HA-2021-151 and PLZ-2021-152. The applicant proposes to sever a lot for future redi-mix concrete plant development. The severed lands will have a frontage of approximately 105 metres (344.5 feet) and contain an area of approximately 2.07 hectares (5.12 acres). The retained parcel will contain an area of approximately 7.9 hectares (19.5 acres). **Range West of Plank Road, Part Lot 16, Registered Plan 18R5897 Part 1, Geographic Township of Oneida, known municipally as 28 3rd Line**

**PLB-2022-086                      Chace and Houston Mitchell**

The applicants propose to sever a lot containing an existing surplus farm dwelling and accessory structure. The severed lands will have a frontage of approximately 71.5 metres (234.6 feet) and will contain an area of 0.534 hectares (1.32 acres). The retained parcel will contain an area of approximately 19.58 hectares (48.4 acres). **Concession 7, Part Lot 7, Geographic Township of Walpole, known municipally as 559 Concession 6 Walpole**

**PLB-2022-087                      6642300 Ontario Inc.**

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 524 square metres (0.13 acres). The retained parcel will contain an area of approximately 0.133 hectares (0.33 acres). **Plan 905, Block 2, Lots 3 and 6, Urban Area of Hagersville, known municipally as 129 King Street West**

**D) CONSENTS & RELATED MINOR VARIANCES:**

**PLB-2022-023 and PLA-2022-025**

**David and Pamela Bergin**

In application **PLB-2022-023**, the applicant proposes to sever a lot for future residential development. The severed lands will have a frontage of approximately 30.18 metres (99 feet) and contain an area of approximately 0.04 hectares (0.1 acres). The retained parcel will contain an area of approximately 0.04 hectares (0.1 acres). In application **PLB-2022-025**, relief is requested from the lot area, front yard setback and rear yard provisions of the Residential Zone 1-A (R1-A) Zone of Haldimand County Zoning By law HC-1 2020. The relief is requested to recognize the deficiencies of the property as a result of the concurrent consent application. **Plan 507, Part Lot 4, Urban Area of Dunnville, known municipally as 539 Broad Street West**

**E) MINOR VARIANCES:**

**PLA-2021-071**

**Kevin Fralick**

Relief is requested from the accessory building area provisions of the Agricultural (A) Zone of Zoning By-law HC 1-2020. The relief is requested to permit the construction of a workshop on the subject property. **Concession 3, Part Lot 7, Registered Plan 18R4534 Part 1, Geographic Township of Canborough, known municipally as 164 James Road**

**PLA-2022-075**

**Storage Guyz – Hagersville**

Relief is requested from the exterior side yard, parking and loading space provisions of the Rural Industrial (MR) Zone of Zoning By-law HC 1-2020. The relief is requested to permit the expansion of the existing storage facility on the subject property. **Concession 12, Part Lot 18, Geographic Township of Walpole, known municipally as 2088 Cheapside Road**

**PLA-2022-079**

**Patrick Godbout**

Relief is requested from the front yard setback and building in required front yard provisions of the Lakeshore Residential (RL) Zone of Zoning By-law HC 1-2020. The relief is requested to permit the existing shed on the subject property. **Concession 4 South of Dover Road, Part Lot 3, Geographic Township of Dunn, known municipally as 3084 Lakeshore Road**

**PLA-2022-080**

**Stuart and Holly McAskill**

Relief is requested from the front yard setback and interior side yard (right) provisions of the Development (D) Zone of Zoning By-law HC-1 2020. The relief is requested to recognize deficiencies as the result of the construction of two sheds on the subject property. **Concession 2, Part Lot 2, Geographic Township of Walpole, known municipally as 1094 New Lakeshore Road**

**PLA-2022-084**

**Jordan and Richard Bosschaert**

Relief is requested from the interior side yard (left) provisions of the Agricultural (A) Zone of Zoning By-law HC-1 2020. The relief is requested to permit the construction of an addition to the existing dwelling on the subject property. **Concession 2, Part Lot 11, Geographic Township of Rainham, known municipally as 4745 Rainham Road**

**PLA-2022-085                      Darren Papineau**

Relief is requested from the height of building provisions of the Agricultural (A) Zone of Zoning By-law HC-1 2020. The relief is requested to permit the construction of a detached garage on the subject property. **Concession 5, Part Lots 10 and 11, Registered Plan 18R438, Geographic Township of South Cayuga, known municipally as 1223 Bains Road**

**F)      PREVIOUSLY DEFERRED:**

**PLB-2022-007                      Daniel and Diane DePagter**

This application was deferred at the April 12, 2022 Committee of Adjustment meeting, and was subsequently revised. The applicant proposes to sever a lot for future residential development. The severed lands will have a frontage of approximately 27.9 metres (91.5 feet) and contain an area of approximately 0.3101 hectares (0.8 acres). The retained parcel will contain an area of approximately 0.25386 hectares (0.63 acres). **Cayuga Village Plan East of the Grand River, Lots 25 and 26 North of Mohawk Street, Part of Lots 25 and 26 South of Norton Street, Part of Snow Street, Registered Plan 18R7803 Parts 7 and 8, Urban Area of Cayuga, known municipally as 29 Monture Street North**

**PLB-2022-038                      Don & Lisa McCleary, Pat Friend & Terry Werbiski**

This application was deferred at the April 12, 2022 Committee of Adjustment meeting, and has been subsequently revised. The applicant proposes to sever a parcel of land as a boundary adjustment. The severed lands will contain an area of approximately 0.134 hectares (0.33 acres). The property is to address various encroachment issues for the benefitting lands. **Concession 5, Part Lot, 3 Registered Plan 18R6815 Part 1, Geographic Township of Rainham, known municipally as 179 Concession 5 Road**

**G)      Minutes of the June 14, 2022 meeting**

**H)      Other Business**