



**HALDIMAND COUNTY  
COMMITTEE OF ADJUSTMENT  
MINUTES  
TUESDAY, SEPTEMBER 22, 2020**

A meeting of the Committee of Adjustment was held on Tuesday, September 22, 2020 at 9:00 a.m. in the Council Chambers of the Haldimand County Administration Building.

<b>MEMBERS PRESENT:</b>	Chair	Paul Brown
	Members	Don Ricker
		John Gould
		Brian Snyder
		Brian Wagter
		Carolyn Bowman
		Leroy Bartlett

<b>STAFF PRESENT:</b>	Supervisor Development Services	Peter Minkiewicz
	Planner	Justin Miller
	Secretary-Treasurer	David Scott

The Committee of Adjustment dealt with the following applications:

**CONSENTS:**

PLB-2020-096	Beischlag Farms Inc.	APPROVED
PLB-2020-102	Silverthorne Homes	DEFERRED
PLB-2020-103	William and Janice Hoover	APPROVED
PLB-2020-105	Virginia Sider	APPROVED
PLB-2020-106	Leonard and Margaret Pew	APPROVED
PLB-2020-108	Bethel Christian Reformed Church and Hannah and Nathaniel Vander Weir	APPROVED

**MINOR VARIANCES:**

PLA-2020-097	Sarwan Sukhdeo	APPROVED
PLA-2020-101	Kevin Pridmore	APPROVED

**DECLARATIONS OF PECUNIARY INTEREST:** Member Brian Wagter declared a conflict on PLB-2020-108, as he is a member of the church benefiting from the application.

**CONSENTS:**

**A) PLB-2020-096 Beischlag Farms Inc.**

Present: Matt Beischlag, Applicant

The proposal is to sever a lot containing an existing surplus farm dwelling. The severed lands will measure approximately 110.0 metres by 85.0 metres and will contain an area of 0.935 hectare.

No comment from applicant on report. Member Ricker asked on the presence of the two animals. The applicant stated there are two cows that graze on an acre of the property.

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 **Beischlag Farms Inc.**, to sever a lot containing an existing surplus farm dwelling. The severed lands will measure approximately 110.0 metres by 85.0 metres and will contain an area of 0.935 hectare. **Concession 11, Part Lot 9, Geographic Township of Walpole, known municipally as 679 Concession 10 Walpole.**

**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. Receipt of final approval of the required zoning amendment (Zoning Amendments can take three months or four months, therefore, your application must be submitted as soon as possible). For further information, please contact Planning Staff at 905-318-5932.
  3. Receipt of a letter from the Planning & Development Division indicating that their requirements, regarding a property dedication, have been satisfied. A dedication to the County, of property along the lot frontage/flankage, is required to bring the road allowance width up to current standards. Contact the Planning & Development Division at 905-318-5932 for more information.
  4. That a septic evaluation for severed parcel be completed and submitted to the Secretary- Treasurer, who will give it 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.

5. 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.
6. 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.
7. Receipt of a copy of the registered reference plan of the severed parcel, approximately measuring approximately 110.0 metres by 85.0 metres and will contain an area of 0.935 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](mailto:dscott@haldimandcounty.on.ca) and [astewart@haldimandcounty.on.ca](mailto: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
8. That the above conditions must be fulfilled and the Document for conveyance be presented for stamping/issuance of the certificate on or before September 22, 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.

**B) PLB-2020-102 Silverthorne Homes**

Present: David Roe, agent

The proposal is to sever a building lot for industrial purposes. The severed lands will measure approximately 50.26 metres by 54.8 metres and will contain an area of 0.275 hectare.

Mr. Roe stated that he understands that staff is recommending deferral of the application to address various issues that has arisen as a result of the research into the proposal; and he accepts that assessment. Member Ricker asked if the staff recommends deferral, is the applicant charged a fee for the recirculation of the application. The planner stated that they would not be charged. Member Ricker then asked if properties in urban area are obligated to use public water services. The planner stated that they are required to do so.

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 **Silverthorne Homes**, to sever a building lot for industrial purposes. The severed lands will measure approximately 50.26 metres by 54.8 metres and will contain an area of 0.275 hectare. **Plan 3597, Part Lots 29-31, 46-52, Part of Closed Part of Park Lots 8 & 18 and Forest Street, Registered Plan 18R4813 Parts 13 and 14, Registered Plan 18R5163 Part 1, Urban Area of Dunnville, known municipally as 205 Forest Street East.**

**DECISION: DEFERRED**

**REASONS:** To give the applicant and staff time to address issues relating to the application.

**C) PLB-2020-103 William and Janice Hoover**

Present: David Roe, agent  
Andrew Topp, purchaser of farm parcel

The proposal is to sever a lot containing an existing surplus farm dwelling. The severed lands will be an irregular shape and will contain an area of 0.773 hectare.

Mr. Roe had only one issue with the report; that being staff's contention that the proposed size of the severed lot could be reduced, and that staff recommends a deferral to find ways to condense the size of the new lot. Mr. Topp presented a series of pictures showing the conditions of the lot for the benefit of the committee. He highlighted the protection of the variety of trees

as one of the reasons for the large size of the severed parcel, as the removal of them would increase the potential of erosion on the property. Additionally, there is a foundation of a long demolished barn (now buried) and the presence of a well which would make farming of the area difficult.

Member Gould asked for verification on the map as to where the foundation and well are in relation to the proposed lot lines, which Mr. Topp showed. Member Bartlett asked if the well is currently in use. Mr. Topp said it was not. Member Bartlett further stated that it was the choice of the farmer to remove the trees if he wished to reduce the size of the new lot. Mr. Topp agreed, and said that it would ultimately be a maintenance issue, and that the residents of the newly severed lot would do a better job of maintaining the property than he would be able. Member Ricker asked how many trees exist in between the house northward toward the farmed area. Mr. Topp said that there were 28 trees in that area. Member Gould expressed some concern with the size. Member Bartlett only had issue with the open well; other than that he was okay with the size of the lot. Other member had similar sentiments. Member Ricker believed that there could be possible reductions to the size.

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 **William and Janice Hoover**, to sever a lot containing an existing surplus farm dwelling. The severed lands will be an irregular shape and will contain an area of 0.773 hectare. **Dochstader Tract, Part Lot 5, Geographic Township of Canborough, known municipally as 416 Haldimand Road 17.**

**On the motion to defer the application, the vote was 2-5. MOTION DEFEATED.**

**On the motion to approve the application, the vote was 6-1. MOTION APPROVED.**

**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 final approval of the required zoning amendment (Zoning Amendments can take three months or four months, therefore, your application must be submitted as soon as possible). For further information, please contact Planning Staff at 905-318-5932.
  3. That a septic evaluation for severed parcel be completed and **submitted to the Secretary- Treasurer**, who will give it 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. 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.
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 0.773 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](mailto:dscott@haldimandcounty.on.ca) and [astewart@haldimandcounty.on.ca](mailto:astewart@haldimandcounty.on.ca). The AutoCad drawings need to be georeferenced for the following Coordinate System:

Projected Coordinate NAD\_1983\_UTM\_Zone\_17N  
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

7. That the above conditions must be fulfilled and the Document for conveyance be presented for stamping/issuance of the certificate on or before September 22, 2021, after which time this consent will lapse.

**REASONS:** The committee believes that 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.

**D) PLB-2020-105**

**Virginia Sider**

Present: John Finkbinder, agent

The proposal is to sever a lot containing an existing seasonal dwelling. The severed lands will measure approximately 13.7 metres by 93.8 metres and will contain an area of 0.13 hectare. The retained parcel will contain an area of approximately 0.32 hectares.

Mr. Finkbinder stated that the proposed lot had existed on its own before, but in time had merged with the neighbouring property. He felt that the proposal was not new development, and that the cottage proposed to be severed has existed for years. The only issue that appeared to exist in the report appeared to be that staff (through the recommendation of EMS) considered Mohawk Point Road to be substandard, and that the County has had opportunity, through past repairs to the road, to rectify the situation. He sees no other objection to the proposed severance. Mr. Finkbinder further expressed an issue with staff's assessment of the application in terms of the Provincial Policy Statement (PPS), in that it is too narrow in its evaluation of what the PPS says. He stated that the proposal is appropriate for the surrounding area. Mr. Finkbinder further mentions that there is a turn-around on the road which may not meet existing standards, though it appears to be sufficient for the water delivery trucks and garbage truck which currently use the road. The applicant has recently lost her husband, so that up keeping the entire property would be problematic. Mr. Finkbinder concluded that, in his opinion, this proposal is not big 'B' development.

Member Ricker asked if services currently exist on the proposed severed lot. Mr. Finkbinder stated that they do not, but that a septic has been designed for the unique characteristics of the parcel. Member Gould asked what the length of Mohawk Point Road. Mr. Finkbinder stated that he believed that it was 6 kilometres long. Member Gould stated that he was compelled that the concerns expressed by EMS are real. Member Wagter stated that, as a member of the Lowbanks volunteer fire department, they have dealt with call on Mohawk Point Road, and that EMS has a plan in place to handle calls on the road. Chairperson Brown stated that he was concerned about the septic issue, and was surprised that there was a plan in place to address septic. Member Ricker said that people park on both sides of the road, which would create issues for big vehicles, but that this is an issue elsewhere in the County, so he is okay with supporting the application. The planner confirmed that staff has recently received information about the proposed septic system for the severed parcel, and he confirmed that there is no parking restrictions along Mohawk Point Road. The supervisor of development services emphasized that comments received by the appropriate members of EMS take into account a number of health and safety concerns for both the public and emergency staff, not to mention the protection of emergency equipment. A number of the committee members expressed that this is an existing situation, and that the proposal does not constitute a new build or particular hazard.

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 **Virginia Sider**, to sever a lot containing an existing seasonal dwelling. The severed lands will measure approximately 13.7 metres by 93.8 metres and will contain an area of 0.13 hectare. The retained parcel will contain an area of approximately 0.32 hectares. **Plan 938, Lots 25 to 27, Geographic Township of Sherbrooke, known municipally as 190 Mohawk Point Road.**

**On the motion to refuse the application, the vote was 0-7. MOTION DEFEATED.**

**On the motion to approve the application, the vote was 7-0. MOTION APPROVED.**

**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. Receipt of final approval of the required minor variance (Minor Variances can take three months, therefore, your application must be submitted as soon as possible). For further information, please contact Planning Staff at 905-318-5932.
3. That a septic evaluation for severed parcel be completed and submitted to the Secretary- Treasurer, who will give it 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 severed and retained lands meet minimum setback requirements to the satisfaction of Building Controls and By-law Enforcement Division. Please contact the Building Inspector at 905-318-5932, for an inspection of the property.
5. Receipt of a letter from the Planning & Development Division indicating that their requirements, regarding a lot grading plan to address surface drainage of the property, have been satisfied.  
Please note that the owner\developer is responsible to have the grading plans prepared/stamped/signed by a qualified Professional Engineer as per Haldimand County Design Criteria. Contact the Development & Design Technologist at 905-318-5932, ext. 6409, if further clarification required. Please allow approximately six (6) to eight (8) weeks for completion of this process.
6. Subject to the approval from the Niagara Peninsula Conservation Authority.



7. That an application for a new civic address be submitted for the retained (or severed) parcel. Contact the Planning & Development Division at 905-318-5932, ext. 6220 for details.
8. 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.
9. Receipt of a copy of the registered reference plan of the severed parcel, measuring approximately 13.7 metres by 93.8 metres and will contain an area of 0.13 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](mailto:dscott@haldimandcounty.on.ca) and [astewart@haldimandcounty.on.ca](mailto:astewart@haldimandcounty.on.ca). The AutoCad drawings need to be georeferenced for the following Coordinate System:

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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

10. That the above conditions must be fulfilled and the Document for conveyance be presented for stamping/issuance of the certificate on or before September 22, 2021, after which time this consent will lapse.

**REASONS:** The proposal is reasonable development for the area.

**E) PLB-2020-106 Leonard and Margaret Pew**

Present: Leonard and Margaret Pew, applicants  
Todd Minor, neighbour

The proposal is to sever a building lot for residential purposes. The severed lands will a frontage of approximately 34.91 metres and will contain an area of 16.6 hectare. The retained parcel will contain an existing dwelling, be irregularly shaped, and contain an area of approximately 0.44 ha.

A letter was received from Elwood Minor, a neighbor whose property abuts the subject property at 2849 North Shore Drive, expressing support for the severance, but stated that the title of the property was in question. Staff investigated the claim, including a title search with the Land Registry Office, and were satisfied that the question of title did not impact the severance being asked for by the applicants.

The applicants had no issue or concerns with the report.

Mr. Minor believed that the land in question is in ownership conflict. He stated that Penny Plunkett has done some research on the property, and is in the process of putting a package together showing that the title of the property is in question. However, if the committee is satisfied with title, than the Minor family has no objection to the proposed severance. Mr. Pew reiterated that the land in question over title is the beach front, across the street from the proposed severance.

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 **Leonard and Margaret Pew**, to sever a building lot for residential purposes. The severed lands will a frontage of approximately 34.91 metres and will contain an area of 16.6 hectare. The retained parcel will contain an existing dwelling, be irregularly shaped, and contain an area of approximately 0.44 ha. **Concession 1 from Lake Erie, Part Lot 3, Geographic Township of Moulton, known municipally as 2835 and 2841 North Shore Drive.**

#### **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. 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 Secretary- Treasurer**, who will give it 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. 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.
5. That an application for a new civic address be submitted for the retained (or severed) parcel. Contact the Planning & Development Division at 905-318-5932, ext. 6220 for details.
6. 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.
7. Receipt of a copy of the registered reference plan of the severed parcel, with a frontage of approximately 34.91 metres and will contain an area of approximately 16.6 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](mailto:dscott@haldimandcounty.on.ca) and [astewart@haldimandcounty.on.ca](mailto: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

8. That the above conditions must be fulfilled and the Document for conveyance be presented for stamping/issuance of the certificate on or before September 22, 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.

Member Wagter left chamber due to conflict of interest.

**F) PLB-2020-108 Bethel Christian Reformed Church and Hannah and Nathaniel Vander Weir**

Present: Ken Zantingh, agent  
Mike Sullivan, agent

The proposal is to sever a parcel of land as a boundary adjustment. The severed lands will contain an area of approximately 0.678 hectare, and will be amalgamated with the abutting church lands to the east.

Mr. Zantingh stated that the church has an option to purchase the land in question from the Vander Weirs, and that all aspects of the sale must be finalized by December for the sale to go through. Mr. Sullivan felt that Conditions 2 (septic evaluation), 3 (zoning amendment) and 4 (partial lot grading plan) were, in their opinion unnecessary. The planner stated that these conditions are standard in applications such as this one, and that he would feel better if they remained in place.

Member Ricker asked Mr. Sullivan if the septic evaluation would really affect the timelines of the sale. Mr. Sullivan responded that it would not necessarily affect those timelines. Mr. Sullivan then asked why the zoning amendment was a necessary condition. The planner responded that it is there to make sure that the newly formed church property would be under the same zoning category, and that the zoning must be suitable for the uses being proposed for the property.

Mr. Sullivan asked whether a land surveyor could complete the partial land grading plan required for Condition 4, rather than an engineer. The supervisor of development services said that having the grading plan completed by an engineer ensures that the needs of all concerned will be protected in the event of problems down the road. Member Bartlett asked whether Condition 2 could be removed, as a septic evaluation could also be dealt with through the zoning amendment and subsequent site plan process. The planner said that it could, but that it would be better if it was dealt during this process. Member Ricker asked Mr. Sullivan if Conditions 3 and 4 remain, given the timelines that both require, is Condition 2 really a deal breaker. Mr. Sullivan responded

that they felt as though asking for the removal of the septic evaluation condition was a practical request in their eyes.

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 **Bethel Christian Reformed Church and Hannah and Nathaniel Vander Weir**, to sever a parcel of land as a boundary adjustment, The severed lands will contain an area of approximately 0.678 hectare, and will be amalgamated with the abutting church lands to the east. **Indian Reserve, Part Lot 1, Geographic Township of Canborough, known municipally as 8381 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 \$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 Secretary- Treasurer, who will give it 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 final approval of the required zoning amendment (Zoning Amendments can take three months or four months, therefore, your application must be submitted as soon as possible). For further information, please contact Planning Staff at 905-318-5932.
4. 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.
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 0.678 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](mailto:dscott@haldimandcounty.on.ca) and [astewart@haldimandcounty.on.ca](mailto:astewart@haldimandcounty.on.ca). The AutoCad drawings need to be georeferenced for the following Coordinate System:

Projected Coordinate System:	NAD_1983_UTM_Zone_17N
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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 September 22, 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.

**MINOR VARIANCES:**

**A) PLA-2020-097 Sarwan Sukhdeo**

Present: Sarwan Sukhdeo, applicant

The proposal is to request relief from the rear yard and width of covered deck provisions of the Residential 1-B (R1-B) Zone of Town of Haldimand Zoning By-law 1-H 86 to permit the construction of a covered deck.

No questions or concerns from 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 **Sarwan Sukhdeo**, to request relief from the rear yard and width of covered deck provisions of the Residential 1-B (R1-B) Zone of Town of Haldimand Zoning By-law 1-H 86 to permit the construction of a covered deck. **Plan 18M-52, Lot 100, Urban Area of Caledonia, known municipally as 36 Fleming Crescent.**

**DECISION: APPROVED**

- CONDITIONS:**
1. Receipt of a letter from the Planning & Development Division indicating that their requirements, regarding a lot grading plan to address surface drainage of the property, have been satisfied. Please note that the owner\developer is responsible to have the grading plans prepared/stamped/signed by a qualified Professional Engineer as per Haldimand County Design Criteria. Contact the Development & Design Technologist at 905-318-5932, ext. 6409, if further clarification required. Please allow approximately six (6) to eight (8) weeks for completion of this process.

**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-2020-101 Kevin Pridmore**

Present: Kevin Pridmore, applicant

The proposal is to request relief from the maximum useable floor area (accessory structures) provisions of the Agricultural Zone of Town of Dunnville Zoning By-law 1-DU 80 to permit the construction of an accessory structure.

No comments from applicant on report. No comments from the 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 **Kevin Pridmore**, to request relief from the maximum useable floor area (accessory structures) provisions of the Agricultural Zone of Town of Dunnville Zoning By-law 1-DU 80 to permit the construction of an accessory structure. **Concession 2, Part Lot 18, Registered Plan 18R-1039 Part 1, Geographic Township of Sherbrooke, known municipally as 2405 North Shore Drive.**

**DECISION: APPROVED**

- CONDITIONS:**
1. That the development shall be in accordance with the attached sketch; and
  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; and
  3. That the buildings specified in the report 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.

**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.

**OTHER BUSINESS:**

The minutes of the August 18, 2020 meeting were adopted as presented.

The meeting adjourned at 11:09 am



Chairman



Secretary-Treasurer