



**A G E N D A**  
*for the*  
**HALDIMAND COUNTY**  
**COMMITTEE OF ADJUSTMENT HEARING**  
*to be held on Tuesday, August 18, 2020*  
**HALDIMAND COUNTY ADMINISTRATION BUILDING**  
**COUNCIL CHAMBERS**  
**9:00 A.M.**

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

**PLB-2020-066                      David and Dawn Beare (9:00 am)**

The application proposes to sever a parcel measuring approximately 100.8 metres by 400.12 metres, and containing an area of approximately 4.03 hectares as a boundary adjustment. The severed lands will be amalgamated with the abutting lands to the west. **Concession 1 South of Talbot Road, Part Lot 37, Registered Plan 18R183 Part 2, Geographic Township of North Cayuga, known municipally as 565 Irish Line.**

**PLB-2020-084                      Ken and Nancy Zantingh (9:15 am)**

The applicants propose to sever a lot containing an existing surplus farm dwelling. The severed lands will measure approximately 70.0 metres by 80.0 metres and will contain an area of 0.56 hectare. An easement is also proposed for hydro purposes. The proposed easement will measure approximately 6 metres by 70 metres. **Range 2 from the Grand River, Part Lot 12, Part of Road Allowance, Registered Plan 18R7177 Part 3, Geographic Township of Moulton, known municipally as 41 Mumby Road.**

**PLB-2020-092                      Allan Houwer (9:30 am)**

The applicants propose to sever a lot containing an existing surplus farm dwelling. The severed lands will measure approximately 76.0 metres by 66.0 metres and will contain an area of 0.342 hectare. **Concession 1 South of Talbot Road, Part Lot 48, Geographic Township of North Cayuga, known municipally as 4104 Highway 3.**

**D) CONSENTS & RELATED MINOR VARIANCES:**

**PLB-2020-057 & PLA-2020-056                      Lorne Frederick Mattice III (9:45 am)**

These applications are filed in conjunction with Consent Application PLB-2020-177. In PLB-2020-057, an easement is proposed for hydro purposes. The proposed easement will measure approximately 6 metres by 56 metres to be used for hydro line purposes. In this minor variance application relief is requested from the lot frontage provisions of the Agricultural Zone of City of Nanticoke Zoning By-law NE-1 2000. **Part Lot 3, Concession 11, Geographic Township of Walpole, known municipally as 204 Concession 11 Road.**

**PLB-2020-024 & PLA-2020-063                      Thomsen-Jung Farms Ltd. & TJ Grain Logistics Ltd.  
(10:15 am)**

This application was previously heard at the March 10, 2020 Committee of Adjustment. In **PLB-2020-024**, the proposal, which has now been amended, is to sever a parcel of land as a boundary adjustment, the applicants propose to sever a 24.9 hectare parcel of land with a lot frontage of 174 metres. The severed lands will be amalgamated with the abutting lands to the north. In **PLA-2020-063**, relief is requested from the lot frontage and interior side yard (accessory structure) provisions of the Agricultural Zone of Zoning By-law 1-H 86. **Part Lot 4, Range East of Plank Road, Geographic Township of Oneida, 5300 Highway 6 South.**

**E) MINOR VARIANCES:**

**PLA-2020-029                      Jordan Drehmer (10:30 am)**

A 15.2 metre by 18.3 metre accessory structure is proposed. Relief is requested from the provisions of the Agricultural Zone of Town of Haldimand Zoning By-law 1-H 86 for accessory building height and maximum accessory useable floor area . **Concession 2, Part Lot 15, Registered Plan 18R4962 Part 1, Geographic Township of Rainham, known municipally as 1150 Concession 3 Road.**

**PLA-2020-052                      2039882 Ontario Ltd. (Shelter Cove) (10:45 am)**

Relief is requested from the provisions of the Hamlet Residential (RH.5) Zone of the City of Nanticoke Zoning By-law NE-1 2000 as they pertain to the maximum number of bedrooms per unit (property-wide), as well as the minimum interior side yard (left) for Lot 384 on the development. **Concession 1, Part Lot 19, Registered Plan 18R5301 Parts 1,2, Geographic Township of Walpole, known municipally as 38 Cheapside Road.**

**PLA-2020-062 Kieran Kelleher (11:00 am)**

This application is filed in conjunction with Consent Application PLB-2019-198, to sever a surplus farm dwelling. In this application, relief is requested from the lot frontage provisions of the Town of Haldimand Zoning By-law 1-H 86. **Part Block B, Concession 2, Southeast of Stoney Creek Road, Geographic Township of Seneca, 947 Concession 1 Road.**

**PLA-2020-065 Margot Campbell (11:15 am)**

The applicant proposes to construct an accessory structure on the subject lands. Relief is requested from the maximum building height and maximum area for accessory structures provisions of the Town of Dunnville Zoning By-law 1-DU 80. **Part lot 17, Concession 5, Geographic Township of Dunn, known municipally as 515 Sandy Bay Road.**

**PLA-2020-072 Alfonso & Joan Castiglione (11:30 am)**

The applicants are proposing to demolish the existing dwelling, and to build a new dwelling in its place. Relief is requested from the building height and houses on lot provisions of the Hazard Land Zone of the Town of Haldimand Zoning By-law 1-H 86. Relief is also requested from the provisions of the By-law which prohibit the establishment of accessory uses prior to the establishment of the main dwelling, to recognize the continued existence of a shed and boathouse while work is completed. **Concession 7, Part Lot 15, Geographic Township of South Cayuga, known municipally as 2724 Lakeshore Road.**

**PLA-2020-079 Kevin Culp (11:45 am)**

A 3.7 metre by 7.3 metre lean-to is proposed, to be attached to an existing accessory structure. Relief is requested from the maximum useable floor area for accessory structures provisions of the Hamlet Residential Zone of Town of Dunnville Zoning By-law 1-DU 80. **Haldimand Tract, Part Lot 28, Geographic Township of Dunn, known municipally as 7175 Rainham Road.**

**PLA-2020-090 Dorothy J. Booker (12:00 noon)**

Relief is requested from the building height and maximum lot coverage percentage (for accessory buildings) provisions of the Seasonal Residential (RS) Zone of the Town of Haldimand Zoning By-law 1-H 86 to permit the construction of a storage building. **Concession 7, Part Lot 14, Registered Plan 18R4763 Parts 1 to 6, Geographic Township of South Cayuga, known municipally as 2797 Lakeshore Road.**

**F) Minutes of July 28, 2020 meeting**

**G) Other Business**