

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 the Planning Act, Section 53(5)(a) at an accessible facility where the matter below will be considered. The meeting will take place:

DATE: Wednesday, July 27th, 2022
TIME: 7:00 p.m.
LOCATION: ZOOM MEETING (see below for further information)

About the Application for Minor Variance (Location Map & Survey Sketch on back)

A18/2022WL – Kozar

Property Address: 8288 Concession 3 Road

An application for a Minor Variance has been submitted to permit a proposed 161.79 square metre addition to an existing 189.70 square metre garage. This application is proposing to construct the addition 51.95 metres closer to the front lot line than the property's main building whereas Table 1-1 of the Townships Zoning Bylaw 2017-70, as amended, identifies that an accessory building cannot be built closer to the front lot line than the main building.

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

Due to COVID-19, the Township will be hosting public meetings via ZOOM, an online video-conferencing system. Please submit your written comments by **Friday, July 22nd, 2022** to have them included in Staff's report for the application. Please submit your comments electronically to Madyson Etzl metzl@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 Staff's report. Please ensure all comments have been submitted prior to **Friday, July 22nd, 2022 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 of Adjustment through Zoom. Please contact Planner II, Madyson Etzl metzl@westlincoln.ca or **905-957-5131 by 12pm on July 27th, 2022** to speak at the meeting and you will be provided access to the meeting. 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 Secretary-Treasurer and all efforts will be made to accommodate your needs.

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 a person or public body that files an appeal of a decision of the Committee of Adjustment in respect of the proposed minor variance does not make written submissions to the Committee of Adjustment before it gives or refuses the minor variance application, the Ontario Land Tribunal may dismiss the appeal.

For more information:

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 July 25th, 2022, after 4 PM.

If you wish to be notified of the decision of the Committee of Adjustment in respect of the proposed minor variance, you must make a written request to:

Madyson Etzl, Planner II

Township of West Lincoln, 318 Canborough Street, Smithville, ON L0R 2A0

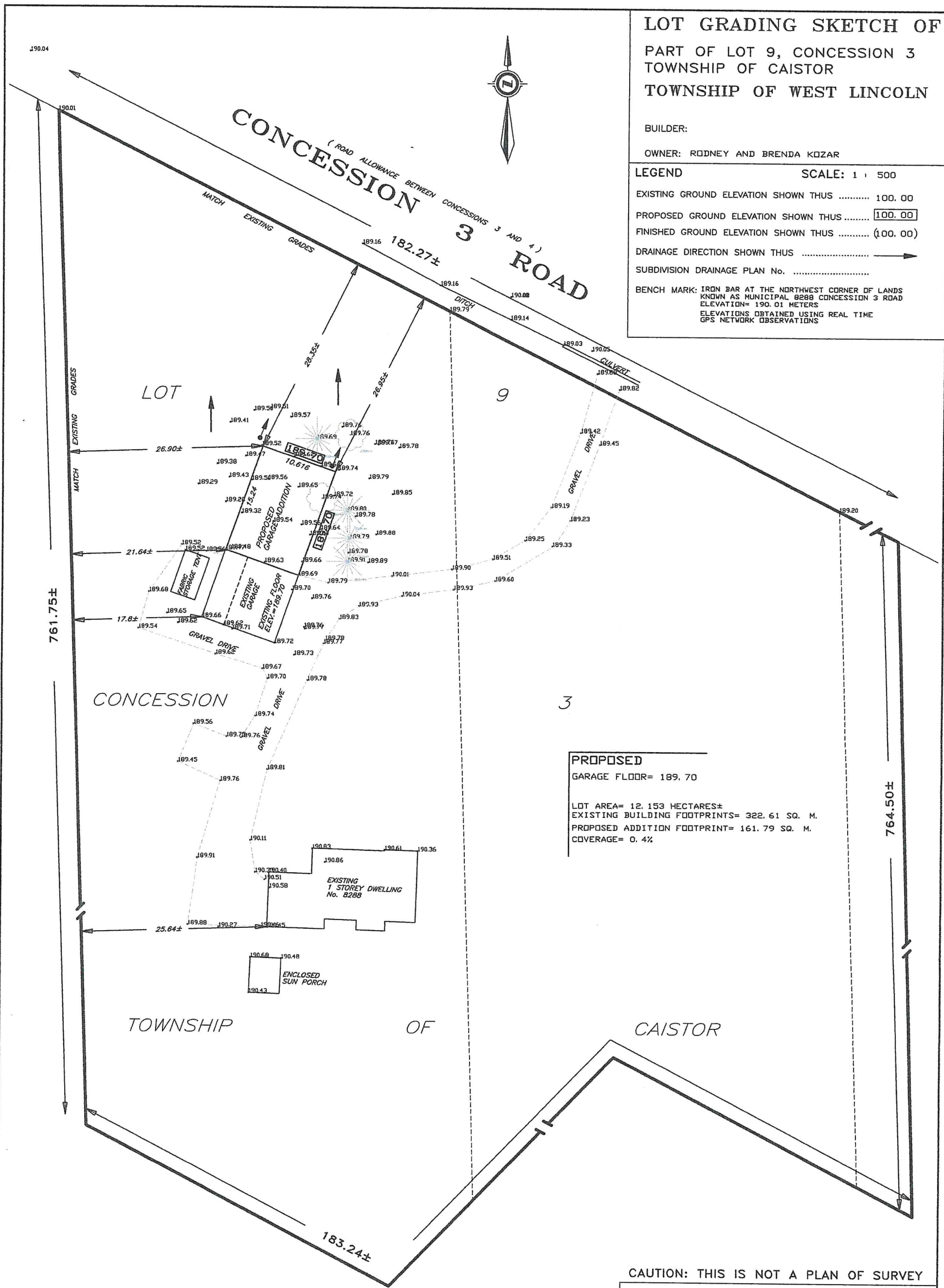
metzl@westlincoln.ca

Dated: July 8th 2022

LOT GRADING SKETCH OF
PART OF LOT 9, CONCESSION 3
TOWNSHIP OF CAISTOR

BUILDER:
OWNER: RODNEY AND BRENDA KOZAR

LEGEND SCALE: 1 : 500
EXISTING GROUND ELEVATION SHOWN THUS 100.00
PROPOSED GROUND ELEVATION SHOWN THUS 100.00
FINISHED GROUND ELEVATION SHOWN THUS (100.00)
DRAINAGE DIRECTION SHOWN THUS
SUBDIVISION DRAINAGE PLAN No.
BENCH MARK: IRON BAR AT THE NORTHWEST CORNER OF LANDS
KNOWN AS MUNICIPAL 8288 CONCESSION 3 ROAD
ELEVATION= 190.01 METERS
ELEVATIONS OBTAINED USING REAL TIME
GPS NETWORK OBSERVATIONS



PROPOSED
GARAGE FLOOR= 189.70

LOT AREA= 12.153 HECTARES±
EXISTING BUILDING FOOTPRINTS= 322.61 SQ. M.
PROPOSED ADDITION FOOTPRINT= 161.79 SQ. M.
COVERAGE= 0.4%

PROPOSED GRADING CERTIFICATION

I HEREBY CERTIFY THAT THE PROPOSED GRADING SHOWN
CONFORMS TO THE PROPER DRAINAGE PATTERN SUITABLE
TO THIS AREA

PHILIP S. SUDA O.L.S. DATE June 8, 2022

ACCEPTED BY TOWNSHIP DATE

NOTES:

DOWNSPOUTS TO OUTLET @ FRONT YARD AND BE DIRECTED
TO THE RIGHT-OF-WAY.

GRADES DURING/AFTER CONSTRUCTION NOT TO ADVERSELY
AFFECT ADJUTING PROPERTIES.

⊙ DENOTES SUMP PUMP DISCHARGE

● LEADER

CAUTION: THIS IS NOT A PLAN OF SURVEY

AS CONSTRUCTED GRADING CERTIFICATION

I HEREBY CERTIFY THAT I HAVE TAKEN THE FINISHED GRADES
SHOWN, AND THAT THE GRADING OF THIS LOT GENERALLY
CONFORMS TO THE PROPER DRAINAGE PATTERN SUITABLE
TO THIS AREA.

DATE

SUDA & MALESZYK SURVEYING INC.
26 EAST MAIN STREET, WELLAND, ONTARIO
TEL: (905) 732-7651 FAX: (905) 732-7660

FILE: 22-97

JOB No: 6617LG