

## 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, March 27, 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):

**A06/2024WL – Melanie and Michael Felvus – Stan Vyn (Vyn Building Services Ltd.)**  
**Property Address: 2995 Grassie Road**

A Minor Variance application has been applied for to permit a Type 2 accessory building (93 square metres) which exceeds the maximum lot coverage of 10% within an Agricultural 'A' zone. The proposed garage with the existing dwelling results in 11% lot coverage on the property.

Table 1-1 found in Part 3 of the Township's Zoning By-law 2017-70, as amended, identifies 8% as the maximum lot coverage for all accessory buildings and structures on a lot provided the lot coverage does not exceed the maximum lot coverage in the respective zone. The maximum lot coverage for all buildings and structures within an Agricultural 'A' zone is 10%.

#### **\*\*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, March 18<sup>th</sup>, 2024** to have them included in the Staff's report for the application. Please submit your comments electronically to Stephanie Pouliot, [spouliot@westlincoln.ca](mailto: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, March 27<sup>th</sup>, 2024 at 4pm**. 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](mailto:planning@westlincoln.ca) and making an appointment.

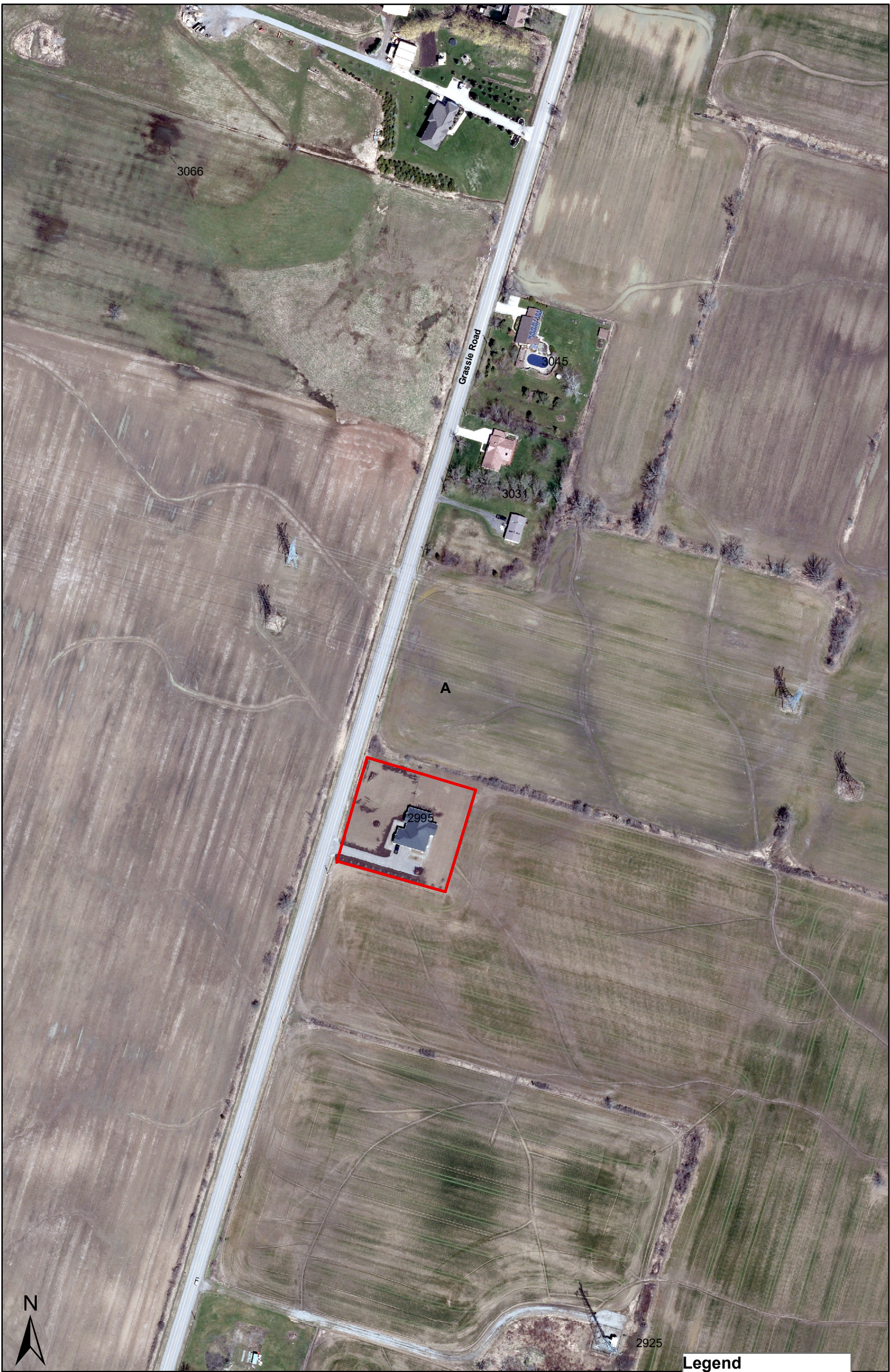
#### **Copies of the Staff Report will be available on Friday, March 22<sup>nd</sup>, 2024, after 4 PM.**

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:

**Stephanie Pouliot, Secretary Treasurer to the Committee of Adjustment**  
Township of West Lincoln, 318 Canborough Street, Smithville, ON L0R 2A0  
[spouliot@westlincoln.ca](mailto:spouliot@westlincoln.ca)

**Dated:** March 7<sup>th</sup>, 2024







**Location Map**  
**2995 Grassie Road**

0 30 60 120 Meters

**West Lincoln**  
Your Future Naturally

**Legend**

-  ZoneBoundary
-  Subject Property