

## 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, July 24, 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):

##### **A14/2024WL – Wesley and Jaclyn Blokker**

##### **Property Address: 2931 South Grimsby Road 19**

A Minor Variance application has been applied for to fulfill a condition of a related consent (B03/2024WL) which was conditionally approved by the Committee of Adjustment on May 29<sup>th</sup>, 2024.

The consent proposed severing Part 1 (4,047 square metres/1 acre) which will continue to be used as commercially zoned lot with an existing single detached dwelling and one accessory building (55.74 square metres). The retained lands (Part 2), being 3.35 hectares (8.28 acres) would maintain the existing split zoning, being approximately 2.95 hectares (7.28 acres) zoned as Agricultural 'A' and 0.34 hectares (0.85 acres) zoned as Service Commercial 'C3'.

This minor variance is required to permit the deficient lot area and lot frontage for the retained lands as Table 12 (Part 5) of the Township's Zoning By-law, identifies a minimum lot area of 40 hectares and a minimum lot frontage of 100 metres. The retained would have approximately 13 metres of frontage along South Grimsby Road 19.

#### **\*\*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 **Monday, July 15<sup>th</sup>, 2024** to have them included in the Staff's report for the application. Please submit your comments electronically to Stephanie Pouliot, [spouliot@westlincoln.ca](mailto: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, July 24<sup>th</sup> 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](mailto:planning@westlincoln.ca) and making an appointment.

**Copies of the Staff Report will be available on Friday, July 19<sup>th</sup>, 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:

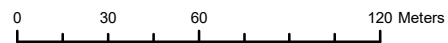
**Stephanie Pouliot, Secretary Treasurer of the Committee of Adjustment**  
Township of West Lincoln, 318 Canborough Street, Smithville, ON L0R 2A0  
[spouliot@westlincoln.ca](mailto:spouliot@westlincoln.ca)

**Dated:** July 4<sup>th</sup>, 2024





# Location Map

2931 South Grimsby Road 19



### Legend

-  ZoneBoundary
-  Subject Property