

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, JUNE 12, 2017

TIME: 6:30PM

Council Chambers, Township Office, 318 Canborough Street, Smithville

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

File Number and Name: Leonard & Lynn Snippe/ Mitch & Elise Snippe (File No. 1601-008-17)

A complete application for rezoning has been submitted for lands legally described as being Part of Lots 4 & 5, Concession 4, in the former Township of Gainsborough, now in the Township of West Lincoln. The lands are located on the north side of Silver Road, west side of Port Davidson Road.

This application for rezoning has been made to fulfill a condition of consent B4/2017WL which was an application for a surplus farm severance. The conditions require that the agricultural lands be rezoned to 'APO' Agricultural Purposes Only with a site specific zoning exception. The first exception is required in order to recognize a Minimum Lot Area of 39.7 hectares (98.3 acres) whereas 40.4 hectares (100 acres) is required.

The residential lot will be rezoned to 'RuR' Rural Residential with site specific zoning exceptions. The second exception is required in order to recognize a Minimum Front Yard of 10.1 metres to the existing dwelling whereas 15 metres is required. The third exception is required in order to recognize a Minimum Rear Yard setback of 6.2 metres whereas 15 metres is required for an existing accessory building.

The Planner to contact for this application:

Name: Taylor Wellings, Planner I

Call: 905-957-3346 ext. 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, JUNE 7, 2017** 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, JUNE 12, 2017** 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.

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.

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

Website: www.westlincoln.com

Copies of the Staff Report will be available on FRIDAY, JUNE 9, 2017 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 L0R 2A0

Dated: May 11, 2017

Preliminary Severance Sketch of

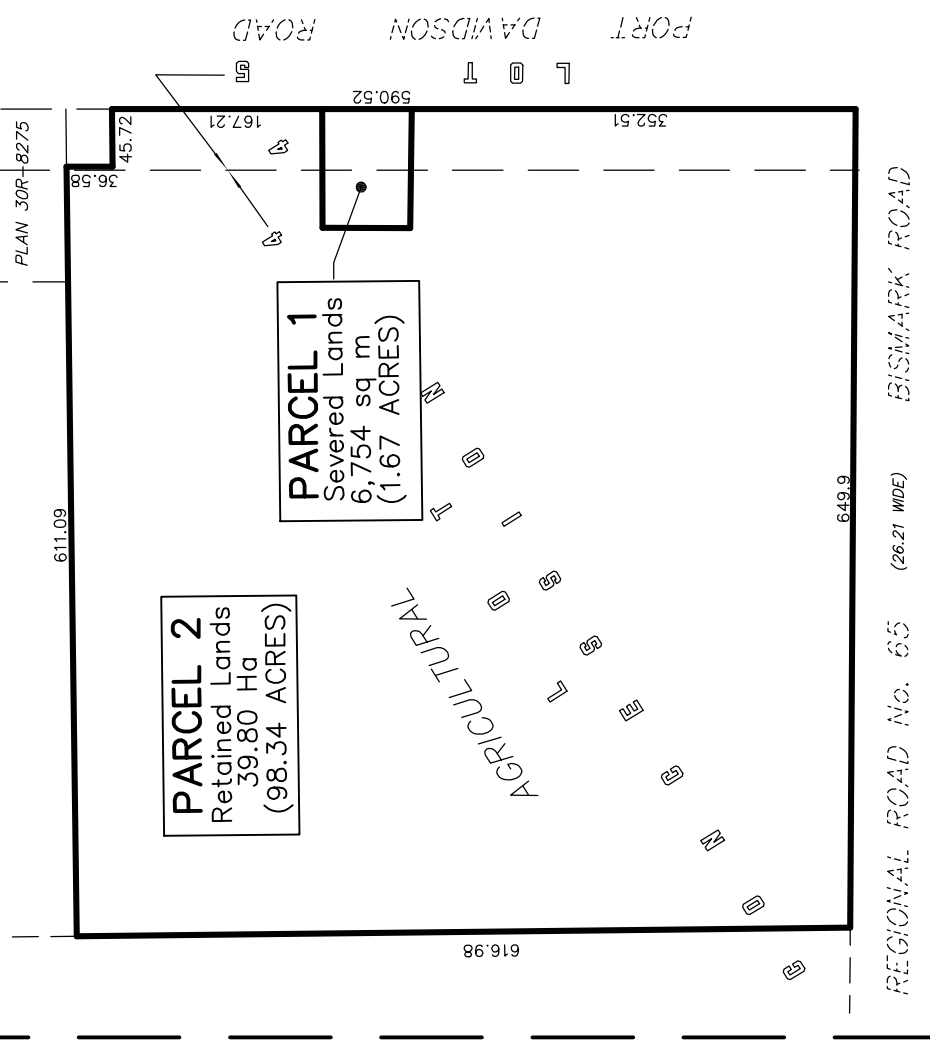
PART OF LOTS 4 AND 5 CONCESSION 4

GEOGRAPHIC TOWNSHIP OF GAINSBOROUGH
TOWNSHIP OF WEST LINCOLN
REGIONAL MUNICIPALITY OF NIAGARA

SCALE 1 : 750
0 25 50 75 METRES

Rasch & Hyde Ltd.
Ontario Land Surveyors

DETAIL SKETCH SHOWING LOCATION OF PARCEL 1 SKETCH NOT TO SCALE



JANUARY 26, 2017

Date
HAROLD D. HYDE
ONTARIO LAND SURVEYOR

RASCH + HYDE LTD.
Ontario Land Surveyors

P.O. Box 6, 1333 Highway #5 East, Unit B
DUNNVILLE, ONT, N1A 2X1
905-774-7188
(FAX 905-774-4000)

P.O. Box 550, 74 Jarvis Street
FORT ERIE, ONT, L2A 5Y1
905-871-9757
(FAX 905-871-9748)

HAROLD D. HYDE O.L.S.

SCALE 1 : 750

SURVEY : 16-213

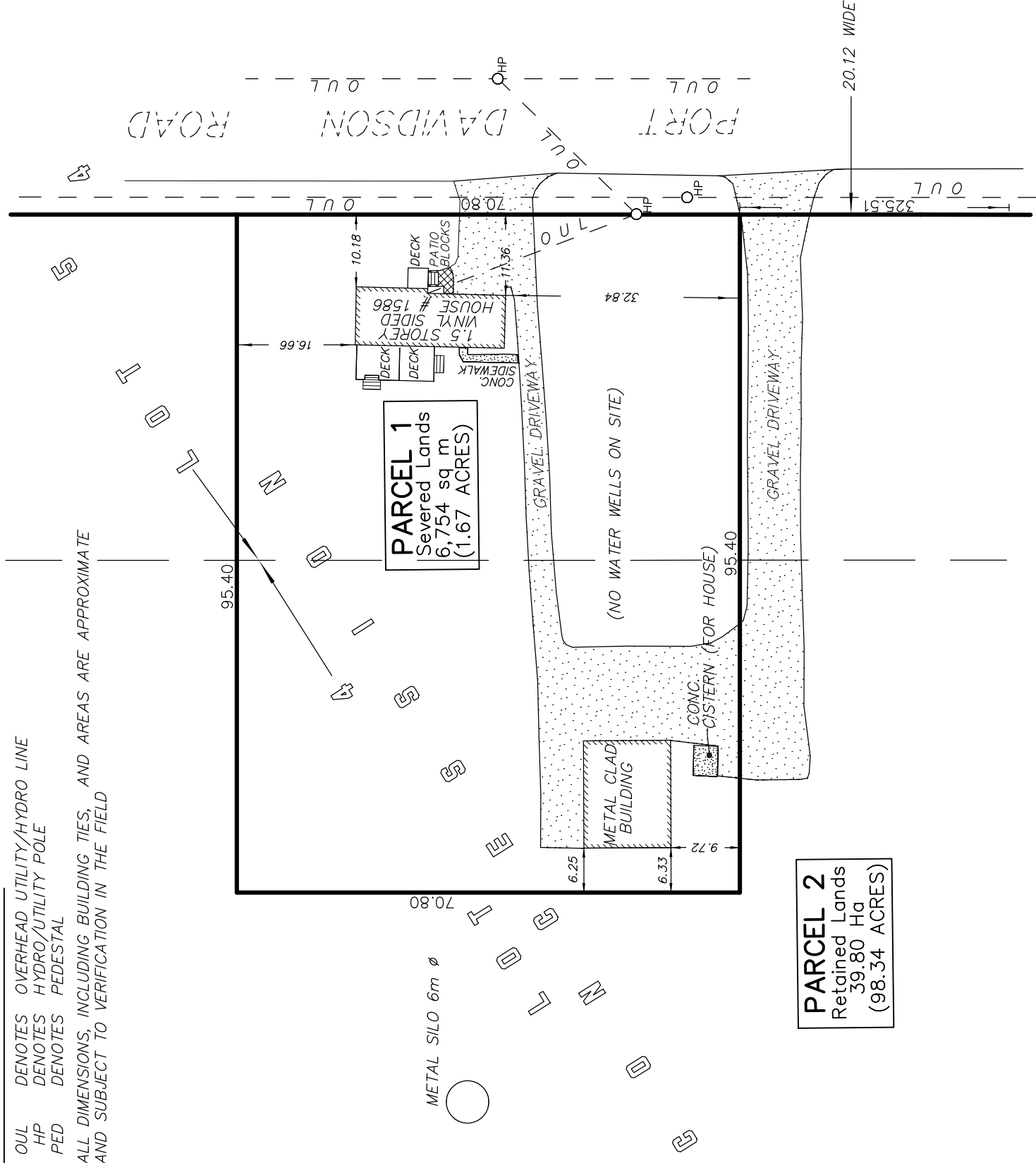
DRWN BY : J. Gaboury



LEGEND + NOTES

- OUL DENOTES OVERHEAD UTILITY/HYDRO LINE
- HP DENOTES HYDRO/UTILITY POLE
- PED DENOTES PEDESTAL

ALL DIMENSIONS, INCLUDING BUILDING TIES, AND AREAS ARE APPROXIMATE
AND SUBJECT TO VERIFICATION IN THE FIELD



METRIC NOTE

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

CAUTION

THIS IS NOT A PLAN OF SURVEY AND SHALL NOT
BE USED FOR MORTGAGE OR TRANSACTION PURPOSES