



**HALDIMAND COUNTY
COMMITTEE OF ADJUSTMENT
MINUTES
TUESDAY, AUGUST 18, 2020**

A meeting of the Committee of Adjustment was held on Tuesday, August 18, 2020 at 9:00 a.m. in the Council Chambers of the Haldimand County Administration Building.

MEMBERS PRESENT:	Chair	Paul Brown
	Members	Don Ricker
		John Gould
		Brian Snyder
		Brian Wagter
		Carolyn Bowman
MEMBERS ABSENT:		Leroy Bartlett
STAFF PRESENT:	Supervisor Development Services	Peter Minkiewicz
	Planner	Alicia West
	Secretary-Treasurer	David Scott

The Committee of Adjustment dealt with the following applications:

CONSENTS:

PLB-2020-066	David and Dawn Beare	APPROVED
PLB-2020-084	Ken and Nancy Zantingh	APPROVED
PLB-2020-092	Allan Houwer	APPROVED

CONSENTS & RELATED MINOR VARIANCES:

PLB-2020-057 & PLA-2020-056	Lorne Frederick Mattice III	APPROVED
PLB-2020-024 & PLA-2020-063	Thomsen-Jung Farms Ltd. & TJ Grain Logistics Ltd.	APPROVED

MINOR VARIANCES:

PLA-2020-029	Jordan Drehmer	APPROVED
PLA-2020-052	2039882 Ontario Ltd. (Shelter Cove)	APPROVED
PLA-2020-062	Kieran Kelleher	APPROVED
PLA-2020-065	Margot Campbell	APPROVED
PLA-2020-072	Alfonso and Joan Castiglione	APPROVED
PLA-2020-079	Kevin Culp	APPROVED
PLA-2020-090	Dorothy J. Booker	APPROVED

DECLARATIONS OF PECUINARY INTEREST: NONE

CONSENTS:

A) PLB-2020-066 David and Dawn Beare

Present: David Beare, applicant

The proposal is to sever a 4.03 hectare parcel of land. The severed lands will be amalgamated with the abutting lands to the west.

It was verified that the sign was up prior to the meeting. No other comments were made.

The Committee made the following decision:

PURSUANT to Subsection 53(1) of *The Planning Act*, R.S.O. 1990 (as amended), this Committee hereby makes the following decision on the application of **David and Dawn Beare**, to sever a 4.03 hectare parcel of land. 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.**

DECISION: APPROVED

CONDITIONS:

1. That the Haldimand County requirements, financial or otherwise, be satisfied. This will include taxes paid up to date, a parkland dedication fee of \$350.00 and a fee of \$301.00 for deed stamping.
2. That a septic evaluation for severed parcel be completed and submitted to the Haldimand County Building Controls and By-law Enforcement Division for approval. (Septic evaluations must be completed prior to the issuance of the certificate. Please allow approximately six (6) months for completion of the septic evaluation.) Please contact the Building Controls and By-law Enforcement Division at 905-318-5932, for further clarification.
3. That the owner's solicitor provide an undertaking to Haldimand County agreeing that if there are any changes proposed to the wording on the certificate after stamping of the certificate by the County, prior to the registration of the certificate; that the Secretary-Treasurer or designate must approve the change prior to registration of the certificate.
4. Receipt of a copy of the registered reference plan of the severed parcel, approximately 4.03 hectare. Also, **prior to the signing of the certificate**, an electronic version of the reference plan in AutoCAD.dwg in format shown below, indicating the consent file number and name of the applicant, must be emailed to dscott@haldimandcounty.on.ca and astewart@haldimandcounty.on.ca. The AutoCad drawings need to be georeferenced for the following Coordinate System:

Projected	NAD_1983_UTM_Zone_17N
Coordinate System:	
Projection:	Transverse_Mercator
False_Easting:	500000.00000000
False_Northing:	0.00000000
Central_Meridian:	-81.00000000
Scale_Factor:	0.99960000
Latitude_Of_Origin:	0.00000000
Linear Unit:	Meter
Geographic Coordinate	System:GCS_North_American_1983
Datum:	D_North_American_1983
Prime Meridian:	Greenwich
Angular Unit:	Degree
5. That the above conditions must be fulfilled and the Document for conveyance be presented for stamping/issuance of the certificate on or before August 18, 2021, after which time this consent will lapse.

REASONS: The proposal is consistent with the Provincial Policy Statement (2020), conforms to the Province's Growth Plan (2019) and Haldimand County Official Plan, and meets the intent and purpose of the Town of Haldimand Zoning By-law 1-H 86.

B) PLB-2020-084 Ken and Nancy Zantingh

Present: Ken Zantingh, applicant
Seth Zantingh, agent

The proposal is 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.

The applicant asked whether the condition that buildings on the severed parcel required to be torn down is necessary. Committee members asked the same question of staff. The planner that it was a condition put forth by the building department. Member Gould said that the report seemed to suggest that the buildings on the severed would need to be torn down, including the dwelling. Member Ricker said that he was in favour of keeping the buildings, as they were in good condition. The applicant verified that there was a dwelling and garden shed on the severed. Planner recommend that Condition 3 can be removed, which was subsequently agreed to by the committee.

The Committee made the following decision:

PURSUANT to Subsection 53(1) of *The Planning Act*, R.S.O. 1990 (as amended), this Committee hereby makes the following decision on the application of **Ken and Nancy Zantingh**, 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.**

DECISION: APPROVED

- CONDITIONS:**
1. That the Haldimand County requirements, financial or otherwise, be satisfied. This will include taxes paid up to date, a parkland dedication fee of \$250.00 and a fee of \$301.00 for deed stamping.
 2. That a septic evaluation for severed parcel be completed and submitted to the Haldimand County Building Controls and By-law

Enforcement Division for approval. (Septic evaluations must be completed prior to the issuance of the certificate. Please allow approximately six (6) months for completion of the septic evaluation.) Please contact the Building Controls and By-law Enforcement Division at 905-318-5932, for further clarification.

3. Receipt of confirmation that an easement or the relocation of existing hydro lines, at the applicant's expense, has been completed. Contact Hydro One at 519-426-4446 Ext 2259 or 1-866-557-9551 , for further information.
4. That the owner's solicitor provide an undertaking to Haldimand County agreeing that if there are any changes proposed to the wording on the certificate after stamping of the certificate by the County, prior to the registration of the certificate; that the Secretary-Treasurer or designate must approve the change prior to registration of the certificate.
5. That the owner provide Hydro One with a draft Copy of the reference plan which defines the limits of the hydro easement. Hydro One must approve the Reference plan prior to clearance of this condition. Please contact Hydro One for further information.
6. Receipt of confirmation that a separate electrical service has been installed to the barn on the retained lands, at the applicant's expense. Contact Hydro One at 519-426-4446 or 1-866-557-9551, for further information.
7. Receipt of a letter from the Roads Operations Division indicating that they have no objections to the future issuance of an entrance permit. In lieu of a letter, a copy of permit(s) may be provided to the Secretary-Treasurer. Entrance permits may be required for existing, severed, and / or retained parcels. Permits may be obtained from the County's Roads Operations Division Support staff at 905-318-5932, Ext. 8601 for details.
8. Receipt of a copy of the registered reference plan of the irregular severed parcel, with a frontage of approximately 70 metres, containing an area of approximately 0.56 hectares, and showing an easement for hydro infrastructure. Also, **prior to deed stamping**, an electronic version of the reference plan in AutoCAD.dwg in format shown below, indicating the consent file number and name of the applicant, must be emailed to dscott@haldimandcounty.on.ca and astewart@haldimandcounty.on.ca. The AutoCad drawings need to be georeferenced for the following Coordinate System:

Projected Coordinate System:	NAD_1983_UTM_Zone_17N
Projection:	Transverse_Mercator
False_Easting:	500000.00000000
False_Northing:	0.00000000
Central_Meridian:	-81.00000000
Scale_Factor:	0.99960000
Latitude_Of_Origin:	0.00000000
Linear Unit:	Meter
Geographic Coordinate System:	GCS_North_American_1983
Datum:	D_North_American_1983
Prime Meridian:	Greenwich
Angular Unit:	Degree

9. That the above conditions must be fulfilled and the Document for conveyance be presented for stamping/issuance of the certificate on or before August 18, 2021, after which time this consent will lapse.

REASONS: The proposal is consistent with the Provincial Policy Statement (2020), conforms to the Province’s Growth Plan (2019) and Haldimand County Official Plan, and meets the intent and purpose of the Town of Dunnville Zoning By-law 1-DU 80.

C) PLB-2020-092 Allan Houwer

Present: Allan Houwer, applicant

The proposal is 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.

The applicant stated that a survey has been completed. He also stated that a septic evaluation has also been completed. Member Gould questioned the dimensions, and looking at Condition 4 that calls for building removed. The planner stated that the barn which straddles the proposed property line. This building has also been removed. Staff said that Condition 4 will be amended to refer to the retained lands. There will also be a future cleaning up of the wording to be more clear for committee members.

The Committee made the following decision:

PURSUANT to Subsection 53(1) of *The Planning Act*, R.S.O. 1990 (as amended), this Committee hereby makes the following decision on the application of **Allan Houwer** , 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.**

DECISION: APPROVED

CONDITIONS:

1. That the Haldimand County requirements, financial or otherwise, be satisfied. This will include taxes paid up to date, a parkland dedication fee of \$350.00 and a fee of \$301.00 for deed stamping.
2. Receipt of a letter from the Planning & Development Division indicating that their requirements, regarding a partial lot grading plan to address surface drainage of the property, have been satisfied. Please note that grading plans must be prepared/stamped/signed by a qualified Professional Engineer as per Haldimand County Design Criteria. Contact the Development and Design Technologist at 905-318-5932, ext. 6409 for further clarification regarding required extent/limits. Please allow approximately six (6) to eight (8) weeks for completion of this process.
3. That a septic evaluation for severed parcel be completed and submitted to the Haldimand County Building Controls and By-law Enforcement Division for approval. (Septic evaluations must be completed prior to the issuance of the certificate. Please allow approximately six (6) months for completion of the septic evaluation.) Please contact the Building Controls and By-law Enforcement Division at 905-318-5932, for further clarification.
4. That all buildings located on the retained lands be removed to the satisfaction of Building Controls and By-law Enforcement Division. Please contact the Building Inspector at 905-318-5932, when the buildings have been removed, for an inspection of the property.
5. That the owner's solicitor provide an undertaking to Haldimand County agreeing that if there are any changes proposed to the wording on the certificate after stamping of the certificate by the County, prior to the registration of the certificate; that the Secretary-Treasurer or designate must approve the change prior to registration of the certificate.
6. Receipt of a copy of the registered reference plan of the severed parcel, approximately approximately 76.0 metres by 66.0 metres and will contain an area of 0.342 hectare. Also, **prior to the signing of the certificate**, an electronic version of the reference plan in AutoCAD.dwg in format shown below, indicating the consent file number and name of the applicant, must be emailed to dscott@haldimandcounty.on.ca and astewart@haldimandcounty.on.ca. The AutoCad drawings need to be georeferenced for the following Coordinate System:

Projected Coordinate System:	NAD_1983_UTM_Zone_17N
Projection:	Transverse_Mercator
False_Easting:	500000.00000000
False_Northing:	0.00000000
Central_Meridian:	-81.00000000
Scale_Factor:	0.99960000
Latitude_Of_Origin:	0.00000000
Linear Unit:	Meter
Geographic Coordinate System:	GCS_North_American_1983
Datum:	D_North_American_1983
Prime Meridian:	Greenwich
Angular Unit:	Degree

7. That the above conditions must be fulfilled and the Document for conveyance be presented for stamping/issuance of the certificate on or before August 18, 2021, after which time this consent will lapse.

REASONS: The proposal is consistent with the Provincial Policy Statement (2020), conforms to the Province’s Growth Plan (2019) and Haldimand County Official Plan, and meets the intent and purpose of the Town of Haldimand Zoning By-law 1-H 86.

CONSENTS & RELATED MINOR VARIANCES:

A) PLB-2020-057 & PLA-2020-056 Lorne Frederick Mattice III

Present: Ed McCarthy, agent
 Lorne Mattice, applicant

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. This application is filed in conjunction with Consent Application PLB-2020-177.

In **PLA-2020-056**, the applicant proposes to sever a lot containing a surplus farm dwelling, through Consent Application PLB-2019-177. 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.

No comments from applicants. Member Gould asked the Condition 3 be amended to stat that accessory buildings that do not meet the setback requirements be removed.

The Committee made the following decision:

PLB-2020-057

PURSUANT to Subsection 53(1) of *The Planning Act*, R.S.O. 1990 (as amended), this Committee hereby makes the following decision on the application of **Lorne Frederick Mattice III**, to propose an easement. The proposed easement will measure approximately 6 metres by 56 metres to be used for hydro line purposes. **Part Lot 3, Concession 11, Geographic Township of Walpole, known municipally as 204 Concession 11 Road.**

DECISION: APPROVED

- CONDITIONS:**
1. That the Haldimand County requirements, financial or otherwise, be satisfied. This will include taxes paid up to date, a parkland dedication fee of \$250.00 and a fee of \$301.00 for deed stamping.
 2. That a septic evaluation for severed parcel be completed and submitted to the Haldimand County Building Controls and By-law Enforcement Division for approval. (Septic evaluations must be completed prior to the issuance of the certificate. Please allow approximately six (6) months for completion of the septic evaluation.) Please contact the Building Controls and By-law Enforcement Division at 905-318-5932, for further clarification.
 3. That all accessory structures that do not meet the required setbacks are removed to the satisfaction of Building Controls and By-law Enforcement Division. Please contact the Building Inspector at 905-318-5932, when the buildings have been removed, for an inspection of the property.
 4. Receipt of confirmation that an easement or the relocation of existing hydro lines, at the applicant's expense, has been completed. Contact Hydro One at 519-426-4446 Ext 2259 or 1-866-557-9551, for further information.
 5. That the owner's solicitor provide an undertaking to Haldimand County agreeing that if there are any changes proposed to the wording on the certificate after stamping of the certificate by the County, prior to the registration of the certificate; that the Secretary-Treasurer or designate must approve the change prior to registration of the certificate.
 6. Receipt of a copy of the registered reference plan of the easement, approximately 6 metres by 56 metres to be used for hydro line purposes. Also, **prior to the signing of the certificate**, an electronic version of the reference plan in AutoCAD.dwg in format shown below, indicating the consent file number and name of the applicant, must be emailed to dscott@haldimandcounty.on.ca and astewart@haldimandcounty.on.ca. The AutoCad drawings need to be georeferenced for the following Coordinate System:

Projected Coordinate System: NAD_1983_UTM_Zone_17N

Projection:	Transverse_Mercator
False_Easting:	500000.00000000
False_Northing:	0.00000000
Central_Meridian:	-81.00000000
Scale_Factor:	0.99960000
Latitude_Of_Origin:	0.00000000
Linear Unit:	Meter
Geographic Coordinate	System:GCS_North_American_1983
Datum:	D_North_American_1983
Prime Meridian:	Greenwich
Angular Unit:	Degree

7. That the above conditions must be fulfilled and the Document for conveyance be presented for stamping/issuance of the certificate on or before August 18, 2021, after which time this consent will lapse.

REASONS: The proposal is consistent with the Provincial Policy Statement (2020), conforms to the Province’s Growth Plan (2019) and Haldimand County Official Plan, and meets the intent and purpose of the City of Nanticoke Zoning By-law NE-1 2000.

PLA-2020-056

PURSUANT to Subsection 45(1) of *The Planning Act*, R.S.O. 1990 (as amended), this Committee hereby makes the following decision on the application of **Lorne Frederick Mattice III**, to request relief 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.**

DECISION: APPROVED

REASONS: The requested relief is consistent with the Provincial Policy Statement (2020), conforms to the Province’s Growth Plan (2019) and Haldimand County Official Plan, and meets the general intent and purpose of the City of Nanticoke Zoning By-law NE-1 2000. It is also considered minor in nature and appropriate and compatible development.

As he was not present at the March 10, 2020 meeting, when the following application was first heard, Paul Brown left meeting. John Gould took over as Chairperson.

B) PLB-2020-024 & PLA-2020-063 Thomsen-Jung Farms Ltd. & TJ Grain Logistics Ltd.

Present: Mr. Thomsen-Jung, applicant

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.

Member Bowman requested clarification as to what staff was recommending for the severance application. The planner stated that staff is recommending approval. Member Snyder requested verification as to what building is to be removed.

The Committee made the following decision:

PLB-2020-024

PURSUANT to Subsection 53(1) of *The Planning Act*, R.S.O. 1990 (as amended), this Committee hereby makes the following decision on the application of **Thomsen-Jung Farms Ltd. & TJ Grain Logistics Ltd.**, 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. **Part Lots 5 & 6, Concession 1 Northwest of Stoney Creek Road, Geographic Township of Seneca, known municipally as 174 Stoneman Road.**

DECISION: APPROVED

- CONDITIONS:**
1. That the Haldimand County requirements, financial or otherwise, be satisfied. This will include taxes being paid up to date, a parkland dedication fee of \$250.00 and a fee of \$301.00 for deed stamping.
 2. That a septic evaluation for the retained surplus farm dwelling lot be completed and submitted to the Haldimand County Building Controls and By-law Enforcement Division for approval. (Septic evaluations must be completed prior to the issuance of the certificate. Please allow approximately six (6) months for completion of the septic evaluation.) Please contact the Building Controls and By-law Enforcement Division at 905-318-5932, for further clarification.
 3. That the north addition illustrated on the Owner's Sketches be removed to the satisfaction of the Haldimand County Building Controls and By-law Enforcement Division. The applicants must contact the Building Controls and By-law Enforcement Division to obtain all approvals (including demolition approvals) prior to undertaking any work.

4. Receipt of final approval of the required minor variance (PLA-2020-063). For further information, please contact Ashley Taylor, Planner at 905-318-5932 ext. 6201.
5. That the owner's solicitor provide an undertaking to Haldimand County agreeing that if there are any changes proposed to the wording on the certificate after stamping of the certificate by the County, prior to the registration of the certificate; that the Secretary-Treasurer or designate must approve the change prior to registration of the certificate.
6. Receipt of a copy of the registered reference plan of the irregular shaped severed parcel, with a frontage of approximately 4.5 metres and containing an area of approximately 0.7 hectare. Also, **prior to deed stamping**, an electronic version of the reference plan in AutoCAD.dwg in format shown below, indicating the consent file number and name of the applicant, must be emailed to dscott@haldimandcounty.on.ca and astewart@haldimandcounty.on.ca. The AutoCad drawings need to be georeferenced for the following Coordinate System:

Projected Coordinate System:	NAD_1983_UTM_Zone_17N
Projection:	Transverse_Mercator
False_Easting:	500000.00000000
False_Northing:	0.00000000
Central_Meridian:	-81.00000000
Scale_Factor:	0.99960000
Latitude_Of_Origin:	0.00000000
Linear Unit:	Meter
Geographic Coordinate	System:GCS_North_American_1983
Datum:	D_North_American_1983
Prime Meridian:	Greenwich
Angular Unit:	Degree

7. That the above conditions must be fulfilled and the Document for conveyance be presented for stamping/issuance of the certificate on or before August 18, 2021, after which time this consent will lapse.

REASONS: The proposal is consistent with the Provincial Policy Statement (2020), conforms to the Province's Growth Plan (2019) and Haldimand County Official Plan, and meets the intent and purpose of the Town of Haldimand Zoning By-law 1-H 86.

PLA-2020-063

PURSUANT to Subsection 45(1) of *The Planning Act*, R.S.O. 1990 (as amended), this Committee hereby makes the following decision on the application of **Thomsen-Jung Farms Ltd. & TJ Grain Logistics Ltd.**, to request relief from the lot frontage and interior side yard (accessory structure)

provisions of the Agricultural Zone of Zoning By-law 1-H 86. **Part Lots 5 & 6, Concession 1 Northwest of Stoney Creek Road, Geographic Township of Seneca, known municipally as 174 Stoneman Road.**

DECISION: APPROVED

REASONS: The requested relief is consistent with the Provincial Policy Statement (2020), conforms to the Province's Growth Plan (2019) and Haldimand County Official Plan, and meets the general intent and purpose of the Town of Haldimand Zoning By-law 1-H 86. It is also considered minor in nature and appropriate and compatible development.

Paul Brown returns to meeting as Chairperson.

MINOR VARIANCES:

A) PLA-2020-029 Jordan Drehmer

Present: Jordan Drehmer, applicant

The proposal is to request relief from the building height, useable floor area maximum provisions as they relate to accessory structures, as well as the provision of accessory uses to primary uses of the Agricultural Zone of Town of Haldimand Zoning By-law 1-H 86. A 15.2 metre by 18.3 metre accessory structure is proposed.

Member Ricker asked if the property was frozen from residential use. The planner stated that the property was probably grandfathered in. Member Gould was questioning whether the intent was to build a primary use. The applicant stated that the dwelling is nearly complete.

The Committee made the following decision:

PURSUANT to Subsection 45(1) of *The Planning Act*, R.S.O. 1990 (as amended), this Committee hereby makes the following decision on the application of **Jordan Drehmer**, to request relief from the building height, useable floor area maximum provisions as they relate to accessory structures, as well as the provision of accessory uses to primary uses of the Agricultural Zone of Town of Haldimand Zoning By-law 1-H 86. **Concession 2, Part Lot 15, Registered Plan 18R4962 Part 1, Geographic Township of Rainham, known municipally as 1150 Concession 3 Road.**

DECISION: APPROVED

CONDITIONS: 1. The development shall be in accordance with the attached sketch.

REASONS: The requested relief is consistent with the Provincial Policy Statement (2020), conforms to the Province's Growth Plan (2019) and Haldimand County Official

Plan, and meets the general intent and purpose of the Town of Haldimand Zoning By-law 1-H 86. It is also considered minor in nature and appropriate and compatible development.

B) PLA-2020-052 2039882 Ontario Ltd. (Shelter Cove)

Present: Mario Bevacqua, agent

The proposal is to request relief from the maximum number of bedrooms per unit and minimum interior side yard (left) provisions of the Hamlet Residential (RH.5) Zone of the City of Nanticoke Zoning By-law NE-1 2000.

No comments from the agent. Member Ricker stated that the sign was not accessible to the general public; that the sign was placed in an area that is only accessible to residents of Shelter Cove. This process must change so that the public at large can view the sign. Member Gould agreed, but stated that given the 60 metre distance required by law for notification of the application, and given that there are few residents outside of Shelter Cove within that 60 metres, the requirements for notification were likely met. Member Gould also asked for verification that the area denoted in the mapping was the area affected by the application, which staff confirmed.

The Committee made the following decision:

PURSUANT to Subsection 45(1) of *The Planning Act*, R.S.O. 1990 (as amended), this Committee hereby makes the following decision on the application of **2039882 Ontario Ltd. (Shelter Cove)**, to request relief from the maximum number of bedrooms per unit and minimum interior side yard (left) provisions of the Hamlet Residential (RH.5) Zone of the City of Nanticoke Zoning By-law NE-1 2000. **Concession 1, Part Lot 19, Registered Plan 18R5301 Parts 1,2, Geographic Township of Walpole, known municipally as 38 Cheapside Road.**

DECISION: APPROVED

- CONDITIONS:**
1. The approval shall only apply to the portion of the subject lands subject that are zoned 'RH.5', and shall not apply to any other portions of the subject lands.
 2. The approval for leasehold site 384 shall be for the landing and steps existing on the date of the Committee's approval and shall not extend to permit a larger deck at leasehold site 384 or to permit a zero (0) metre side lot line for any other leasehold site.

REASONS: The requested relief is consistent with the Provincial Policy Statement (2020), conforms to the Province's Growth Plan (2019) and Haldimand County Official Plan, and meets the general intent and purpose of the City of Nanticoke Zoning

By-law NE-1 2000. It is also considered minor in nature and appropriate and compatible development.

C) PLA-2020-062 Kieran Kelleher

Present: Michael W. Fowler, agent

The proposal is to request relief from the lot frontage provisions of the Town of Haldimand Zoning By-law 1-H 86. This application is filed in conjunction with Consent Application PLB-2019-198, to sever a surplus farm dwelling.

The agent stated that they had disagreement with Condition 2, requesting a lot grading plan. Staff agreed that it could be removed. It was further suggested that Condition 4 should be adjusted to state that existing structures be removed 'if necessary'. Member Ricker asked 4 metres is a minimum required for hydro easements. Staff stated that this is required by Hydro One.

The Committee made the following decision:

PURSUANT to Subsection 45(1) of *The Planning Act*, R.S.O. 1990 (as amended), this Committee hereby makes the following decision on the application of **Kieran Kelleher**, to request relief 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, known municipally as 947 Concession 1 Road.**

DECISION: APPROVED

- CONDITIONS:**
1. The development shall be in accordance with the attached sketch;
 2. A septic evaluation shall be submitted to and approved by Haldimand County's Building Controls and By-law Enforcement Division prior to the issuance of a building permit (Please allow approximately six (6) months for completion). Please contact the Building Division at 905-318-5932 for further clarification; and
 3. That the existing structures be removed to the satisfaction of Haldimand County Building Controls and By-law Enforcement Division, if necessary.

REASONS: The requested relief is consistent with the Provincial Policy Statement (2020), conforms to the Province's Growth Plan (2019) and Haldimand County Official Plan, and meets the general intent and purpose of the Town of Haldimand

Zoning By-law 1-H 86. It is also considered minor in nature and appropriate and compatible development.

D) PLA-2020-065 Margot Campbell

Present: Stephen Cowan and Roch Glenney, agents
Margot Campbell, applicant

The proposal is to request relief from the maximum building height and maximum area (accessory structures) provisions of the Town of Dunnville Zoning By-law 1-DU 80.

No comments from agent or committee.

The Committee made the following decision:

PURSUANT to Subsection 45(1) of *The Planning Act*, R.S.O. 1990 (as amended), this Committee hereby makes the following decision on the application of **Margot Campbell**, to request relief from the maximum building height and maximum area (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**

DECISION: APPROVED

- CONDITIONS:**
1. The development shall be in accordance with the attached sketch; and
 2. That a full lot grading plan is completed prior to the application of a building permit. Contact the Planning & Development Division at 905-318-5932 if further clarification required.

REASONS: The requested relief is consistent with the Provincial Policy Statement (2020), conforms to the Province’s Growth Plan (2019) and Haldimand County Official Plan, and meets the general intent and purpose of the Town of Dunnville Zoning By-law 1-DU 80. It is also considered minor in nature and appropriate and compatible development.

E) PLA-2020-072 Alfonso & Joan Castiglione

Present: Stephen Cowan and Roch Glenney, agents
Alfonso & Joan Castiglione, applicants

The proposal is to request relief from the building height and houses on lot provisions, as well as the provision requiring a principal use being established on a property prior to accessory structures, of the Hazard Land Zone of the Town of Haldimand Zoning By-law 1-H 86.

The agent was asking verification that a year round dwelling could be built. Staff stated that this would be the intention. Also the breakwater would be tied into the neighbours breakwater system. No comments from committee.

The Committee made the following decision:

PURSUANT to Subsection 45(1) of *The Planning Act*, R.S.O. 1990 (as amended), this Committee hereby makes the following decision on the application of **Alfonso & Joan Castiglione**, to request relief from the building height and houses on lot provisions, as well as the provision requiring a principal use being established on a property prior to accessory structures, of the Hazard Land Zone of the Town of Haldimand Zoning By-law 1-H 86. **Concession 7, Part Lot 15, Geographic Township of South Cayuga, known municipally as 2724 Lakeshore Road.**

DECISION: APPROVED

REASONS: The requested relief is consistent with the Provincial Policy Statement (2020), conforms to the Province's Growth Plan (2019) and Haldimand County Official Plan, and meets the general intent and purpose of the Town of Haldimand Zoning By-law 1-H 86. It is also considered minor in nature and appropriate and compatible development.

F) PLA-2020-079 Kevin Culp

Present: Kevin Culp, applicant
Bob Schmalz, neighbour

The proposal is to request relief from the maximum useable floor area (accessory structures) provisions of the Hamlet Residential Zone of Town of Dunnville Zoning By-law 1-DU 80. A 3.7 metre by 7.3 metre lean-to is proposed, to be attached to an existing accessory structure.

No comment from the applicant. The neighbour stated that he is in support of the application. The applicant stated that the lean-to is already built.

The Committee made the following decision:

PURSUANT to Subsection 45(1) of *The Planning Act*, R.S.O. 1990 (as amended), this Committee hereby makes the following decision on the application of **Kevin Culp**, to request relief from the maximum useable floor area (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.**

DECISION: APPROVED

CONDITIONS: 1. The development shall be in accordance with the attached sketch.

REASONS: The requested relief is consistent with the Provincial Policy Statement (2020), conforms to the Province’s Growth Plan (2019) and Haldimand County Official Plan, and meets the general intent and purpose of the Town of Dunnville Zoning By-law 1-DU 80. It is also considered minor in nature and appropriate and compatible development.

G) PLA-2020-090 Dorothy J. Booker

Present: Dorothy J. Booker, applicant

The proposal is to request relief from the building height and percentage of lot coverage provisions of the Seasonal Residential (RS) Zone of the Town of Haldimand Zoning By-law 1-H 86.

No comments from the applicant or committee.

The Committee made the following decision:

PURSUANT to Subsection 45(1) of *The Planning Act*, R.S.O. 1990 (as amended), this Committee hereby makes the following decision on the application of **Dorothy J. Booker**, to request relief from the building height and percentage of lot coverage provisions of the Seasonal Residential (RS) Zone of the Town of Haldimand Zoning By-law 1-H 86. **Concession 7, Part Lot 14, Registered Plan 18R4763 Parts 1 to 6, Geographic Township of South Cayuga, known municipally as 2797 Lakeshore Road.**

DECISION: APPROVED

CONDITIONS:

1. The development shall be in accordance with the attached sketch; and
2. That a demolition permit be obtained to remove the existing sheds to be removed. Contact the Building & By-law Enforcement Division at 905-318-5932 for further information.

REASONS: The requested relief is consistent with the Provincial Policy Statement (2020), conforms to the Province’s Growth Plan (2019) and Haldimand County Official Plan, and meets the general intent and purpose of the Town of Haldimand Zoning By-law 1-H 86. It is also considered minor in nature and appropriate and compatible development.


OTHER BUSINESS:

The minutes of the July 28, 2020 meeting were adopted as presented. It was recommend that in future, report will include both metric and imperial measurements.

The meeting adjourned at 12:03 pm.



Chairman



Secretary-Treasurer

