
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, July 15, 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):

A8/2015WL – Wes-Li Gardens Inc. (Jack Smit, Agent)

The subject lands are shown on the location map provided on the back of this notice and are legally described as Part Lots 10 & 11, Concession 8, in the former Township of South Grimsby, now in the Township of West Lincoln, and known municipally as 6732 Young Street. The subject lands are located on the south side of a Hydro One owned property which is situated on the south side of Young Street, at the intersection of Young Street and South Grimsby Road 6.

The subject lands are currently zoned Agricultural A2 according to the Township's Zoning By-law 79-14, as amended. Relief is being requested to recognize deficient lot frontage of 0 metres along Young Street for the subject property, whereas a minimum of 180 metres frontage is normally required. Section 7.24 of the Zoning By-law provides that lots that have existed prior to the passing of the Zoning By-law have legal non-conforming status and can be exempt from the requirements for lot frontage, provided that the lot has a minimum of 15 metres frontage. The subject property lacks the required minimum frontage as a result of the subject parcel not touching Young Street due to a 10 metre wide Hydro One parcel and by the adjacent unopened road allowance for South Grimsby Road 6. The subject property is accessed via a Right-of-Way over the hydro corridor lands.

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, July 8, 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, July 15, 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, July 10, 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

