



**A G E N D A**  
*for the*  
**HALDIMAND COUNTY**  
**COMMITTEE OF ADJUSTMENT HEARING**  
*to be held on Tuesday, July 9, 2019*  
**CAYUGA ADMINISTRATION BUILDING**  
**COUNCIL CHAMBERS**  
**9:00 A.M.**

- A) Meeting is called to order
- B) Disclosure of Pecuniary Interest

**C) CONSENTS:**

**PLB-2019-072 Green Leaf Leasing Ltd.**

The applicants propose to sever a parcel of land as a boundary adjustment. The severed lands will be added to an existing lot located to the west to increase the size of that existing lot to allow construction of a seasonal dwelling and septic system. The irregular shaped severed lands will have a frontage of approximately 24.02 metres (78.8 feet), a depth of 60.96 metres (200 feet) and will contain an area of approximately 0.2 hectare (0.49 acre). **Lots 5 & 6, Broken Front Concession, Geographic Township of Sherbrooke, 64 Rock Point Bay Line**

**PLB-2019-080 101322 Ontario Ltd. ( Wilfred Westerveld)**

The applicant is proposing to sever a parcel of land, approximately 36.9 hectares (91 acres), to be added to the abutting farm parcel to the west, known as 80 McLaughlin Road. A lot containing an existing dwelling and accessory structures will be retained. **Lots 21 & 22, North of Forks Road, Geographic Township of Moulton, 1575 Highway 3**

**PLB-2019-083 Brent George Shurr**

The applicant proposes to sever a lot containing an existing surplus farm dwelling. The severed lands will measure approximately 66 metres (216.5 feet) by 64 metres (210 feet), containing an area of approximately 0.42 hectare (1.04 acre). **Part Lots 20 & 21, Concession 1, Geographic Township of Rainham, 5506 Rainham Road**

**PLB-2019-089 Robert K. Long**

The applicant proposes to sever a lot containing an existing surplus farm dwelling and accessory structures. The severed lands will measure approximately 65 metres (213.3 feet) by 65 metres (213.3 feet), containing an area of approximately 0.422 hectare (1.04 acre). **Part Lot 12, Concession 2, Geographic Township of Seneca, 321 Concession 1 Road**

**PLB-2019-091 Mark McCutcheon**

The applicant proposes to sever a parcel of land as a boundary adjustment. The severed lands will measure approximately 27 metres by 40 metres and will contain an area of approximately 0.11 hectare. The severed lands will be added to an existing lot known as 507 Concession 14. **Part Lot 7, Concession 15, Geographic Township of Walpole, 517 Concession 14 Road**

**PLB-2019-093 Brian Walter Morris & Mirjana MaryAnne Cucuz**

The applicants are proposing to establish an easement over the existing lands, with an approximate frontage of 8 metres and a depth of approximately 400 metres, to provide legal access to the property located at 333 Abbey Road, via an existing gravel driveway. **Lots 20 & 21, River Range, Geographic Township of Seneca, Abbey Road**

**PLB-2019-094 Chris Hower**

The applicant is proposing a boundary adjustment. The severed lands, irregular in shape, with a frontage of 15 metres (49.2 feet) and containing an area of 8.6 hectares (21.25 acres) will be conveyed to the abutting farm parcel to the east. **Part Lot 3, Concession 3, Geographic Township of Rainham, 183 Concession 3 Road**

**PLB-2019-095 Ed Hower**

The applicant proposes to sever a lot containing an existing surplus farm dwelling and accessory structures. The severed lands will measure approximately 45.72 metres (150 feet) by 91.44 metres (300 feet) and will contain an area of approximately 0.42 hectare (1.03 acres). **Part Lot 18, Concession 4, Geographic Township of Oneida, 600 4th Line**

**PLB-2019-096 Mitchell & Robin Holt**

The applicants propose to sever a lot containing an existing surplus farm dwelling and accessory structure. The severed, irregular shaped, lands will have a frontage of approximately 25 metres (82 feet) and will contain an area of approximately 1.36 hectares (3.4 acres). **Part Lot 17, Concession 1 Northwest of Stoney Creek Road, Geographic Township of Seneca, 434 Greens Road**

**MINOR VARIANCES:**

**PLA-2019-073 Ken Zantingh**

The applicant proposes to remove an existing greenhouse and accessory structure and construct a new warehouse/office building. Permission to extend a legal non-conforming use is requested prior to the issuance of a building permit for the proposed construction. **Part Lots 10 & 11, Range 2 from Grand River, Geographic Township of Moulton, 192 Inman Road**

**PLA-2019-075 Christing Selzer-Comeau**

The applicant proposes to remove the existing seasonal dwelling and replace it with a new one. Relief is requested from the provisions of Zoning By-law NE-1 2000, from the lot area and the front yard setback for accessory structures. **Lot 24, Plan 21074, Geographic Township of Walpole, 44 Lakeside Drive**

**PLA-2019-078 Volodymyr & Larysa Martyniuk**

The applicants propose to remove the existing garage and replace it with a new one on the existing footprint. Relief is requested from the provisions of the Vacation Residential and Hazard Land Zones of Zoning By-law NE-1 2000 from the front yard setback and interior side yard (right). **Plan 39 RCP, Lot 5, Geographic Township of Walpole, 424 South Coast Drive**

**PLA-2019-081 Mark Smith**

The applicant proposes to construct an accessory structure on the subject lands. Relief is requested from the provisions of the Vacation Residential Zone of Zoning By-law NE-1 2000 from the required lot area, front yard setback, maximum height, maximum area for accessory structures, Section 3.3(f). **Plan 18072, Part Block A, Geographic Township of Walpole, 33 Hickory Beach Lane**

**PLA-2019-085 Nadia vanOsch**

The applicant proposes to construct a two storey apartment complex. Relief is requested from the provisions of the R2 Zone of Zoning By-law 1-H 86 from the lot area, lot frontage, interior side yard (right) and rear yard. **Lot 11, South of Brant Street, Urban Area of Cayuga, 20 Munsee Street South**

**PLA-2019-086 Alan Wright & Mary-beth Ribble**

A dog specific, jumping pool, for competitions is proposed on the subject lands. Relief is requested from the provisions of the Agricultural Zone of Zoning By-law 1-H 86 for existing deficiencies of front yard setback and setback from kennel area to dwelling on a separate lot and proposed deficiency of rear yard setback for the proposed pool. **Part Lot 4, Range West of Plank Road, Geographic Township of Oneida, 5285 Highway 6**

**PLA-2019-090 Charles Curtis Church**

This application has been submitted to recognize an existing situation. Relief is requested from the provisions of the R1-A Zone of Zoning By-law NE-1 2000 from the maximum area for accessory structures. **Lot 37, Plan 6407, Urban Area of Jarvis, 13 Davis Street**

**PLA-2019-092 Zizza**

This application has been submitted to recognize existing deficiencies on the subject lands. Relief is requested from the provisions of the R2 Zone of Zoning By-law 1-H 86 from the lot area, lot frontage and interior side yard (right). **Part Lot 11, Concession 1 East of Plank Road, Geographic Township of Seneca, 172 Orkney Street East**

**D) Minutes of June 11, 2019 meeting**

**E) Other Business**