

## 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, August 9<sup>th</sup>, 2023  
**TIME:** 7:00 p.m.  
**LOCATION:** Council Chambers, 318 Canborough Street Smithville (In Person)

**About the application for Minor Variance (Location sketch on back):**

#### **A08/2023WL – Woodland Poultry LTD**

##### **Property Address: 6419 Young Street**

A minor variance application has been applied for to permit two proposed chicken barns that would result in the total lot coverage for the subject property being 17%, whereas Table 12 in Section 5 of the Township's Zoning Bylaw 2017-70, as amended, only permits a maximum lot coverage of 10% for all buildings and structures on a lot within an Agricultural 'A' zone. This minor variance is requesting relief to permit the total lot coverage 7% greater than the maximum lot coverage permitted in an Agricultural 'A' zone. This minor variance application is also requesting relief to permit a reduced MDS (Minimum Distance Separation) setback at 156.4 metres whereas, 184 metres is the minimum MDS II setback that needs to be maintained between the proposed livestock barns and Type A uses. This minor variance is requesting a 15% MDS II reduction from the required MDS setback (being 27.6 metres from the MDS requirement to the nearest residence). Please note, Planning Staff are recommending the existing three barns on the property be removed to permit the two proposed chicken barns. (Please see the MDS map attached)

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

Any person may attend the meeting and/or provide written or verbal comments on the above noted severance. We ask that any written comments be provided by **Friday, August 4<sup>th</sup>, 2023** 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, August 9<sup>th</sup>, 2023 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 Monday, August 7<sup>th</sup>, 2023, 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:** July 28<sup>th</sup>, 2023





**Location Map**  
**6419 Young Street**  
0 15 30 60 Meters

**West Lincoln**  
Your Future Naturally

**Legend**

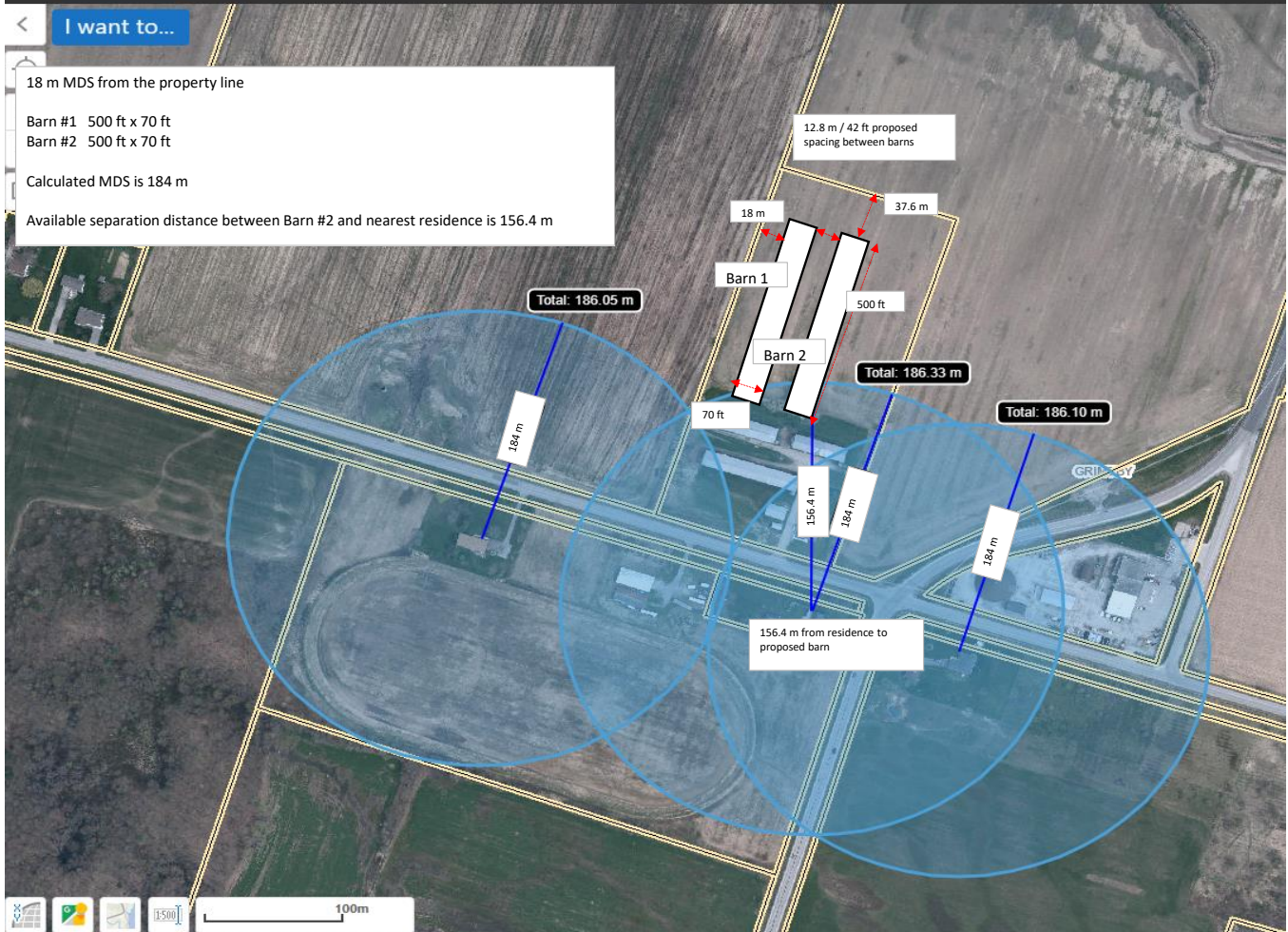
ZoneBoundary

Subject Property



Applicant contact information  
Angelo Georgakakos  
Woodland Poultry Ltd  
P.O. Box 209  
Smithville, ON  
L0R 2A0  
905-979-7460  
chrisattema@gmail.com

Location of subject livestock facilities  
Regional Municipality of Niagara  
Township of West Lincoln  
GRIMSBY  
Concession EAST GORE , Lot H  
Roll number: 260203001315500



#### Setback distance summary

Description	Building setbacks	
Type A land uses	Minimum	Actual
	184 m (604 ft)	156.4 m
Type B land uses	Minimum	Actual
	368 m (1207 ft)	NA
Nearest lot line (side or rear)	Minimum	Actual
	18 m (60 ft)	18 m
Nearest road allowance	Minimum	Actual
	37 m (121 ft)	NA

27.6 m MDS Relief Requested  
 $27.6 \text{ m} / 184 \text{ m} = 15\% \text{ MDS Relief}$