
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, October 18th, 2017

TIME: 7:00 p.m.

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

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

A21/2017WL – Frank & Melissa Filice

(Legal) Property Address: CAISTOR CON 4 PT LOT 18 RP;30R13806 PARTS 3 AND 4

The subject lands are shown on the location map provided on the back of this notice and are legally described as Concession 4, Part Lot 18, RP30R-13806, Parts 3 and 4, in the former Township of Caistor, now in the Township of West Lincoln.

The subject lands are zoned Residential Rural (RuR-76) with site specific provisions in Zoning By-law 2017-70, as amended. This minor variance application has been submitted to permit construction of a new single detached dwelling on a 0.391 hectare lot (0.966 acres) where 0.4ha (1 acre) is required.

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, October 4th, 2017** 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, October 18th, 2017**. 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 consent does not make written submissions to the Committee of Adjustment before it gives or refuses to give a provisional consent, the Ontario Municipal Board 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, October 13th, 2017 after 4 PM.

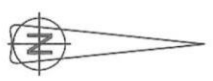
If you wish to be notified of the decision of the Committee of Adjustment in respect of the proposed minor variance, you must make a written request to:

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

Dated: September 19th, 2017

Plan of Survey of
PART OF LOT 18
CONCESSION 4
TOWNSHIP OF WEST LINCOLN
 Geographic Township of Caistor
 Regional Municipality of Niagara

SCALE 1 : 1000
 Rasch & Hyde Ltd.
 Ontario Land Surveyors

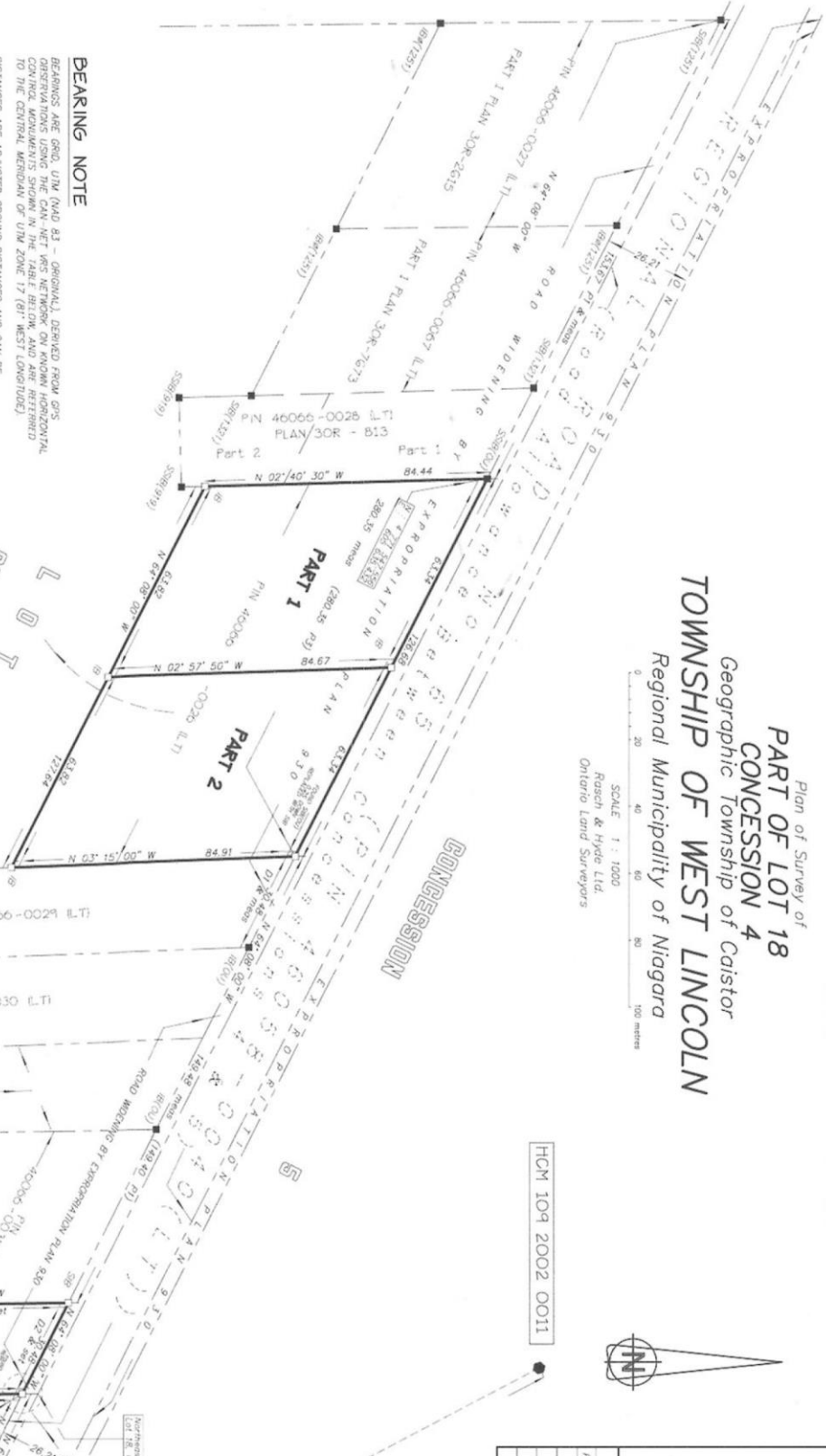


HCM 109 2002 0011

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.		RECEIVED AND DEPOSITED	
DATE	October 19, 2011	DATE	Oct. 19, 2011
R. DESMOND RASCH ONTARIO LAND SURVEYOR		K. EPP REGISTRAR THE LAND TITLES DIVISION OF NIAGARA NORTH (No. 30)	
SCHEDULE			
PART	LOT	CONCESSION	PIN NO
1			PART OF PIN 46066-0026(1)
2	PART OF LOT 18	CONCESSION 4	ALL OF PIN 46066-0030(1)
3			PART OF PIN 46066-0028(1)
4			PART OF PIN 46066-0028(1)

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT AND THE REGULATIONS MADE UNDER THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEK.
 2. THIS SURVEY WAS COMPLETED BY THE SURVEYOR IN JULY 2011.
 October 19, 2011
 R. DESMOND RASCH
 ONTARIO LAND SURVEYOR



DETAIL 'A'
 Not To Scale

BEARING NOTE

BEARINGS ARE GRID UTM (NAD 83 - ORIGINAL), DERIVED FROM GPS OBSERVATIONS USING THE CAN-NET VES NETWORK ON KNOWN HORIZONTAL CONTROL POINTS SHOWN IN THE TABLE BELOW, AND ARE REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 17 (61 WEST LONGITUDE). DISTANCES ARE ADJUSTED GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY THE APPROPRIATE COMBINED SCALE FACTOR (CSF = 0.99997256).

ROTATION NOTE

ALL COORDINATES ARE IN METRES AND ARE UTM-ZONE 17, (NAD 83 - ORIGINAL) (CENTRAL MERIDIAN 81° WEST LONGITUDE).

INTEGRATION DATA

POINT	NORTHING	EASTING
109 2002 0011	4775281.281	604172.030
001 1969 3481	4770632.606	602470.610
109 2002 0009	4771164.970	606435.100

CAUTION

COORDINATES CANNOT, IN THIS CASE, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

LEGEND

- DENOTES SURVEY MONUMENT PLANTED
- DENOTES SURVEY MONUMENT FOUND
- DENOTES STANDARD IRON BAR (25mm x 25mm x 120mm)
- DENOTES SHORT STANDARD IRON BAR (25mm x 25mm x 60mm)
- DENOTES IRON BAR (25mm x 25mm x 60mm)
- DENOTES IRON BAR (20mm DIA X 80cm)
- DENOTES IRON PIPE
- DENOTES WITNESS
- DENOTES ORIGIN UNKNOWN
- DENOTES PROPERTY IDENTIFIER NUMBER
- DENOTES PASCAL NAME O.L.S.
- DENOTES W. J. HUGHES O.L.S.
- DENOTES LLOYD MYERS O.L.S.
- DENOTES P.D. BERTSMA O.L.S.
- DENOTES P.D. BERTSMA O.L.S.
- DENOTES REFERENCE PLAN 30R-2615
- DENOTES REFERENCE PLAN 30R-7673
- DENOTES REFERENCE PLAN 30R-8113
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- DENOTES REFERENCE PLAN 30R-8199
- DENOTES REFERENCE PLAN 30R-8200

METRIC NOTE

DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

RASCH + HYDE LTD.
 Ontario Land Surveyors

2011 BROAD STREET EAST
 SUITE 101
 MISSISSAUGA, ONTARIO L4X 1L3
 CANADA
 TEL: 905-271-7188
 FAX: 905-271-4000
 R. DESMOND RASCH O.L.S.
 HAROLD D. HYDE O.L.S.
 DAWN B. J. SCOTT O.L.S.