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## 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, May 29<sup>th</sup>, 2019

**TIME:** 7:00 p.m.

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

#### About the application for Minor Variance (Site sketch on back):

**A04/2019WL – Christopher & Jennifer Funay**

**Property Address: 58 Anastasia Boulevard**

This application for minor variance has been submitted to permit the construction of a roofed patio with a rear yard setback of 1.2 metres whereas 4.5 metres is the required minimum setback.

#### 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 **Monday, May 13<sup>th</sup>, 2019** to the Secretary-Treasurer of the Committee of Adjustment, Alexa Cooper, 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, May 29<sup>th</sup>, 2019** before **4:30pm**. Please be sure to include the file number and name for which file your comments are to apply.

**Any written comments received with regard to this application will constitute part of the public record for this particular file, in accordance with the Planning Act.**

#### Important information about making a submission:

**If a person or public body that files an appeal of a decision of the Committee of Adjustment in respect of the proposed minor variance does not make written submissions to the Committee of Adjustment before it gives or refuses the minor variance application, the Local Planning Appeal Tribunal may dismiss the appeal.**

#### 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: **acooper@westlincoln.ca**

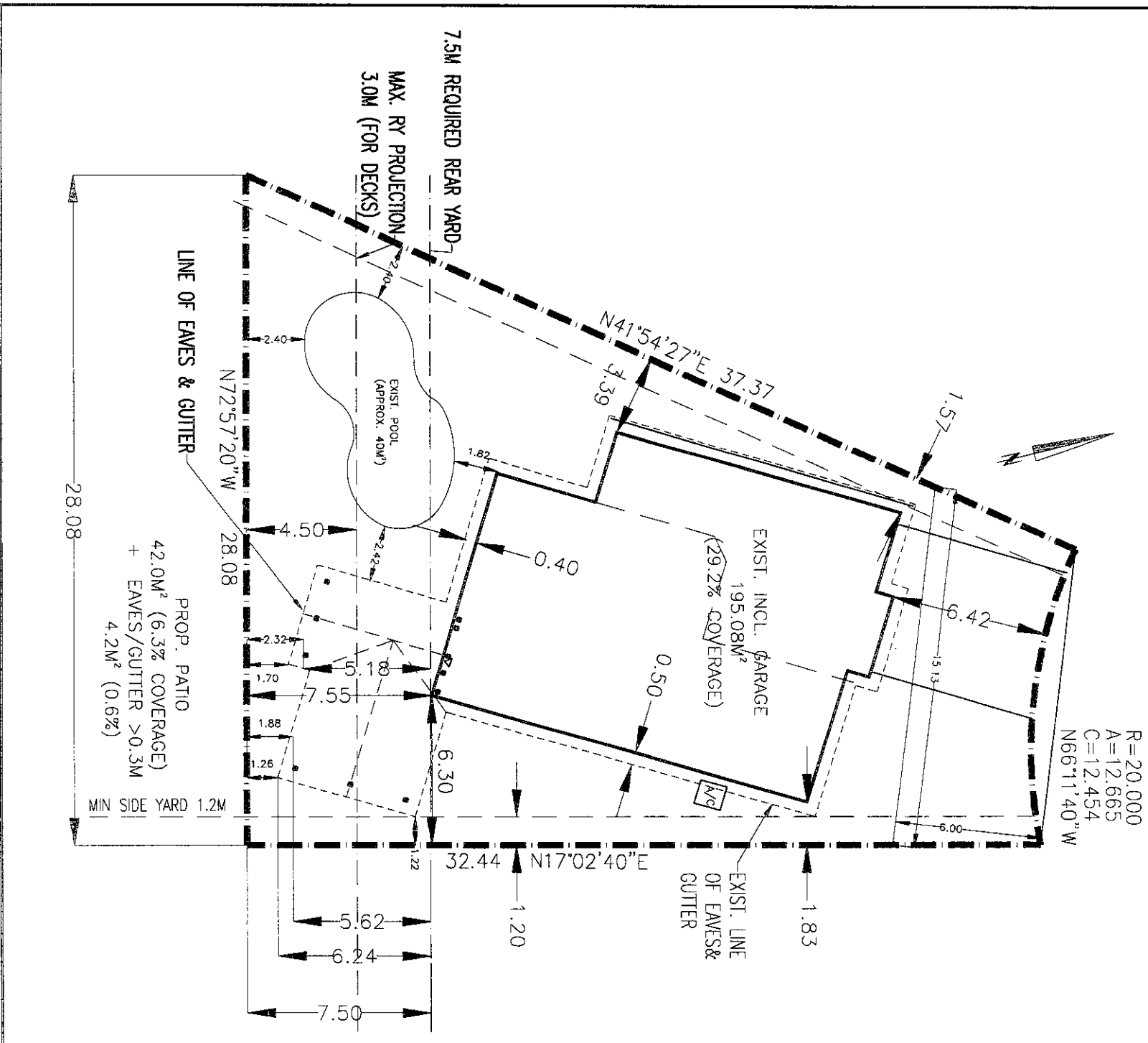
Website: **www.westlincoln.ca**

**Copies of the Staff Report will be available on Friday, May 24<sup>th</sup>, 2019 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:

**Alexa Cooper, Secretary Treasurer of the Committee of Adjustment**  
Township of West Lincoln, 318 Canborough Street, Smithville, ON L0R 2A0

**NEW COVERED PATIO WITH ROOF  
ATTACHED TO EXISTING DWELLING  
58 ANASTASIA BLVD SMITHVILLE ON**



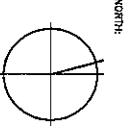
GENERAL INFORMATION	
OWNER	CHRISTOPHER FUNAY & JENNIFER GROVES
MUNICIPAL ADDRESS	58 ANASTASIA BOULEVARD TOWN OF WEST LINCOLN
MUNICIPALITY	TOWN OF WEST LINCOLN
LEGAL DESCRIPTION	LOT 42 REGISTERED PLAN 30M-372 TOWN OF LINCOLN REGIONAL MUNICIPALITY OF NIAGARA
ZONING	RTC

SITE STATISTICS	
LOT AREA	668.35 M <sup>2</sup>
EXISTING ZONING INFORMATION	193.22
PROPOSED ZONING INFORMATION	195.08M <sup>2</sup>
EXISTING DWELLING AREA (INCL. GARAGE)	195.08M <sup>2</sup>
PROPOSED DWELLING AREA (INCL. GARAGE)	356.11M <sup>2</sup>
LOT COVERAGE - MAX 45% = 300.76M <sup>2</sup>	29.19% (195.1M <sup>2</sup> )
PROPOSED LOT COVERAGE - MAX 45% = 300.76M <sup>2</sup>	35.11% (241.3M <sup>2</sup> )
REAR YARD SETBACK - MIN 6.0 M REQUIRED	6.42M
REAR YARD PATIO PROJECTION - MAX 3.0M ALLOWED	7.55M
REAR YARD DWELLING - MIN 7.50 M REQUIRED	7.55 M
REAR YARD PATIO PROJECTION - MAX 3.0M ALLOWED	5.62M/5.24M
HEIGHT PATIO - MAX 3.0M	4.06 M
LANDSCAPED OPEN SPACE - MIN 25%	64.5%
LANDSCAPED OPEN SPACE - MIN 25% (AFTER APPROX. 40.0M <sup>2</sup> POOL DEDUCTED)	64.5%
LANDSCAPED OPEN SPACE - MIN 25%	58.5%

GENERAL NOTES:  
1. DIMENSIONS NOT TO BE SCALED.  
2. CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS BEFORE PROCEEDING WITH WORK.

NO.	DESCRIPTION	DATE	BY

NO.	DESCRIPTION	DATE	BY
2	ISSUED FOR COA	APR 8, 2019	AK
1	ISSUED FOR CLIENT	MAR 20, 19	AK



THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO DESIGN THE WORK SHOWN ON THE ATTACHED DOCUMENTS.

QUALIFICATION INFORMATION:  
NAME: ANDREW KULESZA March - BCIN 20914

SIGNATURE: *Andrew Kulesza*  
REGISTRATION INFORMATION  
FIRM NAME: ELAN DESIGN STUDIO INC. - BCIN 34336

ELAN DESIGN STUDIO INC.  
6824 AVILA ROAD  
MISSISSAUGA ON L5N 1R8  
T 905-810-6974  
ANDREW@EDS.CA

PROJECT TITLE:  
58 ANASTASIA BLVD  
COVERED PATIO

DRAWING TITLE:  
SITE PLAN

SCALE: 1:200  
PROJECT NO.: 19-04  
DRAWN: AK  
DATE: MAR 17, 2019  
DATE PLOTTED: **SP**