

A G E N D A for the

HALDIMAND COUNTY COMMITTEE OF ADJUSTMENT HEARING to be held on Tuesday, October 15, 2019 CAYUGA ADMINISTRATION BUILDING COUNCIL CHAMBERS 9:00 A.M.

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

C) PREVIOUSLY DEFERRED:

PLA-2019-147

Art & Monika Bluhm

This application was deferred at the September 10, 2019 Committee of Adjustment to allow the applicants an opportunity to post the public notice signs on the property per the requirements of the Planning Act. The existing cannabis production facility is permitted in the A zone but not on a lot containing a dwelling. Relief is requested from the provisions of By-law 1126/HC-19 relating to cannabis production facilities, to allow for expansion of an existing facility where a dwelling exists on the premise. All setbacks and other zone provisions will be complied with for the expansion. Part Lot 24, Concession 14, Registered Plan D-37-5, Geographic Township of Townsend, 41 Townline Road

D) CONSENTS:

PLB-2019-138 & 139 Doris & Allen Booker

The applicants propose to sever two parcels of land as boundary adjustments. In PLB-2019-138, the severed lands will measure approximately 16.46 metres by 40.84 metres and will be added to the abutting farm parcel to the east. In PLB-2019-139, an L-shaped parcel is proposed with a frontage of approximately 16.46 metres and a depth of approximately 46 metres will be added to the property at 82 Booker Road. The intent of the applications is to adjust the lot lines of the lot so that an existing shed on the farm parcel (62 Booker Road) will no longer be encroaching over the property line. **Part Lot 5, Concession 1, Geographic Township of Moulton, 82 Booker Road**

PLB-2019-143 David & Debi Nicholson

The applicants propose to sever a parcel of land as a boundary adjustment to be added to the abutting lands to the south and used for parking. The severed lands will measure approximately 5.66 metres by 9.14 metres. Part Lot 23, Concession 1, Geographic Township of Walpole, 184 Bluewater Parkway

PLB-2019-144 Melissa & Jason High

The applicants propose to sever a lot containing a surplus farm dwelling and accessory structure. The severed lands will measure approximately 60.96 metres by 64 metres and will contain an area of approximately 0.4 hectare. Part Lot 1, 4th Cross Concession, Geographic Township of Moulton, 358 Bird Road

PLB-2019-155 VanDerMolen Farms Inc.

The applicants propose to sever a lot containing a surplus farm dwelling and garage and establish an easement over the proposed severed lands, in favour of the retained lands. The severed lands will measure approximately 38.1 metres by 85.34 metres and will contain an area of approximately 0.325 hectare.

Part Lot 13, Concession 8, Geographic Township of Walpole, 2721 Highway 3

E) MINOR VARIANCES:

PLA-2019-136 Michael & Melanie Kehl

The applicants propose to construct a garage on the subject lands. Permission to expand a legal non-conforming use is requested. Part Lot 21, Concession 1, Geographic Township of Rainham, 1998 Lakeshore Road

PLA-2019-141 Ronald Neil Currie & Christina Elizabeth Currie

The applicants propose to convert the existing single car garage into living space. Relief is requested from the provisions of the City of Nanticoke Zoning By-law NE-1 2000 from the required interior side yard (right) and from the required interior side yard (left). This relief is required prior to the issuance of a building permit for the proposed conversion. Lot 46 & Part Lot 45, Plan 6407, Urban Area of Jarvis, 2037 Main Street South

PLA-2019-145 Chris & Jennifer Long

The applicants have obtained conditional approval to sever the subject lands through Consent application PLB-2019-103. Relief is requested from the provisions of Zoning Bylaw 1-DU 80 from the lot frontage requirements and from Section 6.25, Minimum Services. Part Lot 7, Plan 1037, Geographic Township of Moulton, 796 Northshore Drive

PLA-2019-146 John Lenahan & Teresa DiGioia

The applicants propose to replace the existing dwelling on the subject lands. Relief is requested from the provisions of the Hamlet Residential and Hazard Land Zones of Zoning By-law 1-DU 80 from the lot area, lot frontage, front yard setback and left interior side yard requirements. Part Lot 1, Concession 1 from Lake Erie, Geographic Township of Moulton, 2960 Northshore Drive

PLA-2019-148 William & Evelyn Goldsmith

The applicants propose to replace the existing mobile home on the property. Relief is requested from the provisions of the Town of Haldimand Zoning By-law 1-H 86 to allow the replacement of an existing legal non-conforming use. Lots 33 & 34, Concession 1 North of Talbot Road, Geographic Township of North Cayuga, 37 Courish Lane

PLA-2019-154 James Lockhart

The applicant proposes to remove the existing seasonal dwelling and replace with a new one. Relief is requested from the provisions of the seasonal residential zone of Zoning Bylaw 1-DU 80 from the lot area, lot frontage and right & left interior side yard requirements. Part Lot 20, Plan 2695, Urban Area of Dunnville, 33 Dover Street

PLA-2019-157 Jeff Wiersma

The applicant proposes to construct a garage and covered porch. Under a previous application (PLA-2019-031), the relief was granted to permit the construction, however the proposal has changed slightly and further relief from the interior side yard (left) and rear yard are required. Part Lot 28, Plan 9156, Geographic Township of Rainham, 943 Lakeshore Road

PLA-2019-158 1108991 Ontario Ltd.

A townhouse development, referred to as Meritage Landing Phase 3A, is proposed on the subject lands. Minor variances are required to permit a range of housing types on the property. Relief is requested from By-laws 846/13 & 847/13 from the lot frontage, exterior side yard, rear yard, parking and deck projection into rear yard, The requested relief is for a number of the lots in the proposed plan. Plan 1407, Parts Lots 1 & 2, Urban Area of Dunnville, 508 Cross Street West

- F) Minutes of September 10, 2019 meeting
- G) Other Business