



A G E N D A
for the
HALDIMAND COUNTY
COMMITTEE OF ADJUSTMENT HEARING
to be held on Tuesday, November 14, 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-2023-073

Brad Yager

The applicant proposes to sever a lot containing an existing surplus farm dwelling. The severed lands will have a frontage of approximately 53.34 metres (175 feet) and will contain an area of 0.36 hectares (0.88 acres). The retained parcel will contain an area of approximately 30.1 hectares (74.4 acres). **Concession 1, Part Lot 10, Geographic Township of Rainham, known municipally as 4644 Rainham Road**

PLB-2023-156

Maplerow 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 13 metres (42.7 feet) and will contain an area of 1.38 hectares (3.4 acres). The retained parcel will contain an area of approximately 38.2 hectares (94.5 acres). **Concession 1 North West of Stoney Creek Road, Part Lot 16, Geographic Township of Seneca, known municipally as 36 Sawmill Road**

PLB-2023-166

Melvin George and Carol Lynn Brooks

The applicant proposes to sever a lot for future residential development. The severed lands will have a frontage of approximately 25.8 metres (84.6 feet) and contain an area of approximately 0.058 hectares (0.14 acres). The retained parcel will contain an area of approximately 0.049 hectares (0.12 acres). **Lot 8 North of Mc Kay, Urban Area of Cayuga, known municipally as 5 Munsee Street South**

PLB-2023-167

Brian and Margaret Kamping

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 84.6 metres (277.6 feet) and will contain an area of 0.59 hectares (1.46 acres). The retained parcel will contain an area of approximately 19.6 hectares (48.4 acres). **Concession 2 South of Talbot**

Road, Part Lot 9, Geographic Township of North Cayuga, known municipally as 529 Concession 2 Road South

PLB-2023-168

Gregory and Melissa Dekkers

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 80.24 metres (263.3 feet) and will contain an area of 0.49 hectares (1.2 acres). The retained parcel will contain an area of approximately 39.7 hectares (98.1 acres). **Concession 2 South of Talbot Road, Part Lot 7, Geographic Township of North Cayuga, known municipally as 641 Concession 2 Road South**

D) MINOR VARIANCES:

PLA-2023-124

Eric Schaeffer and Hillary Harper

Relief is requested from the exterior side yard, interior side yard (left) and rear yard provisions of the Agricultural (A) Zone of Haldimand County Zoning By-law HC 1-2020. The relief is requested to permit the existence of a dog kennel on the subject property. **Plan 600, Part Lots 4 to 10 East of Baxter, Lot 4 to 9 West of Howell, Part Lots 1 to 3 West of Howell, Registered Plan 18R3956 Parts 1, 2 and 3, Geographic Township of Seneca, known municipally as 203 Townline Road East**

PLA-2023-145

Justin Cruse

Relief is requested from the total useable floor area and building height 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 garage on the subject property. **Concession 1, Part Lot 16, Reference Plan 18R5037 Parts 1 and 3, Geographic Township of Rainham, known municipally as 1487 Lakeshore Road**

PLA-2023-146

Heaslip Ford Sales Ltd.

Relief is requested from the commercial motor vehicle length and height definition provisions of the General Commercial (CG) and Downtown Commercial (CD) Zones of Haldimand County Zoning By-law HC 1-2020. The relief is requested to permit the construction of a stand-alone repair building on the subject property. **Plan 905, Block 18, Part Lot 19 and 20, Registered Plan 18R3869, Urban Area of Hagersville, known municipally as 18 Main Street South**

PLA-2023-149

Matt Buckle

Relief is requested from the total lot coverage 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 storage building on the subject property. **Plan 140, Lot 3, Geographic Township of Rainham, known municipally as 6 Featherstone Avenue**

PLA-2023-153

Kyle Myers

Relief is requested from the total lot coverage provisions of the Agricultural (A) 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 South of Talbot**

Road, Part Lot 17, Registered Plan 18R6890 Part 1, Geographic Township of North Cayuga, known municipally as 5848 Highway 3

PLA-2023-155

Lori-ann Veira

Relief is requested from the exterior side yard 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 an inground swimming pool on the subject property. **Part of the Abraham Nelles Tract, Registered Plan 18R7348 Part 2, Geographic Township of Seneca, known municipally as 8 Sims Lock Road**

PLA-2023-162

Donna Arlene Mark

Relief is requested from the secondary dwelling distance to principal dwelling provisions of the Agricultural (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. **Concession 1 North of Talbot Road, Part Lot 2, Geographic Township of North Cayuga, known municipally as 6659 Highway 3**

PLA-2023-171

Brad Mageran

Relief is requested from the interior side yard (right) provisions of the Residential Type 1-A (R1-A) 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. **Plan 5823, Lot 65 and Part Lot 64, Urban Area of Dunnville, known municipally as 130 Cleary Avenue**

E) Minutes of October 17, 2023 meeting

F) Other Business