

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, September 25, 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):

A21/2024WL – Alvin and Lisa Krol

Property Address: 4040 Concession 4 Road

A Minor Variance application has been applied for to permit a proposed detached *private garage* (9.14 metres by 15.24 metres) on the subject property. Relief is being requested from Table 1-1 (found in Part 3 of the Township's Zoning By-Law 2017-70, as amended) which identifies 50 metres as the maximum distance permitted for an accessory building or structure from a main building within an Agricultural 'A' zone. The proposed storage building (139.3 square metres) would be approximately 131.4 metres from the existing dwelling.

The Applicants are proposing to construct a new single detached dwelling on the property in the near future and will be demolishing the existing residence on the lot. Once construction of the single detached dwelling is completed, the proposed storage building will be slightly closer to the front lot than the main front wall of the dwelling. Therefore, relief is also being requested from Table 1-1 (Part 3) to permit the proposed storage building approximately 9.14 metres closer to the front lot line than the main building, being the future single detached dwelling.

****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, September 16th, 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, September 25th, 2024 at 4:00 pm**. 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 Friday, September 20th, 2024, after 4:00 pm. 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

Dated: September 12th, 2024



Location Map
4040 Concession 4 Road

West Lincoln
Your Future Naturally

Legend

- Zone Boundary
- Subject Property

