
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, January 29th, 2025
TIME: 7:00 p.m.
LOCATION: Council Chambers, 318 Canborough Street Smithville (In Person)

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

B10/2024WL – 1948026 Ontario Inc.- Comfort Road

Legal Description: Concession 5, Part Lot 22 and 23- PIN: 46079-0287

An application for consent has been submitted for the property legally described as Concession 5, Part Lot 22 and 23, in the former Township of Gainsborough. This consent application is for easement purposes to create an access easement on the attached survey sketch (Part 3) to benefit the lands to the west with no municipal address identified as Part 1. The proposed access easement is in favor of the above noted lands is being requested to provide the landlocked parcel access to a public right of way. (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 **Thursday January 23, 2025** to have them included in the Staff's report for the application. Please submit your comments electronically to Jeni Fisher, jfisher@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, January 22, 2025 at 4:00 pm**. 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.

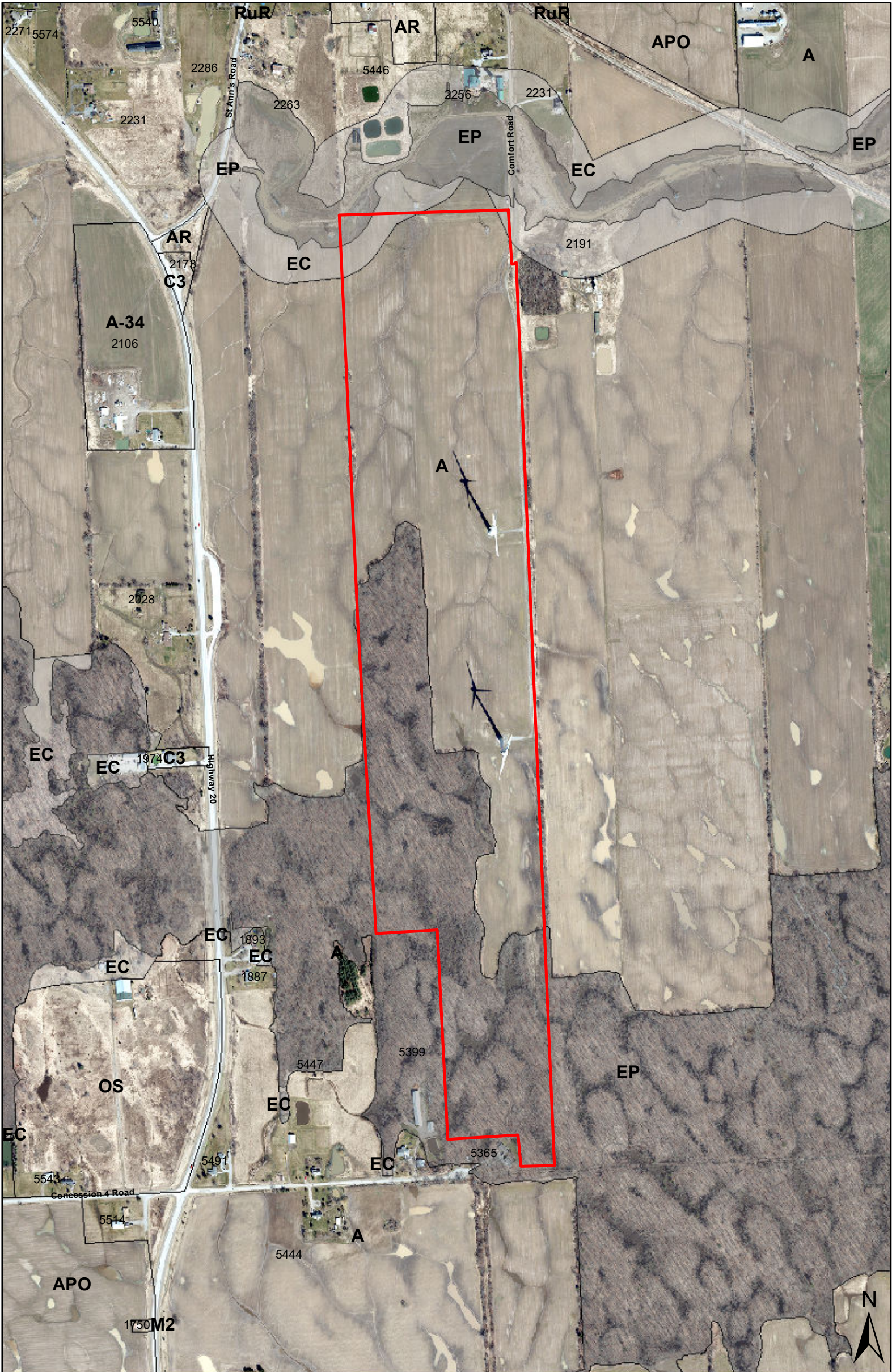
Planning documents and background material for any application is available during regular office hours by contacting the planning department at 905-957-3346 or planning@westlincoln.ca and making an appointment.

Copies of the Staff Report will be available on Friday, January 24, 2025, after 4:00 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:

Jeni Fisher, Interim Secretary Treasurer of the Committee of Adjustment
Township of West Lincoln, 318 Canborough Street, Smithville, ON LOR 2A0
jfisher@westlincoln.ca

Dated: January 3rd, 2024



Location Map

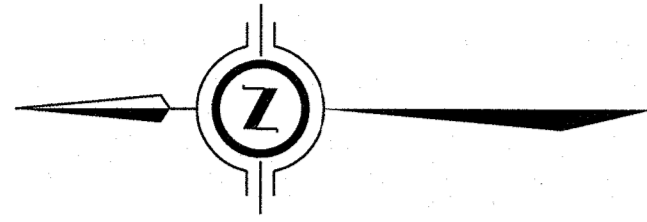
Comfort Road, RN: 260202000422200000



Legend

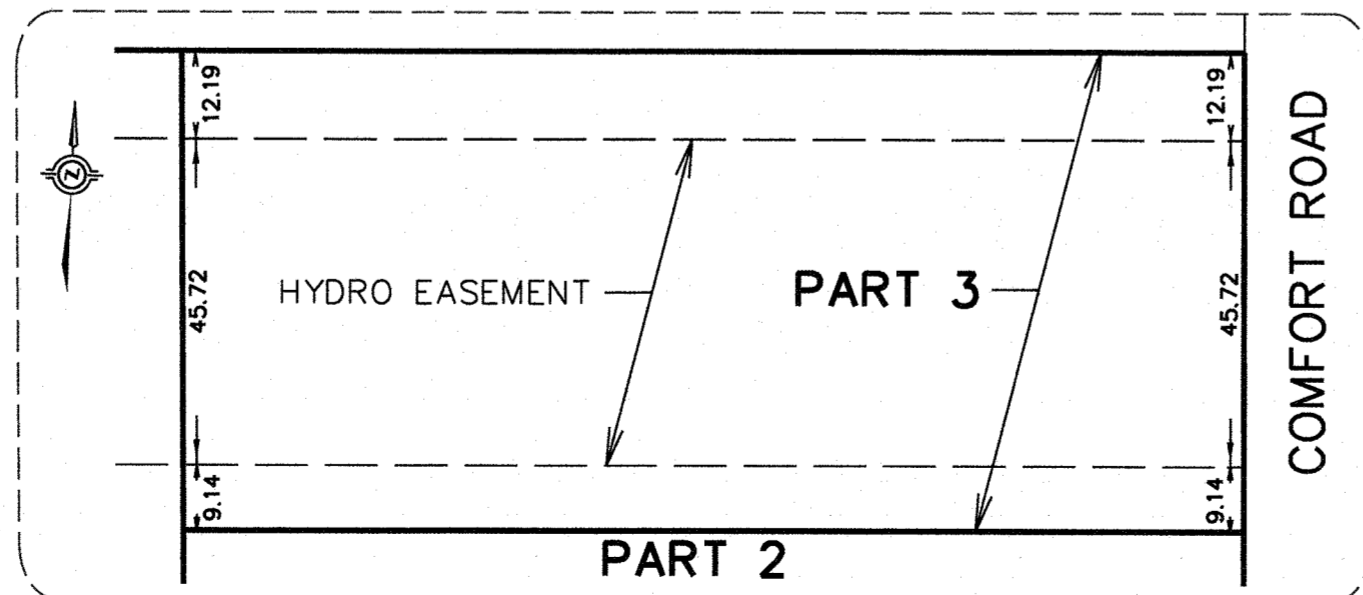
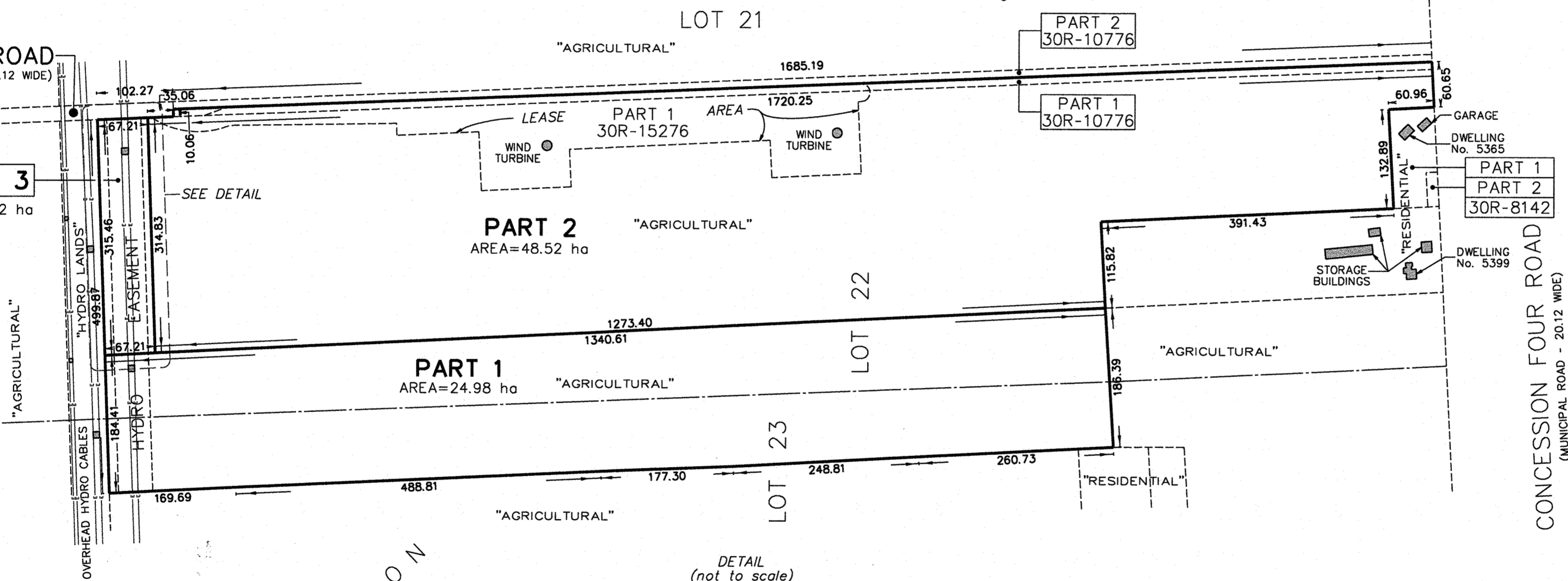
- Zone Boundary
- Subject Property





COMFORT ROAD
(MUNICIPAL ROAD - 20.12 WIDE)

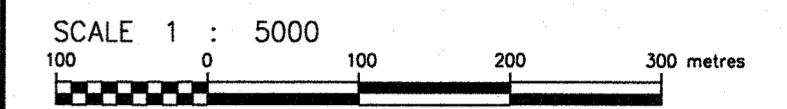
PART 3
AREA=2.12 ha



NOTE: THIS SKETCH IS NOT A PLAN OF SURVEY

SKETCH FOR PLANNING PURPOSES ONLY

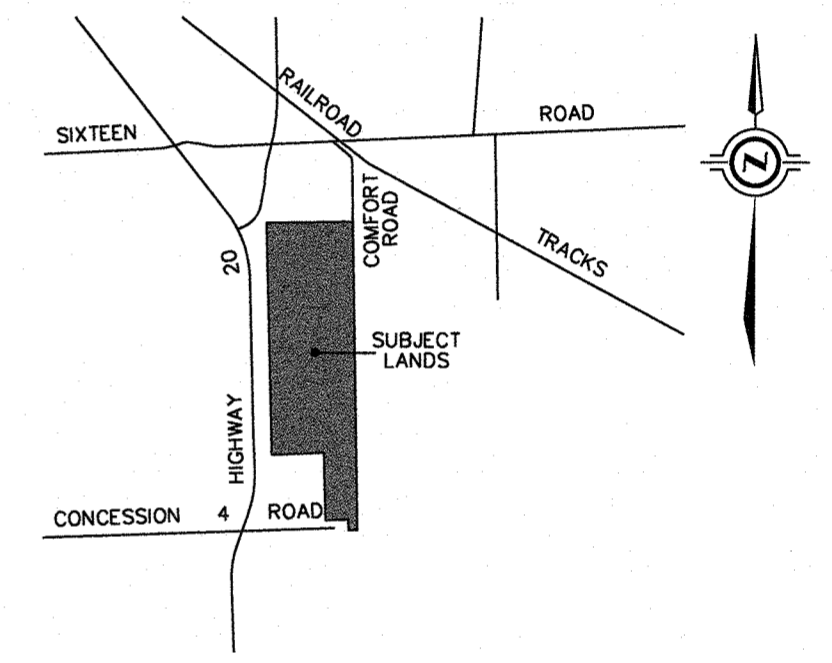
WEST OF 2191 COMFORT ROAD
TOWNSHIP OF WEST LINCOLN
REGIONAL MUNICIPALITY OF NIAGARA



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

KEY PLAN (not to scale)



TOWNSHIP OF WEST LINCOLN

LEGAL DESCRIPTION

PART OF LOTS 22 & 23, CONCESSION 5 AND PART OF ROAD ALLOWANCE BETWEEN LOTS 21 & 22, CONCESSION 5, TOWNSHIP OF GAINSBOROUGH, PART 1 ON PLAN 30R-10776, TOWNSHIP OF WEST LINCOLN (SUBJECT TO EASEMENT, SUBJECT TO LEASE)

BOUNDARY INFORMATION HAS BEEN DERIVED FROM AVAILABLE RECORDS AND/OR FIELD MEASUREMENTS. THIS IS NOT A PLAN OF SURVEY.

SOME FEATURES SHOWN ON THIS SKETCH HAVE BEEN DIGITIZED FROM AERIAL PHOTOGRAPHY - LOCATION IS APPROXIMATE.

MAY 28, 2021
DATE

Allan J. Heywood
ALLAN J. HEYWOOD
ONTARIO LAND SURVEYOR

CAUTION

- (A) THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK.
- (B) THIS SKETCH IS PROTECTED BY COPYRIGHT.

<p>J.D. BARNES LIMITED SURVEYING MAPPING GIS LAND INFORMATION SPECIALISTS 4318 PORTAGE ROAD - UNIT 2, NIAGARA FALLS, ON L2E 6M4 T: (905) 358-3693 F: (905) 358-6224 www.jdbarnes.com</p>	MH	DRAWN
	AH	CHECKED
	05/27/21	DATED:
	21-16-129-00	Ref. No.

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