

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 9th, 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: 1601-013-19 – John & Eva Vuckovic (Jim Vuckovic – Agent)

An application for a Zoning Bylaw Amendment has been made to rezone the property legally described as Concession 7, Part Lot 11, Part 1 to 3 on 30R-3945, formerly in the Township of Caistor, now in the Township of West Lincoln, Regional Municipality of Niagara, municipally known as 8538 Twenty Road.

This rezoning application has been submitted by Jim Vuckovic on behalf of the applicants. The intent of this application is to fulfill a condition of consent for severance file B04/2019WL. The application proposes to rezone the ±0.58 hectare residential land from Agricultural 'A' to Rural Residential 'RuR' with no site specific exception. In addition, the application proposes to rezone the remaining agricultural land from Agricultural 'A' to Agricultural Purposes Only 'APO' with a site specific exception to prevent any residential development in perpetuity. The site specific exception is proposed to recognize a deficient frontage of 89.5 metres whereas 100 metres is required.

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 **TUESDAY, AUGUST 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, SEPTEMBER 9th, 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, SEPTEMBER 6TH, 2019 after 4 PM.

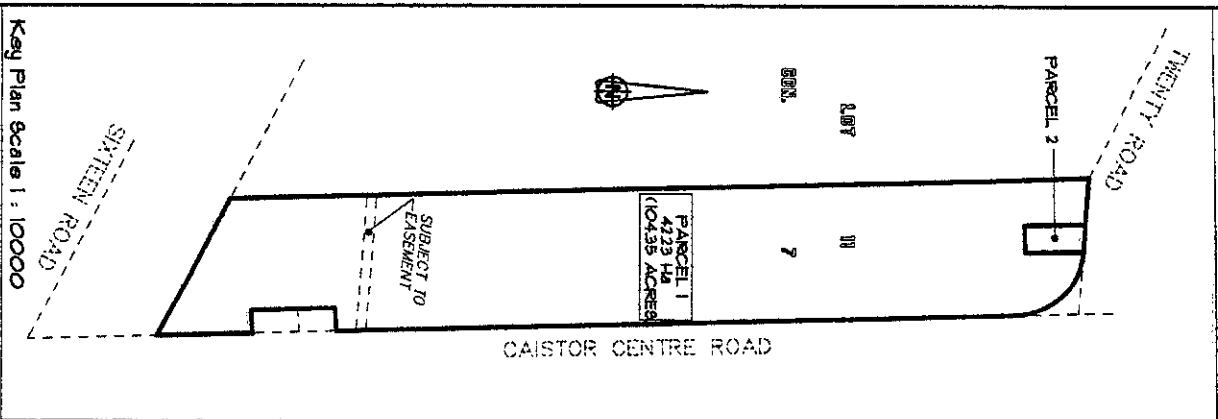
If you would like to be notified of Township Council's decision with respect to any planning application, you must make a written request (specifying which file number) to: **Joanne Scime, Township of West Lincoln, 318 Canborough Street, Smithville, ON L0R 2A0**

Dated: August 6th, 2019

SURVEYOR'S SEAL

SKETCH

THIS IS AN ORIGINAL COPY IF EMBOSSED BY THE SURVEYOR'S SEAL OR PDF CERTIFIED



Key Plan Scale 1 : 10000

CAUTION

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METRIC NOTE

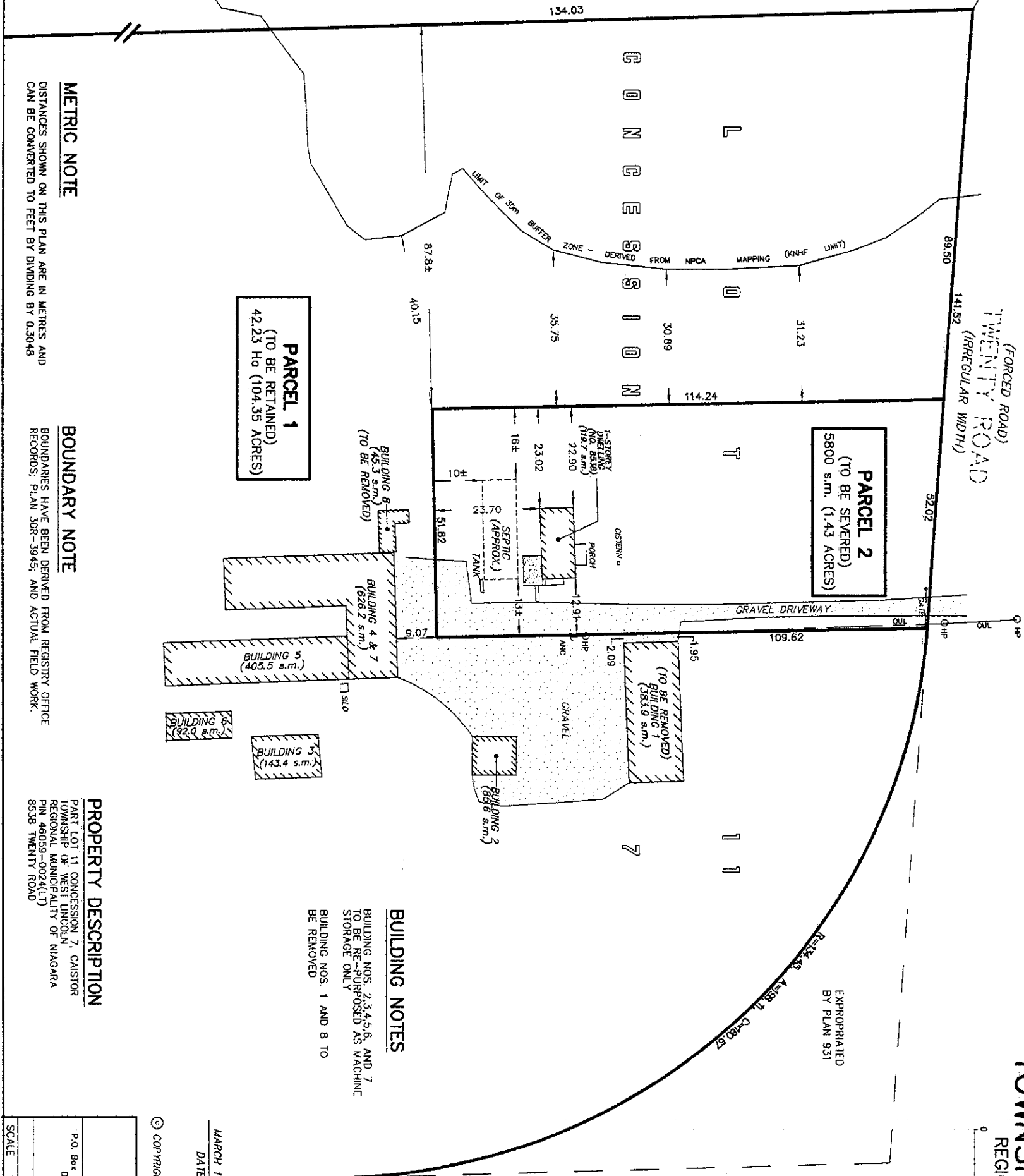
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

BOUNDARY NOTE

BOUNDARIES HAVE BEEN DERIVED FROM REGISTRY OFFICE RECORDS: PLAN 30R-3945; AND ACTUAL FIELD WORK.

PROPERTY DESCRIPTION

PART LOT 11 CONCESSION 7, CAISTOR TOWNSHIP OF WEST LINCOLN REGIONAL MUNICIPALITY OF NIAGARA
PIN 46059-0024(L1)
8538 TWENTY ROAD



BUILDING NOTES

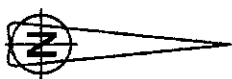
BUILDING NOS. 2, 3, 4, 5, 6, AND 7 TO BE RE-PURPOSED AS MACHINE STORAGE ONLY

BUILDING NOS. 1 AND 8 TO BE REMOVED

CAISTOR CENTRE ROAD--REGIONAL ROAD 6
(ROAD ALLOWANCE BETWEEN LOTS 10 AND 11)
(26.21 m WIDE)

LEGEND

- HP DENOTES HYDRO/UTILITY POLE
- QUIL DENOTES OVERHEAD/UTILITY LINE
- ANC DENOTES GUY ANCHOR
- KNHF DENOTES KEY NATURAL HERITAGE FEATURE



SCALE 1 : 750

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ONTARIO LAND SURVEYORS

TOWNSHIP OF WEST LINCOLN
REGIONAL MUNICIPALITY OF NIAGARA

SKETCH FOR SEVERANCE APPLICATION
8538 TWENTY ROAD

MARCH 12, 2019

DATE

HAROLD D. HYDE
ONTARIO LAND SURVEYOR

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RASCH + HYDE LTD.

Ontario Land Surveyors

P.O. Box 8, 1333 Highway #5 East, Unit B, Fort Erie, Ont. L2A 5H1
905-774-7188 (FAX 905-774-4000)

P.O. Box 550, 7/4 Jarvis Street, Fort Erie, Ont. L2A 5H1
905-871-9757 (FAX 905-871-9748)

SCALE 1 : 750 FILE NAME : 19-015 DRAWN BY : JH.