



**A G E N D A**  
*for the*  
**HALDIMAND COUNTY**  
**COMMITTEE OF ADJUSTMENT HEARING**  
*to be held on Tuesday , April 16<sup>th</sup> , 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-2023-118**

John Mcdonald

The applicant proposes to sever a lot for future residential development. The severed lands will have a frontage of approximately 20.48 metres (67.2 feet) and contain an area of approximately 0.81 hectares (2.0 acres). The retained parcel will contain an area of approximately 11.59 hectares (28.6 acres). **Concession 1, Part Lot 16, Registered Plan 18R3676 Part 2, Registered Plan 18R5237 Parts 16 and 17 Part of Part 1, Geographic Township of Walpole, known municipally as 861 South Coast Drive.**

**PLB-2024-017**

Haybury 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 80 metres (262.47 feet) and will contain an area of 0.45 hectares (1.11 acres). The retained parcel will contain an area of approximately 21.26 hectares (52.53 acres). **Walpole Concession 10 Part Lot 1 Parcels 2-3, SECTION D-1 Registered Plan P37R3474 PART, 1 known municipally as 1344 County Line**

**PLB-2024-032**

Steve Moodie

The applicant proposes to sever a dwelling made surplus through farm amalgamation, severed lands to have a frontage of 46m (150.9 ft) and an area of 0.57ha (1.40 acres). Retained lands to have a frontage of 723m (2372.05ft) and an area of 55.6ha (137.39 acres). **North Cayuga Concession 1 Street South Part Lot 123, Known municipally as 534 Haldimand Road 32**

**PLB-2024-034**

David Mattice.

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 5.74 metres (18.83 feet) and will contain an area of 0.66 hectares (1.63 acres). The retained parcel will contain an area of approximately 42.4 hectares (104.77 acres). **Walpole Concession 4 Part Lot 15, known municipally as 1179 Concession 3**

**PLB-2024-035**

Rosa Flora.

The applicant proposes to sever a piece of land from the existing agricultural lot to permit the construction of a new greenhouse. The severed parcel will have a frontage of 118.94 m (390.22 ft.), and the retained parcel will have a frontage of 280.21 m (919.32 ft). The severed parcel will have an area of 25.23 ha (62.34 acres), and the retained parcel will have an area of 15.1 ha (37.31 acres). The severance is to keep the water flow rate to be under 10,000 L per day. **Moulton Concession 2 From, Canborough Part Lots 12 And 13, Registered Plan 18R4688 Parts 1 And 2, Known Municipally as 328 Comfort Rd**

**D) MINOR VARIANCES:****PLA-2024-022**

Donald Nicklin &amp; Nancy Cronkwright

Relief is requested to move existing house north, to previous location from date of purchase in 1992. Requires Minor Variance to conform with recommendations of LPRCA regarding minimum distance from lake bank. Zone of subject lands are Agricultural (A) Zone of Haldimand County Zoning By-law HC 1-2020. **WALPOLE CON 1 PT LOT 13 REGISTERED PLAN, 18R7785 PARTS 1 AND 2 PART, PART 3, Known Municipally as 514 South Coast Drive.**

**PLA-2024-036**

918965 ONTARIO LTD – Micheal McLachlin (Agent)

Relief is requested to allow for construction of 8 additional dwelling units, and allow for accommodations to the maximum height permitted in the Urban Residential Zone of Haldimand County Zoning By-Law HC 1-2020. **PLAN 1407 PART LOTS 1 AND 2 REGISTERED PLAN, 18R7103 PARTS 2 AND 3, Located at the intersection of George Street and Cross Street.**

**PLA-2024-037**

HYMA HARVEY

Relief is requested from the interior side yard provision of the Lakeshore Residential (RL) Zone of Zoning By-law HC 1-2020. Relief is requested to permit the construction of a new garage. **SOUTH CAYUGA CONCESSION 7 PART LOT 17, Known municipally as 2503 Lakeshore Rd**

**PLA-2024-038**

**Innophos Canada Inc- Adam Moote (Agent)**

Relief is requested for maximum height provision, with the intentions of increasing the height from the permitted 11m to 15.96m (relief of 4.96m) , and relief for front yard setback of 1.325 (4.675m where 6m is required) in the General Industrial (MG) Zone of the Zoning By-Law HC 1-2020. **SHERBROOKE PLAN 776 LOT 1 TO 14, East Talbot**

**E) Minutes of March 26<sup>th</sup>, 2024 meeting**

**F) Other Business**