



A G E N D A
for the
HALDIMAND COUNTY
COMMITTEE OF ADJUSTMENT HEARING
to be held on Tuesday, July 20, 2021
CAYUGA ADMINISTRATION BUILDING
COUNCIL CHAMBERS
9:00 A.M.

(NOTE: Time denoted for each application is approximate)

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

C) CONSENTS:

PLB-2021-098 350 Argyle Street North GP Inc. (9:00 am)

The applicant proposes to sever a vacant lot into two for future commercial development. The severed parcel will have a frontage of approximately 23.41 metres (76.8 feet) and will contain an area of approximately 0.35 hectares (0.86 acres). **Range 1 East of Plank Road, Part Lots 9 to 11, Part A Block of Land, Part Turner Block, Part of Abandoned Railway, Range 2, Part Lot 12, Part of Block S, Registered Plan 18R3442 Part 1, Registered Plan 18R4574 Parts 1 to 3, Geographic Township of Seneca, no current civic address**

PLB-2021-103 King & Benton Redevelopment Corporation (9:05 am)

The applicant proposes to sever a vacant lot into two for future residential development. The severed parcel will have a frontage of approximately 154.51 metres (506.9 feet) and will contain an area of approximately 3.39 hectares (8.38 acres). The applicant also proposes an easement for railway purposes over the subject lands. **Part of Lot 11, Range 1 West of Plank Road, Urban Area of Caledonia, Geographic Township of Seneca, no current civic address**

PLB-2021-104 Chris Clarke (9:10 am)

The applicant proposes to sever a parcel of land as a boundary adjustment. The severed lands will contain an area of approximately 0.35 hectares (0.86 acres). The property is to provide additional space for the benefitting lands. **Part of Abraham Nelles Tract, Registered Plan 18R4238 Parts 1 and 2, Geographic Township of Seneca, known municipally as 44 Sims Lock Road**

PLB-2021-106 Hessels Farms Ltd. (9:15 am)

The applicant proposes to sever a lot containing an existing surplus farm dwelling and accessory structures. The severed lands will have frontage of approximately 67 metres (219.8 feet) and will contain an area of approximately 0.6 hectares (1.5 acres).

Concession 2, Part Lot 8, Registered Plan 18R4209 Parts 1 and 2, Geographic Township of Moulton, known municipally as 499 Diltz Road

D) MINOR VARIANCES:

PLA-2021-107 Natalia, Andrei & Vladimir Jakhimets and Svetlana Oliynyk (9:25 am)

Relief is requested from the lot frontage, rear yard, landscape frontage and accessory building provisions of the Urban Residential Type 3 (R3) Zone of Haldimand County Zoning By-law HC-1 2020. The relief is requested to recognize deficiencies caused by the approval of Consent application PLB-2018-162. **Lots 5 & 6, South East of Argyle Street South, Part 1, 18R-2836 & Part 1, 18R-1723, Urban Area of Caledonia, known municipally as 10 Renfrew Street**

PLA-2021-108 James Corbett (9:30 am)

Relief is requested from the provisions of the Agricultural (A) Zone of the Haldimand County Zoning By-Law HC-1 2020. The relief is requested to permit the placement of a garden suite on the property for their parents. **Range 2 from the Grand River, Part Lot 11, Geographic Township of Walpole, known municipally as 184 Inman Road**

PLA-2021-109 Oscar Jose, Steve and Emyrose Maurice (9:35 am)

Relief is requested from the lot frontage and exterior side yard 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. **Plan 19358 Lot 24, Geographic Township of Walpole, no civic address**

PLA-2021-112 Matt and Natalie Stam (9:40 am)

Relief is requested from the provisions of the Agricultural (A) Zone of the Haldimand County Zoning By-Law HC-1 2020. The relief is requested to permit the placement of a garden suite on the property for their parents. **Concession 11, Part Lot 14, Geographic Township of Walpole, known municipally as 1090 Concession 11 Walpole**

E) PREVIOUSLY DEFERRED:

PLB-2021-080 Albert and Andrea Van Benthem (9:50 am)

This application was deferred at the June 15, 2021 Committee of Adjustment meeting. The applicant proposes to sever a lot containing an existing surplus farm dwelling and accessory structure. The severed lands will have frontage of approximately 63 metres

(206.7 feet) and will contain an area of approximately 0.5 hectares (1.24 acres).
Concession 11, Part Lots 14 and 15, Geographic Township of Walpole, known municipally as 1155 Concession 10 Walpole

PLA-2021-072 Haldimand County (9:55 am)

This application was deferred at the May 18, 2021 Committee of Adjustment meeting. Relief is requested from the front yard setback and accessory uses to non-residential uses provisions of the Service Commercial (CS) Zone of the Haldimand County Zoning By-Law HC-1 2020. The relief is requested to add a replica lighthouse as a decorative element on the property. **Plan 13558, Part Lot 1, Part of Closed Road Allowance, Registered Plan18R3714 Parts 2-7, 13 Part of Parts 14 & 15, Urban Area of Dunnville, no civic address**

PLA-2021-097 Clare and Margaret Packham (10:00 am)

This application was deferred at the June 15, 2021 Committee of Adjustment meeting. Relief is requested from the provisions of the Agricultural (A) Zone of the Haldimand County Zoning By-Law HC-1 2020. The relief is requested to permit the placement of a mobile home on the property to serve as a secondary suite for their parents. **Concession 2 from Canborough, Part Lots 19, 20 and 21, Geographic Township of Moulton, known municipally as 162 Young Road**

F) Minutes of June 15, 2021 meeting

G) Other Business