
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, November 9, 2015

TIME: 6:30 PM

Council Chambers, Township Office, 318 Canborough Street, Smithville

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

Linwell Gardens - 1863406 Ontario Inc. (File No.: 1601-016-15)

A complete application for rezoning has been received for property legally described as Part Lot 32, Concession 6 in the former Township of Gainsborough, now in the Township of West Lincoln. The property is municipally known as 2453 Port Davidson Road and is located on the east side of the road.

This application for rezoning is required to fulfill a condition of consent (File No. B8/2015WL) for a surplus farm dwelling severance. The application has been made to rezone the agricultural portion of the property which is currently dually zoned A1 and A2 Agricultural to Agricultural Purposes Only in its entirety, and the residential portion of the lot to Rural Residential. An additional exception to the Zoning By-law will be needed to recognize a broken lot frontage of 214 metres for the agricultural lands, since neither segment will meet the required 180 metres lot frontage after the residential lot is severed.

The Planner to contact for this application:

Name: Lauren Vraets, 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. We ask that any written comments be provided by **THURSDAY, OCTOBER 29, 2015** to the Township Clerk, Carolyn Langley so that they may be incorporated into the staff report, however, written comments may be made any time prior to the meeting **MONDAY, NOVEMBER 9, 2015**. 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 Ontario Municipal Board.

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 Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.

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.com

Website: www.westlincoln.com

Copies of the Staff Report will be available on FRIDAY, NOVEMBER 6, 2015 after 4 PM.

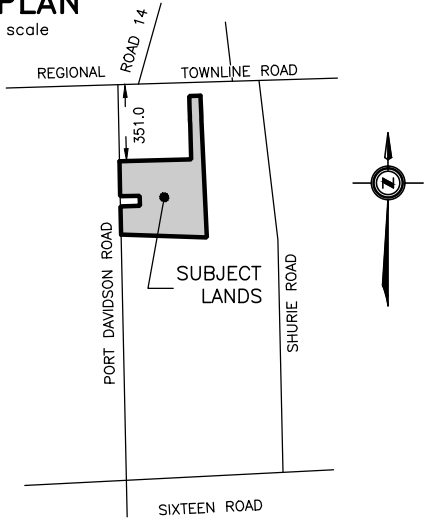
If you would like to be notified of Township Council's decision with respect to any planning application, you must make a written request (specifying which file number) to:

Carolyn Langley

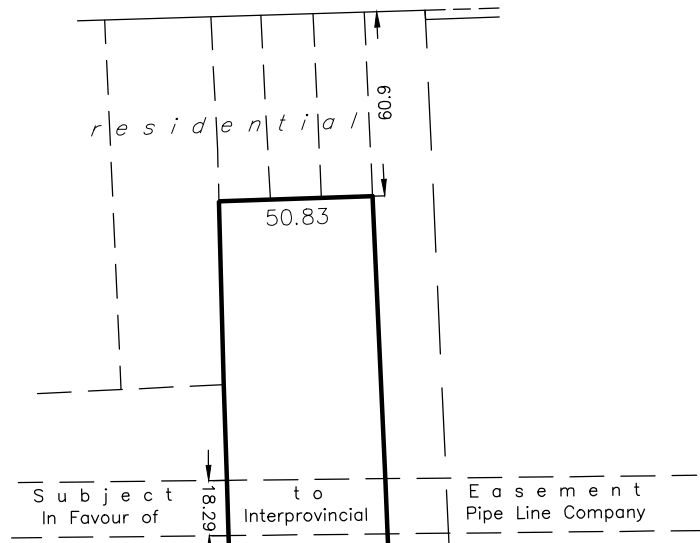
Township of West Lincoln, 318 Canborough Street, Smithville, ON L0R 2A0

Dated: October 8, 2015

KEY PLAN
not to scale

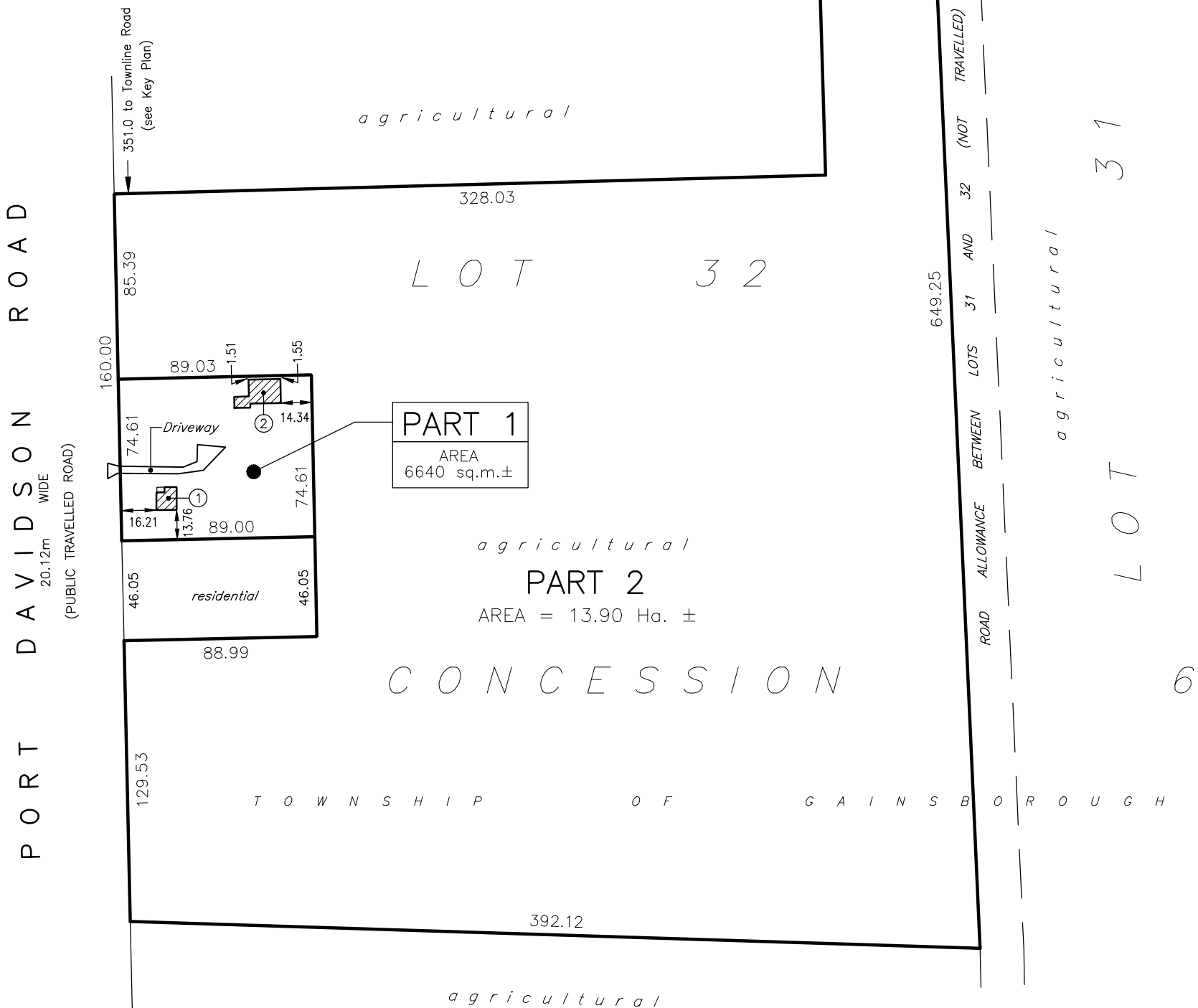
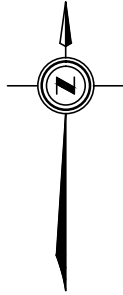


TOWNLINE ROAD
ROAD ALLOWANCE BETWEEN TOWNSHIP OF GAINSBOROUGH AND TOWNSHIP OF SOUTH GRIMSBY
20.12m WIDE
(PUBLIC TRAVELLED ROAD)



SKETCH FOR CONSENT APPLICATION

**PART OF LOT 32
CONCESSION 6**
(Geographic TOWNSHIP OF GAINSBOROUGH)
TOWNSHIP OF WEST LINCOLN
REGIONAL MUNICIPALITY OF NIAGARA
SCALE 1 : 2500



PART 1
AREA
6640 sq.m.±

agricultural
PART 2
AREA = 13.90 Ha. ±

NOTE

THIS SKETCH IS INTENDED FOR USE OF
THE COMMITTEE OF ADJUSTMENT ONLY
MEASUREMENTS MAY VARY UPON FIELD SURVEY

LEGEND

- ① No. 2453
2 STOREY
VINYL CLAD DWELLING
with PORCH
- ② FRAME BARN

DATE : MARCH 18, 2015

William A. Mascoe
WILLIAM A. MASCOE
ONTARIO LAND SURVEYOR

METRIC

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

KIRKUP • MASCOE • URE

SURVEYING LTD.

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www.niagarasurveyors.com

JOB No. : 2015-10276

DWG FILE : 15-10276-11dc