
COMMITTEE OF ADJUSTMENT

NOTICE OF PUBLIC HEARING FOR THE COMMITTEE OF ADJUSTMENT (MINOR VARIANCE APPLICATION)

Get involved with your input. The Township of West Lincoln Committee of Adjustment will hold a public hearing in accordance with Section 45 of the Planning Act at an accessible facility where the matter below will be considered. The meeting will take place:

DATE: Wednesday, August 19, 2015

TIME: 7:00 p.m.

LOCATION: Council Chambers, Township Office, 318 Canborough Street, Smithville

About the application for Minor Variance (Location map on back):

A11/2015WL – Sandra & Shoushan Smith

The subject lands are located on the east side of South Street, known as Lot 25, Plan M89, within Smithville, in the Township of West Lincoln and known municipally as 116 South Street. The subject land is depicted on the location map on the reverse side of this notice.

The subject lands are currently zoned Residential R2 according to the Township's Zoning By-law 79-14, as amended. Relief is being requested from Section 12 of the Township's Zoning By-law to permit a reduced front yard setback of 2 metres in order to facilitate the construction of an accessibility ramp attached to the front entry of the dwelling, whereas 7.5 metres front yard setback is required. Relief is also requested from Section 12 of the Zoning By-law to permit a reduced rear yard setback of 0.6 metres for an attached, uncovered, rear deck, whereas no more than 3 metres of such a structure can project into the required 7.5 metre rear yard setback. Relief is also requested from Section 7.7A of the Township's Zoning By-law, accessory building provisions in residential zones, a reduced northerly side yard setback of 0.3 metres and rear yard setback of 0.6 metres for an existing shed, whereas 1.2 metres, respectively, is required. Relief is also requested from the lot coverage provisions for accessory structures detailed in Section 7.7A in order to permit lot coverage of 12% for all accessory structures, whereas a maximum of 8% lot coverage for accessory structures is permitted.

How to provide comment

Any person may attend the meeting and/or provide written or verbal representation on the above noted Minor Variance. We ask that any written comments be provided by **Wednesday, August 12, 2015** to the Secretary-Treasurer of the Committee of Adjustment, Lauren Vraets, so that they may be incorporated into the staff report. Written comments may also be submitted at any time prior to the meeting date on **Wednesday, August 19, 2015**. Please be sure to include the file number and name for which file your comments are to apply.

For more information

Planning documents and background material for any application is available for viewing during regular office hours at:

Planning Department

318 Canborough Street, Smithville

Call: **905-957-3346**

E-mail: **planning@westlincoln.ca**

Website: **www.westlincoln.ca**

Copies of the Staff Report will be available on Friday, August 14, 2015 after 4 PM.

If you wish to be notified of the decision of the Committee of Adjustment in respect of the proposed minor variance, you must make a written request to:

Lauren Vraets, Secretary Treasurer of the Committee of Adjustment
Township of West Lincoln, 318 Canborough Street, Smithville, ON L0R 2A0

Location Map

July 2015



N.T.S.

115

138

142

146

123

116

150

124

136

KEY MAP

Subject Lands

Legend

 Subject Property

Street Number

 Parcel Fabric

South Street

St Catharines Street

Mill Street

Griffin Street South
Brock Street
College Street
St Catharines Street
South Street
Mill Street