

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 where the matter(s) below will be considered. The meeting will take place:

DATE: Monday, June 29th, 2020

TIME: 6:30PM

LOCATION: ZOOM Meeting (Please see below for further details on how to participate)

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

File Number and Name: 1601-002-20 – Leonard & Lynn Snippe

An application for a Zoning Bylaw Amendment has been made to rezone the property legally described as Concession 4, Part of Lot 10, formerly in the Township of Gainsborough, now in the Township of West Lincoln, Regional Municipality of Niagara, municipally known as **5657 Regional Road 65**.

The intent of this rezoning application is to fulfill a condition of consent for severance file B01/2020WL. The application proposes to rezone ±0.4 hectares of residential land from Agricultural 'A' to Rural Residential 'RuR' with no site specific exceptions. In addition, the application proposes to rezone the remaining agricultural land from Agricultural 'A' to Agricultural Purposes Only 'APO' with a site specific exception to prevent any residential development in perpetuity. The site specific exception proposes to recognize a deficient lot area of 21.6ha (53.5acres) whereas 40ha (100acres) is the minimum required.

If you have any questions about this application, please contact the following planner:

Name: Alexa Cooper, Planner I

Call: 905-957-3346 ext. 5140

PLEASE READ: How to have your comments heard:

Due to COVID-19, the Township will be hosting public meetings via ZOOM, an online video-conferencing system. Please submit your written comments by 4 PM Friday, June 19th, 2020 to have them included in Staff's report for the application. Please submit your comments to jscime@westlincoln.ca with the file number for the application.

If you submit comments after this date, they will not be included in Staff's report. Please ensure all comments have been submitted prior to Friday, June 29th, 2020 at 4pm. The comments will instead be read into the public record during the meeting. 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 and Council through Zoom. Please contact the Township Clerk by email at jscime@westlincoln.ca or by phone at 905-957-3346, ext 5136 to register to speak at the meeting and you will be provided a link. Please state the date of the meeting and the file number you wish to address. If you are not able to access ZOOM through a computer, there is an option to call into the meeting through phone numbers and a code provided. If you wish to participate and cannot access the meeting through Zoom through a computer or by calling in, please notify the Clerk and all efforts will be made to accommodate your needs.

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 a 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 a 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:

The documents and background material submitted for this application are available during regular office hours by contacting West Lincoln's Planning Department at:

Phone: **905-957-3346**

E-mail: planning@westlincoln.ca

Website: www.westlincoln.ca

Copies of the Staff Report will be available Friday June 26th, 2020 after 4 PM on the Township's website.

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, Clerk

Phone: **905-957-3346**

E-mail: jscime@westlincoln.ca

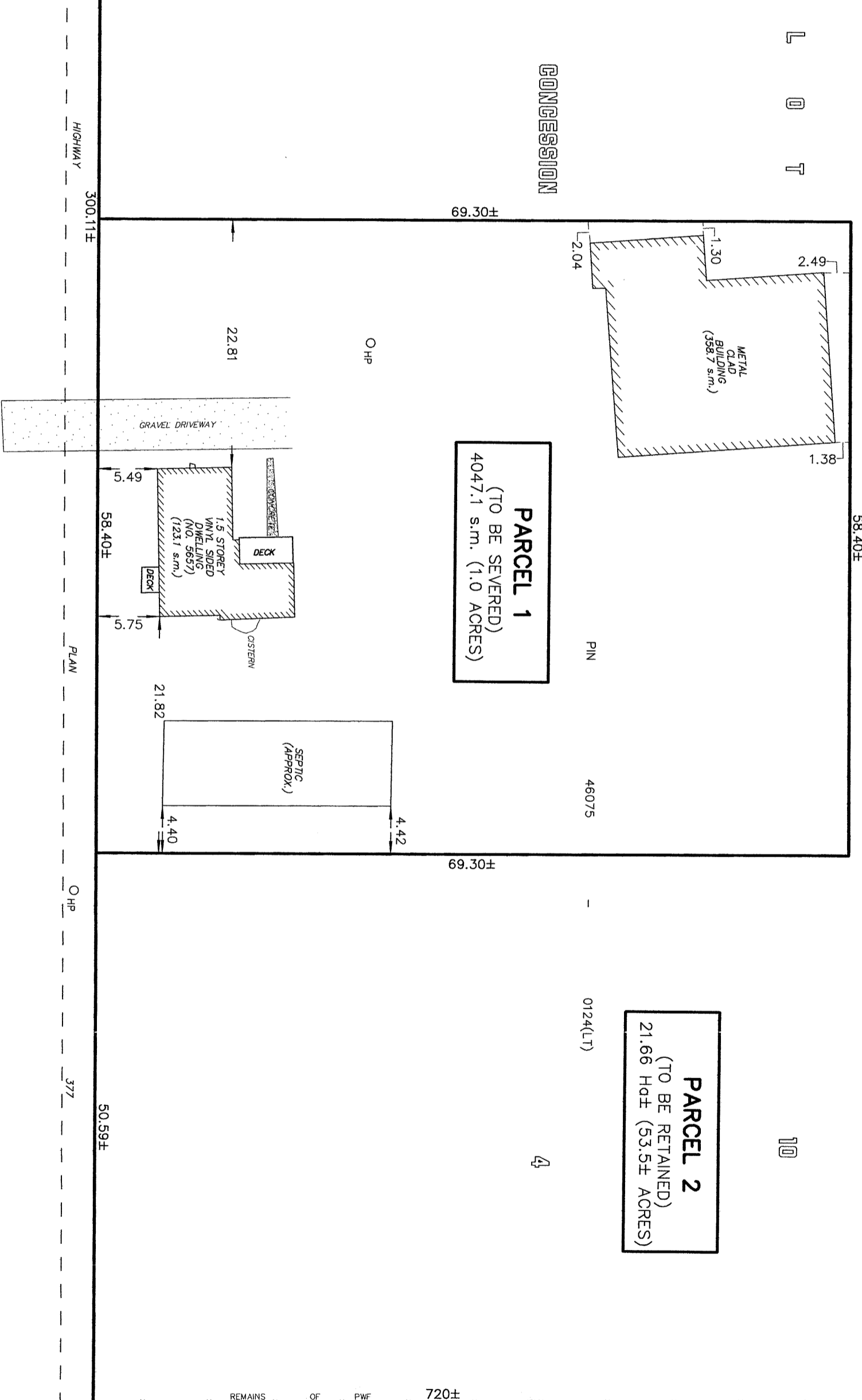
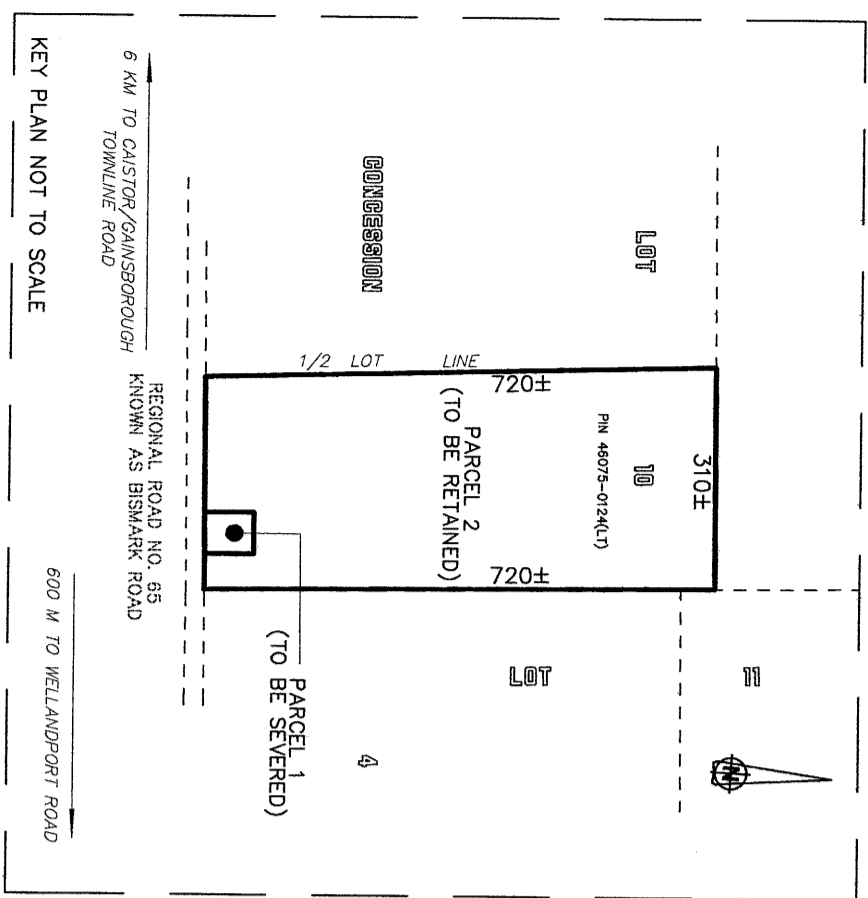
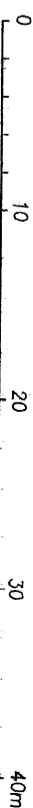
Dated: June 9th, 2020

SKETCH

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SKETCH FOR SEVERANCE APPLICATION

SCALE 1 : 400
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 ONTARIO LAND SURVEYORS
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PROPERTY DESCRIPTION

PART OF LOT 10
 CONCESSION 4
 GEOGRAPHIC TOWNSHIP OF GAINSBOROUGH
 TOWNSHIP OF WEST LINCOLN
 REGIONAL MUNICIPALITY OF NIAGARA
 PIN 46075-0124(LT)

LEGEND & NOTES

PIN DENOTES PROPERTY IDENTIFIER NUMBER
 PWF DENOTES POST AND WIRE FENCE
 HP DENOTES HYDRO/UTILITY POLE
 ALL DISTANCES AND AREAS ARE APPROXIMATE

BOUNDARY NOTE

THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED FOR MORTGAGE OR TRANSACTION PURPOSES. BOUNDARY INFORMATION HAS BEEN DERIVED FROM REGISTRY OFFICE RECORDS AND PLANS AND FROM ACTUAL FIELD WORK.

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DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

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FIELD WORK COMPLETED: NOVEMBER 13, 2019
 NOVEMBER 29, 2019

Date
 HAROLD D. HYDE
 ONTARIO LAND SURVEYOR

RASCH & HYDE LTD.
 Ontario Land Surveyors

P.O. Box 6, 1333 Highway #3 East, Unit B DUNNVILLE, ONT. N1A 2X1 (FAX 905-774-7188) (FAX 905-774-4000)	P.O. Box 550, 74 Jarvis Street FORT ERIE, ONT. L2A 5Y1 (FAX 905-871-9757) (FAX 905-871-9748)
HAROLD D. HYDE O.L.S. SURVEY : 19-321	DRWN BY : J. H.

SCALE 1 : 400