

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, September 25th, 2019

TIME: 7:00 p.m.

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

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

A15/2019WL – RVL Contracting (Upper Canada Consultants – Agent) No Municipal Address

A minor variance application has been submitted to request reductions to the Township's Zoning By-law. The subject property of the minor variance is also subject to a severance application (B12/2019WL) with the Township. The minor variance application is requesting reductions to both the retained property and the newly created property. The application is requesting that Part 1 on the attached sketch increase the number of permitted garages on the property from 1 to 2, and to permit for a maximum attached garage projection of 2.44 metres whereas 1.5m is the permitted maximum past the main dwelling.

The application is further requesting that Part 2 on the attached sketch be permitted to have a 15.2m lot frontage whereas 18m is the required minimum, a minimum interior side yard of 1.2 m whereas 1.5m is the required minimum, and to permit for an maximum attached garage projection of 1.9m whereas 1.5m is the permitted maximum past the main dwelling.

These variances are being requested to accommodate proposed single detached houses for each lot. The attached lot configuration is subject to consent application B12/2019WL and has not yet been approved. The consent application will be heard at the same hearing as the proposed minor variance application on Wednesday September 25th, 2019 at 7pm.

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, September 9th, 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, September 25th, 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**

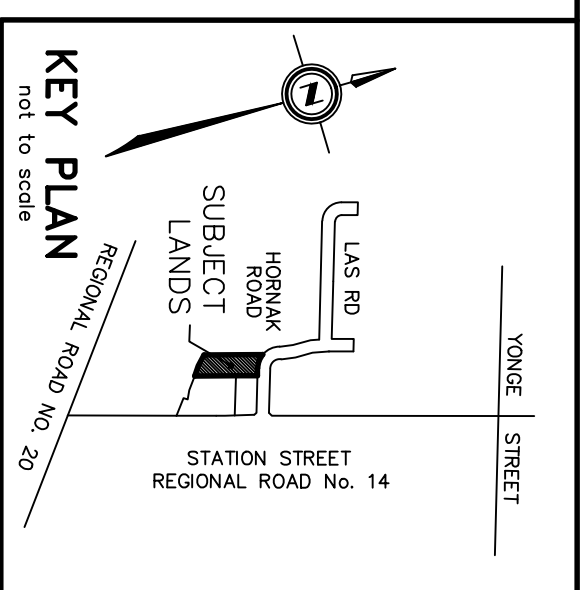
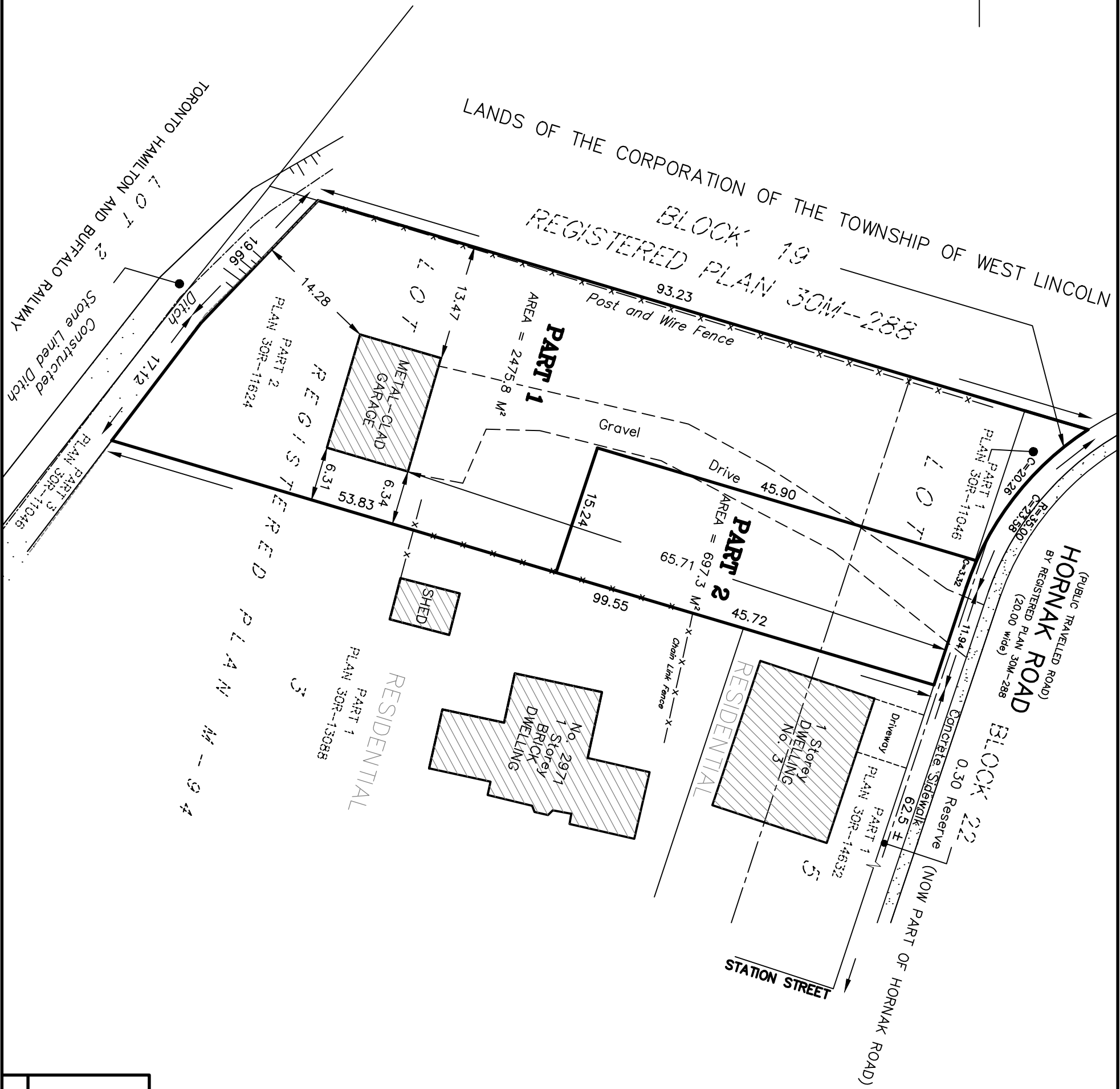
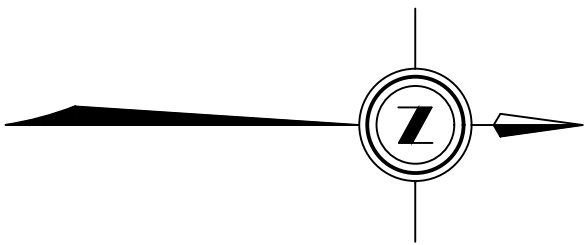
Website: **www.westlincoln.ca**

Copies of the Staff Report will be available on Friday, September 20th, 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:

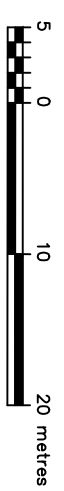
Alexa Cooper, Secretary Treasurer of the Committee of Adjustment
Township of West Lincoln, 318 Canborough Street, Smithville, ON L0R 2A0

Dated: August 19th, 2019



SKETCH FOR SEVERANCE APPLICATION

SCALE 1 : 500



WILLIAM A. MASCOE, O.L.S.

CAUTION

THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSES INDICATED IN THE TITLE BLOCK.

NOTES

GEOGRAPHIC LOCATION BEING PART OF LOTS 3 AND 5 REGISTERED PLAN M-94 AND PART OF BLOCK 19 AND PART OF BLOCK 19 REGISTERED PLAN 30M-288 TOWNSHIP OF WEST LINCOLN REGIONAL MUNICIPALITY OF NIAGARA

DISTANCES SHOWN HEREON ARE BASED ON FIELD MEASUREMENTS AND CALCULATIONS USING OFFICE RECORDS.

THIS SKETCH IS PREPARED FOR SEVERANCE APPLICATION ONLY AND IS NOT TO BE USED FOR MORTGAGE OR TRANSACTION PURPOSES

DATE : JULY 31, 2019 *William A. Mascoe*

WILLIAM A. MASCOE
ONTARIO LAND SURVEYOR

KIRKUP • MASCOE • URE
SURVEYING LTD.

49 EASTCHESTER AVENUE, ST. CATHARINES, ONTARIO L2P 2Y6
TELEPHONE (905) 685-5931, FAX (905) 685-1972
E-MAIL: info@niagarasurveyors.com
www.niagarasurveyors.com

JOB No. : 2002-0113-3

DWG FILE : 02-0113-3-2LDS