

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:

HYBRID PUBLIC MEETING

DATE: Monday, July 15th, 2024

TIME: 6:30PM

LOCATION: **Hybrid Meeting** (in person and virtual attendance*)
Town Hall - 318 Canborough Street Smithville Ontario

*Those who wish to provide comments at a meeting virtually (Zoom), must register in advance by contacting Justin Paylove, Deputy Clerk jpaylove@westlincoln.ca or 905-957-3346

About the Planning Application(s) (Location map on back):

File No. and Name: 1601-006-24- 4961 Canborough Road – Darren Fousert (Agent) Janna and Frank Bulk (Applicants)

An application for a Temporary Use Bylaw has been made by Darren Fousert on behalf of Frank and Janna Bulk to add a temporary use to the property legally described as Concession 1, Part Lot 16, RP30R6298 Part 4, formerly in the Township of Caistor now in the Township of West Lincoln, Regional Municipality of Niagara, municipally known as 4961 Canborough Road.

The Temporary Use application is requesting to temporarily permit a 67 square meter mobile home (garden suite) on the property zoned Rural Residential 'RUR', for a maximum of 20 years to allow family members to reside on the property.

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

Name Madyson Etzl, Senior Planner

Email: metzl@westlincoln.ca

How to have your comments heard:

Please submit your written comments to jpaylove@westlincoln.ca with the file number for the application by 4 PM Friday July 5th, 2024 to have them included in Staff's report 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 July 12th, 2024 at 4pm. Any comments received after July 5th and before July 12th will be read into the public record during the specified 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 in person or virtually through Zoom. Please contact the Township Deputy Clerk by email at jpaylove@westlincoln.ca to register to speak at the meeting and indicate if you will need a link to the Zoom meeting.

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 Ontario Land Tribunal. Additionally, should no oral or written submissions be made, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land 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

Website: www.westlincoln.ca

Copies of the Staff Report will be available Friday July 12th, 2024 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:

Justin Paylove, Deputy Clerk

Phone: **905-957-3346**

E-mail: jpaylove@westlincoln.ca

Dated: June 14th 2024



Location Map
4961 Canborough Road



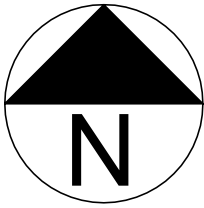
Legend

ZoneBoundary

Subject Property



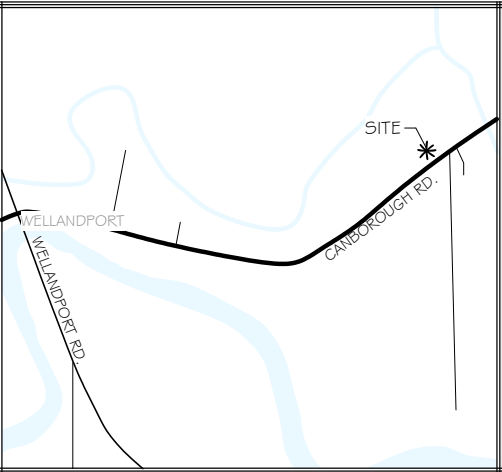
4961 CANBOROUGH ROAD - WELLANDPORT, ON.		
LOT AREA	2.37 AC	
ZONING	R1A - RESIDENTIAL LOW DENSITY	
ROLL NUMBER	2602-020-007-14911	
ZONE PROVISIONS	R1A - RESIDENTIAL	PROPOSED
MIN. SIDE YARD	1.2 m	1.2 m
MIN. TO MAIN BLDG	1.5 m	3.3 m
MIN. FRONT YARD	31.7 m	31.7 m
MIN. REAR YARD	1.2 m	162.2 m
MAX. BUILDING HEIGHT	5.0 m	4.1 m
BLDG FOOTPRINT	67.6 m ²	(728 ft ²)
IDENTIFIED USING THE TOWNSHIP OF WEST LINCOLN ZONING BY-LAW No. 2017-70 & GIS MAPPING		



1333 HIGHWAY #3
DUNNVILLE, ONTARIO
N1A 2W7
phone: (905) 774-4307

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ARE THE PROPERTY OF THE ENGINEER
TO BE USED ONLY FOR THE PROJECT
FOR WHICH THEY WERE ISSUED.

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ISSUED FOR PERMIT	3	MAY 31/24	BB
REV'D AS PER MARKUP	2	NOV. 10/22	BB
ISSUED FOR REVIEW	1	AUG. 15/22	BB
PRINTS	NO.	DATE	BY
ISSUED/REVISIONS			

DARREN FOUSERT

SITE PLAN

4961 CANBOROUGH ROAD,
WELLANDPORT, ON.,
LOR 2JO

DRAWING

SITE PLAN

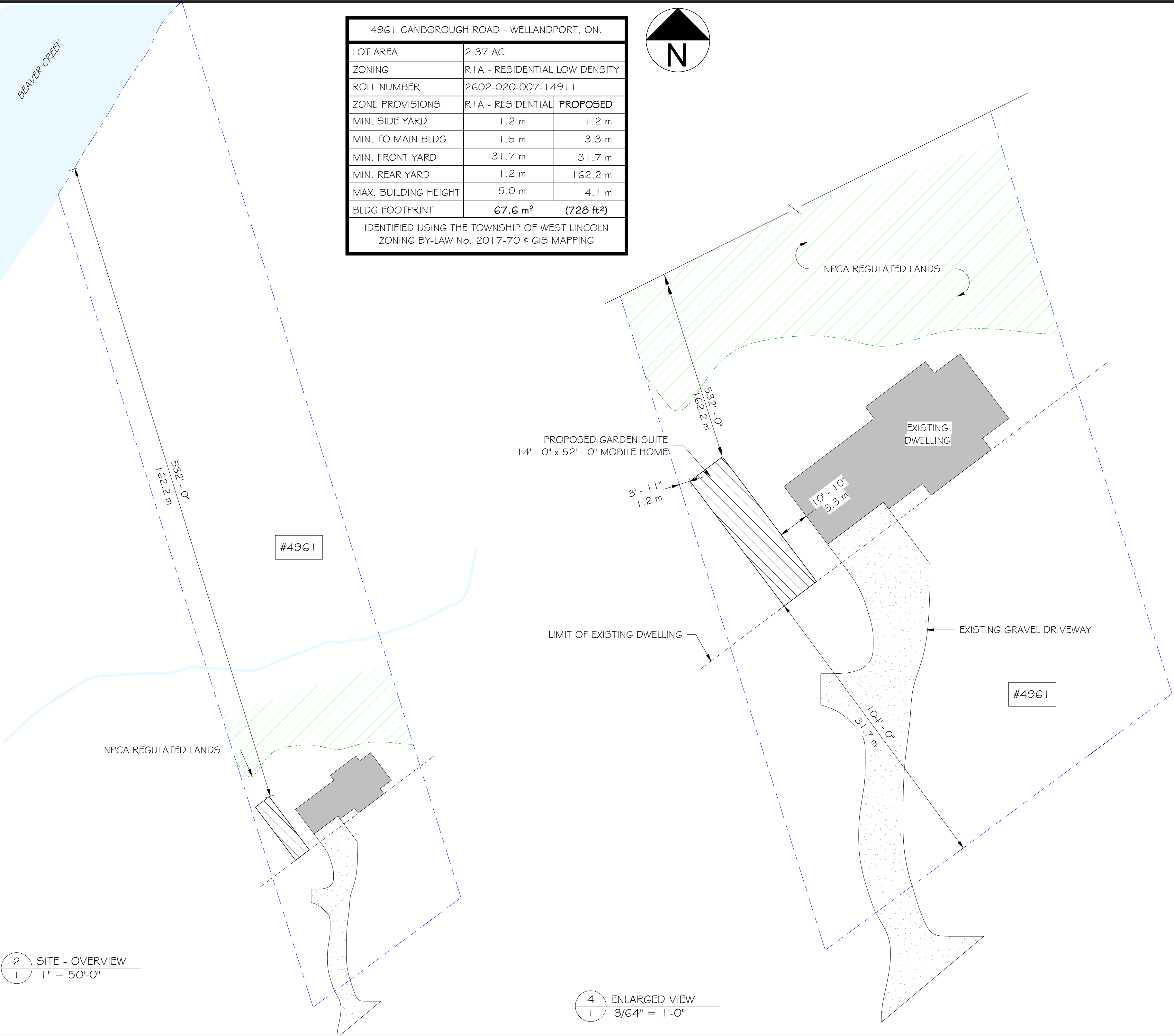
SCALE
As indicated

F3-24-169

DRAWING FILE:
C:\Users\Bennett\Documents\PROJECTS\FOUSERT, DARREN - SITE PLAN - F3-24-169\REV 01\FOUSERT, DARREN - SITE
PLAN - F3-24-169.dwg

DRAWN BY
B. BENNETT
DATE
MAY 21, 2024
SHEET
1 OF 1

DRAWING NUMBER
C-1



2 SITE - OVERVIEW
1 1" = 50'-0"

4 ENLARGED VIEW
1 3/64" = 1'-0"