



**HALDIMAND COUNTY
COMMITTEE OF ADJUSTMENT
MINUTES
MONDAY, NOVEMBER 15, 2021**

A meeting of the Committee of Adjustment was held on Monday, November 15, 2021 at 9:00 a.m. in the Council Chambers of the Haldimand County Administration Building.

MEMBERS PRESENT: Chair Paul Brown
Members Don Ricker
Brian Snyder
Carolyn Bowman
Leroy Bartlett

MEMBERS ABSENT: John Gould
Brian Wagter

STAFF PRESENT: Supervisor Development Services Alisha Cull
Planner Neil Stoop
Acting Secretary-Treasurer Jessica Easson
Secretary-Treasurer David Scott

The Committee of Adjustment dealt with the following applications:

CONSENTS:

PLB-2021-148	William Jacob Cronk	DEFERRED
PLB-2021-150	Sydney Smith and Michael Almas	APPROVED
PLB-2021-176	Godrie Farms Inc.	APPROVED
PLB-2021-177	Robert Sutor	APPROVED AS AMENDED
PLB-2021-178	Larry Hanson	APPROVED
PLB-2021-179	Marlyne Joan Cronk	APPROVED
PLB-2021-180	Daniel and Emily Dawdy	APPROVED

DECLARATIONS OF PECUINARY INTEREST: None Declared

CONSENTS:

A) PLB-2021-150 Sydney Smith and Michael Almas

Present: Michael Almas, applicant

The proposal is to sever a parcel of land as a boundary adjustment. The severed lands will contain an area of approximately 19.42 hectares (48 acres). The property is to provide additional agricultural land for the benefitting lands. The retained parcel will contain an existing dwelling and accessory structures, will have a frontage of 62 metres (203 feet), and contain an area of approximately 0.806 hectares (1.99 acres).

No comments from the applicant. Member Ricker asked for clarification about the difference between a surplus farm dwelling severance and a boundary adjustment along with verifying that the boundary adjusted lands would be benefitting the neighbour. The Planner explained that while the applications are similar, that the subject application is only a boundary adjustment, and as a condition of consent, the severed lands would need to be merged with the neighbours. Member Bowman inquired about how long the Haupts had owned the benefitting lands and the Applicant indicated that it had been over 10 years. Member Bowman also noted that the retained lands are larger than what would have been allowed under surplus farm dwelling consent criteria. Planning staff explained, while the area is larger than a traditional surplus farm dwelling severance, that the application being heard was for a boundary adjustment. The sizes set out in surplus farm dwelling severances are not a test for boundary adjustments and staff were of the opinion that the boundary adjustment was minor.

Member Bartlett asked, how can a lot being created be considered a minor adjustment? Planning Staff explained that there are still two lots, no new lots are being created, rather one lot is becoming smaller and one lot is becoming larger. There was further discussion on the difference between a boundary adjustment and surplus farm dwelling 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 **Sydney Smith and Michael Almas**, to sever a parcel of land as a boundary adjustment. The severed lands will contain an area of approximately 19.42 hectares (48 acres). The property is to provide additional agricultural land for the benefitting lands. The retained parcel will contain an existing dwelling and accessory structures, will have a frontage of 62 metres (203 feet), and contain an area of approximately 0.806 hectares (1.99 acres). **Concession 13, Part Lot 4, Geographic Township of Walpole, known municipally as 262 Concession 13 Walpole.**

DECISION: APPROVED

CONDITIONS:

1. That the Haldimand County requirements, financial or otherwise, be satisfied. This will include taxes paid up to date, and a fee of \$308.00 for deed stamping. Also, a one (1) foot square, unencumbered, parcel of land dedicated to Haldimand County, which must be shown on the reference plan, is required from the abutting lands presently owned by Ferdinand Haupt. and further identified as Roll # 2810-332-006-00400, if required.
2. That Section 50(3) or (5) of the Planning Act shall apply to any subsequent conveyance or transaction.
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 the severed parcels become part and parcel of the abutting lands presently owned by Ferdinand Haupt and further identified as Roll # 2810-332-006-00400.
5. 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.
6. 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.
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, approximately 19.42 hectares (48 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 November 15, 2022, after which time this consent will lapse.

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

B) PLB-2021-176 Godrie Farms Inc.

Present: Kim Hessels, agent

The proposal is to sever a lot containing a surplus farm dwelling and accessory structures. The severed lands will have a frontage of approximately 54 metres (177.2 feet) and contain an area of approximately 0.7 hectares (1.73 acres). The retained parcel will contain an area of approximately 23.2 hectares (57.33 acres).

The Agent indicated that contrary to staff's report that a sign was posted. Applicants said they had a picture from September 17th 2021 to prove that a sign was posted. Chair Member Brown

and committee decided to proceed. The Agent wished to address Planning staff's concerns regarding livestock on the property and proposed to remove the related condition. At the time of application the current tenet of the property had believed they were permitted to have livestock on the property. Since, the tenet sold the livestock and the Agent has the receipts of sale of the livestock that were on the property. Planning staff indicated that the concerns were previously voiced and the current concern is that Staff do not know exactly what all live stock are on the property. During site visits a turkey, chickens, pigs, etc. were observed. Typically there would be a condition included to decommission barns for livestock use so staff would like the opportunity to inspect the property/barn to verify if there are no more livestock. Staff's additional concerns are that a barn as an accessory structure to a residential property would be odd. Member Ricker inquired about if someone were to complain in the future about livestock on the property. Planning staff explained that the livestock on a residential property is covered in Haldimand County's By-laws and that complaints would be addressed by By-law officers. Staff also explained that an alternative is to disconnect hydro or remove stalls, although the structure is already aged. Member Ricker stated he was comfortable moving forward with the application and that staff could address their concerns through an appeal if necessary. The committee members echoed in agreement.

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 **Godrie Farms Inc.**, to sever a lot containing a surplus farm dwelling and accessory structures. The severed lands will have a frontage of approximately 54 metres (177.2 feet) and contain an area of approximately 0.7 hectares (1.73 acres). The retained parcel will contain an area of approximately 23.2 hectares (57.33 acres). **Concession 3, Part Lot 13, Geographic Township of Sherbrook, known municipally as 298 Dickhout Road.**

MOTION TO DEFER

DECISION: **Member Bartlett: No**
 Member Bowman: No
 Member Snyder: No
 Member Ricker: No
 DEFEATED (0 votes to 4)

MOTION TO APPROVE

DECISION: **Member Bartlett: Yes**
 Member Bowman: Yes
 Member Snyder: Yes
 Member Ricker: Yes
 APPROVED (4 votes to 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. 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. 6424, for further clarification.
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. An entrance permit is required for the retained parcel. Permits may be obtained from the County's Roads Operations Division Support staff at 905-318-5932, Ext. 8601 for details.
4. That all buildings located on the severed lands be decommissioned from livestock use 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 decommissioned for an inspection of the property. Please contact the Building Controls and By-law Enforcement Division at 905-318-5932, for further clarification.
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, with a frontage of approximately 54 metres (177.2 feet) and contain an area of approximately 0.65 hectares (1.62 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

7. That the above conditions must be fulfilled and the Document for conveyance be presented for stamping/issuance of the certificate on or before November 15, 2022, after which time this consent will lapse.

REASONS: That condition four address staff's concerns.

C) PLB-2021-177 Robert Sutor and PLB-2021-178 Larry Hanson

Present: Larry Hanson, agent/applicant
Jeff Potter, real estate agent

The proposal **PLB-2021-177** is to sever a parcel of land as a boundary adjustment. The severed lands will contain an area of approximately 0.75 hectares (1.85 acres) with a frontage approximately 30 metres (98.42 feet). The retained parcel will have an approximate area of 13.42 hectares (33.16 acres). The property is to provide additional space to improve access for the benefiting lands. The proposal **PLB-2021-178**, is to sever a lot containing a surplus farm dwelling and three accessory structures. The severed lands will have a frontage of approximately 30 metres (98.42 feet) and contain an area of approximately 0.99 hectare (2.46 acres). The retained parcel will contain an areas of approximately 47.34 hectares (116.98 acres).

The Planner announced that the proceeding discussion will be for both applications (PLB-2021-177 and PLB-2021-178) however, the decisions will be voted on separately. The applicant explained that he currently cannot adequately access his farm with equipment between existing hydro lines and mature trees. The applicant stated he had previously talked to planning staff, who had recommended he seek a boundary adjustment. Mr. Sutor, the applicant's neighbour to the West was will to boundary adjust a portion of his property. In the discussions with planning

staff the applicant said planning staff saw no red flags. Jeff Potter, speaking on behalf of the applicant as well, stated he was also at the meeting on September 7th 2021 when Mr. Hanson spoke to planning staff. Mr. Potter said the Mr. Hanson made a decision and invested money as a result of his discussions with planning staff. The applicant explained that he would like the boundary adjustment to put in a gravel driveway to fit a tractor tailer and farm equipment, and so he does not need to rip out mature trees and create craters in the ground. Member Bowman asked the applicant if this was a newly acquired parcel. The applicant confirmed that he purchased the land at the end of September and the previous owners accessed the farm land through the neighbours land because they were brothers. Member Bartlett sought clarification from staff why the recommendation was for deferral. Planning staff recognized the struggles the applicant was facing but the application indicated that the applicant only needed 30 feet and requested 30 meters. Planning staff recognized there is technical reason for the boundary adjustment but did not feel that 30 metres was necessary and that planning staff are looking for the smallest possible boundary adjustment to create adequate access. The applicant stated they require 30 metres to fit their farm equipment and that farmers are trying to get more land, not loose it, so he does not want to take out any more farm land than necessary because he does not want to take out trees and is restricted by hydro and gas lines. The applicant stated he wants to be the most environmentally and land friendly. Member Bartlett explained that since the applicant still needs the 30 metres no matter what, regardless of deferral the applicant will still need 30 metres. While the current access may have been sufficient at one point, Member Bartlett further explained, that current equipment is larger and thus will require more space. Member Ricker echoed Member Bartlett's remarks and that he is content with the application as it will enable farm land staying farm land. The rest of committee agreed. Member Bartlett expressed concerns about ensuring that the boundary adjusted land is frozen from future development and does not want to see an application come forward on this land in the future. Planning Staff explained that one of the conditions on the surplus severance application, PLB-2021-178, would restrict the development of a dwelling on the boundary adjusted lands. Member Bartlett would also like the condition added to the boundary adjustment application PLB-2021-177 as he was concerned future residents may want to create a new lot off the boundary adjusted lands.

The Committee made the following decision:

PLB-2021-177 Robert Sutor

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 **Robert Sutor**, to sever a parcel of land as a boundary adjustment. The severed lands will contain an area of approximately 0.75 hectares (1.85 acres) with a frontage approximately 30 metres (98.42 feet). The retained parcel will have an approximate area of 13.42 hectares (33.16 acres). The property is to provide additional space to improve access for the benefiting lands. **Tract Jones, Part Lot 3, Registered Plan 18R3193, Part 1, Geographic Township of North Cayuga, known municipally as 2050 Haldimand Road 17.**

MOTION TO DEFER

DECISION: Member Bartlett: No

Member Bowman: No
Member Snyder: No
Member Ricker: No
DEFEATED (0 votes to 4)

MOTION TO APPROVE AS AMENDED

DECISION: **Member Bartlett: Yes**
Member Bowman: Yes
Member Snyder: Yes
Member Ricker: Yes
APPROVED AS AMENDED (4 votes to 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. Also, a one (1) foot square, unencumbered, parcel of land dedicated to Haldimand County, which must be shown on the reference plan, is required from the abutting lands presently owned by HANSON FARMS LIMITED and further identified as Roll # 2810-155-004-10700-0000, if required.
 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 final approval of the required zoning amendment, restricting the development of a dwelling on the boundary adjusted lands (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. That Section 50(3) or (5) of the Planning Act shall apply to any subsequent conveyance or transaction.
 5. That the severed parcels become part and parcel of the abutting lands presently owned by HANSON FARMS LIMITED and further identified as Roll # 2810-155-004-10700-0000.
 6. 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.

7. Receipt of a copy of the registered reference plan of the severed parcel, with approximately 30 metres (98.42 feet) of frontage and an area of approximately 0.75 hectares (1.85 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

8. That the above conditions must be fulfilled and the Document for conveyance be presented for stamping/issuance of the certificate on or before November 15, 2022, after which time this consent will lapse.

REASONS: To allow for better access to the benefiting farm parcel.

PLB-2021-178 Larry Hanson

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 **Larry Hanson**, to sever a lot containing a surplus farm dwelling and three accessory structures. The severed lands will have a frontage of approximately 30 metres (98.42 feet) and contain an area of approximately 0.99 hectare (2.46 acres). The retained parcel will contain an areas of approximately 47.34 hectares (116.98 acres).

Tract Jones East, Grand River, Part Lots 3 and 6, and Registered Plan 18R6823, Part 1, Geographic Township of North Cayuga, known municipally as 2026 Haldimand Road 17.

MOTION TO DEFER

DECISION: Member Bartlett: No
Member Bowman: No
Member Snyder: No
Member Ricker: No
DEFEATED (0 votes to 4)

MOTION TO APPROVE

DECISION: Member Bartlett: Yes
Member Bowman: Yes
Member Snyder: Yes
Member Ricker: Yes
APPROVED (4 votes to 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 concurrent application (PLB-2021-177) be completed (certificate signed and transfer registered) prior to the completion of this application.
 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 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, with a frontage of approximately 30 metres (98.42 feet) and contain an area of approximately 0.99 hectare (2.46 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 dsconfig@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 November 15, 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-2021-179 Marlyne Joan Cronk

Present: Edward McCarthy, agent

The proposal is to sever a parcel of land for future residential development. The severed lands will have a frontage of approximately 33 metres (108.2 feet) and contain an area of 0.13 hectares (0.33 acres). The retained parcel will contain an area of approximately 25.5 hectares (63 acres).

The agent noted that the sketch should have included the hydro lines in the property boundary and present committee with a new sketch, which would result in the severed lands being 1375

square feet instead of the original 1328 square feet. The initial sketch provided indicated the hydro line only partially in the severed parcel. Member Bartlett questioned the location being in the node of Hemlock Creek and Planning Staff confirmed the Official Plan Designation. Member Ricker expressed concerns about taking additional land out of agriculture production. Planning staff elaborated that the majority of the severed lands are within the resort residential node and had the severed parcel been solely within the node, a hydro easement would have been required. Therefore, staff felt that extending slightly outside of the node was appropriate. Planning staff further noted that currently all Official Plan boundaries are currently under review and that this application was brought to the attention of the County's Consultant. Member Ricker stated that the proposed lot lines will still result in additional scrub land, taking more lands out of agriculture production. Committee discussed the possibilities of the different proposed lot lines. Planning staff noted that the committee must decide on the current proposal and that a larger lot would require the application to be deferred and re-circulated. The agent confirmed that the applicants would like to proceed, considering the initial circulated sketch.

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 **Marlyne Joan Cronk**, to sever a parcel of land for future residential development. The severed lands will have a frontage of approximately 33 metres (108.2 feet) and contain an area of 0.13 hectares (0.33 acres). The retained parcel will contain an area of approximately 25.5 hectares (63 acres). **Concession 1, Part Lot 2, Geographic Township of Rainham, known municipally as 99 Lakeshore Road.**

DECISION:
Member Bartlett: Yes
Member Bowman: Yes
Member Snyder: Yes
Member Ricker: No
APPROVED (3 votes to 1)

- 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. 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 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 an application for a new civic address be submitted for the severed parcel. Contact the Planning & Development Division at 905-318-5932, ext. 6212 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, with a frontage of approximately 33 metres (108.2 feet) and contain an area of 0.13 hectares (0.33 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
7. That the above conditions must be fulfilled and the Document for conveyance be presented for stamping/issuance of the certificate on or before November 15, 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-2021-180 Daniel and Emily Dawdy

Present: Adrian Rosu, agent
Heather Fountaine, neighbour

The proposal is to sever a lot for future residential development of townhouses. The severed lands will have a frontage of approximately 15.09 metres (49.5 feet) and contain an area of approximately 0.65 hectares (1.6 acres).

Mr. Rosu attended the meeting on behalf of Don Medeiros. Neighbour, Heather Fountaine addressed the committee with her concerns. Ms. Fountain was concerned about the future development as Jane Street is not very wide and new development would result in significantly more traffic. She voiced concerns about servicing, flooding, if the sewer will be able to accommodate, traffic and would like to know how many townhouses are proposed. Currently there are no sidewalks and her house is close to the road so she is concerned about safety. She had originally purchased the property because it was a quite area.

Member Bartlett confirmed that the application committee is deciding on is limited to a change of ownership. Planning staff clarified that the application is to create one new lot zoned R1A which permits a single family dwelling. Member Bartlett explained if the applicant wishes to develop townhouses in the future, future zoning applications will be required to be heard in front of Council. Planning staff further noted that no zoning applications have been received to date. Member Ricked inquired about when drainage and parking concerns will be addressed. Planning staff explained, through the building permit stage, technical studies may be required. Member Bartlett reiterated the current application simply enables an ownership change. The Agent confirmed they understand that future zoning and potential site plan applications will be required. Member Bartlett also noted that the neighbours concerns should be addressed through the zoning amendment stage.

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 **Daniel and Emily Dawdy**, Applicant proposes to sever a lot for future residential development of townhouses. The severed lands will have a frontage of approximately 15.09 metres (49.5 feet) and contain an area of approximately 0.65 hectares (1.6 acres). **Plan 905, Block 2, Lot 16, Urban Area of Hagersville, known municipally as 139 King Street West.**

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 \$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 copy of the registered reference plan of the severed parcel, with a frontage of approximately 15.09 metres (49.5 feet) and contain an area of approximately 0.65 hectares (1.6 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

4. That the above conditions must be fulfilled and the Document for conveyance be presented for stamping/issuance of the certificate on or before November 15, 2022, after which time this consent will lapse.

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

F) PLB-2021-148 William Jacob Cronk

Present: Michael Sullivan, agent

The proposal is to sever a parcel of land as a boundary adjustment. The severed lands will contain an area of approximately 2.79 hectares (6.89 acres). The property is to provide additional space and to provide access for the benefitting lands.

The Agent respectfully disagreed with Staff's opinion and that since the last deferral, the applicant had moved the lot line to the south side of the creek. Chair Member Brown stopped the agent as a new sign was not posted and that Planning Act requirements were not fulfilled.

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 Jacob Cronk**, to sever a parcel of land as a boundary adjustment. The severed lands will contain an area of approximately 2.79 hectares (6.89 acres). The property is to provide additional space and to provide access for the benefitting lands. **Concession 1, Part Lot 16, Geographic Township of Walpole, known municipally as 333 Brooklin Road**


DECISION: DEFERRED

REASONS: To allow for a sign to be posted.

OTHER BUSINESS:

The minutes of the October 2021 meeting were adopted as presented.

The meeting adjourned at 10:27 am.



Chairman



Acting Secretary-Treasurer

