

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: TUESDAY MARCH 5th, 2019

TIME: 6:30 PM

Council Chambers, Township Office, 318 Canborough Street, Smithville

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

File Number and Name: 1601-001-19 – Roger & Lorrie Pelissero (Owners)

An application for a Zoning Bylaw Amendment has been made to rezone the property legally described as Concession 3, Part Lot 14 & 15, formerly in the Township of Gainsborough, now in the Township of West Lincoln, Regional Municipality of Niagara, municipally known as **5124, 5128, and 5154 Regional Road 20**.

This application has been made to designate an original farm help house built in the 1980s as a permanent house on the property. This would help the applicant qualify for a surplus farm dwelling severance on the property. In anticipation of the severance, the applicant is also requesting that the house located at the north west corner of the property be rezoned from Agricultural 'A' to Rural Residential 'RuR' with a site specific exception to recognize an existing accessory building that is ±160 square metres (±1,720 square feet) in size, reduce the required MDS I setback to ±110 metres, and to permit for the residential house to be severed off at a size of ±0.7 hectares (±1.7 acres). The portion of the property to stay with the egg farm is proposed to be rezoned from Agricultural 'A' to Agricultural 'A' with a site specific exception to recognize a deficient lot size of ±23 hectares (±58 acres) and reduce the required MDS II setback to ±110 metres from the dwelling municipally known as 5154 Regional Road 20.

The Planner to contact for this application:

Name: Alexa Cooper, 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 **FRIDAY, FEBRUARY 22nd, 2019** to the Township Clerk, Joanne Scime so that they may be incorporated into the staff report, however, written comments may be made any time prior to the meeting **TUESDAY, MARCH 5th, 2018**. 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 Local Planning Appeal Tribunal.

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 Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

Individuals who make written submissions with respect to a Planning Act application should be aware that their submission and any personal information in their correspondence will become part of the public record and made available to the Applicant, Committee and Council.

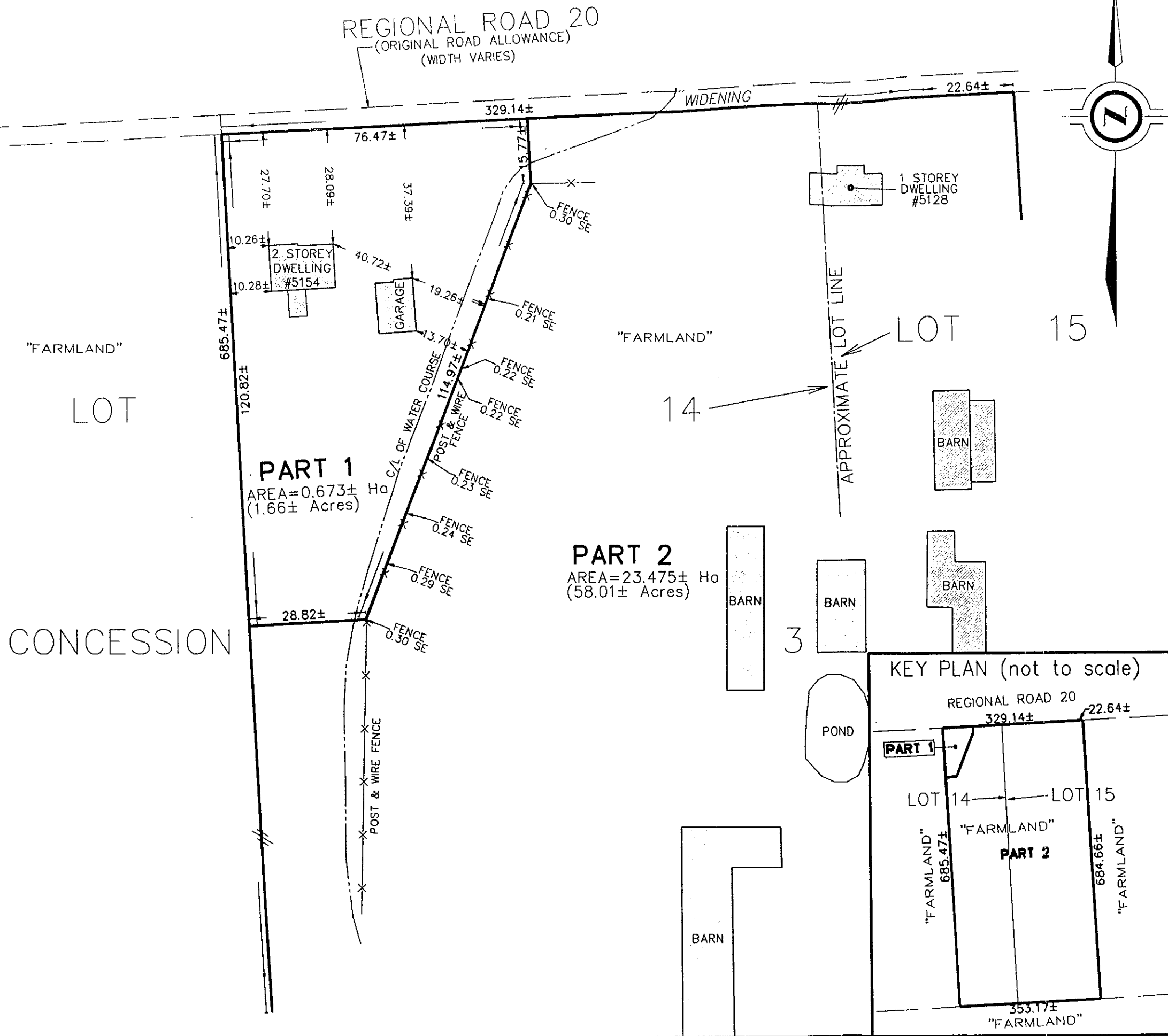
For more information:

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.ca
Website: www.westlincoln.ca

Copies of the Staff Report will be available on FRIDAY, MARCH 1ST, 2019 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: **Joanne Scime, Township of West Lincoln, 318 Canborough Street, Smithville, ON L0R 2A0**

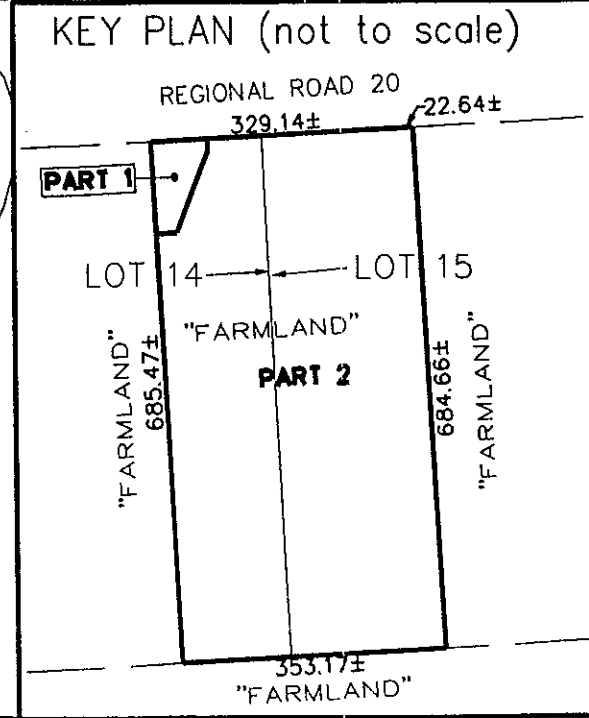
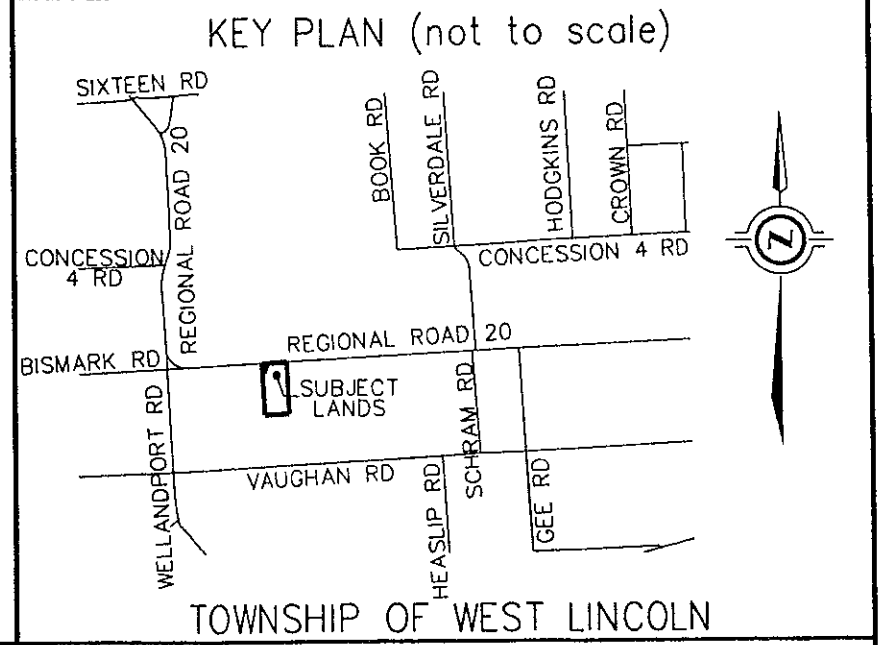


NOTE: THIS SKETCH IS NOT A PLAN OF SURVEY
 SKETCH FOR PLANNING PURPOSES ONLY

5154 REGIONAL ROAD 20
 TOWNSHIP OF WEST LINCOLN
 REGIONAL MUNICIPALITY OF NIAGARA
 MATTHEWS, CAMERON, HEYWOOD - KERRY T. HOWE SURVEYING LTD.
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SCALE 1 : 1000
 20 0 20 40 60 metres

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



LEGAL DESCRIPTION
 PART OF LOTS 14 AND 15, CONCESSION 3 TOWNSHIP OF GAINSBOROUGH, TOWNSHIP OF WEST LINCOLN

BOUNDARY INFORMATION HAS BEEN DERIVED FROM AVAILABLE RECORDS AND/OR FIELD MEASUREMENTS. THIS IS NOT A PLAN OF SURVEY.

Dec. 12, 2018
 DATE

Allan J. Heywood
 ALLAN J. HEYWOOD
 ONTARIO LAND SURVEYOR

MATTHEWS, CAMERON, HEYWOOD - KERRY T. HOWE SURVEYING LIMITED

A wholly owned subsidiary of J.D. Barnes Limited
 5233 STANLEY AVENUE, UNIT 1, NIAGARA FALLS, ON L2E 7C2
 T: (905) 358-3693 F: (905) 358-6224 www.jdbarnes.com

AA	DRAWN
AC	CHECKED
DATED: 12/11/2018	
Ref. No. 18-16-447-00	

PLOTTED 12/17/2018 G:\2018\18-16-447\00\Drawing\18-16-447-00-LDC.dgn