

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 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 27th, 2024
TIME: 7:00 p.m.
LOCATION: Council Chambers, 318 Canborough Street Smithville (In Person)

About the application for Consent (Location sketch on back):

B02/2024WL – Corey and Shayna Buitenwerf (Agent: Andrew Frandsen)

Property Address: 7 Wade Road

A Consent application has been applied for to permit a severance where Parcel 1 (515 square metres) will be severed from Parcel 2 (920 square metres) to create a building lot on the corner of Wade Road and Wallis Avenue. In addition to the severance application, a Minor Variance Application has also been applied for to permit a residential building lot with a deficient lot size of 515 square metres whereas Table 14 of the Township's Zoning Bylaw 2017-70 as amended, states that 550 square metres is the required minimum, see separate Notice for A05/2024WL. (Please see attached sketch)

****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 **Monday, March 18th, 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, March 27th, 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 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.

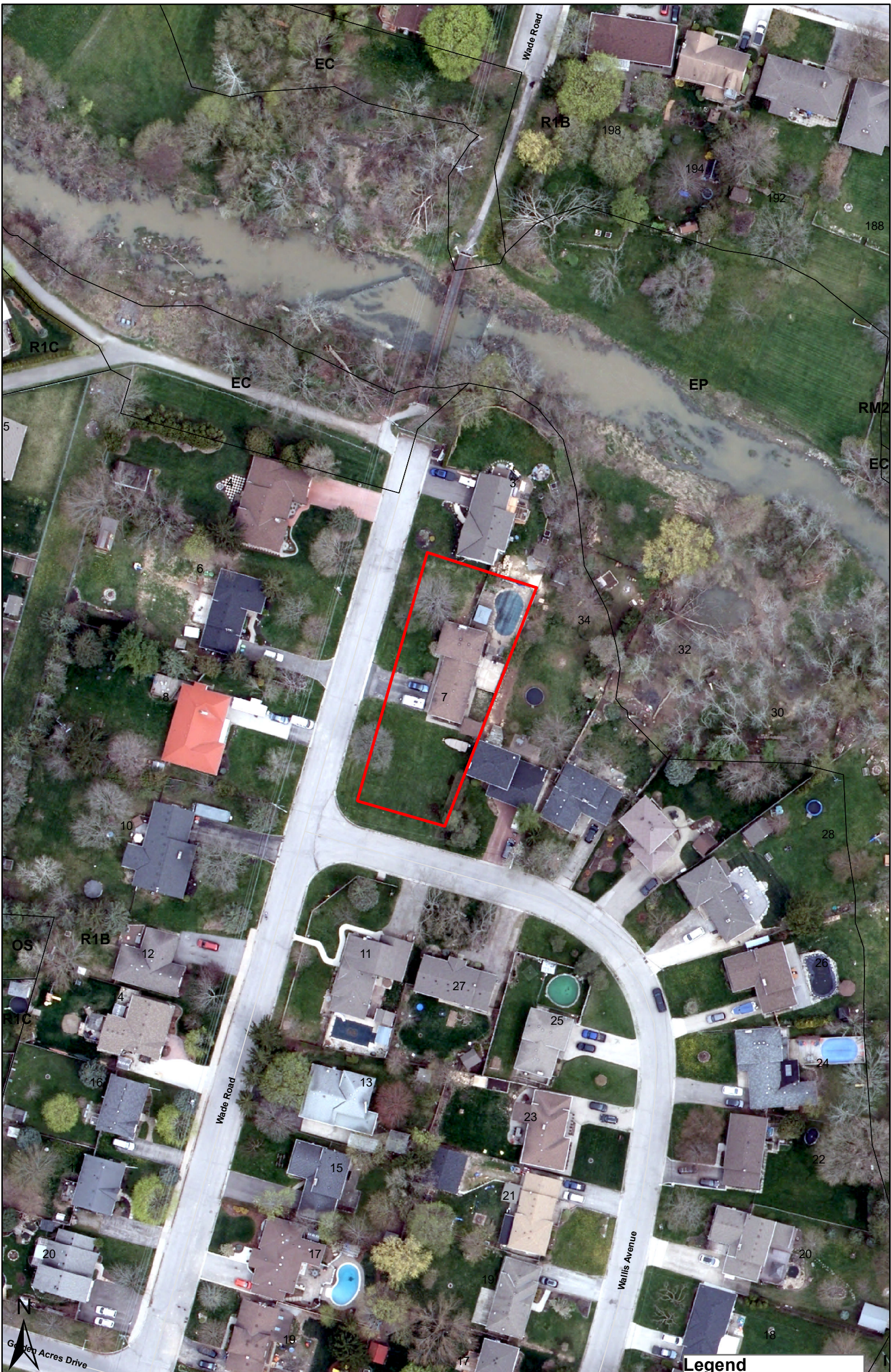
Planning documents and background material for any application is available during regular office hours by contacting the planning department at 905-957-3346 or planning@westlincoln.ca and making an appointment.

Copies of the Staff Report will be available on Friday, March 22nd, 2024, after 4 PM.

If you wish to be notified of the decision of the Committee of Adjustment in respect of the proposed severance, you must make a written request to:

Stephanie Pouliot, Secretary Treasurer of the Committee of Adjustment
Township of West Lincoln, 318 Canborough Street, Smithville, ON L0R 2A0
spouliot@westlincoln.ca

Dated: March 7th, 2024

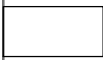



Location Map
7 Wade Road

0 12.5 25 50 Meters

West Lincoln
Your Future Naturally

Legend

-  Zone Boundary
-  Subject Property

SURVEYOR'S SEAL

SKETCH

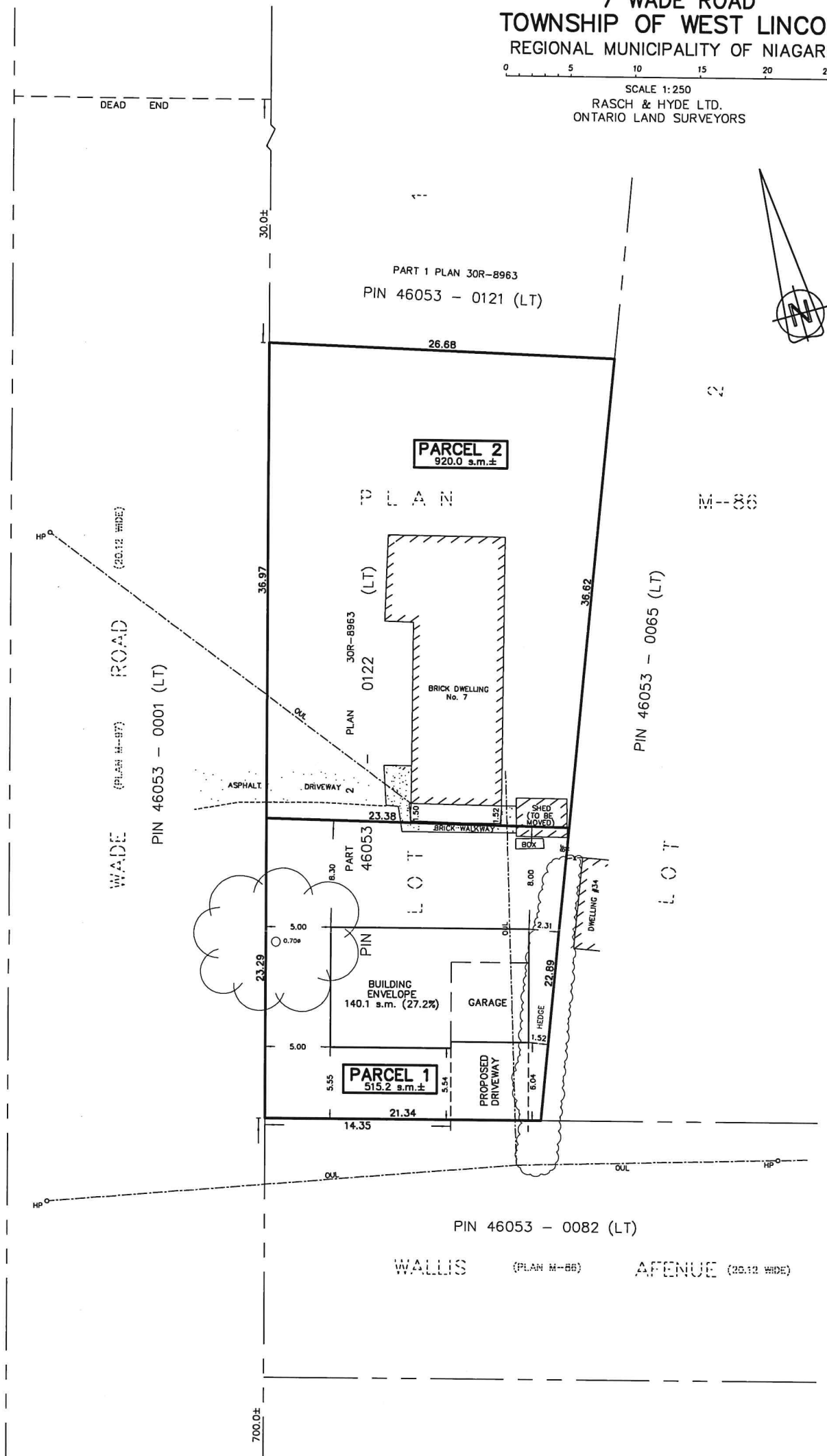
THIS IS AN ORIGINAL
COPY IF EMBOSSED BY
THE SURVEYOR'S SEAL,
OR PDF CERTIFIED

SKETCH FOR PLANNING ACT APPLICATION
7 WADE ROAD
TOWNSHIP OF WEST LINCOLN
REGIONAL MUNICIPALITY OF NIAGARA

0 5 10 15 20 25m

SCALE 1:250

RASCH & HYDE LTD.
ONTARIO LAND SURVEYORS



LEGEND & NOTES

- PIN DENOTES PROPERTY IDENTIFIER NUMBER
BF DENOTES BOARD FENCE
HP DENOTES HYDRO/UTILITY POLE
OUL DENOTES OVERHEAD HYDRO/UTILITY POLE LINE
DENOTES DECIDUOUS TREE (CANOPY NOT TO SCALE)
N=NORTH, S=SOUTH, E=EAST, W=WEST

BOUNDARY NOTE

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

CAUTION

- THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED
EXCEPT FOR THE PURPOSES INDICATED IN THE TITLE BLOCK.
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SURVEYOR'S SEAL, OR PDF CERTIFIED.
- ALL DIMENSIONS AND AREAS ARE APPROXIMATE.

PROPERTY DESCRIPTION

PART OF LOT 1, PLAN M-86,
TOWNSHIP OF WEST LINCOLN
REGIONAL MUNICIPALITY OF NIAGARA
PIN 46053 - 0122 (LT); PART 2 PLAN 30R-8963

METRIC NOTE:

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

JANUARY 25, 2024
DATE

Harold D. Hyde
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 2K1
DUNNVILLE: 905-774-7188 FORT ERIE: 905-871-9757
(FAX 905-774-4000)

HAROLD D. HYDE O.L.S.

SCALE 1 : 250

SURVEY : 23-254

DRWN BY : T. Matheson