

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 OCTOBER 15th, 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: 1601-014-19 – Gerrit Boerema & Nicole Ravensbergen (Jeremy DenBestin – Agent)

An application for a Zoning Bylaw Amendment has been made to rezone the property legally described as Concession 2, Part of Lot 17, formerly in the Township of Gainsborough, now in the Township of West Lincoln, Regional Municipality of Niagara, municipally known as 4846 Vaughan Road.

This rezoning application has been submitted by Jeremy DenBestin on behalf of the applicants. The intent of this application is to fulfill a condition of consent for severance file B08/2019WL. The application proposes to rezone the ±0.8 hectare residential land from Agricultural 'A' to Agricultural 'A' with a site specific exception to recognize a deficient lot size of 0.8 hectares whereas 40 hectares is required and for MDS I to not apply to the severed residential house for the existing surrounding livestock facilities. 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 recognize a deficient lot area of 18.6 hectares whereas 39 hectares is required.

The Planner to contact for this application:

Name: Kelly Martel, Associate

Call: 905-639-8686 ext. 230

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, SEPTEMBER 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 **TUESDAY, OCTOBER 15th, 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, OCTOBER 11TH, 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**

SKETCH

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

SKETCH FOR SEVERANCE APPLICATION

4846 VAUGHAN ROAD

PART LOT 17 CONCESSION 2

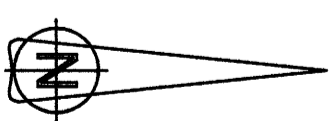
TOWNSHIP OF WEST LINCOLN

REGIONAL MUNICIPALITY OF NIAGARA

0 10 20 30 40 50m

SCALE 1 : 500

RASCH & HYDE LTD,
ONTARIO LAND SURVEYORS



VAUGHAN ROAD (20.12 WIDE)
(ORIGINAL ROAD ALLOWANCE BETWEEN CONCESSIONS 2 & 3)

3.1 KM TO
WELLANDPORT ROAD

184.9±

284.9±

110.00

580± TO
HEASLIP ROAD

PARCEL 2
(TO BE RETAINED)
0.792 Ha (1.96 ACRES)

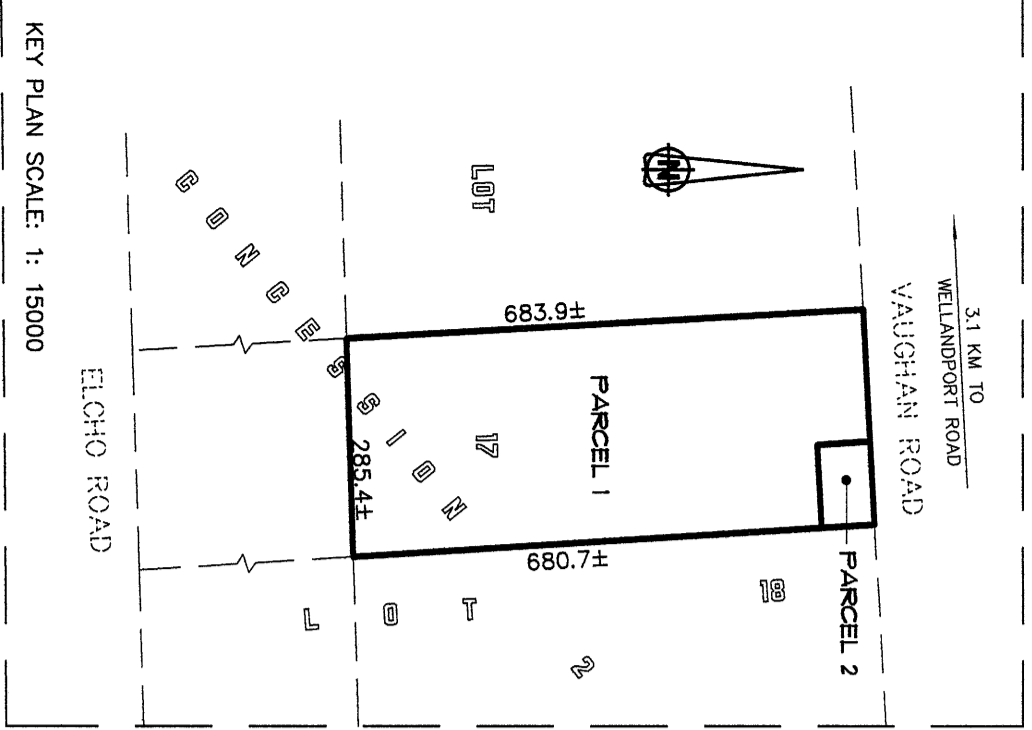
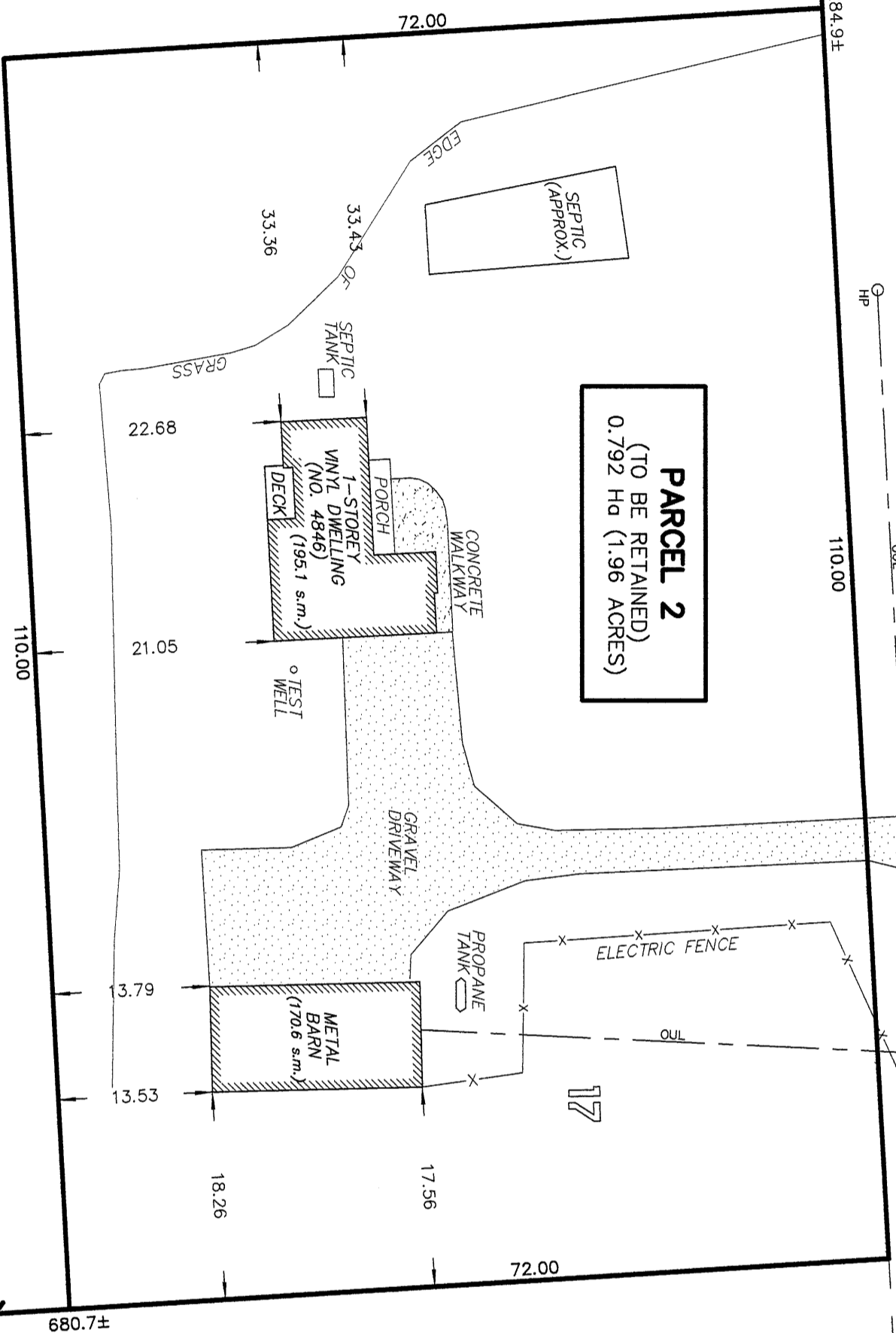
PARCEL 1
(TO BE SEVERED)
18.7± Ha (46.0± ACRES)

CONCESSION

LOT

2

LOT 18



KEY PLAN SCALE: 1: 15000

HP DENOTES HYDRO/UTILITY POLE
OUL DENOTES OVERHEAD HYDRO/UTILITY LINE

LEGEND

BOUNDARY NOTE

BOUNDARIES HAVE BEEN DERIVED FROM REGISTRY OFFICE RECORDS; RASCH & HYDE LTD. FILES; PLAN 30R-4537; PLAN 30R-13293; AND ACTUAL FIELD WORK.

ALL DIMENSIONS AND AREAS ARE APPROXIMATE.

PROPERTY DESCRIPTION

PART LOT 17 CONCESSION 2; GAINSBOROUGH TOWNSHIP OF WEST LINCOLN REGIONAL MUNICIPALITY OF NIAGARA PIN #6080-0056(L1)

CAUTION

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AUGUST 2, 2019

DATE

HAROLD D. HYDE
ONTARIO LAND SURVEYOR

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RASCH & HYDE LTD.
Ontario Land Surveyors

P.O. Box 6, 1333 Highway #3 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 : 500 FILE NAME : 19-140 DRWN BY : J.H.

METRIC NOTE

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