



A G E N D A
for the
HALDIMAND COUNTY
COMMITTEE OF ADJUSTMENT HEARING
to be held on Monday, April 19, 2021
CAYUGA ADMINISTRATION BUILDING
COUNCIL CHAMBERS
9:00 A.M.

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

C) CONSENTS:

PLB-2021-022 Alan and Grace Strobosser (9:00 am)

The applicant proposes to sever a lot containing an existing surplus farm dwelling and accessory structure. The severed lands will be approximately 60 metres (196.9 feet) by 115 metres (377.3 feet) and will contain an area of approximately 0.64 hectares (1.6 acres). **Concession 9, Part Lot 15, Registered Plan 18R5429 Parts 3 to 5, Geographic Township of Walpole, known municipally as 1148 Concession 9 Walpole**

PLB-2021-042 Van Der Molen Farms Inc. (9:10 am)

The applicant proposes to sever a lot containing an existing surplus farm dwelling and accessory structure. The severed lands will be an irregular parcel with a frontage of approximately 67.98 metres (223 feet) and will contain an area of approximately 0.43 hectares (1.06 acres). **Concession 9, Part Lot 14, Geographic Township of Walpole, known municipally as 587 Concession 8 Walpole**

PLB-2021-044 Hagersville Market Ltd. (9:20 am)

The applicant proposes to sever a lot containing an existing building. The severed lands will measure approximately 14.5 metres (47.6 feet) by 26 metres (85.3 feet) and will contain an area of approximately 0.0377 hectares (0.09 acres). **Plan 1109, Part Lot 24, Registered Plan 18R5847 Part 2, Urban Area of Hagersville, known municipally as 8 Sherring Street South**

PLB-2021-046 Tom and Debbie Sheppard (9:30 am)

The applicant proposes to sever a lot containing an existing surplus farm dwelling. The severed lands will be approximately 60.96 metres (200 feet) by 76.2 metres (250 feet) and will contain an area of approximately 0.46 hectares (1.14 acres). **Concession 3, Part Lot 20, Geographic Township of Walpole, known municipally as 1077 Concession 2 Walpole**

PLB-2021-052 Dave and Dale Lang (9:40 am)

The applicant proposes to sever a lot containing an existing surplus farm dwelling and accessory structures. The severed lands will be approximately 44.49 metres (146 feet) by 163.8 metres (537.4 feet) and will contain an area of approximately 0.74 hectares (1.84 acres). **Concession 5, Part Lots 19, Geographic Township of Oneida, known municipally as 650 5th Line**

D) CONSENTS & RELATED MINOR VARIANCES:

PLB-2021-027 & PLA-2021-028 Juri Holdings Inc. (9:50 am)

In **PLB-2021-027**, The applicant proposes to sever the existing right-of-way from the parcel and add it to the property to the east (2134 Lakeshore Road). The severed land will measure approximately 6.4 metres (21 feet) by 30 metres (98.4 feet) and will containing an area of approximately 0.02 hectares (0.05 acres), while the retained parcel will have a frontage of approximately 8.96 metres (29.4 feet) and will containing an area of approximately 0.07 hectares (0.18 acres) . In **PLA-2021-028**, Relief is requested from the lot frontage provisions of Haldimand County Zoning By-law HC-1 2020. The relief is requested recognize deficiencies on the properties as a result of application PLB-2021-027. **Concession 1, Part Lot 23, Geographic Township of Rainham, known municipally as 2130 Lakeshore Road**

E) MINOR VARIANCES:

PLA-2021-012 Spencer Garner Killman (10:10am)

Relief is requested from the accessory building area provisions of the Urban Residential Type 1-A (R1-A) Zone of Haldimand County Zoning By-law HC-1 2020. The relief is requested to permit the construction of a garage on the property for storage. **Plan 1506, Block BB, Lot 22 and Part Lot 42, Urban Area of Jarvis, known municipally as 2077 Main Street North**

PLA-2021-013 Carmen Giammichele and Rachel Vandendool (10:20 am)

Relief is requested from the location of an animal kennel provisions of Haldimand County Zoning By-law HC-1 2020. The relief is requested to permit the establishment of a kennel on the property. **Concession 8, Part Lot 2, Registered Plan 18R7089 Part 1, Geographic Township of Rainham, known municipally as 3874 Highway 3**

PLA-2021-015 Tares and Joanne Bobiak (10:30 am)

Relief is requested from the rear yard, accessory build in front yard and accessory building height provisions of the Lakeshore Residential Zone (RL) Zone of Haldimand County Zoning By-law HC-1 2020. The relief is requested to permit the construction of an attached garage with breezeway on the property. **Concession 1, Part Lot 18, Registered Plan 18R5454 Part 1, Geographic Township of Walpole, known municipally as 1020 South Coast Drive**

PLA-2021-017 Gardens Communities (Hagersville) Inc. (10:40 am)

Relief is requested from the exterior side yard provisions of the Urban Residential 1-B (R1-B) 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. **Range East of Plank Road, Lot 30, Plan 18M61 Part 13, Urban Area of Hagersville, known municipally as 176 Athens Street**

PLA-2021-045 McClung Properties Ltd. (10:50 am)

Relief is requested from the rear yard provisions of the Urban Residential Type 1-B (R1-B) 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. **Range 1, Part of Block S, Lot 9, Plan 18M63 Lot 3, Geographic Township of Seneca, Urban Area of Caledonia, known municipally as 90 Whithorn Crescent**

PLA-2021-018 Aisha Ijaz (11:00 am)

Relief is requested from the parking and entrance provisions of Haldimand County Zoning By-law HC-1 2020. The relief is requested to permit the establishment of a basement apartment within the existing dwelling on the property. **Plan 18M49, Lot 71, Urban Area of Caledonia, Geographic Township of Seneca, known municipally as 14 Larry Crescent**

PLA-2021-020 Stephen Elgersma (11:10 am)

Relief is requested from the accessory building area provisions of the Agricultural (A) Zone of Haldimand County Zoning By-law HC-1 2020. The relief is requested to permit the construction of an accessory structure on the property for storage. **Concession 3, Part Lot 7, Registered Plan 18R6881 Part 1, Geographic Township of Moulton, known municipally as 554 Hines Road**

PLA-2021-035 Paul and Cheryl Taylor (11:30 am)

Relief is requested from the lot frontage, height of building and accessory building area provisions of the Lakeshore Residential Zone (RL) Zone of Haldimand County Zoning By-law HC-1 2020. The relief is requested to permit the construction of an accessory building for storage purposes on the property. **Plan 8600 Lot 2 to 3, Geographic Township of Moulton, known municipally as 2734 North Shore Drive**

PLA-2021-036 Rick and Tracey Lechner (11:40 am)

This application is a condition of Consent Application PLA-2020-145, approved at the December 15, 2020 Committee of Adjustment meeting. Relief is requested from the accessory building height and area provisions of the Lakeshore Residential (RL) 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 1, Part Lot 8, Registered Plan 18R4011 Parts 1, 2 and 3, Geographic Township of Sherbrook, known municipally as 1 Mohawk Line**

PLA-2021-037 Raymond and Cynthia Bendle (11:50 am)

Relief is requested from the front yard setback provisions of the Lakeshore Residential Zone (RL) Zone of Haldimand County Zoning By-law HC-1 2020. The relief is requested to permit the construction of an existing single family dwelling on the property. **Concession 1, Part Lot 5, Geographic Township of Rainham, known municipally as 470 Lakeshore Road**

PLA-2021-038 Jonathon and Jodi Kutyba (1:00 pm)

Relief is requested from the accessory building area and accessory building height provisions of the Agricultural Zone (A) Zone of Haldimand County Zoning By-law HC-1 2020.

The relief is requested to permit the construction of a new storage garage on the property. **Concession 14, Part Lot 7, Registered Plan 18R6862 Part 1, Geographic Township of Walpole, known municipally as 2528 Haldimand Road 55**

PLA-2021-048 Craig Horsley (1:10 pm)

Relief is requested from the lot are, houses per lot, accessory building area provisions, as well as those provisions governing the establishment of a main use on a property and the provision of frontage on an improved street of the Lakeshore Residential (RL) Zone of Haldimand County Zoning By-law HC-1 2020. The relief is requested to permit the construction of a new storage garage on the property. **Concession 5 South of Dover Road, Part Lot 11, Geographic Township of Dunn, no civic address**

PLA-2021-049 Frontline Capital Leasing Inc. (1:20 pm)

Relief is requested from the front yard setback and rear yard provisions of the Hamlet Residential (RH) Zone of Haldimand County Zoning By-law HC-1 2020. The relief is requested to permit the construction of a new single family dwelling on the property. **Concession 1 from Canborough, Part Lot 21, Registered Plan 18R7886 Part 2, Geographic Township of Moulton, known municipally as 33 Oswego Park Road**

PLA-2021-051 Tilstra Bros. Farms Ltd. (1:30 pm)

Relief is requested from the MDS provisions of the Agricultural Zone (A) Zone of Haldimand County Zoning By-law HC-1 2020. The relief is requested to permit the expansion of the existing dairy barn on the property. **Concession 2, Part Lot 10, Geographic Township of Canborough, known municipally as 145 Lane Road**

PLA-2021-061 2039882 Ontario Limited [Shelter Cove] (1:40 pm)

Relief is requested from the maximum useable floor area per dwelling unit provisions of the Hamlet Residential (RH) Zone of Haldimand County Zoning By-law HC-1 2020. The relief is requested to permit the construction of larger residential dwelling units as is currently permitted on the property. **Concession 1, Part Lot 19, Registered Plan 18R5301 Parts 1 and 2, Geographic Township of Walpole, known municipally as 38 Cheapside Road**

F) SIGN VARINCE:

PLA-2021-050 Mukesh Grover (1:50 pm)

The applicants propose to post an electronic message signs on both the west and east walls of the existing store. Relief is requested from the provisions of the Haldimand County Sign By-law No. 1064/10 to permit two electronic signs that display images and text as part of a wall sign to be located above the first storey of the existing building. The proposed signs are permitted to be approximately 2.438 metres (8 feet) by 1.524 metres (5 feet) in size. **Plan 905, Block 16, Part Lot 1, Urban Area of Hagersville, known municipally as 27 King Street West**

G) PREVIOUSLY DEFERRED:

PLA-2019-076 15 Talbot Inc. (2:00 pm)

This application was deferred at the June 11, 2019 Committee of Adjustment meeting. The applicants propose to construct a commercial/residential building on the subject lands. Relief

is requested from the provisions of the General of the General Commercial Zone of Zoning By-law 1-H 86 from maximum permitted dwelling units, distance for parking from residential use and parking space width. **Cayuga Plan East of Grand River, Lot 3 and Part Lot 2 south of Talbot Street, 15 Talbot Street West**

H) Minutes of March 9, 2021 meeting

I) Other Business