

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, May 29th, 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):

A08/2024WL –Mark and Carmen Lunt (Niagara Planning Consultants –Jeremy Brown (Agent) Property Address: 2599 South Grimsby Road 16

A Minor Variance application has been applied for to permit a prefabricated Quonset hut with a size of 167 square metres on the subject property. The proposed accessory building falls under a Type 3 accessory building in the Township's Zoning By-law 2017-70, as amended. Type 3 accessory buildings (greater than 120 square metres) are only permitted on lots with a minimum lot area of 0.5 hectares or greater, in accordance with lot coverage.

The subject lands are exactly 0.4 hectares (1 acre) in size and would only be permitted to have an accessory building up to 120 square metres as identified by Table 1-1 found in Part 3 of the Township's Zoning By-law 2017-70, as amended.

In addition, Table 1-1 identifies the total lot coverage for all accessory buildings and structures on the lot (0.4 hectares or less) to be 200 square metres. With the proposed Quonset hut, the lot coverage for all accessory buildings on the subject lands would total 209.9 square metres.

****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, May 20th, 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, May 24th, 2024 at 4:00 p.m.** 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 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.

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 May 24th, 2024, after 4:00 p.m. 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:

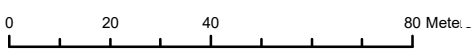
Stephanie Pouliot, Secretary Treasurer to the Committee of Adjustment
Township of West Lincoln, 318 Canborough Street, Smithville, ON LOR 2A0
spouliot@westlincoln.ca

Dated: May 8th, 2024



Location Map

2599 South Grimsby Road 16



Legend

- ZoneBoundary
- Subject Property