

COMMITTEE OF ADJUSTMENT

NOTICE OF PUBLIC HEARING FOR THE COMMITTEE OF ADJUSTMENT (MINOR VARIANCE APPLICATION)

Get involved with your input. The Township of West Lincoln Committee of Adjustment will hold a public hearing in accordance with Section 45 of the Planning Act at an accessible facility where the matter below will be considered. The meeting will take place:

DATE: Wednesday, June 26, 2024
TIME: 7:00 p.m.
LOCATION: Council Chambers, 318 Canborough Street Smithville (In Person)

About the application for Minor Variance (Location sketch on back):

A10/2024WL – Moraal (A. Draaistra Contracting Inc., Darren Draaistra – Agent)

Property Address: 3583 Regional Road 12 (Grimsby Road)

A Minor Variance application has been applied for to permit an accessory dwelling unit (ADU) on the ground floor of a proposed accessory building and located closer to the exterior lot line than the primary dwelling. Three variances are being requested through this minor variance application.

Relief is being requested from 3.2.1 *Accessory Dwelling Units Policy a)* which identifies the permitted location for an ADU within an accessory building to be above the ground floor. Additionally, relief from 3.2.1 is also required to permit the existing driveway access for the ADU as Policy g) identifies that access to the required parking for the accessory dwelling unit shall be provided from the same driveway that provides access to the main dwelling.

In addition, relief is also being requested from Table 1-2 (found in Part 3 of the Township's Zoning By-law) to permit the proposed accessory building with frontage on Mud Street East, within a required exterior side yard. Table 1-2 does not permit an accessory building or structure closer to the exterior side lot line than the main building, which in this case with the dwelling having frontage on Grimsby Road has an exterior side yard setback of approximately 52 metres whereas, the proposed detached garage would be approximately 25 metres to the exterior side lot line.

****HOW TO PROVIDE COMMENTS – PLEASE READ****

Any person may attend the meeting and/or provide written or verbal comments on the above noted minor variance. We ask that any written comments be provided by **Thursday, June 20th, 2024** to have them included in the Staff's report for the application. Please submit your comments electronically to Stephanie Pouliot, spouliot@westlincoln.ca with the file number for the application or via the Township's dropbox in the back parking lot.

If you submit comments after this date, they may not be included in the Staff's report. The comments will instead be read into the public record during the meeting. Please ensure all comments have been submitted prior to **Wednesday, June 26th at 4:00 p.m.** While residents are encouraged to make written submissions to the Committee, members of the public will also be able to provide verbal comments at Committee of Adjustment meeting.

Any written comments received with regard to this application will constitute part of the public record for this particular file, in accordance with the Planning Act.

Important information about making a submission:

If the applicant, the Minister or a specified person or public body that has an interest in the matter that files an appeal of a decision of the Committee of Adjustment in respect of the proposed severance does not make written submissions to the Committee of Adjustment before it gives or refuses the severance application, the Ontario Land Tribunal may dismiss the appeal.

Planning documents and background material for any application is available during regular office hours by contacting the planning department at 905-957-3346 or planning@westlincoln.ca and making an appointment.

Copies of the Staff Report will be available on Monday, June 24th, 2024, after 4:00 p.m. If you wish to be notified of the decision of the Committee of Adjustment in respect of the proposed severance, you must make a written request to:

Stephanie Pouliot, Secretary Treasurer of the Committee of Adjustment
Township of West Lincoln, 318 Canborough Street, Smithville, ON LOR 2A0
spouliot@westlincoln.ca

Dated: June 11th, 2024



Location Map

3583 Grimsby Road (Regional Road 12)



Legend

- ZoneBoundary
- Subject Property

0 10 20 40 Meters