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## NOTICE OF PUBLIC MEETING FOR PLANNING MATTERS

Get involved with your input. The Township of West Lincoln Planning/Building/Environmental Committee will hold a Public Meeting in accordance with the Planning Act at an accessible facility where the matter(s) below will be considered. The meeting will take place:

**DATE: MONDAY, SEPTEMBER 14, 2015**

**TIME: 6:30PM**

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

### About the Planning Application(s) (Location map on back):

**File Number and Name: Bo Acres Inc. (Rudy and Debbie Boverhof) (File No. 1601-015-15)**

A complete application for rezoning has been submitted for lands legally described as being Part Lot 10, Concession 3 in the former Township of Gainsborough, now in the Township of West Lincoln. The property is municipally known as 5754 Regional Road 65. The property is located on the south side of Regional Road 65, west of Bismark.

This application for rezoning has been made to fulfill a condition of consent application B6/2015WL which was an application for a surplus farm severance. The conditions require that the agricultural lands be rezoned to Agricultural Purposes only with an exception to recognize a reduced front yard setback for an existing barn (currently used as an implement shed) on the property that is setback 11 metres from the road, whereas 15 metres is required. The rezoning will also prohibit any livestock to be housed in this barn. The rezoning of the agricultural lands will also recognize a broken frontage of 250 metres along Regional Road 65. The residential lot will be rezoned to Rural Residential with exception to recognize a deficient front yard setback of 3.5 metres, whereas 15 metres is required.

**The Planner to contact for this application:**

Name: Lauren Vraets, Planner I

Call: 905-957-5140

### How to provide comment

Any person may attend the meeting and/or provide written or verbal representation on the above proposal(s). We ask that any written comments be provided by **WEDNESDAY, SEPTEMBER 2, 2015** to the Township Clerk, Carolyn Langley so that they may be incorporated into the staff report, however, written comments may be made any time prior to the meeting **MONDAY, SEPTEMBER 14, 2015**. Please be sure to clarify which file your comments apply to.

### Important information about making a submission

**If a person or public body does not make oral submissions at a public meeting or make written submissions to the Township of West Lincoln Planning/Building/Environmental Committee before the by-law is passed, the person or public body is not entitled to appeal the decision of the Council of the Township of West Lincoln to the Ontario Municipal Board.**

**If a person or public body does not make oral submission at a public meeting, or make written submissions to the Township of West Lincoln Planning/Building/Environmental Committee before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.**

### 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: [planning@westlincoln.com](mailto:planning@westlincoln.com)

Website: [www.westlincoln.com](http://www.westlincoln.com)

**Copies of the Staff Report will be available on FRIDAY, SEPTEMBER 11, 2015 after 4 PM.**

If you would like to be notified of Township Council's decision with respect to any planning application, you must make a written request (specifying which file number) to:

**Carolyn Langley**

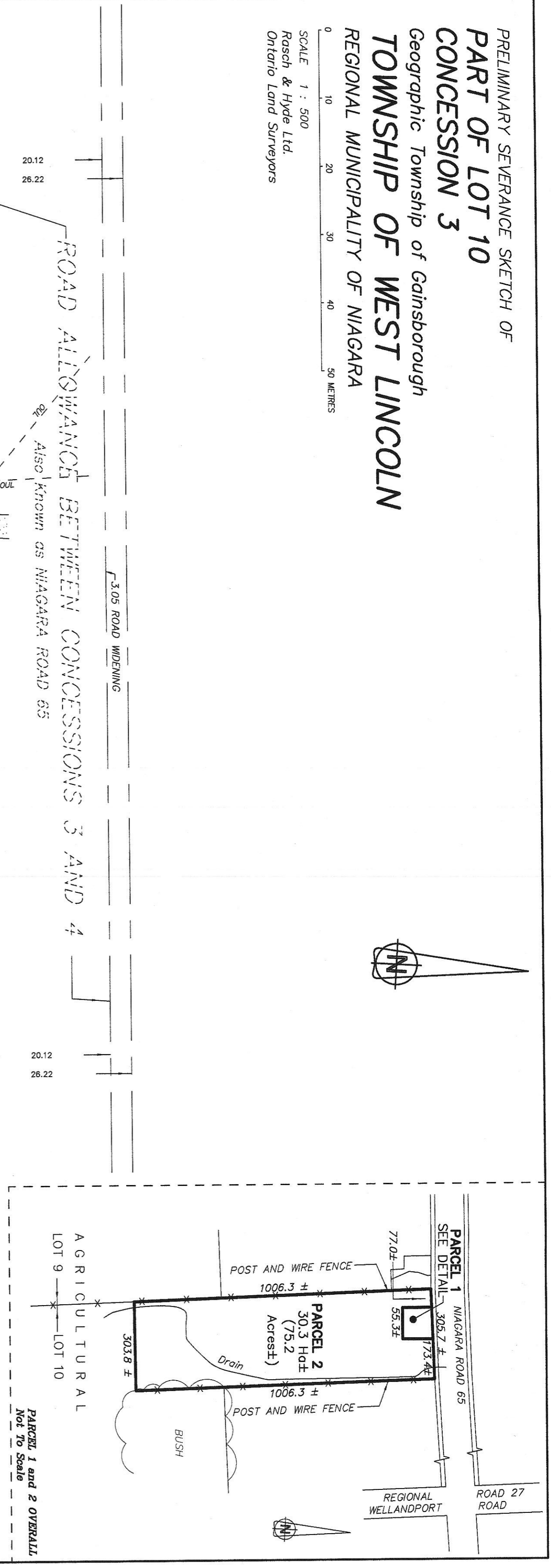
Township of West Lincoln, 318 Canborough Street, Smithville, ON LOR 2A0

Dated August 5, 2015.

PRELIMINARY SEVERANCE SKETCH OF  
**PART OF LOT 10**  
**CONCESSION 3**

Geographic Township of Gainsborough  
**TOWNSHIP OF WEST LINCOLN**  
 REGIONAL MUNICIPALITY OF NIAGARA

SCALE 1 : 500  
 Rasch & Hyde Ltd.  
 Ontario Land Surveyors



A G R I C U L T U R A L  
 L O T 9

**PARCEL 1**  
 0.411 Ha ±  
 (1.00 Acres ±)  
 [DETAIL 'A']

**PARCEL 2**  
 30.3 Ha ±  
 (75.2 Acres ±)

**PARCEL 1 and 2 OVERALL**  
 Not To Scale

**CAUTION**

THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED FOR TRANSACTION OR MORTGAGE PURPOSES  
 THIS PLAN IS PREPARED FROM COMPILED AND CALCULATED INFORMATION, NOT FROM AN ACTUAL SURVEY

**LEGEND**

HP DENOTES HYDRO/UTILITY POLE  
 OUL DENOTES OVERHEAD UTILITY/HYDRO LINE

**METRIC NOTE**

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

FEBRUARY 13, 2015  
 DATE  
  
 R. DESMOND RASCH  
 ONTARIO LAND SURVEYOR

**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)	P.O. Box 550, 74 Jarvis St. FORT ERIE, ONT. L2A 5Y1 905-671-9757 (FAX 905-671-9749)
R. DESMOND RASCH O.L.S. SURVEY: 14-187	HAROLD D. HYDE O.L.S. DRWN BY: A. Wosyjin
SCALE 1 : 500	