



**HALDIMAND COUNTY
COMMITTEE OF ADJUSTMENT
MINUTES
TUESDAY, FEBRUARY 23, 2021**

A meeting of the Committee of Adjustment was held on Tuesday, February 23, 2021 at 9:00 a.m. in the Council Chambers of the Haldimand County Administration Building and virtual by ZOOM.

MEMBERS PRESENT:	Chair	Paul Brown
	Members	Don Ricker
		John Gould
		Brian Snyder
		Brian Wagter
		Carolyn Bowman
		Leroy Bartlett
STAFF PRESENT:	Planner	Alicia West
	Secretary-Treasurer	David Scott
	Manager, Planning and Development	Shannon Van Dalen

The Committee of Adjustment dealt with the following applications:

CONSENTS:

PLB-2020-172	Rushton Holdings Ltd.	DEFERRED
PLB-2020-177	Jameel Rizvi and Amina Zaidi	APPROVED
PLB-2020-178	Jameel Rizvi and Amina Zaidi	APPROVED
PLB-2020-182	James Neil McCallum	APPROVED
PLB-2020-184	Diane Elaine and Thomas Frederick Peart	APPROVED
PLB-2021-002	Ron Winegard & Harrison Flats Inc.	APPROVED
PLB-2021-003	Ron Winegard & Harrison Flats Inc.	APPROVED

MINOR VARIANCES:

PLA-2020-180	2574534 Ontario Inc.	APPROVED
PLA-2020-183	Michael Vandervelde	APPROVED

DECLARATIONS OF PECUINARY INTEREST:

CONSENTS:

A) PLB-2020-172 Rushton Holdings Ltd.

Present: Kim Hessels, agent

The proposal is to sever a lot containing an existing surplus farm dwelling and accessory structure. The irregular-shaped severed lands will have frontage of approximately 70 metres (229.66 feet) and will contain an area of approximately 1.56 hectare (3.85 acres).

A letter was received from Bob and Helen Robinson (87 Blue Water Parkway) expressing the desire to have the verification of the boundary lines for the proposed severed parcel, should it be approved.

There were no added comments from the agent. It was pointed out that there were discrepancies with the size of the proposed severed lands between the applications, notifications and planners report, so clarification of the requested severed lot size was asked for. The Planner said that during the vetting process, the requested parcel size had been reduced to 1 hectare (2.47 acres). Despite this reduction, staff cannot support the application, as they believe that there is no justification for the barn to be severed with the house. Member Bartlett thinks that the special zoning currently on the property should be changed. He also stated that the size of the proposed severed lot is an issue for him; he believes that the hazard area should be a natural boundary. The Planner stated that the pond is not regulated by the Conservation Authority. Member Ricker emphasized that the letter sent in was only requesting verification of the boundary before the severance is finalized. The Secretary-Treasurer confirmed that this was the case. Member Bartlett asked where the applicant lives. The Agent stated that the applicant lives in Port Dover. The Planner said that the applicant only requires to own more than one farm in the County with a dwelling on them to be eligible for a surplus farm dwelling severance, and does not necessarily live in one of them. Member Snyder suggested that the application should be deferred. The Agent stated that the large size of the proposed severed parcel is due to the unfarmability of the land. Other members expressed concern over the size of the proposed severance. Chairperson Brown has concern with the pond being divided by the severance. Member Ricker stated that he has no issue with the with the application in terms of size, and that the barn is in good condition, and could be severed with the house. Member Gould believed that there was no planning or technical reasoning for the large proposed severed lot, as per the criteria in the Planning Act.

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 **Rushton Holdings Ltd.**, to sever a lot containing an existing surplus farm dwelling and accessory structure. The irregular-shaped

area of approximately 1.56 hectare (3.85 acres). **Concession 1, Part Lot 22, Registered Plan 18R1798 Part 1, Geographic Township of Walpole, known municipally as 3756 Rainham Road**

DECISION: **Motion to Defer**
Member Bartlett: Yes
Member Bowman: Yes
Member Gould: Yes
Member Ricker: Yes
Member Snyder: Yes
Member Wagter: Yes
APPLICATION IS DEFERRED (6-0)

REASONS: To give the applicants time to amend their proposal to meet Provincial and County policy.

B) PLB-2020-177 & 178 Jameel Rizvi and Amina Zaidi

Present: Jim Rizvi, applicant
 Janet Halloway, neighbour

The proposal is to sever two lots for residential purposes. The severed lands in application **PLB-2020-177** will be an irregular shaped parcel with a frontage of approximately 19.32 metres (63.39 feet) and will contain an area of approximately 0.105 hectares (0.26 acres). The severed lands in application **PLB-2020-178** will be an irregular shaped parcel with a frontage of approximately 32.63 metres (107.05 feet) and will contain an area of approximately 0.134 hectares (0.33 acres). The retained parcel will measure approximately 15.24 metres (50 feet) by 45.72 metres (150 feet), and contain an area of approximately 0.07 hectares (0.17 acres).

Emails were received from Janet Halloway (19 Dickhout Rd) with concerns regarding flooding, the setup of a potential septic system, and general condition of the subject property. An email is also received from Al Thombs expressing similar concerns, as well as whether they were planning to establish Air B&Bs on the new properties.

No comments from the Applicant. The neighbour expressed her concern regarding the potential for flooding as the result of the proposed severance; as well as whether there was any room for a proper septic system on the proposed lots. The Planner stated that the conditions of approval would address these concerns. Member Gould asked whether the condition of a minor variance was necessary. The Planner stated that there would be deficiencies on the retained parcel that would be addressed by the minor variance. The neighbour also stated that the property was not in great condition, and she was concerned that the severed parcels would be in a similar condition, if approved. Member Ricker stated that these concerns were a matter of Property Standards, rather than of the Committee of Adjustment. The neighbour asked how long the applicants would have to build on the properties. Staff stated that there was no deadline for

construction. Member Snyder asked where drainage would be sent. Staff said that a drainage plan would be a condition for approval.

The Committee made the following decision:

PLB-2020-177

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 **Jameel Rizvi and Amina Zaidi**, to sever an irregular shaped parcel with a frontage of approximately 19.32 metres (63.39 feet) and will contain an area of approximately 0.105 hectares (0.26 acres). **Concession 1, Part Lot 12, Geographic Township of Sherbrook, known municipally as 8 Vilella Road**

DECISION: **Motion to Approve**
Member Bartlett: Yes
Member Bowman: Yes
Member Gould: Yes
Member Ricker: Yes
Member Snyder: Yes
Member Wagter: Yes
APPLICATION IS APPROVED (6-0)

- 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 \$308.00 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 a letter from the Planning and Development Division, indicating that their requirements, regarding surface drainage of the property, have been satisfied. Typically the county would require a full lot grading to be designed, ***in lieu of that, the proponent shall provide the Planning and Development Division with a letter assuring that all storm water from this parcel will be discharged toward the roadway, or a large body of water (lake, river, stream or other conveyance system), not adjacent properties.*** This is required as the new development as proposed, has the potential to increase the volume or

rate of the storm runoff and may impact abutting landowners. A sample form letter can be provided. Contact the Development & Design Technologist at 905-318-5932, ext. 6409, for further clarification.

4. Receipt of a letter from the Planning and Development Division indicating that their requirements, regarding a drainage re-apportionment agreement between both severed and retained parcels, have been satisfied. The county is responsible for maintaining municipal drains on behalf of the community of landowners involved in the drain. The cost of the drain maintenance is assessed to the landowners. The division of land requires that the assessment be recalculated for the retained and severed parcels. A written request to initiate re-apportionment is necessary. A fee is administered with each agreement. Please allow six (6) weeks for completion of this process. Contact Project Manager, Municipal Drains at 905-318-5932, ext. 6415, for further clarification.
5. 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.
6. 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.
7. That an application for a new civic address be submitted for the severed parcels. 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, with a frontage of approximately 19.32 metres (63.39 feet) and will contain an area of approximately 0.105 hectares (0.26 acres). 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

10. That the above conditions must be fulfilled and the Document for conveyance be presented for stamping/issuance of the certificate on or before February 23, 2022, after which time this consent will lapse.

REASONS: The proposal conforms to the intent of the Official Plan and Zoning By-law.

PLB-2020-178

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 **Jameel Rizvi and Amina Zaidi**, to sever an irregular shaped parcel with a frontage of approximately 32.63 metres (107.05 feet) and will contain an area of approximately 0.134 hectares (0.33 acres). **Concession 1, Part Lot 12, Geographic Township of Sherbrook, known municipally as 8 Vilella Road**

DECISION: **Motion to Approve**
Member Bartlett: Yes
Member Bowman: Yes
Member Gould: Yes
Member Ricker: Yes
Member Snyder: Yes
Member Wagter: Yes
APPLICATION IS APPROVED (6-0)

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 \$308.00 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 a letter from the Planning and Development Division, indicating that their requirements, regarding surface drainage of the property, have been satisfied. Typically the county would require a full lot grading to be designed, ***in lieu of that, the proponent shall provide the Planning and Development Division with a letter assuring that all storm water from this parcel will be discharged toward the roadway, or a large body of water (lake, river, stream or other conveyance system), not adjacent properties.*** This is required as the new development as proposed, has the potential to increase the volume or rate of the storm runoff and may impact abutting landowners. A sample form letter can be provided. Contact the Development & Design Technologist at 905-318-5932, ext. 6409, for further clarification.
4. Receipt of a letter from the Planning and Development Division indicating that their requirements, regarding a drainage re-apportionment agreement between both severed and retained parcels, have been satisfied. The county is responsible for maintaining municipal drains on behalf of the community of landowners involved in the drain. The cost of the drain maintenance is assessed to the landowners. The division of land requires that the assessment be recalculated for the retained and severed parcels. A written request to initiate re-apportionment is necessary. A fee is administered with each agreement. Please allow six (6) weeks for completion of this process. Contact Project Manager, Municipal Drains at 905-318-5932, ext. 6415, for further clarification.
5. 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.

6. 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.
7. That an application for a new civic address be submitted for the severed parcels. 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, with a frontage of approximately 19.32 metres (63.39 feet) and will contain an area of approximately 0.105 hectares (0.26 acres). 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	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

10. That the above conditions must be fulfilled and the Document for conveyance be presented for stamping/issuance of the certificate on or before February 23, 2022, after which time this consent will lapse.

REASONS: The proposal conforms to the intent of the Official Plan and Zoning By-law.

C) PLB-2020-182 James Neil McCallum

Present: Mike Fowler, agent

The proposal is to sever a 0.0139 hectare (0.03 acre) parcel of land as a boundary adjustment. The severed lands will be amalgamated with the abutting lands to the west (1995 Lakeshore Road) to address the encroachment of a driveway onto the subject lands.

The Agent asked for clarification about what is required for Condition 4. The Planner stated that the Building Department will have to do an inspection to ensure that the condition is met, and that they will notify the Secretary-Treasurer when it is completed. Member Bartlett asked if there is a size consideration when considering a boundary adjustment. The Planner stated that there was no size requirement per se.

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 **James Neil McCallum**, to sever a 0.0139 hectare (0.03 acre) parcel of land as a boundary adjustment. The severed lands will be amalgamated with the abutting lands to the west (1995 Lakeshore Road) to address the encroachment of a driveway onto the subject lands. **Concession 1, Part Lot 21 plus Right-of-Way, Geographic Township of Rainham, known municipally as 26 Brookers Road**

DECISION: Motion to Approve
Member Bartlett: Yes
Member Bowman: Yes
Member Gould: Yes
Member Ricker: Yes
Member Snyder: Yes
Member Wagter: Yes
APPLICATION IS APPROVED (6-0)

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 \$308.00 for deed stamping.

2. That Section 50(3) or (5) of the Planning Act shall apply to any subsequent conveyance or transaction.
3. That the severed parcels become part and parcel of the abutting lands presently owned by Kyle Douglas Lockhart and further identified as Roll # 2810-158-001-65500.
4. That confirmation is provided that any other services are contained within the parcels to which they serve (i.e. Hydro, water, ground source heating loop, wells, networking); and that confirmation that any underground drainage systems are contained within the parcels to which they serve (i.e. Municipal drains, field drainage system) to the satisfaction of Building Controls and By-law Enforcement Division. Please contact the Building Inspector at 905-318-5932 for clarification.
5. That the solicitor acting in the transfer provide his/her undertaking in the following manner: in consideration of the Certificate by the official I undertake to ensure by a subsearch of the abstract book that at the time of the registration of the said Certificate or deed upon which it has been affixed, the name of the registered owner of the abutting lands is the same as that of the Grantee in the said deed and that the one (1) foot square parcel of land dedicated to Haldimand County is an unencumbered parcel of land. Also the solicitor will apply to consolidate the two parcels into one consolidated PIN so the two parcels can be assessed together and the consolidation information will be provided to the Secretary-Treasurer once completed.
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 0.0139 hectare (0.03 acre). 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

8. That the above conditions must be fulfilled and the Document for conveyance be presented for stamping/issuance of the certificate on or before February 23, 2022, after which time this consent will lapse.

REASONS: The proposal conforms to the intent of the Official Plan and Zoning By-law.

D) PLB-2020-184 Diane Elaine and Thomas Frederick Peart

Present: C. Edward McCarthy, agent
Diane Peart, applicant

The proposal is to sever a lot containing an existing surplus farm dwelling and accessory structure. The severed lands will have frontage of approximately 54.87 metres (180.02 feet) and will contain an area of approximately 0.55 hectares (1.37 acres).

There was no comment from the agent. Member Ricker asked what the intent for the accessory structures around the house. The Agent stated that they would be decommissioned. The Planner added that the Building Department will determine that the decommissioning has been done. Member Bartlett asked when the other severances on the property had been done. The Planner said that she was not sure, but that they were likely grandfathered.

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 **Diane Elaine and Thomas Frederick Peart**, to sever a lot containing an existing surplus farm dwelling and accessory structure. The severed lands will have frontage of approximately 54.87 metres (180.02 feet) and will contain an area of approximately 0.55 hectares (1.37 acres). **Part of William Cook Block, Geographic Township of Oneida, known municipally as 3355 River Road**

DECISION: **Motion to Approve**
Member Bartlett: Yes
Member Bowman: Yes
Member Gould: Yes

Member Ricker: Yes
Member Snyder: Yes
Member Wagter: Yes
APPLICATION IS APPROVED (6-0)

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 \$308.00 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 a letter from the Planning and Development Division, indicating that their requirements, regarding surface drainage of the property, have been satisfied. Typically the county would require a full lot grading to be designed, ***in lieu of that, the proponent shall provide the Planning and Development Division with a letter assuring that all storm water from this parcel will be discharged toward the roadway, or a large body of water (lake, river, stream or other conveyance system), not adjacent properties.*** This is required as the new development as proposed, has the potential to increase the volume or rate of the storm runoff and may impact abutting landowners. A sample form letter can be provided. Contact the Development & Design Technologist at 905-318-5932, ext. 6409, 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 parcel. Contact the Planning & Development Division at 905-318-5932, ext. 6220 for details.
6. That all buildings located on the retained lands be decommissioned from livestock use, or must meet MDS I setbacks 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, or in compliance to MDS I, for an inspection of the property. Please contact the Building Controls and By-law Enforcement Division at 905-318-5932, for further clarification.

7. 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.
8. Receipt of a copy of the registered reference plan of the severed parcel, with a frontage of approximately 54.87 metres (180.02 feet) and will contain an area of approximately 0.55 hectares (1.37 acres). 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

9. That the above conditions must be fulfilled and the Document for conveyance be presented for stamping/issuance of the certificate on or before February 23, 2022, after which time this consent will lapse.

REASONS: The proposal conforms to the intent of the Official Plan and Zoning By-law.

E) PLB-2021-002 & 003 Ron Winegard & Harrison Flats Inc.

Present: Ron Winegard, applicant

The applicant proposes to sever two lots containing four (4) existing semi-detached dwelling units. In **PLB-2021-002**, the severed land will measure approximately 11.05 metres (36.25 feet) by 45.71 metres (150 feet) and will containing an area of approximately 0.05 hectares (0.125 acres), while the retained parcel will measure approximately 10.85 metres (36 feet) by 45.72 metres (150 feet) and will containing an area of approximately 0.05 hectares (0.125 acres) . In **PLB-2021-003**, both the severed and retained parcels will measure approximately 11.05 metres (36.25 feet) by 45.71 metres (150 feet) and will containing an area of approximately 0.05 hectares (0.125 acres).

No comments from applicant or committee.

The Committee made the following decision:

PLB-2021-002

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 **Ron Winegard & Harrison Flats Inc.**, to sever a lot containing two semi-detached units. The severed land will measure approximately 11.05 metres (36.25 feet) by 45.71 metres (150 feet) and will containing an area of approximately 0.05 hectares (0.125 acres), while the retained parcel will measure approximately 10.85 metres (36 feet) by 45.72 metres (150 feet) and will containing an area of approximately 0.05 hectares (0.125 acres). **Range West of Townsend Road, Part Lot 1, Registered Plan 18R7734 Parts 1 and 2, Urban Area of Caledonia, Geographic Township of Oneida, known municipally as 59 Haddington Street**

DECISION: **Motion to Approve**
 Member Bartlett: Yes
 Member Bowman: Yes
 Member Gould: Yes
 Member Ricker: Yes
 Member Snyder: Yes
 Member Wagter: Yes
 APPLICATION IS APPROVED (6-0)

- 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 \$308.00 for deed stamping.

 2. 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.

3. 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.
4. That the above conditions must be fulfilled and the Document for conveyance be presented for stamping/issuance of the certificate on or before February 23, 2022, after which time this consent will lapse.

REASONS: The proposal conforms to the intent of the Official Plan and Zoning By-law.

PLB-2021-003

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 **Ron Winegard & Harrison Flats Inc.**, to sever a lot containing two semi-detached units. Both the severed and retained parcels will measure approximately 11.05 metres (36.25 feet) by 45.71 metres (150 feet) and will contain an area of approximately 0.05 hectares (0.125 acres). **Range West of Townsend Road, Part Lot 1, Registered Plan 18R7734 Parts 3 and 4, Urban Area of Caledonia, Geographic Township of Oneida, known municipally as 61 Haddington Street**

DECISION: Motion to Approve
Member Bartlett: Yes
Member Bowman: Yes
Member Gould: Yes
Member Ricker: Yes
Member Snyder: Yes
Member Wagter: Yes
APPLICATION IS APPROVED (6-0)

- 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 \$308.00 for deed stamping.
 2. 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.
 3. 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.

4. That the above conditions must be fulfilled and the Document for conveyance be presented for stamping/issuance of the certificate on or before February 23, 2022, after which time this consent will lapse.

REASONS: The proposal conforms to the intent of the Official Plan and Zoning By-law.

MINOR VARIANCES:

A) PLA-2020-180 2574534 Ontario Inc.

Present: Dave and Alida Eigenbrood, applicant

The proposal is to request relief from the provisions of the Light Industrial (ML) Zone of Haldimand County Zoning By-law HC-1 2020 to permit the expansion of a legal non-conforming use to allow for the construction of a chicken barn, expanded manure storage and a farm storage workshop.

Various members stated that there was no sign posted at the time of their site visit; however, given current COVID relates issues given the closure of the Administration Building, members were willing to forego the usual policy to defer an application when the sign has not been posted as required.

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 **2574534 Ontario Inc.**, to request relief from the provisions of the Light Industrial (ML) Zone of Haldimand County Zoning By-law HC-1 2020 to permit the expansion of a legal non-conforming use to allow for the construction of a chicken barn, expanded manure storage and a farm storage workshop. **Concession 4, Part Lots 22, 23 and 24, Geographic Township of Woodhouse, known municipally as 2170 Highway 6**

DECISION: **Motion to Approve**
 Member Bartlett: Yes
 Member Bowman: Yes
 Member Gould: Yes
 Member Ricker: Yes

Member Snyder: Yes
Member Wagter: Yes
APPLICATION IS APPROVED (6-0)

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

B) PLA-2020-183 Michael Vandervelde

Present: William DeJong, agent

The proposal is to request relief from the interior side yard (left and right) provisions of the Agricultural (A) Zone of Haldimand County Zoning By-law HC-1 2020. The relief is requested to permit the construction of a single family dwelling on the property.

No comments from the agent or 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 **Michael Vandervelde**, to request relief from the interior side yard (left and right) provisions of the Agricultural (A) Zone of Haldimand County Zoning By-law HC-1 2020. The relief is requested to permit the construction of a single family dwelling on the property. **Concession 2 from Canborough, Part Lots 19 and 20, Registered Plan 18R6503 Parts 1 to 3, Geographic Township of Moulton, no civic address.**

DECISION: **Motion to Approve**
Member Bartlett: Yes
Member Bowman: Yes
Member Gould: Yes
Member Ricker: Yes
Member Snyder: Yes
Member Wagter: Yes
APPLICATION IS APPROVED (6-0)

CONDITIONS: 1. The proposed development will be constructed substantially in accordance with the attached sketch.

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

OTHER BUSINESS:

The minutes of the December 15, 2020 meeting were adopted as amended.

The meeting adjourned at 11:00 am



Chairman



Secretary-Treasurer