

NOTICE OF PUBLIC MEETING AND OPEN HOUSE 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:

OPEN HOUSE:

DATE: TUESDAY JUNE 4, 2019
TIME: 6:00 PM to 8:00PM

PUBLIC MEETING:

DATE: MONDAY JUNE 10, 2019
TIME: 6:30 PM

LOCATION: Council Chambers, Township Office, 318 Canborough Street, Smithville

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

File Number and Name: Sunset Acres Application for Draft Plan of Condominium and Zoning Bylaw Amendment – Mr. Frederick Bosscher and Ms. Joyce Bosscher (Owners) IBI Group (Agent)
1601-009-19 – Zoning Bylaw Amendment, 2000-088-19CDM – Draft Plan of Condominium

An application for a Zoning Bylaw Amendment and Draft Plan of Condominium approval has been made on the properties legally described as Concession 8, Part of Lot 17, RP 30R6808 Part of Part 2 and Concession 8, Part of Lot 17, RP 30R133380, Part 1 in the former Township of South Grimsby, now in the Township of West Lincoln within the Regional Road 12 Hamlet. The properties are municipally known as 2942 Grimsby Road (Regional Road 12) and 2946 Grimsby Road (Regional Road 12).

The zoning bylaw amendment application and the application for Draft Plan of Condominium approval have been submitted to create four new residential lots which are serviced by a private condominium street and private water and septic services. Each of the proposed condominium lots are approximately 1.5 acres in size and would accommodate a single detached dwelling and permitted accessory buildings.

The zoning bylaw amendment application proposes to allow for site specific reductions to setbacks, lot frontages as well as to recognize zoning deficiencies for the existing accessory buildings. The proposed Draft Plan can be found on the reverse of this notice.

More information on this application, including the Planning Justification Report prepared by IBI Group, can be found on the Township's website under 'Public Notices'. A printed copy can also be picked up from the Township Municipal Office (see below for address) for a printing fee.

The Planner to contact for this application:

Name: Gerrit Boerema, Planner II
Call: 905-957-3346 ext. 5133

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 MAY 29th, 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 **MONNDAY, 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:

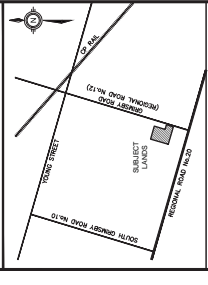
Planning documents and background material for any application is available for viewing during regular office hours at: **Planning Department**
318 Canborough Street, Smithville
Call: **905-957-3346**
E-mail: planning@westlincoln.ca
Website: www.westlincoln.ca

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 7th, 2019

DRAFT PLAN OF VACANT LAND CONDOMINIUM

2942 & 2946 GRIMSBY ROAD
PART OF LOT 17, CONCESSION 8,
GEOGRAPHIC TOWNSHIP OF SOUTH
GRIMSBY IN THE TOWNSHIP OF
WEST LINCOLN, REGIONAL
MUNICIPALITY OF NIAGARA.



BENCHMARK
ELEVATIONS HEREON ARE GEODETIC AND WERE DERIVED FROM THE CANADIAN DATUM OF 1983 (NAD 83) USING THE 1983 CANADIAN DATUM OF 1983.

INFORMATION REQUIRED
UNDER SECTIONS 51 (1) OF THE PLANNING ACT (R.S.O. 1961, c. 18 AS AMENDED):

- (a) - AS SHOWN
- (b) - AS SHOWN
- (c) - AS SHOWN
- (d) - AS SHOWN
- (e) - AS SHOWN
- (f) - AS SHOWN
- (g) - AS SHOWN
- (h) - AS SHOWN
- (i) - FINE SANDY LOAM
- (j) - FINE SANDY LOAM
- (k) - FINE SANDY LOAM
- (l) - FINE SANDY LOAM
- (m) - FINE SANDY LOAM
- (n) - FINE SANDY LOAM
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- (s) - FINE SANDY LOAM
- (t) - FINE SANDY LOAM
- (u) - FINE SANDY LOAM
- (v) - FINE SANDY LOAM
- (w) - FINE SANDY LOAM
- (x) - FINE SANDY LOAM
- (y) - FINE SANDY LOAM
- (z) - FINE SANDY LOAM

SURVEYOR'S CERTIFICATE
I, the undersigned, being a duly qualified and licensed Surveyor in the Province of Ontario, do hereby certify that the above described lands have been surveyed and the boundaries thereon shown are true and correct and were derived from the original survey of the lands and the same are shown as they were at the time of the original survey and have not since been altered in any way.

SIGNED: Fred Roscher
DATE: APRIL 3, 2019

OWNERS CERTIFICATE
I, the undersigned, being the owner of the above described lands, do hereby consent to the filing of this plan by the group in draft form.

SIGNED: Fred Roscher
DATE: APRIL 3, 2019

BLOCKS/LOTS	DESCRIPTION	AREA (SQ. METERS)	UNITS
1-4	RESIDENTIAL	2.46	4
BLOCK 5a & 5b	COMMERCIAL	0.80	
BLOCK 6	COMMON ELEMENT - PRIVATE ROAD	0.22	
	TOTAL AREA OF VACANT LAND CONDOMINIUM	3.48	4
	RESERVATION LANDS OF OWNER	1.09	1

DEVELOPMENT DETAILS

DESIGNED BY: ABDIYAWO
DRAWN BY: S. CHAMBERS
CHECKED BY: J. ARENS
DATE: 2019/03/13

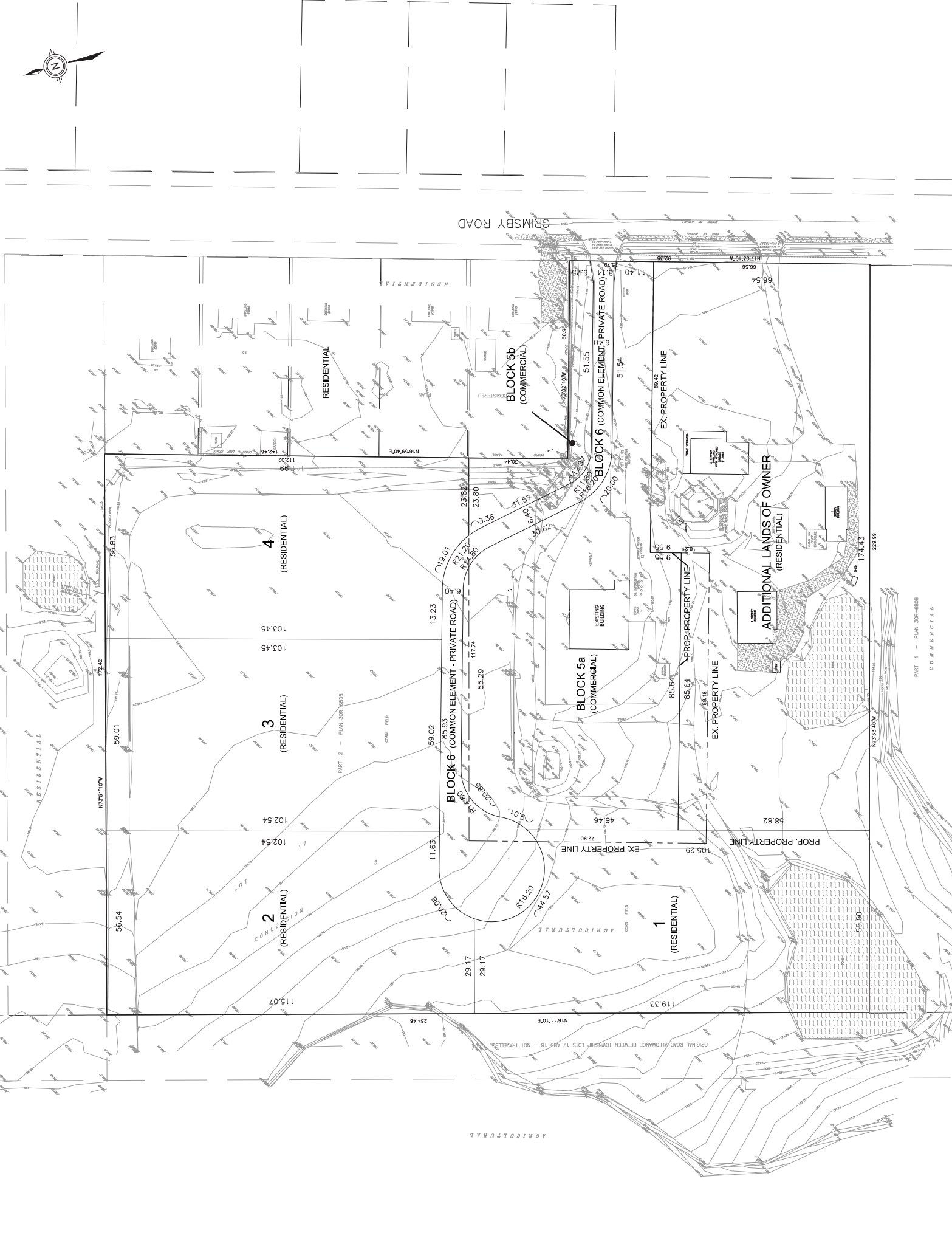
SCALE
1:500 (PH)

DATE
DRAWING ISSUE RECORD

APPROVALS

IBI GROUP
1800 Lakeshore Blvd. North
Hamilton, ON L8N 4H6, Canada
Tel: 905-546-1010 Fax: 905-546-1011
ibi@ibi.com

FILE NUMBER: 118470 SHEET NUMBER: A



PART 1 - PLAN 300-0608
COMMERCIAL

LAST DRAFTED BY: ABDIYAWO / DATE: 2019/03/13 / FILE: 118470 / SHEET NUMBER: A / DRAWING ISSUE RECORD