



**A G E N D A**  
*for the*  
**HALDIMAND COUNTY**  
**COMMITTEE OF ADJUSTMENT HEARING**  
*to be held on Tuesday, December 21, 2021*  
**CAYUGA ADMINISTRATION BUILDING**  
**COUNCIL CHAMBERS**  
**9:00 A.M.**

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

C) **CONSENTS:**

**PLB-2021-160 and PLB-2021-186 Maxim Industrial Corporation (9:00 am)**

The applicant proposes to sever a lot containing a quarry pond to facilitate the sale of the retained parcels containing solar farms. The severed lands will have a frontage of approximately 524 metres (1719 feet) and will contain an area of approximately 34.5 hectares (85.3 acres). In application **PLB-2021-160**, the retained parcels will contain an area of approximately 1.7 hectares (4.2 acres). In application **PLB-2021-186**, the retained parcels will contain an area of approximately 2.6 hectares (6.4 acres).

**Concession 13, Part Lots 13, Geographic Township of Walpole, known municipally as 2290 Sandusk Road**

**PLB-2021-187 and PLB-2021-188 King & Benton Redevelopment Corporation (9:10 am)**

The applicant proposes to sever two lots to facilitate the remediation of the properties. The severed lands in application **PLB-2021-187** will have a frontage of approximately 243.78 metres (800 feet) and will contain an area of approximately 9.85 hectares (24.33 acres). The severed lands in application **PLB-2021-188** will have a frontage of approximately 96.22 metres (315.7 feet) and will contain an area of approximately 6.62 hectares (16.35 acres). The retained parcel will contain an area of approximately 57.83 hectares (142.89 acres).

**Concession 14, Part Lot 1, Registered Plan 18R1586 Part of Part 1 and Parts 2 to 4, Geographic Township of Walpole, known municipally as 2002 County Line**

**PLB-2021-189 Grace Bailey (9:20 am)**

The applicant proposes to sever a parcel of land as a boundary adjustment. The severed lands will contain an area of approximately 404.7 square metres (0.1 acres). The property is to provide additional space and to provide access for the benefitting lands.  
**Plan 21074, Lot 105 to 106 South of Fagan Street, Geographic Township of Walpole, known municipally as 4 Fagan Street**

**PLB-2021-193 Julie & Darrin Swayze and Liliana & Grant Phillpott (9:25 am)**

The applicant proposes to sever a parcel of land as a boundary adjustment. The severed lands will contain an area of approximately 0.091 hectares (0.22 acres). This parcel will then be merged with the adjacent property at 1115 New Lakeshore Road. The retained property will contain an area of approximately 0.0455 hectares (0.15 acres), and will be merged with the property at 1116 New Lakeshore Road. The property is to provide additional space and to provide access for the benefitting lands.  
**Concession 1, Part Lot 2, Registered Plan 18R4334 Parts 7, 11 and 13, Geographic Township of Walpole, no civic address**

**PLB-2021-196 Greg & Melanie Corning and Gordon & Renee Majic (9:30 am)**

The applicant proposes to sever a residential lot into two to divide the two existing dwellings into separate ownership. The severed parcel will have a frontage of approximately 15.24 metres (50 feet) and will contain an area of approximately 0.0605 hectares (0.15 acres). The retained parcel will have a frontage of approximately 15.24 metres (50 feet) and contain an area of approximately 0.0568 hectares (0.14 acres).  
**Concession 1, Part Lot 17, Geographic Township of Walpole, known municipally as 964 South Coast Drive**

**PLB-2021-197 Merrill Farms Ltd. (9:35 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 55.46 metres (181.9 feet) and will contain an area of approximately 0.29 hectares (0.71 acres). The retained parcel will contain an area of approximately 41.69 hectares (103 acres).  
**Concession 9, Part Lots 3 and 4, Registered Plan 37R5104 Part 1, Geographic Township of Walpole, known municipally as 246 Concession 9**

**PLB-2021-198 Sheppard Bros. (9:40 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 21.34 metres (70 feet) and will contain an area of approximately 0.46 hectares (1.14 acres). The retained parcel will contain an area of approximately 39.25 hectares (97 acres).  
**Concession 6, Part Lot 18, Geographic Township of Walpole, known municipally as 1065 Cheapside Road**

**D) MINOR VARIANCES:**

**PLA-2021-185            Jim Wells (9:45 am)**

Relief is requested from the front yard setback 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 dwelling addition and of a detached garage on the property. **Concession 15, Part Lot 10, Geographic of Walpole, known municipally as 8726 Indian Line**

**PLA-2021-192            Hedley Farms Inc. (9:50 am)**

This application is a condition of consent application PLB-2021-166, which was approved by the Committee of Adjustment on October 19, 2021. Relief is requested from the lot frontage provisions of the Agricultural (A) Zone of Haldimand County Zoning By-law HC-1 2020 to recognize deficiencies as a result of the consent application. **Concession 1 South of Talbot Road, Part Lots 20 and 21, Geographic of North Cayuga, known municipally as 415 Concession 1 South**

**PLA-2021-199            Sara Roy and Mario Ariganello (9:55 am)**

Relief is requested from the front yard setback, interior side yard (left) and height of building 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 boat house and storage on the property. **Plan 2695, Part Lot 25, Geographic of Dunn, known municipally as 57 Dover Street**

**PLA-2020-200            Amina Zaidi (10:00 am)**

This application is a condition of consent applications PLB-2020-177 and PLB-2020-178, which was approved by the Committee of Adjustment on February 23, 2021. Relief is requested from the lot area and lot frontage provisions of the Lakeshore Residential (RL) Zone of Haldimand County Zoning By-law HC-1 2020 to recognize deficiencies as a result of the consent application. **Concession 1, Part Lot 12, Geographic Township of Sherbrook, known municipally as 8 Villella Road**

**E) PREVIOUSLY DEFERRED:**

**PLB-2020-102            Silverthorne Homes (10:05 am)**

This application was previously deferred at the September 22, 2020 Committee of Adjustment meeting. The applicants proposes to sever a building lot for industrial purposes. The severed lands will measure approximately 50.26 metres (164.9 feet) by 54.8 metres (179.8 feet) and will contain an area of 0.275 hectare (0.68 acres). **Plan 3597, Part Lots 29-31, 46, 47, 48-52, Part of Closed Street, Urban Area of Dunnville, known municipally as 205 Forest Street East**

**PLB-2021-148 William Jacob Cronk (10:10 am)**

This application was previously deferred at the November 15, 2021 Committee of Adjustment meeting. The applicant proposes 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.**

**F) Minutes of November 15, 2021 meeting**

**G) Other Business**