



A G E N D A
for the
HALDIMAND COUNTY
COMMITTEE OF ADJUSTMENT HEARING
to be held on Tuesday, March 26, 2024

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-2024-012

Armstrong Milling

The application proposes the creation of a new lot to facilitate a separate agricultural processing operation under the ownership of Armstrong Milling Company Ltd. The proposed severed and retained parcels meet the zoning provision for the MR-Rural Industrial Zone, specifically lot area and lot frontage. **North Cayuga Concession 1 Part Lot 49-52 Registered Plan, 18R4579 Part 1 Registered Plan 18R5417, known municipally as 1021 Haldimand Rd 20**

PLB-2024-014

G. Douglas Vallee Limited- Scott Puillandre

The applicant proposes to sever a parcel of land as a boundary adjustment. The severed lands will contain an area of approximately 0.089ha (0.22 acres) . The retained parcel will have an approximate area of 59.9ha (148.01 acres). **Walpole Concession 7 Part Lot 1 Part Lot 2, Part Lot 3 Subject to easement, known municipally as 1900 Highway 3**

PLB-2024-015

G. Douglas Vallee Limited- Scott Puillandre

The applicant proposes to sever a parcel of land as a boundary adjustment. The severed lands will contain an area of approximately 0.089ha (0.22 acres) . The retained parcel will have an approximate area of 0.29ha (0.74 acres) **Jarvis Concession 7 Part Lot 3, 2097 Main Street South**

PLB-2024-016

G. Douglas Vallee Limited- Scott Puillandre

The applicant proposes to sever a parcel of land as a boundary adjustment. The severed lands will contain an area of approximately 10.9ha(26.93 acres). The retained parcel will have an approximate area of 49.1ha (121.3 acres) **Walpole Concession 7 Part Lot 1 Part Lot 2, Part Lot 3 subject to easement, known municipally as 1900 Highway 3**

PLB-2024-018**GSP Group Inc.**

The applicant seeks a Validation of Title for parcel of land described above in the Township of Sherbrooke. Seeking to eventually have Part 18R238 which is all of PIN 0110 be converted from a non-covert pin to Land Titles. **Sherbrooke Concession 2 Part Lots 6 & 7**

PLB-2024-019**Pine Ridge Gardens Inc.**

The applicant proposes to sever a parcel of land as a boundary adjustment. The severed lands will contain an area of approximately 1.57ha (3.88 acres) . The retained parcel will have an approximate area of 12.68ha (31.33 acres). **Moulton Concession 1, FC Part Lot 14, Registered Plan 18R6431 PART 1, known municipally as 802 Diltz Road, Dunnville**

PLB-2024-020**Villacrest Farms LTD.**

Applicant seeks to sever a dwelling made surplus through farm amalgamation. The severed lands will contain an area of approximately 0.53ha (1.31 acres). The retained parcel will have an approximate area of 24ha (59.3 acres). **Sherbrooke Concession 3 Part Lot 13, Part Lot 14, known municipally as 136 Rymer Road, Lowbanks**

PLB-2024-026**Lorna Johnson/Hometown Law**

Applicant seeks a Validation of Title for 53 Jane Street, in the Town of Hagersville. **Hagersville Plan 905 Block 4 Part Lot 6, and Part Lot 7, known municipally as 53 Jane Street**

D) MINOR VARIANCES:**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-2024-024**Kyle Myers**

Relief is requested from the 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. **North Cayuga Concession 1 Street Part Lot 17 Registered Plan 18R6890 PART 1**

E) PREVIOUSLY DEFERRED:

PLA-2022-178

Kevlar Development Group

Relief is requested from the front yard, exterior side yard, rear yard setback and gross floor area for retail uses provisions of the Service Commercial (CS) Zone of Haldimand County Zoning By-law HC-1 2020. The relief is requested to permit the construction of a retail commercial development on the subject property. **Moulton Plan 1037 Part Lot 7 Plan 720 Part Lot 7 Registered Plan 18R2891 Parts 1 To 5 Known Municipally as 937 Broad St E**

F) Minutes of February 20, 2023 meeting

G) Other Business