
COMMITTEE OF ADJUSTMENT

NOTICE OF PUBLIC HEARING FOR THE COMMITTEE OF ADJUSTMENT (CONSENT APPLICATION)

Get involved with your input. The Township of West Lincoln Committee of Adjustment will hold a public hearing in accordance with the Planning Act, Section 53(5)(a) at an accessible facility where the matter below will be considered. The meeting will take place:

DATE: Wednesday August 28th, 2019
TIME: 7:00 p.m.
LOCATION: Council Chambers, Township Office, 318 Canborough Street, Smithville

About the Application for Consent (Location Map & Severance sketch on back):

**B08/2019WL – Gerrit & Nicole Boerema (Jeremy Den Besten – Agent)
(Roll No.:260202000727000): 4846 Vaughan Rd**

An application for consent has been submitted to retain ±0.8 hectares (±1.96 acres) of residential land and sever ±18.6 hectare (±46 acres) of agricultural land at 4846 Vaughan Road. If approved, the applicant will be required to apply for a rezoning application to rezone the residential lot to a Rural Residential zone with a possible site specific and to rezone the farmland to a site specific Agricultural Purposes Only zone to prevent any future residential development.

How to provide comment

Any person may attend the meeting and/or provide written or verbal representation on the above consent. We ask that any written comments be provided by **Monday, August 12th, 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, August 28th, 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 consent does not make written submissions to the Committee of Adjustment before it gives or refuses to give a provisional consent, the Local Planning Appeals 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, August 23rd, 2019 after 4 PM.

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

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

SKETCH

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SKETCH FOR SEVERANCE APPLICATION

4846 VAUGHAN ROAD

PART LOT 17 CONCESSION 2

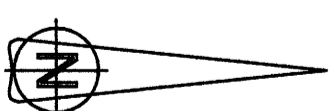
TOWNSHIP OF WEST LINCOLN

REGIONAL MUNICIPALITY OF NIAGARA

0 10 20 30 40 50m

SCALE 1 : 500

RASCH & HYDE LTD,
ONTARIO LAND SURVEYORS



- LEGEND**
- HP DENOTES HYDRO/UTILITY POLE
 - OUL DENOTES OVERHEAD HYDRO/UTILITY LINE

BOUNDARY NOTE

BOUNDARIES HAVE BEEN DERIVED FROM REGISTRY OFFICE RECORDS; RASCH & HYDE LTD. FILES; PLAN 30R-4537; PLAN 30R-13293; AND ACTUAL FIELD WORK.

ALL DIMENSIONS AND AREAS ARE APPROXIMATE.

PROPERTY DESCRIPTION

PART LOT 17 CONCESSION 2; GAINSBOROUGH TOWNSHIP OF WEST LINCOLN REGIONAL MUNICIPALITY OF NIAGARA PIN #6080-0056(L1)

CAUTION

1. THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSES INDICATED IN THE TITLE BLOCK.
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AUGUST 2, 2019
DATE
HAROLD D. HYDE
ONTARIO LAND SURVEYOR



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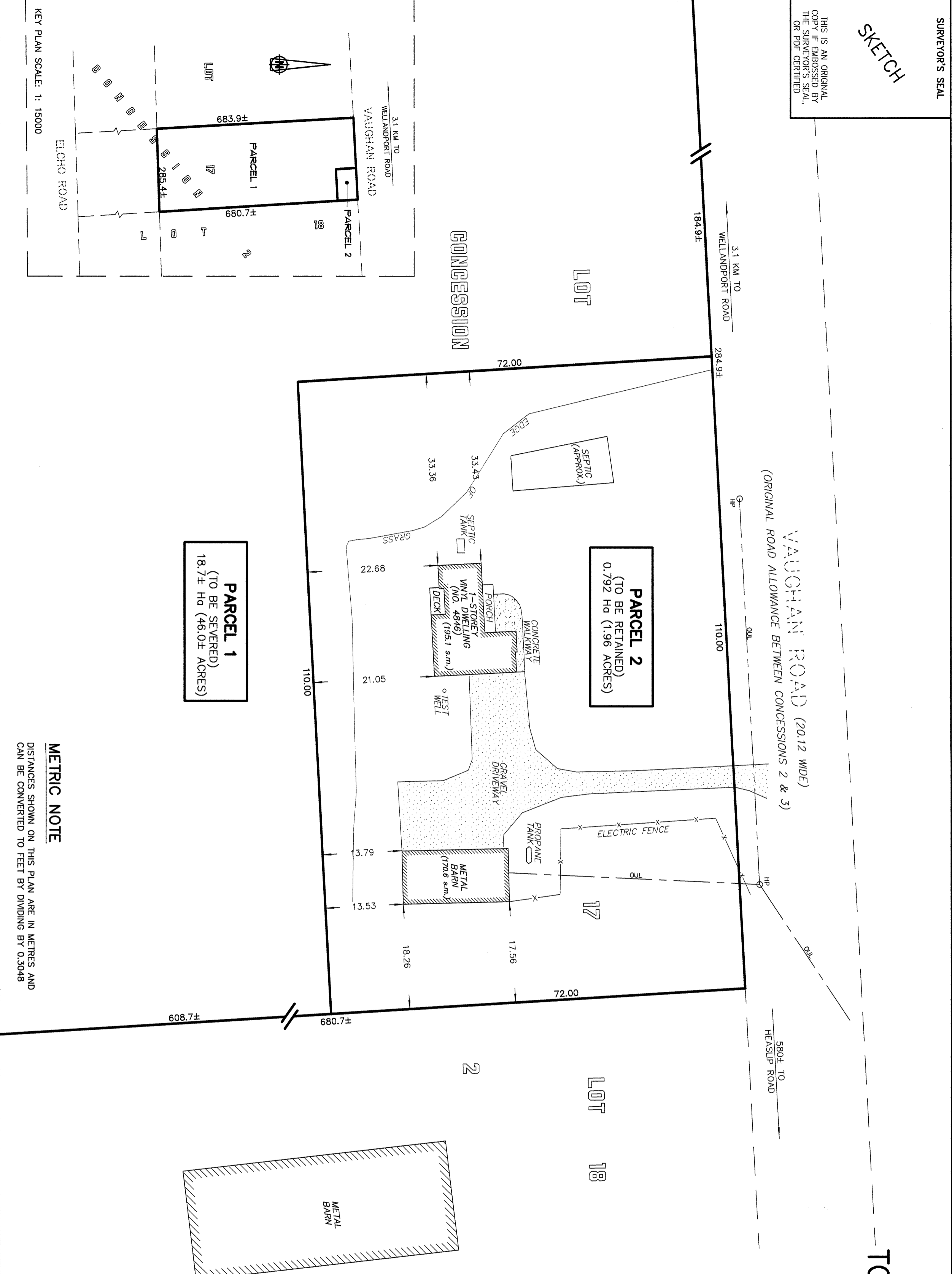
RASCH & HYDE LTD.
Ontario Land Surveyors

P.O. Box 6, 1333 Highway #3 East, Unit B
DUNNVILLE, ONT. N1A 2X1
905-774-7188
(FAX 905-774-4000)

HAROLD D. HYDE O.L.S.
FILE NAME : 19-140 DRWN BY : J.H.

SCALE 1 : 500

VAUGHAN ROAD (20.12 WIDE)
(ORIGINAL ROAD ALLOWANCE BETWEEN CONCESSIONS 2 & 3)



PARCEL 1
(TO BE SEVERED)
18.7± Ha (46.0± ACRES)

PARCEL 2
(TO BE RETAINED)
0.792 Ha (1.96 ACRES)

CONCESSION

KEY PLAN SCALE: 1: 15000

ELCHO ROAD

VAUGHAN ROAD

WELLANDPORT ROAD

3.1 KM TO WELLANDPORT ROAD

3.1 KM TO WELLANDPORT ROAD

184.9±

284.9±

110.00

72.00

680.7±

608.7±

17

18

METAL BARN

SEPTIC TANK (APPROX.)

SEPTIC TANK

1-STORE VINYL DWELLING (NO. 4846)

METAL BARN

PROPOR

DECK

PORCH

CONCRETE WALKWAY

GRAVEL DRIVEWAY

ELECTRIC FENCE

PROPRANE TANK

TEST WELL

GRASS

EDGE

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