



**A G E N D A**  
*for the*  
**HALDIMAND COUNTY**  
**COMMITTEE OF ADJUSTMENT HEARING**  
*to be held on Tuesday, September 12, 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-2023-087**

**Howard and Lisa Nigh**

The applicant proposes to sever a lot for future residential development. The severed lands will have a frontage of approximately 6.1 metres (20 feet) and contain an area of approximately 434 square metres (0.1 acres). The retained parcel will contain an area of approximately 434 square metres (0.1 acres). **Plan 343, Part Lots 21 and 22 West of Walpole Street, Registered Plan 18R5296 Parts 1 to 4, Urban Area of Jarvis, known municipally as 17 Walpole Drive**

**PLB-2023-089**

**Ron Atkinson**

The applicant proposes to sever a lot for future residential development. The severed lands will have a frontage of approximately 41.15 metres (135 feet) and contain an area of approximately 4477 square metres (1.1 acres). The retained parcel will contain an area of approximately 46.5 hectares (114.9 acres). **Concession 3, Part Lot 18, Geographic Township of Walpole, known municipally as 497 Cheapside Road**

**PLB-2023-090**

**Archie Arnold Duwyne and Cheryl Ann Merigold**

The applicant proposes to sever a parcel of land as a boundary adjustment. The severed lands will contain an area of approximately 1.958 hectares (4.8 acres). The retained parcel will have an approximate area of 2.577 hectares (6.4 acres). The reason for the adjustment is to reconfigure the boundary to add all lands south of the municipal drain to the benefitting lands. **Range 1 from the Grand River, Part Lot 13, Geographic Township of Moulton, known municipally as 1056 North Shore Drive**

**PLB-2023-116****M3 Developments**

The applicant proposes to sever a lot for future retirement residential development. The severed lands will have a frontage of approximately 136.93 metres (449 feet) and contain an area of approximately 1.0745 hectares (2.66 acres). The retained parcel will contain an area of approximately 4.183 hectares (10.34 acres). **Plan 720, Part Lots 12 to 16, Plan1037, Part Lots 13 to 16, Registered Plan 18R6232 Parts 1 and 2, Registered Plan 18R3082 Part 2, Urban Area of Dunnville, known municipally as 726 Broad Street East**

**D) MINOR VARIANCES:****PLA-2023-040****Bradley Booker**

Relief is requested from the height of building 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 storage building on the subject property. **Concession 1, Part Lot 18, Registered Plan 18R3091 Part 1, Geographic Township of Rainham, known municipally as 5318 Rainham Road**

**PLA-2023-102****John and Jenny Medeiros**

This application is a revised condition of consent application PLB-2022-138, which was approved at the October 12, 2022 Committee of Adjustment meeting, with conditions revised at the April 18, 2023 Committee of Adjustment meeting. Relief is requested from the lot area and lot frontage provisions of the Agricultural (A) Zone of Haldimand County Zoning By-law HC-1 2020. The relief is requested to recognize deficiencies as a result of the consent application. **South of Talbot Road, West of the Grand River, East Part of Park Lot 3, Registered Plan 18R7268 Parts 2 and 3, Geographic Township of North Cayuga, known municipally as 4886 Highway 3**

**PLA-2023-109****Val Casciani**

Relief is requested from the height of building and accessory building area provisions of the Lakeshore Residential (RL) Zone of Haldimand County Zoning By-law HC 1-2020. The relief is requested to permit the construction of a detached garage on the subject property. **Concession 1, Part Lot 21, Geographic Township of Walpole, known municipally as 57 Winger Drive**

**PLA-2023-114****Jeff Leyland**

Relief is requested from the accessory building area provisions of the Agricultural (A) Zone of Haldimand County Zoning By-law HC 1-2020. The relief is requested to permit the construction of an accessory structure on the subject property. **Concession 5 to 6, Part Lot 42, Geographic Township of Oneida, known municipally as 871 5th Line**

**PLA-2023-122**

**Jim Powell**

Relief is requested from the height of building provisions of the Agricultural (A) Zone of Haldimand County Zoning By-law HC 1-2020. The relief is requested to permit the construction of an accessory structure on the subject property. **Concession 3, Part Lot 1, Geographic Township of Canborough, known municipally as 193 Robinson Road**

**PLA-2023-131**

**Duane Boychuk and Tammy Hornak**

Relief is requested from the provisions of the Open Space (OS) Zone of Haldimand County Zoning By-law HC 1-2020. The relief is requested to permit the establishment of a food truck on the subject property. **Onondaga Mission School Lot, Geographic Township of Seneca, known municipally as 2305 Haldimand Highway 54**

**E) PREVIOUSLY DEFERRED:**

**PLA-2023-111**

**Andresa Sisson and Tao Drayton**

This application was deferred from the August 15, 2023 Committee of Adjustment meeting. 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**

**F) Minutes of August 15, 2023 meeting**

**G) Other Business**