



**A G E N D A**  
*for the*  
**HALDIMAND COUNTY**  
**COMMITTEE OF ADJUSTMENT HEARING**

*to be held on Tuesday June 11, 2024*

**HALDIMAND COUNTY ADMINISTRATION BUILDING, CAYUGA**

**COUNCIL CHAMBERS**

**9:00 A.M.**

- A) Meeting is called to order
- B) Disclosure of Pecuniary Interest
- C) **CONSENTS:**

**PLB-2024-065**

**MARC JUNGAS/LAVARRE TAYLOR**

An application has been received to sever a piece of land for residential purpose. The severed land will have a frontage of approximately 30.48 metres (100.00 Feet) and an area of 0.26 hectare (0.64 acre). The retained lands will have a frontage of approximately 30.48 metres (100.00 feet) and an area of 0.26 hectare (0.64 acre). **DUN CON 5 SDR PT LOT 19 DEP, 72117 PCL 21, known municipally as 389 Lighthouse Drive**

**PLB-2024-080**

**ED & ELAINE SCHARRINGA**

The applicant proposes a piece of land for boundary adjustment. The severed land will have a frontage of 264.5 metres (867.78 feet), and an area of 4.55 hectares (11.24 acres). The retained lot will have an area of 164.9 metres (541.01 feet), and an area of 3.22 hectares (7.96 acres). **OND RIVER RANGE PT LOT 43 PT, LOT 44 RP 18R4496 PART 1, known municipally as 4028 River Rd**

**PLB-2024-084**

**DAVID ROSE**

The applicant proposes to sever a piece of land within the hamlet boundary for residential purpose. The severed land will have an frontage of 34 metres (111.55 feet) and an area of 0.25 hectares (0.62 acres). The retained land will have an frontage of 11 metres (36.09 feet) and an area of 26.7 hectares (67.98 acres). **CAN CON 2 PT LOT 6 & 7 RP, 18R6111 PART 1, no known municipal address**

**PLB-2024-085**

**GREGORIO HOLDINGS INC.**

An application has been received to create an easement, the easement will have an area of approximately 0.19 hectare (0.47 acre). **DUNN CON 5 SDR PT LOT 15 RP, 18R7947 PART 2, known municipally as 641 Sandy Bay Rd**

**PLB-2024-086**

**RUTH-ANN NIEUWESTEEG**

An application has been received to create an easement, the easement will have an area of approximately 0.19 hectare (0.47 acre). **DUNN CON 5 SDR PT LOT 15 RP, 18R7947 PART 1, known municipally as 645 Sandy Bay Rd**

**D) MINOR VARIANCES:**

**PLA-2024-068**

**DAVE & PAM PREST**

The applicant is seeking relief from the distance from principle dwelling, size of secondary suite and accessory building lot coverage provision from the Agriculture (A) Zone of Zoning By-law HC 1-2020. The relief is to permit the construction of a secondary suite. **NCAY CON 2 STR PT LOT 7 RP, 18R978 PART 2, known municipally as 405 Junction Road**

**PLA-2024-071**

**GORDON BRDAR**

Relief is requested from the lot area provision of the Hamlet Residential (RH) Zone of the Zoning By-law HC 1-2020. The application is a condition of consent regarding PLB-2023-137. **DUNN CON 4 SDR PT LOT 24 RP, 18R7650 PARTS 4 TO 6, no known municipal address**

**PLA-2024-072**

**GORDON BRDAR**

Relief is requested from the lot area provision of the Hamlet Residential (RH) Zone of the Zoning By-law HC 1-2020. The application is a condition of consent regarding PLB-2023-137. **No known legal address, municipally known as 24 Lighthouse Drive**

**PLA-2024-078**

**RYEAN WARBURTON**

Relief is requested from the front and interior yard setback from the Lakeshore Residential (RL) Zone of Zoning By-law HC 1-2020. The relief is requested to construct an accessory structure. **DUN CON 4 SDR PT LOT 4, known municipally 3160 Lakeshore Road**

**PLA-2024-082**

**TRAILSIDE TOWNSEND GP INC.**

Relief is requested from the front yard setback provisions of Zoning By-law HC 1-2020. The relief is required for the approval of the site plan application PLSP-HA-2022-164. **TWN CON 13 PT LOT 24 PLAN, D37-5 SEC D-5 PT UNIT 1 PCL, 1-7 RP 37R8922 PARTS 3 AND, 19, known municipally as 103 Nanticoke Creek Pwky**

**PLA-2024-083**

**SHELLY & WRAY WILKINS**

Relief is request from the rear and side yard setback provisions of the Hamlet Commercial (CH) Zone of the Zoning By-law HC 1-2020. The relief is to permit the sea cans on the property. **NORTH CAYUGA CON 3 PT LOT 36 RP 18R3636 PARTS 1 TO 3 RP 18R6787 PARTS 1 TO 3, municipally known as 1192 Kohler Road**

**PLA-2024-094**

**15 TALBOT INC.**

Relief is requested from the amenity space provisions of the Downtown Commercial (CD) zone of the Zoning By-law HC 1-2020. **PLAN CAYUGA EAST OF THE, GRAND RIVER LOT 3 PT LOT 2 S, TALBOT ST RP 18R6728 PART 3, known municipally as 15 Talbot St W**

**E) Minutes of May 14, 2024 meeting**

**F) Other Business**