



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

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 PRESENT: Chair Paul Brown
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:

CONSENTS:

PLB-2023-067 Goit
PLB-2023-071 Muzloun
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**

DECISION: Approved

CONDITIONS:

REASONS:

B) PLB-2023-071 Muzloun

Present: Mike Sullivan, and owners

Present: Shirley 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



Chairman

Acting Secretary-Treasurer

