

## NOTICE OF PUBLIC MEETING FOR PLANNING MATTERS

Get involved with your input. The Township of West Lincoln Planning/Building/Environmental Committee will hold a Public Meeting in accordance with the Planning Act where the matter(s) below will be considered. The meeting will take place:

### **VIRTUAL PUBLIC MEETING**

**DATE:** Monday December 6<sup>th</sup>, 2021

**TIME:** 6:30PM

**LOCATION:** ZOOM Meeting\*

\*Please see below for further details on how to participate on Zoom or through an alternative method

### **About the Planning Application:**

**File No. and Name:** 1601-15-21 (ZBA) – Paul and Lorraine Cronkwright – 2458 Smithville Road

An application for a Zoning Bylaw Amendment has been made to rezone the property municipally known as 2458 Smithville Road. The applicants are requesting to rezone Parcel 1 on the attached severance sketch from 'A' Agricultural to a 'RUR-###' Rural Residential with a site specific provision to recognize a 14.5m residential small holding lot frontage whereas 100 meters is required, a maximum ground floor area for an agricultural accessory building of 320 square meters whereas 100 square meters is the permitted maximum and a maximum accessory building lot coverage of 340 square metres whereas 200 square meters or 8% of the maximum lot coverage is the required maximum.

This zoning amendment also proposes to rezone Parcel 2 on the attached sketch from 'A' Agricultural to 'APO-###' Agricultural Purposes Only to prevent any future residential development, with a site specific exception to recognize a 23.3 hectare maximum lot area whereas 39 hectares is required.

Additional information can be found on the Township's website by searching the File name and number.

**If you have any questions about this application, please contact the following planner:**

Madyson Etzl, Planner II

Email: [metzl@westlincoln.ca](mailto:metzl@westlincoln.ca)

## **PLEASE READ: How to have your comments heard:**

Due to COVID-19, the Township will be hosting public meetings via ZOOM, an online video-conferencing system. Please submit your written comments by 4 PM Wednesday, December 1<sup>st</sup>, 2021 to have them included in Staff's report for the application. Please submit your comments to [jdyson@westlincoln.ca](mailto:jdyson@westlincoln.ca) with the file number for the application.

If you submit comments after this date, they will not be included in Staff's report. Please ensure all comments have been submitted prior to Friday, December 3<sup>rd</sup>, 2021 at 4pm. The comments will instead be read into the public record during the meeting. 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 and Council through Zoom. Please contact the Township Deputy Clerk by email at [jdyson@westlincoln.ca](mailto:jdyson@westlincoln.ca) to register to speak at the meeting and you will be provided a link. Please state the date of the meeting and the file number you wish to address. If you are not able to access ZOOM through a computer, there is an option to call into the meeting through phone numbers and a code provided. If you wish to participate and cannot access the meeting through Zoom through a computer or by calling in, please notify the Clerk and all efforts will be made to accommodate your needs.

### **Important information about making a submission**

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Township of West Lincoln Planning/Building/Environmental Committee before a by-law is passed, the person or public body is not entitled to appeal the decision of the Council of the Township of West Lincoln to the Local Planning Appeal Tribunal.

If a person or public body does not make oral submission at a public meeting, or make written submissions to the Township of West Lincoln Planning/Building/Environmental Committee before a by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

Individuals who make written submissions with respect to a Planning Act application should be aware that their submission and any personal information in their correspondence will become part of the public record and made available to the Applicant, Committee and Council.

For more information:

The documents and background material for this application can be made available by contacting West Lincoln's Planning Department at:

Phone: 905-957-3346

E-mail: [planning@westlincoln.ca](mailto:planning@westlincoln.ca)

Website: [www.westlincoln.ca](http://www.westlincoln.ca)

**Copies of the Staff Report will be available December 3<sup>rd</sup>, 2021 after 4 PM on the Township's website.**

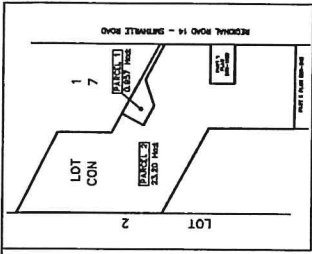
If you would like to be notified of Township Council's decision with respect to any planning application, you must make a written request (specifying which file number) to:

**Jessica Dyson, Deputy Clerk**

Phone: 905-957-3346

E-mail: [jdyson@westlincoln.ca](mailto:jdyson@westlincoln.ca)

**Dated:** Thursday November 11<sup>th</sup> 2021



**SKETCH FOR PROPOSED SEVERANCE 245B SMITHVILLE ROAD**

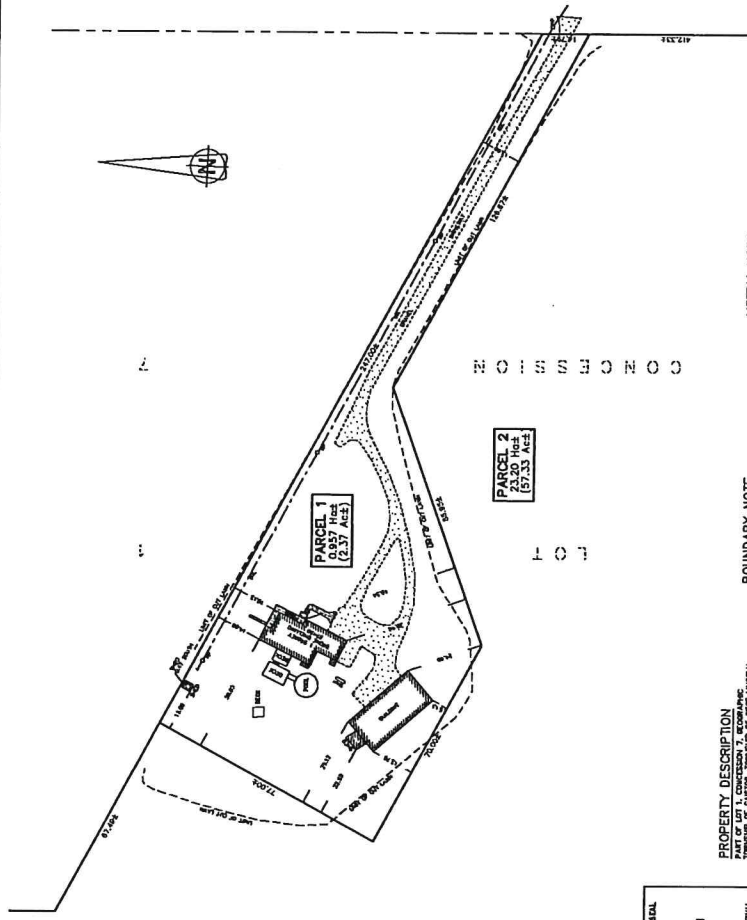
SCALE 1:1,200  
 RASCH & HYDE LTD.  
 ONTARIO LAND SURVEYORS  
 DATE: 1. JUNE 1, 2021

**LEGEND**  
 --- PROPERTY BOUNDARY  
 --- EXISTING ROAD  
 --- PROPOSED ROAD  
 --- ALL DISTANCES AND BEARINGS ARE APPROXIMATE

**CAUTION**  
 1. THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED FOR THAT PURPOSE.  
 2. THIS IS NOT AN ORIGINAL COPY AND IS DERIVED FROM THE ORIGINAL COPY.  
 3. THIS IS NOT AN ORIGINAL COPY AND IS DERIVED FROM THE ORIGINAL COPY.  
 4. ALL DIMENSIONS AND AREAS ARE APPROXIMATE.

**RASCH & HYDE LTD.**  
 Ontario Land Surveyors  
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 TEL: (416) 291-1111  
 FAX: (416) 291-1112  
 WWW.RASCHANDHYDE.COM  
 REG. NO. 10000  
 REG. EXPIRES: 2024  
 REG. BY: T. E. WILSON

ROAD ALLOWANCE BETWEEN GEOGRAPHIC TOWNSHIPS OF CASTOR AND GAINSBOROUGH  
 ALSO KNOWN AS REGIONAL ROAD 14 AND AS SMITHVILLE ROAD



Parcel 1: 2.37 Acres  
 Parcel 2: 23.20 Acres

**METRIC NOTE:**  
 ALL DIMENSIONS AND BEARINGS ARE APPROXIMATE AND SHALL BE CONFIRMED BY FIELD SURVEY.

**BOUNDARY NOTE:**  
 BOUNDARIES HAVE BEEN DERIVED FROM RECENT OFFICE RECORDS AND FIELD FIELD WORK.

**PROPERTY DESCRIPTION:**  
 PART OF LOT 1, CONVEYANCE TO COMPANY INCORPORATED IN THE PROVINCE OF ONTARIO, BEING THE PART OF THE WHOLE OF LOT 1

**SKETCH**  
 THIS IS AN ORIGINAL COPY AS PRODUCED BY THE SURVEYOR AND IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF RASCH & HYDE LTD.