

COMMITTEE OF ADJUSTMENT

NOTICE OF PUBLIC HEARING FOR THE COMMITTEE OF ADJUSTMENT (CONSENT 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 Consent (Location Map & Severance sketch on back):

B04/2022WL – Snippe

(Roll No.: 260202001024900): 5444 Concession 4 Road

An application for a Surplus Farm Dwelling Severance has been submitted for the subject property. This application was previously deferred and now has been re-scheduled. This application is proposing Parcel 1 - 0.611 hectare to be severed as a small holding residential parcel and then merging the remaining 9.136 hectares of agricultural land (Parcel 2) with the applicants' adjacent property, to the south, which is currently 30.98 hectares. Following the boundary adjustment, the adjacent property, being 1725 Regional Road 20, will be roughly 40.116 hectares.

****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 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.

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

Dated: July 8th 2022

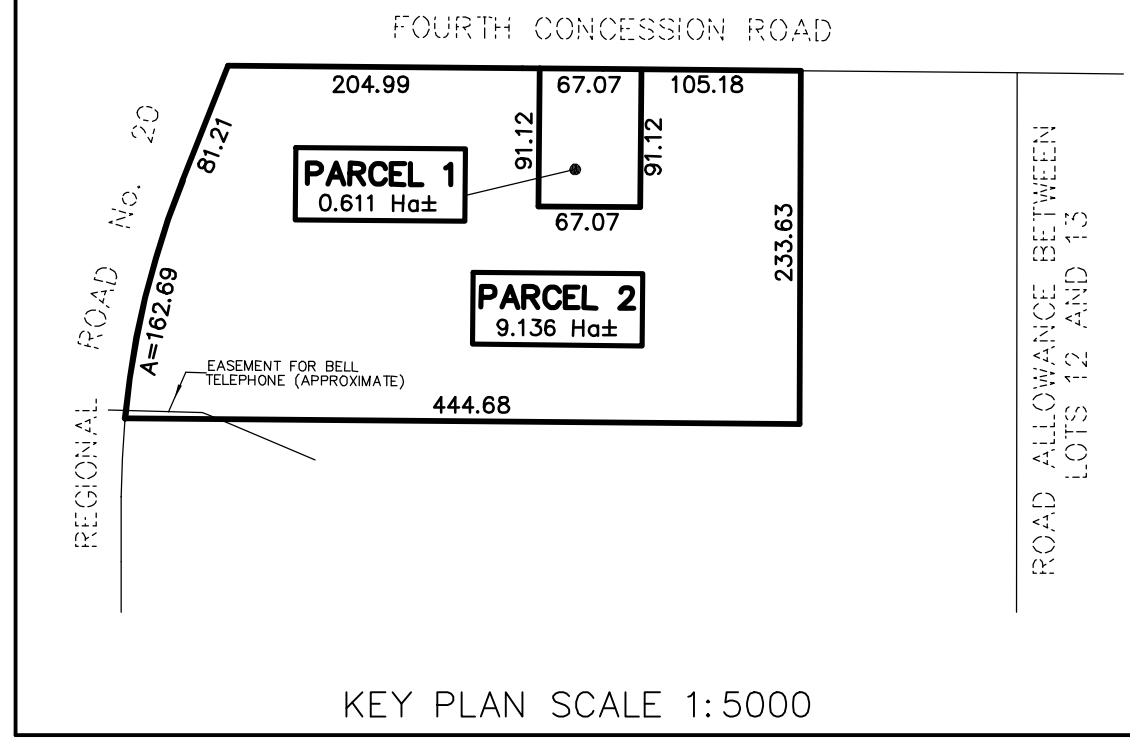
metzl@westlincoln.ca

SURVEYOR'S SEAL

SKETCH

THIS IS AN ORIGINAL COPY IF EMBOSSED BY THE SURVEYOR'S SEAL, OR PDF CERTIFIED

ROAD ALLOWANCE BETWEEN CONCESSIONS 4 AND 5, GAINSBOROUGH ALSO KNOWN AS CONCESSION 4 ROAD PIN 46079 - 0081 (LT)



SKETCH FOR SEVERANCE APPLICATION 5444 CONCESSION 4 ROAD TOWNSHIP OF WEST LINCOLN

0 10 20 30 40m
SCALE 1 : 400
RASCH & HYDE LTD.
ONTARIO LAND SURVEYORS

METRIC NOTE

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

LEGEND & NOTES

- CLF DENOTES CHAIN LINK FENCE
- HM DENOTES HYDRO METER
- HP DENOTES HYDRO/UTILITY POLE
- OUL DENOTES OVERHEAD HYDRO/UTILITY POLE LINE
- PWF DENOTES POST AND WIRE FENCE

**BUILDING TIES, DISTANCES AND AREAS ARE APPROXIMATE.

Harold D. Hyde

MAY 18, 2022
DATE

HAROLD D. HYDE
ONTARIO LAND SURVEYOR

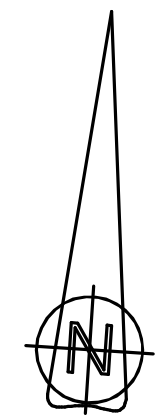
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RASCH + HYDE LTD. Ontario Land Surveyors

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

SCALE 1 : 400	SURVEY : 21-370	DRWN BY : T. Matheson
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LOT

CONCESSION

PIN

46079

0082

(LT)

BOUNDARY NOTE

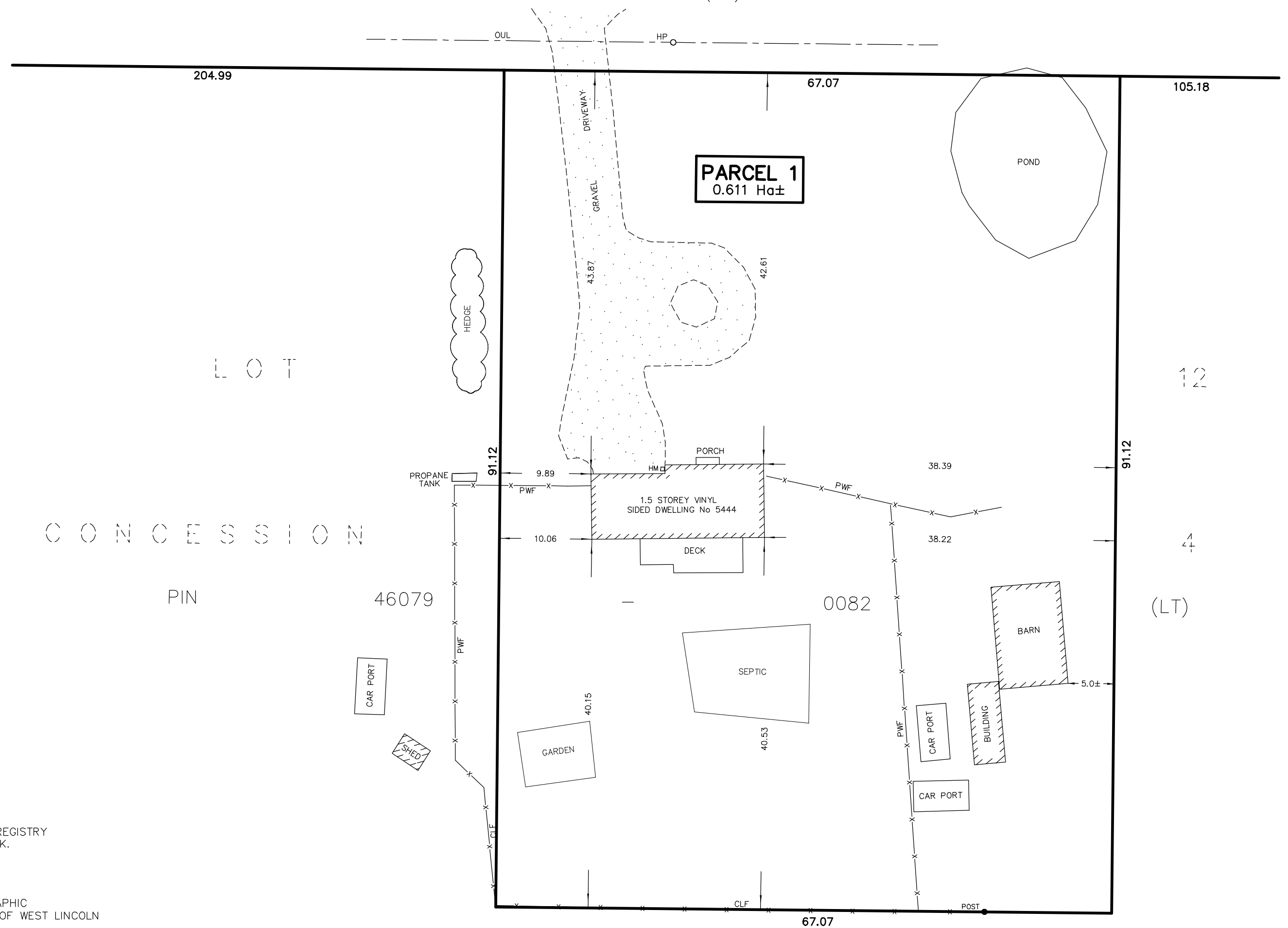
BOUNDARIES HAVE BEEN DERIVED FROM REGISTRY OFFICE RECORDS AND ACTUAL FIELD WORK.

PROPERTY DESCRIPTION

PART OF LOT 12, CONCESSION 4, GEOGRAPHIC TOWNSHIP OF GAINSBOROUGH, TOWNSHIP OF WEST LINCOLN REGIONAL MUNICIPALITY OF NIAGARA PIN 46079-0082 (LT)

CAUTION

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PARCEL 2
9.136 Ha±