



**A G E N D A**  
*for the*  
**HALDIMAND COUNTY**  
**COMMITTEE OF ADJUSTMENT HEARING**  
*to be held on Tuesday, August 15, 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-2023-032 Hedley Seeds**

The applicant proposes to sever a parcel of land as a boundary adjustment. The severed lands will contain an area of approximately 39.92 hectares (98.6 acres). The retained parcel will have an approximate area of 0.48 hectares (1.2 acres). The property is combine the agricultural production on two adjoining properties together on one property.

**Concession 1 South of Talbot Road, Part Lot 3, Geographic Township of North Cayuga, known municipally as 6602 Highway 3**

**PLB-2023-082 Devries Family Farms Inc.**

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 71 metres (233 feet) and will contain an area of 0.57 hectares (1.4 acres). The retained parcel will contain an area of approximately 19.6 hectares (48.4 acres). **Concession 4 from Canborough, Part Lot 6, Geographic Township of Moulton, known municipally as 1644 Hutchinson Road**

**PLB-2023-105 Gibkoz Inc.**

The applicant proposes to sever a lot for future residential development. The severed lands will have a frontage of approximately 23.16 metres (76 feet) and contain an area of approximately 636.2 square metres (0.16 acres). The retained parcel will contain an area of approximately 881.5 square metres (0.22 acres). **Plan 69, Part Lots 10 to 12 North of Broad Street, Registered Plan 18R1687 Parts 2,3,4 and 6, Urban Area of Dunnville, known municipally as 111 Broad Street East**

**D) MINOR VARIANCES:**

**PLA-2023-097**

**Lucas Baldwin**

Relief is requested from the height of building and building area provisions of the Hamlet Residential (RH) Zone of Haldimand County Zoning By-law HC 1-2020. The relief is requested to permit the construction of a garage on the subject property. **Plan 63 RCP, Part Lot 1, Hamlet of Unity Side Road, Geographic Township of Seneca, known municipally as 53 Unity Side Road**

**PLA-2023-103**

**Vince Casali**

Relief is requested from the exterior side yard and primary use provisions of the Marine Commercial (CM) Zone of Haldimand County Zoning By-law HC 1-2020. The relief is requested to permit the construction of a tourist cabin on the subject property. **Plan 69, Part Lot 24 South of Main Street, Registered Plan 18R1308 Part of Part 1, Urban Area of Dunnville, known municipally as 548 Main Street East**

**PLA-2023-106**

**Henri Bennemeer and Sheila Joris**

Relief is requested from the setback provisions of the Lakeshore Residential (RL) Zone of Haldimand County Zoning By-law HC 1-2020. The relief is requested to permit the relocation of the existing dwelling on the subject property. **Concession 5 South of Dover Road, Part Lot 10, Registered Plan 18R1498 Parts 6 and 9, Geographic Township of Dunn, known municipally as 34 Paradise Line**

**PLA-2023-111**

**Andresa Sisson and Tao Drayton**

Relief is requested from the dwelling unit as an accessory use provisions of the Neighbourhood Institutional (IN) Zone of Haldimand County Zoning By-law HC 1-2020. The relief is requested to permit the establishment of a residential dwelling on the subject property. **Part of the Warner Nelles Tract, Registered Plan 18R7167 Part of Part 1, Geographic Township of Seneca, known municipally as 3 Nelles Street East**

**E) PREVIOUSLY DEFERRED:**

**PLA-2023-043**

**Tyler King**

This application was deferred at the May 16, 2023 Committee of Adjustment meeting. Relief is requested from the secondary dwelling distance to principle dwelling provisions of the Agriculture [A] Zone of Zoning By-law HC-1 2020. The relief is requested to permit the construction of a secondary dwelling further away from the principle dwelling on the property. **Range 1 from the Grand River, Part Lot 20, Registered Plan 18R6387 Part 2, Geographic Township of Moulton, known municipally as 1362 Northshore Drive**

**F) Minutes of July 18, 2023 meeting**

**G) Other Business**

- **Submission of Mileage Process**