



Committee of Adjustment Township of Wainfleet

"Wainfleet - find your country side!"

www.wainfleet.ca

In the matter of the Planning Act; Revised Statutes of Ontario, 1990, Chapter P.13 and;
In the matter of an application for minor variance on behalf of:



Notice of Hearing

Please refer to the enclosed
COVID-19 Protocol page prior
to attendance.

WHAT:

FILE A06/2020W

WHO:

Patricia Misztal & Michael Holland

12375 Lakeshore Rd

PLAN 5 PT LOTS 54 55 NP732, Wainfleet

WHEN:

WEDNESDAY July 22nd, 2020 at 4:30 p.m.

WHERE:

**Firefighters Memorial Community Hall
31907 Park Street, Wainfleet, Ontario**

Notice is hereby given that an application for Minor Variance under the above noted file number will be heard by the Committee of Adjustment for the Township of Wainfleet on the date and at the time shown above.

PURPOSE OF THIS APPLICATION: The subject property is located on the south side of Lakeshore Road, between Brawn Road and Daley Ditch Road. The property is zoned Residential Lakeshore – RLS.C15 and contains 3 existing dwellings and several accessory buildings. An application for a minor variance has been submitted to request relief from the following provisions of zoning bylaw 034-2014 to facilitate the replacement of one of the accessory buildings:

Section of Bylaw	By-law Requirement	Application Request	Difference
Section 4.21 Table 2 Maximum Lot Coverage	2.5%	3.35%	0.85%



Information

WHAT IS THIS?

This is a public hearing called for the purpose of hearing evidence for, or in opposition to, the above noted application. If you are aware of any person interested in or affected by this application who has not received a copy of this notice you are asked to inform that person of this hearing. If you have comments on this application they may be forwarded in writing to the Secretary-Treasurer at the address below or you may appear in person or by counsel and make a verbal presentation to the Committee.

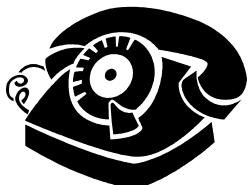


Have Your Say

YOUR INPUT IS ENCOURAGED! WE ARE LISTENING!

The Committee would appreciate receiving your written comments regarding this application by **July 17th, 2020**. If the Secretary-Treasurer does not receive your comments by this date, it will be presumed you have no objection to the proposal. Should an extension be required, please contact the Secretary-Treasurer. Unless indicated otherwise, personal information and all comments will become part of the public record and may be publicly released.

The applicant or authorized agent of the applicant must be present at the hearing. Take notice that if you do not attend this hearing, the Committee may proceed in your absence and you will not be entitled to any further notice in the proceedings.



Contact Us

NEED MORE INFORMATION?

TOWNSHIP OF WAINFLEET COMMITTEE OF ADJUSTMENT

P.O. BOX 40, 31940 Highway #3

Wainfleet, Ontario, L0S 1V0

905-899-3463, ext. 226

Fax: 905-899-2340

Email: eshacklette@wainfleet.ca

Erin Shacklette
Secretary - Treasurer

Dated this 26th day of June, 2020



Legal Notice

IMPORTANT INFORMATION:

If you wish to be notified of the decision of the Committee of Adjustment in respect of this application, you must submit a written request to the Secretary-Treasurer at the address indicated above. This will also entitle you to be advised of a possible Local Planning Appeal Tribunal (LPAT) Hearing. If a person or public body that files an appeal of a decision of the Committee of Adjustment does not make written submissions to the Committee before it gives or refuses to give approval, the Local Appeal Tribunal may dismiss the appeal.



Committee of Adjustment Township of Wainfleet

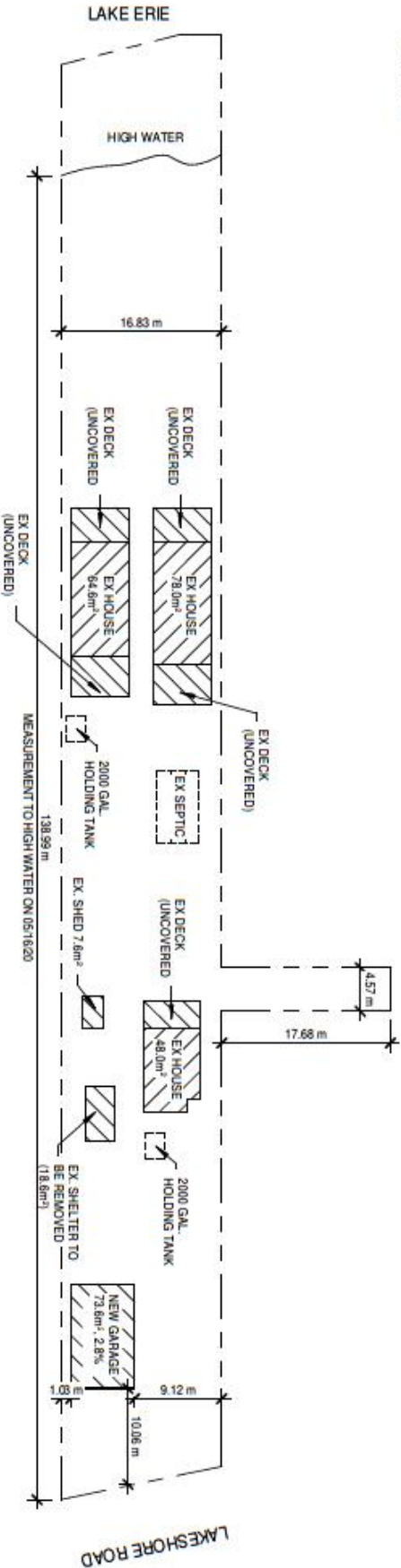
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Key Plan

N.T.S.

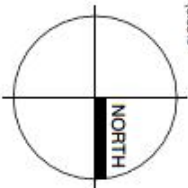


Site Plan

1" = 40'-0"

"NOT A LEGAL SURVEY. PROPERTY BOUNDARIES AND BUILDING LOCATIONS OBTAINED FROM NIAGARA NAVIGATOR"

LOT AREA = 2420m²
EX. LOT COVERAGE = 216.6m² 8.95%
PROPOSED LOT COVERAGE = 271.6m² 11.22m²
LOT COVERAGE FOR ACCESSORY BUILDINGS 81m² (3.35%)



CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON THE JOB SITE

The undersigned has reviewed and taken responsibility for this design and the law regulations and meets requirements set out in the CHSBO Building Code as a design.

DESIGNER QUALIFICATION INFORMATION
I am a professional engineer in the province of Ontario with a valid registration number 21751 of the building code.

NAME JOSHUA VAN MUYEN
SIGNATURE
DATE
PROJECT INFORMATION
Building code
Building code

NAME JOSHUA VAN MUYEN
SIGNATURE
DATE

NAME JOSHUA VAN MUYEN
SIGNATURE
DATE

Joshua
Van Muyen
Building Design Services

206 Vine Street
St. Catharines ON, L2M 4S8
email: jvmuyen@gmail.com
phone: 905-324-1988

NEW GARAGE

Patti Misztal

12375 Lakeshore Road
Wainfleet, ON

COVER SHEET

Scale:	As indicated
Drawn By:	J. VAN MUYEN
Approved:	J. Van Muyen
Date:	May 21, 2020
Project #:	20-07
Paper Size	11x17

Drawing #
A0-1