

MEMBERS PRESENT:

HALDIMAND COUNTY COMMITTEE OF ADJUSTMENT MINUTES TUESDAY, July 18, 2023

Paul Brown

A meeting of the Committee of Adjustment was held on Tuesday, July 18, 2023 at 9:00 a.m. in the Council Chambers of the Haldimand County Administration Building.

	Members	Don Ricker
		Paul Fleck
		Brian Snyder
		Brian Wagter
		Carolyn Bowman
MEMBERS ABSENT:		Paul Makey
STAFF PRESENT:	Supervisor Development Services	Alisha Cull
	Planner	John Douglas
	Secretary-Treasurer	David Scott
	Acting Secretary-Treasurer	Chenxi Tang

The Committee of Adjustment dealt with the following applications:

Chair

CONSENTS:

PLB-2023-067	Goit
PLB-2023-071	Muzloum
PLB-2023-078	Bojin

MINOR VARIANCES:

PLA-2023-076	McCulley
PLA-2023-081	Gay
PLA-2023-083	Weikman

DECLARATIONS OF PECUINARY INTEREST:

CONSENTS:

A) PLB-2023-067

Goit

Present: Kim Hessels

The proposal is to sever a lot containing an existing surplus farm dwelling and accessory structure. The severed lands will contain an area of 0.59 hectares (1.46 acres). The retained parcel will contain an area of approximately 38.8 hectares (95.88 acres).

Member Carolyn asks for which dwelling are on the severed lands and which dwellings are on the retained land.

The agents provided a brief description to answer Member Bowman's question.

Member Ricker asks for the entrance to the retained and severed land

The agent provided a brief description to answer Member Ricker's question.

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 **Goit**, to sever a lot containing an existing surplus farm dwelling and accessory structure. The severed lands will contain an area of 0.59 hectares (1.46 acres). The retained parcel will contain an area of approximately 38.8 hectares (95.88 acres). **Dunnville Concession 4 SDR Part Lot 10, known municipally as 805 Kings Row**

CONDITIONS:

REASONS:

B) PLB-2023-071

Muzloum

Present: Mike Suillvan, and owners

No discussion.

The proposal is to sever for lot creation. The severed lands will contain an area of 0.08 hectares (0.20 acres). The retained parcel will contain an area of approximately 0.05 hectares (0.12 acres).

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 **Muzloum**, to sever for lot creation. The severed lands will contain an area of 0.08 hectares (0.20 acres). The retained parcel will contain an area of approximately 0.05 hectares (0.12 acres). **Caledonia Part Lot 29 S Caithness Registered Plan**, **18R4293 PART 4**, **known municipally as 309 Caithness St E**

DECISION: Approved

CONDITIONS:

REASONS:

C) PLB-2023-078 Bojin

Present: Mike McLaughlin

The proposal is to sever for lot creation. The severed lands will contain an area of 0.03722 hectares (0.092 acres). The retained parcel will contain an area of approximately 0.03762 hectares (0.093 acres).

The agent asks for the reasons for a lot grading condition

The Planner provided the reasons why it is required

Member Ricker asks for the minimum size for a lot

The Planner provided a brief summary to answer Ricker's concern.

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 **Bojin**, to sever for lot creation. The severed lands will contain an area of 0.03722 hectares (0.092 acres). The retained parcel will contain an area of approximately 0.03762 hectares (0.093 acres). **Plan 69 Part Lots 11 And 12 Registered Plan, 18R5948 Part 1 N/S ALDER ST W, known municipally as 407 Cedar Street**

DECISION: Approved

CONDITIONS:

REASONS:

MINOR VARIANCES:

A) **PLA-2023-054** McCulley

Present: None present

The proposal is to request relief from the Exterior Side Yard and Rear Yard Setback provision of the Urban Residential Type 1-C (R1-C) Zone of Zoning By-law HC 1-2020. The relief is to permit the construction of a pool house / shed in the back yard.

No discussion

The Committee made the following decision:

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 **McCulley**, to request relief from the Exterior Side Yard and Rear Yard Setback provision of the Urban Residential Type 1-C (R1-C) Zone of Zoning By-law HC 1-2020. The relief is to permit the construction of a pool house / shed in the back yard. **Townsend Plan M1 Lot 53 Secondary M-1, Parcel 53-1, known municipally as 18 Ravine Cres**

DEC	ISION:	Approved
COND	ITIONS:	
REAS	ONS:	
B)	PLA-20	023-081

Present: Shirly Gay

The proposal is to request relief from accessory building height and accessory building area provisions of R1-A Zone of Zoning By-law HC 1-2020. The relief is to permit the construction of a garage with a second story and bathroom.

Member Ricker asks if the construction is to use the existing entrance

Ms. Gay answered that it will be through the existing construction.

Member Bowman asks what the dwelling is for.

Ms. Gay provided a brief description as to the reason why a dwelling is required.

Member Snyder asks if resident occupancy is required.

The Planner provided a brief description to occupancy permit

The Committee made the following decision:

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 **Gay**, to request relief from accessory building height and accessory building area provisions of R1-A Zone of Zoning By-law HC 1-2020. The relief is to permit the construction of a garage with a second story and bathroom. **Caledonia Plan 57 RCP Part Lot 15 Registered Plan, 18R2740 Part 1, known municipally as 182 ORKNEY ST W**

DECISION: Approved

CONDITIONS:

REASONS:

C) **PLA-2023-083**

Weikman

Present: Justin Weikman

The proposal is to request relief from the Accessory Building Height and Accessory Building Area provision of Agriculture (A) Zone of Haldimand County Zoning By-law HC-1 2020. The relief is to permit the construction of a storage building.

Member Ricker asks how the building will be accessed

The applicant provided his plan of accessing the property.

Member Snyder asks if the lot is zoned agriculture and severance is not permitted.

The Planner answered that the lands are zoned agriculture and it is a minor variance application, not a severance application and provided a brief summary of the site inspection.

Member Fleck asks the reason behind the agriculture zone since the surrounding lands are not zoned agriculture.

The supervisor provided the reason as to why it is zoned agriculture.

Member Fleck asks why the lot is not zoned residential after severance.

The Planner and Supervisor clarified that the severed lot will not be rezoned to residential.

The Committee made the following decision:

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 **Weikman**, to request relief from the Accessory Building Height and Accessory Building Area provision of Agriculture (A) Zone of Haldimand County Zoning By-law HC-1 2020. The relief is to permit the construction of a storage building. **Dunnville Concession 1 NDR Part Lot 10 Registered Plan 18R6243 Part 1, known municipally as 6945 Rainham Road**

DECISION: Approved

CONDITIONS:

REASONS:

OTHER BUSINESS:

The minutes of the June 13, 2023 meeting were adopted as amended.

The meeting adjourned at 9:34 AM

Parl Brown

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Chairman

Acting Secretary-Treasurer