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## 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 FEBRUARY 12, 2018**

**TIME: 8:00 PM**

**Council Chambers, Township Office, 318 Canborough Street, Smithville**

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

**File Number and Name: Phelps Homes Limited OMB File: PL 170875 relating to Comprehensive Zoning By-law 2017-70**

In 2011 Phelps Homes initiated a rezoning for lands on the north side of Twenty Mile Creek, west of Wade Road. By-law 2011-96 was approved on November 28, 2011 that zoned the subject lands as R1(H) (residential low density with a holding provision). This zoning remained in place until a new comprehensive zoning by-law was approved on June 26, 2017.

The new comprehensive zoning by-law proposed to change the subject lands to "EC" Environmental Conservation. The new zoning by-law was appealed by Phelps Homes as it relates to the Wade Road lot (see location on reverse), and is the reason for an Ontario Municipal Board (OMB) hearing that is currently scheduled for February 22 and 23, 2018.

The submission for Phelps Homes, as reviewed by the Niagara Peninsula Conservation Authority, shows that there is room for one single family residential building site on the subject lands. An extension of Wade Road with a turnaround will be required and the remaining flood plain lands are proposed to be conveyed to the Township. A proposed plan of this development is found on the back of this notice.

Public comment and input is sought for this matter, prior to the OMB Hearing.

### The Planner to contact for this application:

Name: Brian Treble

Call: 905-957-3346 ext. 5138

### 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 **THURSDAY FEBRUARY 8<sup>th</sup>**, to the Township Clerk, Carolyn Langley so that they may be incorporated into the staff technical report, however, written comments may be made any time prior to the meeting on **MONDAY FEBRUARY 12, 2018**. Please be sure to clarify which file your comments apply to.

**Please note that this meeting starts at 8:00 PM, following two other Public Meetings for other matters commencing at 6:30**

### 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.**

**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**

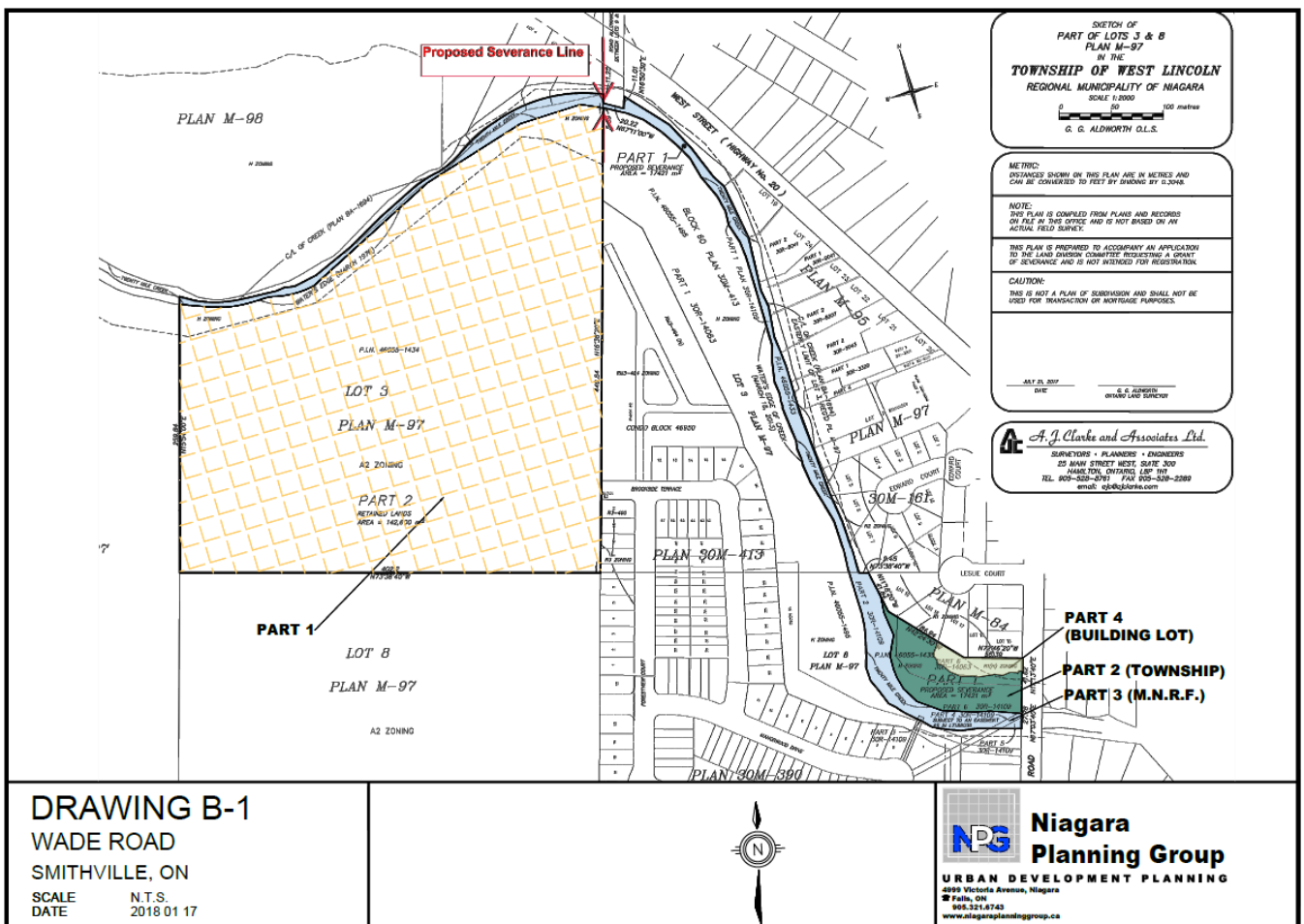
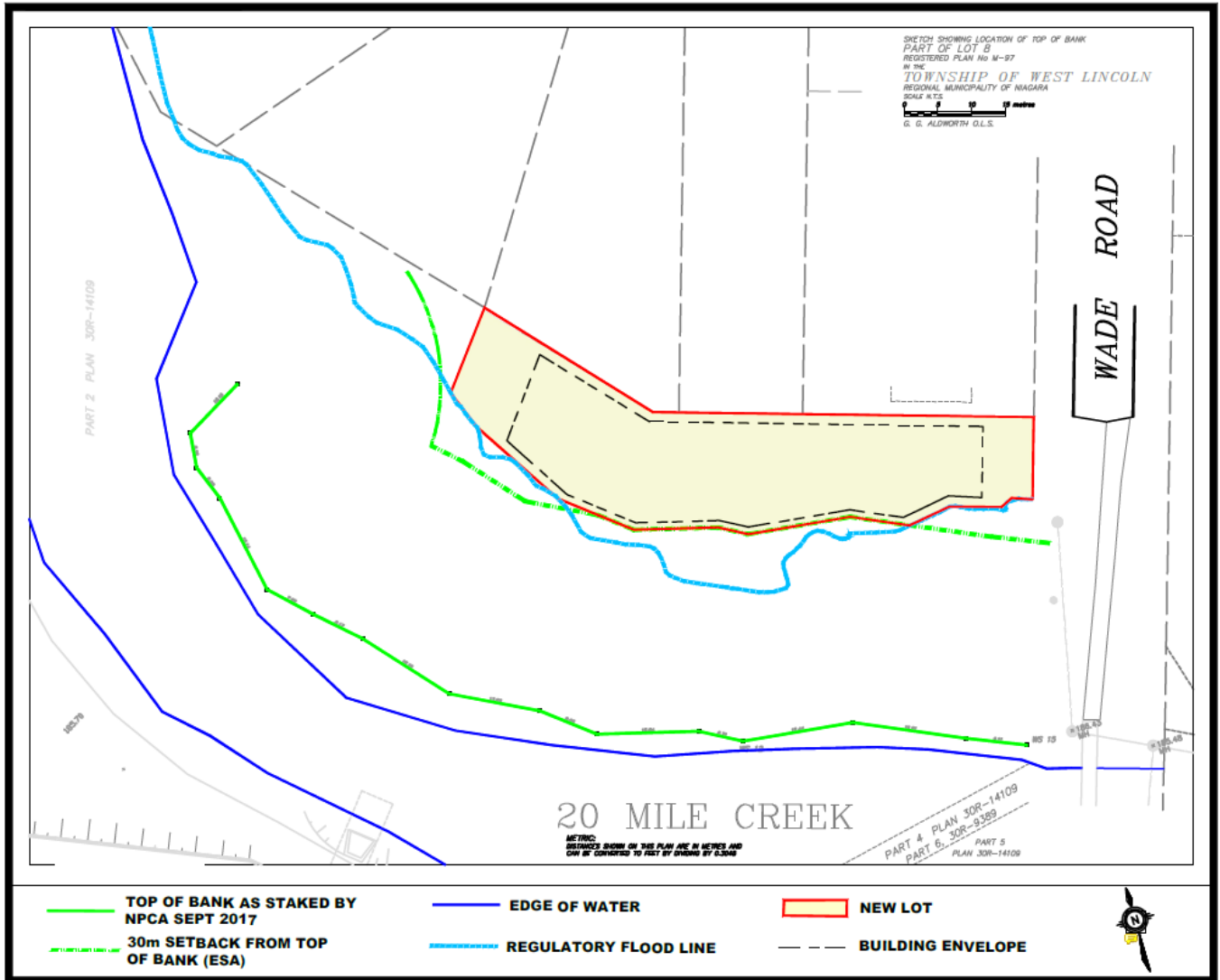
E-mail: [planning@westlincoln.ca](mailto:planning@westlincoln.ca)

Website: [www.westlincoln.com](http://www.westlincoln.com)

**Copies of the Staff Report will be available on FRIDAY FEBRUARY 9, 2018 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: January 18, 2018



# LOCATION MAP

Parts 1-6, 30R-14109 and Part 6, 30R-14063

# West Lincoln

Your Future Naturally