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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, November 21<sup>st</sup>, 2018

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

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

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

**A23/2018WL – Kenneth & Meaghan Patterson**

**Property Address: 100 West Street**

A minor variance application has been submitted to extend/enlarge the legal non-conforming residential use on the above mentioned property. The applicants are proposing to construct a ±130 square metre (±1,400 square foot) two storey addition with a garage on the ground floor and an accessory dwelling unit on the second floor.

#### 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 **Friday, November 9<sup>th</sup>, 2018** 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, November 21<sup>st</sup>, 2018**. 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, November 16<sup>th</sup>, 2018 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 LOR 2A0

SURVEYOR'S REAL PROPERTY REPORT  
 PART 1 - PLAN SHOWING  
**LOT 15,**  
**PLAN M-92 (BOUNDARIES ACT PLAN BA-1689)**

TOWNSHIP OF WEST LINCOLN  
 REGIONAL MUNICIPALITY OF NIAGARA  
 SCALE 1 : 250

MATTHEWS, CAMERON, HEYWOOD - KERRY T. HOWE SURVEYING LTD.  
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DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METRIC METERS AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

**PART 2 - SURVEY REPORT**

- DESCRIPTION
- LOT 15, PLAN M-92, TOWNSHIP OF WEST LINCOLN
- REGISTERED EASEMENTS AND/OR RIGHTS-OF-WAY
- EASEMENT AS IN INST NO. R042082 TO ONTARIO WATER RESOURCES COMMISSION
- BOUNDARY FEATURES
- FENCING ALONG WEST, SOUTH & EAST PROPERTY LINE, AS SHOWN ON PLAN
- STAIRS AND OVERHANG EXTENDS ONTO WEST STREET, AS SHOWN ON PLAN
- OLD GARAGE WALL ALONG WEST PROPERTY LINE AS SHOWN ON PLAN
- ADDITIONAL REMARKS
- PLAN PREPARED FOR KENNETH PATTERSON

**NOTES**

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B BY REAL TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 17, NAD83 (GRS83) (2011.0).

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999748

**INTEGRATION DATA**

POINT ID	EASTING	NORTHING
ORP (A)	618171.76	4772545.55
ORP (B)	618259.60	4772893.06

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

**LEGEND**

- DENOTES SURVEY MONUMENT FOUND
- DENOTES SURVEY MONUMENT SET
- SIB DENOTES STANDARD IRON BAR
- SP DENOTES SHORT STANDARD IRON BAR
- CP DENOTES CONCRETE PIN
- WT DENOTES WITNESS
- WT DENOTES WITNESS
- WT DENOTES WITNESS
- P1 DENOTES PLAN 30R-7203
- P2 DENOTES PLAN 30R-492 (P-1884-54)
- MEAS DENOTES MEASURED
- J.D. DENOTES J.D. BARNES LIMITED
- 1497 DENOTES 1497
- WHO DENOTES MINISTRY OF TRANSPORTATION ONTARIO

N=NORTH / S=SOUTH / E=EAST / W=WEST

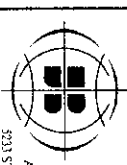
LIMITS ON PLAN M-92 CONTROLLED BY BOUNDARIES ACT PLAN BA-1689

**SURVEYORS CERTIFICATE**

- I CERTIFY THAT
- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON OCTOBER 16, 2018

DATE: \_\_\_\_\_ DASHA PAGE  
 ONTARIO LAND SURVEYOR

THIS PLAN IS NOT VALID UNLESS EMBOSSED BY A SURVEYOR'S SEAL



**MATTHEWS, CAMERON, HEYWOOD - KERRY T. HOWE**  
 SURVEYING  
 MAPPING  
 GIS  
 A wholly owned subsidiary of J.D. Barnes Limited  
 5033 STANLEY AVENUE, UNIT 1, NIAGARA FALLS, ON L2R 7C2  
 T: (905) 358-5993 F: (905) 358-6252 www.jdbarnes.com

DRAWN BY: S.S. CHECKED BY: A.C. REFERENCE NO: 18-18-145-00  
 DATE: 10/17/18

