

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 APRIL 8th, 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: 1601-002-19 –Sandra Gibson –LANDx Developments Ltd. - Stephen Bedford (Agent)

An application for a Zoning Bylaw Amendment has been made by Landx Developments Ltd. on behalf of Sandra Gibson to rezone the property legally described as Concession 6, Part lot 14 in the former Township of Caistor, now in the Township of West Lincoln, located on the north side of Concession 5 Road. The property is municipally known as 9003 Concession 5 Road.

The rezoning application is requesting to permit a Federally Licensed Cannabis Growing Facility (Micro Cultivation Facility) on the subject property. Cannabis Production is not permitted in the Township unless a site specific zoning bylaw amendment is approved. Approved Cannabis Production facilities are required to be 150 metres from all neighboring property lines and be surrounded by a 1.8 meter high security fence.

The submitted zoning bylaw amendment proposes the construction of a fully secure ±475 square metre (5,100 sq.ft.) building of which ±200 square metre (2,150 sq.ft.) is allocated specifically to cultivation, as per the cannabis Micro Cultivation Licensing requirements. The micro cultivation facility will be setback the required minimum 150 metres from all property lines as illustrated on the attached site plan. The proposed amendment requests to recognize a lot size of 19.7 hectares whereas 40 hectares is required.

More information on this application, including the Planning Justification Report submitted by LandX Developments Ltd., 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 **WEDNESDAY MARCH 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 **MONNDAY, APRIL 8th, 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**

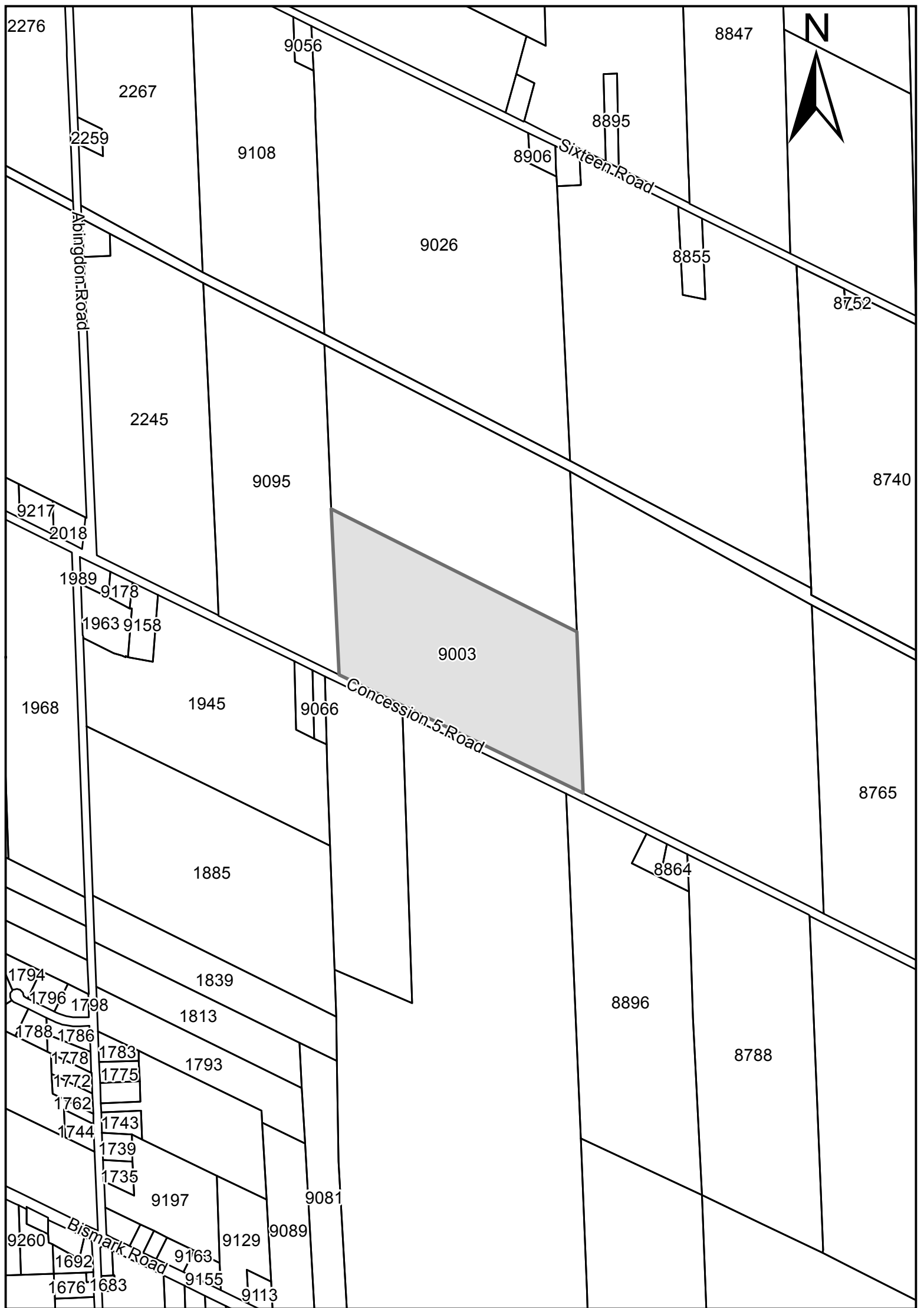
E-mail: planning@westlincoln.ca

Website: www.westlincoln.ca

Copies of the Staff Report will be available on FRIDAY APRIL 5th, 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: March 8th, 2019



Location Map
9003 Concession 5 Road

Legend

 Subject Lands





PROPOSED SITE PLAN
1:2600



SITE PLAN BASED ON SURVEY PREPARED BY A.T. MCLAREN LIMITED
 LOTS 14 CONCESSION 6 NORTH SIDE OF CONCESSION ROAD 5
 PIN 46059-0040 (LT)
 TOWNSHIP OF CAISTOR IN THE TOWNSHIP OF WEST LINCOLN
 REGIONAL MUNICIPALITY OF NIAGARA

SITE STATISTICS

LOT AREA
 9003 CONCESSION RD 5, WEST LINCOLN ±199,527.57 m² ±21,47692.442 ft²

PROPOSED

BUILDINGS TOTAL AREA 557.41 m² - 6000 ft² 473.80 m² - 5100 ft²

BUILDING SET BACKS 150 m

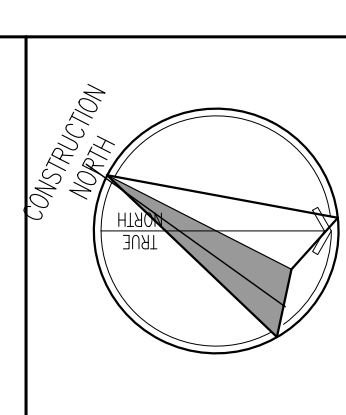
N 152.82 m
 E 303.42 m
 S 152.39 m
 W 201.99 m

BUILDING HEIGHTS 10.00 m
 PARKING PROVIDED 8 SPACES

project title:
9003 CONCESSION RD 5
 drawing title:
PROPOSED SITE PLAN

drawn by:
 DA
 design by:
 LM
 approved by:
 LM
 date:
 19-02-19

2M architects inc.
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 www.2marchitects.ca



NO.	BY:	DATE:	REVISION:
1	DA	2019-02-19	SITE PLAN APPLICATION

THESE DOCUMENTS ARE NOT TO BE SCALED.
 THE DESIGN AND DOCUMENTS REMAIN THE PROPERTY OF THE ARCHITECT AND ARE PROTECTED BY LAW. THEY MAY NOT BE ALTERED WITHOUT THEIR EXPRESSED WRITTEN CONSENT. ALL DOCUMENTS TO BE RETURNED AT COMPLETION OF WORK.
 CONTRACTOR TO SITE VERIFY ALL DETAILS AND DIMENSIONS AND REPORT ANY AND ALL DISCREPANCIES TO THE ARCHITECT BEFORE COMMENCING WITH THAT RELATED PORTION OF THE WORK.
 ONLY SIGNED SEALED AND STAMPED DOCUMENTS ARE TO BE USED FOR CONSTRUCTION PURPOSES.

job number:
 19-12
 revision number:
 01
 drawing number:
SP1