

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:

HYBRID PUBLIC MEETING

DATE: Monday, February 13th, 2023

TIME: 6:30PM

LOCATION: **Hybrid Meeting** (in person and virtual attendance*)
Town Hall - 318 Canborough Street Smithville Ontario

*Those who wish to provide comments at a meeting virtually (Zoom), must register in advance by contacting Jessica Dyson, Deputy Clerk jdyson@westlincoln.ca or 905-957-3346

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

File No. and Name: 1601-015-22 – 9275 Concession 5 Road - Kelly and Redekop

An application for a Temporary Use Bylaw has been made by Ed and Cornelia Redekop and Jonathan and Loreen Kelly to add a temporary use to the property legally described as Concession 6, Part Lot 16, formerly in the Township of Caistor, now in the Township of West Lincoln, Regional Municipality of Niagara, municipally known as 9275 Concession 5 Road.

The Temporary Use application is requesting to temporarily permit a mobile home (garden suite) on the property zoned Agricultural 'A' for a maximum of 20 years to allow the applicants to live close to their family members who reside on the property.

The Garden Suite is proposed to be 13.64 metres by 7.32 metres (100 sq. metres in size) mobile home and will have one bedroom. A Garden Suite in the Township's Zoning Bylaw shall not exceed a maximum floor area of 100 square metres. The Township's Zoning Bylaw also requires an accessory building or structure to be located within 50 metres of the dwelling. The applicants are proposing to maintain the required maximum floor area of 100 square metres, and the Garden Suite is also proposed to be within 50 metres of the dwelling. (Please see attached sketch)

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

Name Stephanie Pouliot, Planner

Email: spouliot@westlincoln.ca

How to have your comments heard:

Please submit your written comments to jdyson@westlincoln.ca with the file number for the application by 4 PM Friday February 3rd, 2023 to have them included in Staff's report 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 February 10th, 2023 at 4pm. Any comments received after February 3rd and before February 10th will be read into the public record during the specified 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 in person or virtually through Zoom. Please contact the Township Deputy Clerk by email at jdyson@westlincoln.ca to register to speak at the meeting and indicate if you will need a link to the Zoom meeting.

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 Ontario Land Tribunal. Additionally, should no oral or written submissions be made, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land 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 for this application can be made available 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 February 10th, 2023 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:

Jessica Dyson, Deputy Clerk

Phone: 905-957-3346

E-mail: jdyson@westlincoln.ca

Dated: January 6th, 2023



Location Map
9275 Concession 5 Road

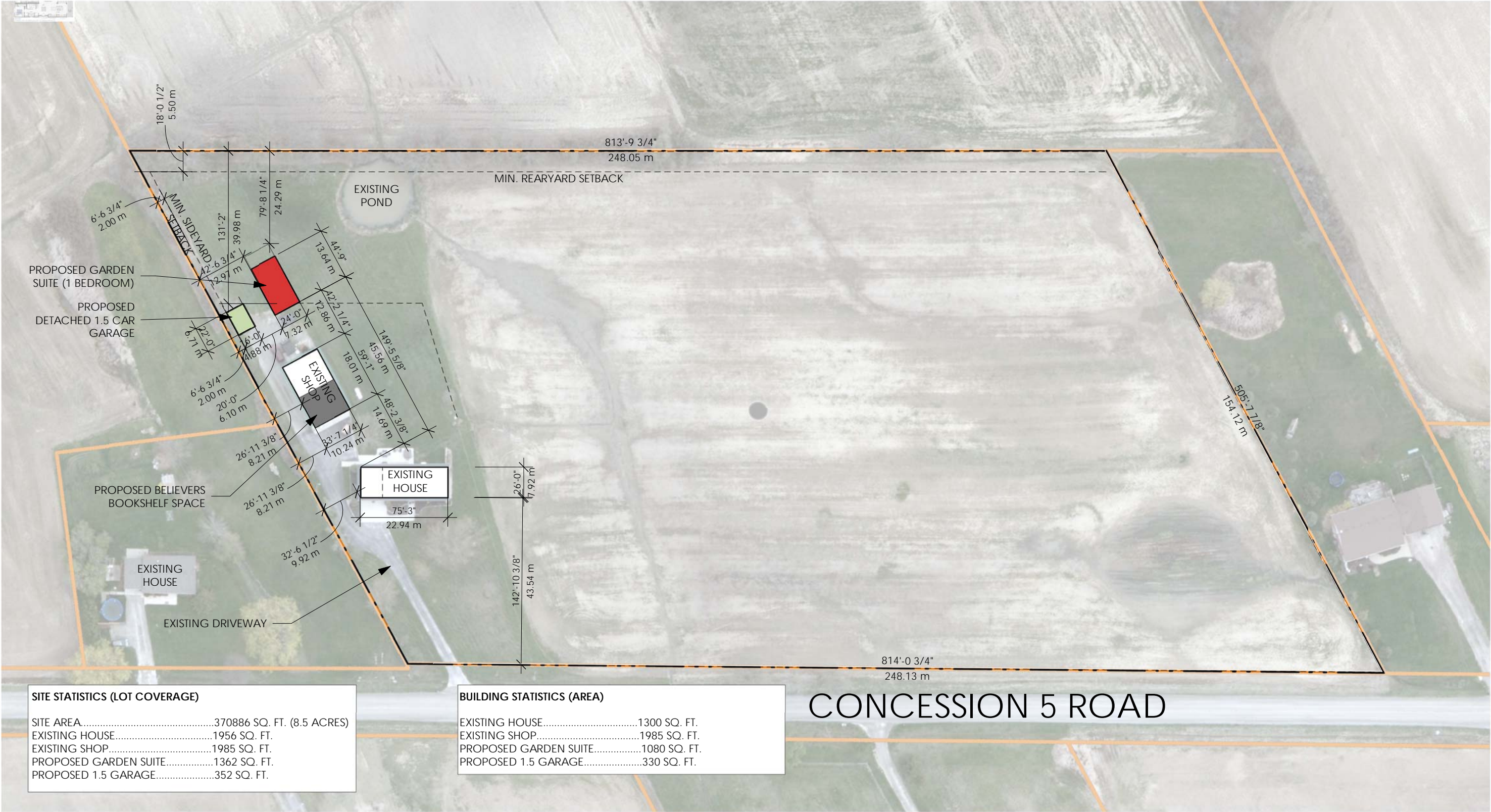


Legend

ZoneBoundary

Subject Property

Feb 2023



SITE STATISTICS (LOT COVERAGE)

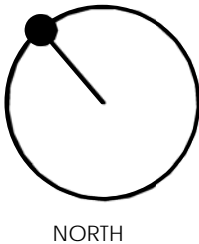
SITE AREA.....	370886 SQ. FT. (8.5 ACRES)
EXISTING HOUSE.....	1956 SQ. FT.
EXISTING SHOP.....	1985 SQ. FT.
PROPOSED GARDEN SUITE.....	1362 SQ. FT.
PROPOSED 1.5 GARAGE.....	352 SQ. FT.

BUILDING STATISTICS (AREA)

EXISTING HOUSE.....	1300 SQ. FT.
EXISTING SHOP.....	1985 SQ. FT.
PROPOSED GARDEN SUITE.....	1080 SQ. FT.
PROPOSED 1.5 GARAGE.....	330 SQ. FT.

CONCESSION 5 ROAD

SITE LAYOUT



GARDEN SUITE SITE PLAN

9275 CONCESSION 5 ROAD | WEST LINCOLN | ONTARIO

SITE LAYOUT

Date _____ DECEMBER 2022

SP-1

Scale_1 : 1000