

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 10th, 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: 1601-008-19 –Surinder Singh Dhaliwal –Niagara Planning Group (NPG) Inc. (Agent)

An application for a Zoning Bylaw Amendment has been made by Niagara Planning Group Inc. on behalf of Surinder Singh Dhaliwal to rezone the property legally described as Concession 9, Part Lot 34 in the former Township of South Grimsby, now in the Township of West Lincoln. The subject lands are located at the southwest corner of Highway 20 and South Grimsby Road 18 just outside of the Hamlet of Fulton. The property is municipally known as 9006 Regional Road 20.

The rezoning application is requesting to permit a motor vehicle gasoline bar with a drive through facility on the subject lands. The property is currently zoned Service Commercial (C3) and Agricultural (A). However to facilitate the proposed development the applicant is requesting a Zoning By-Law Amendment to expand the existing Service Commercial (C3) zone.

Relief is also being requested to allow reduction in the required MDS I setbacks from the neighboring livestock facilities. The applicant is requesting to reduce the requirement from 321 meters to 213 meters from the nearest farm to the west, and to reduce the required setback from 596 meters to 530 meters to the nearest active livestock operation to the south of the subject property.

A complete application was received on April 18th, 2019. More information on this application, including the Planning Justification Report submitted by Niagara Planning Group Inc., can be found on the Township's website under Public Notices.

The Planner to contact for this application:

Name: Madyson Ettl, Planner II
Call: 905-957-3346 ext. 5131

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 **MONDAY MAY 27th 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 **MONDAY, JUNE 10th, 2019**. 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 JUNE 7TH, 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**
Dated: May 8th, 2019

CONCEPT
9006 HWY 20
WEST LINCOLN, ON
SCALE N.T.S.
DATE 2019 04 04

CURRENT
 +/-4,039 SQ.M EXISTING LOT AREA

PROPOSED
 +/-3,672 SQ.M LOT AREA AFTER RIGHT-OF-WAY WIDENING
 +/-287 SQ.M BUILDING AREA
 +/-8% COVERAGE

BASE INFORMATION OBTAINED FROM PDPS, NIAGARA NAVIGATOR AND AIR PHOTOS



NPS
Niagara
Planning Group
 URBAN DEVELOPMENT PLANNING
 4990 Victoria Avenue, Niagara Falls, ON
 905.221.6743
 www.niagaraplanninggroup.ca

