



A G E N D A
for the
HALDIMAND COUNTY
COMMITTEE OF ADJUSTMENT HEARING
to be held on Tuesday, March 28, 2023

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-2023-008

Charlene and Gordon Tenhage

The applicants propose to sever a parcel of land as a boundary adjustment. The severed lands will contain an area of approximately 0.02 hectares (0.05 acres). The retained parcel will have an approximate area of 0.36 hectares (0.89 acres). The property is to provide access for the benefitting parcel to a public road. The applicants also propose a partial discharging of the mortgage for the retained lands. **Concession 5 South of Dover Road, Part Lot 18, Registered Plan18R5529 Parts 5 to 8, Geographic Township of Dunn, known municipally as 3 Johnson Road**

PLB-2023-012

Prinzen & Son Ltd.

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 10 metres (32.8 feet) and will contain an area of 0.56 hectares (1.38 acres). The retained parcel will contain an area of approximately 59.69 hectares (147.5 acres). **Concession 6, Part Lot 21, Geographic Township of Walpole, known municipally as 1720 Concession 6 Walpole**

PLB-2023-013

Gerry Veldhuizen

The applicant proposes to sever a lot containing an existing surplus farm dwelling and accessory structure. The severed lands will have a frontage of approximately 80 metres (262.5 feet) and will contain an area of 0.53 hectares (1.3 acres). The retained parcel will contain an area of approximately 32.4 hectares (80 acres). **Concession 2 from Lake Erie, Part Lot 19, Registered Plan18R7385 Parts 2 and 4, Geographic Township of Moulton, known municipally as 14 Feeder Canal Road**

D) CONSENTS & RELATED MINOR VARIANCES:

**PLB-2023-022, PLB-2023-023, Trailside Townsend Limited Partnership, Trailside
PLB-2023-024 & PLA-2023-017 Townsend GP Inc.**

In application **PLB-2023-022**, three easements for watermain servicing and storm servicing would be created. In application **PLB-2023-023**, an easement for stormwater servicing would be created. In application **PLB-2023-024**, an easement would be created for sanitary servicing. In application **PLA-2023-017**, relief is requested from the rear yard provisions of the Residential Type 4 (R4) Zone of Zoning By-law HC-1 2020. The relief is requested to facilitate approval of the Draft Plan of Subdivision on the subject property. **Plan D37-5 Part of Unit 1, Registered Plan 37R10515 Parts 1 TO 4, Geographic Township of Townsend, known municipally as 100 Nanticoke Creek Parkway**

MINOR VARIANCES:

PLA-2023-009 Barb Bozikis and Charles Metcalfe

Relief is requested from the exterior side yard and 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 garage on the subject property. **Range 1 East of Plank Road, West Half of Part Lot 3, Registered Plan 18R3488 Part 1, Geographic Township of Seneca, known municipally as 766 Highway 6**

PLA-2023-010 Chris Hotrum

Relief is requested from the front yard setback and 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 garage on the subject property. **Concession 4, Part Lot 6, Registered Plan 18R3713 Part 1, Geographic Township of Rainham, known municipally as 471 Concession 4 Road**

PLA-2023-015 Breanne Barnes and Jeremy Crooks

Relief is requested from the accessory building area and building height provisions of the Agricultural (A) Zone of Zoning By-law HC-1 2020. The relief is requested to permit the construction of a garage on the subject property. **Concession 3, Part Lot 6, Geographic Township of Sherbrook, no civic address**

PLA-2023-021 Don and Pat Ricker

Relief is requested from the maximum dwelling unit area and secondary suite distance from principal residence provisions of the Agricultural Zone of Zoning By-law HC-1 2020. The relief is requested to permit the construction of a secondary suite on the subject property. **Concession 2 from Canborough, Part Lot 8, Geographic Township of Moulton, known municipally as 525 Diltz Road**

E) SIGN VARINCE:

PLASGN-2023-018

2690419 Ontario Ltd.

The applicant proposes to post a sign on the east wall of the existing restaurant. Relief is requested from the provisions of the Haldimand County Sign By-law No. 1064/10 to permit the sign to be located above the first storey of the existing building. The proposed signs are to be approximately 2.28 metres (7.5 feet) by 1.016 metres (3.3 feet) in size. **Part Lots 3 and 4 South of Norton Street West, Village Plan of Cayuga, known municipally as 3 Norton Street West**

F) CHANGE OF CONDITION REQUEST:

PLB-2022-122

Patrick and Debbie Martin

This application was provisionally approved at the September 13, 2022 Committee of Adjustment meeting. Through the review of their original plans, the applicant is requesting that Condition 8 of approval be revised to reflect new measurements for lot frontage and lot size, to change the proposed building location on the proposed parcel. The severed lands will have a frontage of approximately 17 metres (55.8 feet) and contain an area of approximately 0.32 hectares (0.8 acres). The retained parcel will contain an area of approximately 0.21 hectares (0.5 acres). **Part Lot 6 North of Haddington, Registered Plan 18R3079 Part 2, Urban Area of Caledonia, known municipally as 334 Haddington Street**

G) Minutes of February 21, 2023 meeting

H) Other Business