

In the matter of the Planning Act; Revised Statutes of Ontario, 1990, Chapter P.13 and; notice is hereby given that an application for minor variance under the file number noted below will be heard by the Committee of Adjustment for the Township of Wainfleet at the date and place shown below.

Notice of Public Hearing

FILE NUMBER	A04/2021W
APPLICANT	Joshua Davis
SUBJECT LANDS	61445 Regional Road 27 Concession 6, Part Lot 14, Wainfleet
HEARING DATE	Wednesday April 21 2021 at 4:00 p.m.
LOCATION	This will be a virtual/electronic meeting via Zoom. The link to view the public hearing is posted on the Township website at www.wainfleet.ca/coa . Please see the details on how to participate in the hearing below.

PURPOSE OF THE APPLICATION

The subject property is located on the south side of Regional Road 27, between Regional Road 24 and Hewitt Road. The property is zoned Agricultural – A2. The subject property has a single detached dwelling a detached garage and a number of small accessory buildings. An application for a minor variance has been submitted to request relief from the following provisions of Zoning By-law 034-2014 to permit the construction of an addition to the front of the dwelling:

Section of Bylaw	By-law Requirement	Application Request	Difference
Section 6.2 Table 6 Maximum Lot Coverage	7%	11.4%	4.4%

Information

PURPOSE OF PUBLIC HEARING

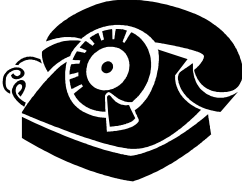


This is a public hearing called for the purpose of hearing evidence for, or in opposition to, the above noted application. Anyone wishing to register objections, support or comments concerning this application may present them in writing to the Secretary-Treasurer prior to the hearing and/or at the hearing, or make a verbal presentation at the hearing. 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.

Have Your Say

YOUR INPUT IS ENCOURAGED! WE ARE LISTENING!

The Committee would appreciate receiving your written and/or verbal comments by **April 14, 2021**. If the Secretary-Treasurer does not receive your comments by this date, it may be presumed you have no objection to the proposal. Should an extension be required, please contact the Secretary-Treasurer. Verbal comments will be received by the Committee at the electronic public hearing via Zoom. To participate in the virtual meeting to provide oral input, please pre-register with the Secretary Treasurer by sending an email to the email address below before 4:00pm on **April 19, 2021**. All registrants will be provided with instructions on how to use your computer, tablet or phone to participate in the remote electronic meeting. 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. Please note 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.

 <p>Contact Us</p>	<p>NEED MORE INFORMATION?</p> <p>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</p> <p>Dated this 29th day of March, 2021.</p> <div> Erin Shacklette Secretary-Treasurer</div>
 <p>Legal Notice</p>	<p>IMPORTANT INFORMATION:</p> <p>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 Local Planning Appeal Tribunal (LPAT) Hearing should an appeal be received. 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 a provisional consent, the Local Planning Appeal Tribunal may dismiss the appeal.</p>

TOWNSHIP OF WAINFLEET
LOT GRADING PLAN

LOCATION PART OF LOT 14, CONCESSION 6

STREET & No. 61445 REGIONAL ROAD No. 27

OWNER JOSHUA DAVIDS

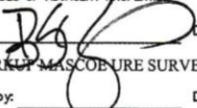
BUILDER

EXISTING ELEVATIONS
Date Levels Taken FEBRUARY 13, 2020

FINISHED GRADING
Date Levels Taken

Proposed Grading Certificate

I HEREBY CERTIFY THAT THE PROPOSED GRADING WILL BE COMPATIBLE WITH ADJACENT LANDS AND THAT ALL SURFACE DRAINAGE ORIGINALLY FLOWING THROUGH, ONTO OR OVER THIS SITE IS BEING ACCOMMODATED, AND THAT THIS LOT WILL DRAIN SATISFACTORILY TO THE PRESENT EXISTING GRADES OF ADJACENT PROPERTIES

Signature  Date MARCH 4, 2020

Firm KIRKUP MASCOE URE SURVEYING LTD.

Accepted by: MUNICIPALITY Date

© No person may copy, reproduce or alter this sketch in whole or in part without written permission from KIRKUP MASCOE URE SURVEYING LTD.

As Constructed Grading Certificate

I HAVE TAKEN THE FIELD ELEVATIONS SHOWN (100.0) WITH RESPECT TO THE FINAL GRADING AND DO HEREBY CERTIFY THAT THE BUILDING CONSTRUCTED AND GRADING OF THE LOT IS IN CONFORMITY WITH THE PREVIOUS SUBMISSION FOR A BUILDING PERMIT. I FURTHER CERTIFY THAT THIS LOT WILL DRAIN SATISFACTORILY AND SUCH GRADING HAS NOT ADVERSELY AFFECTED ADJACENT PROPERTIES

Signature Date

Firm KIRKUP MASCOE URE SURVEYING LTD.

Accepted by: MUNICIPALITY Date

SCALE 1 : 400

0

10

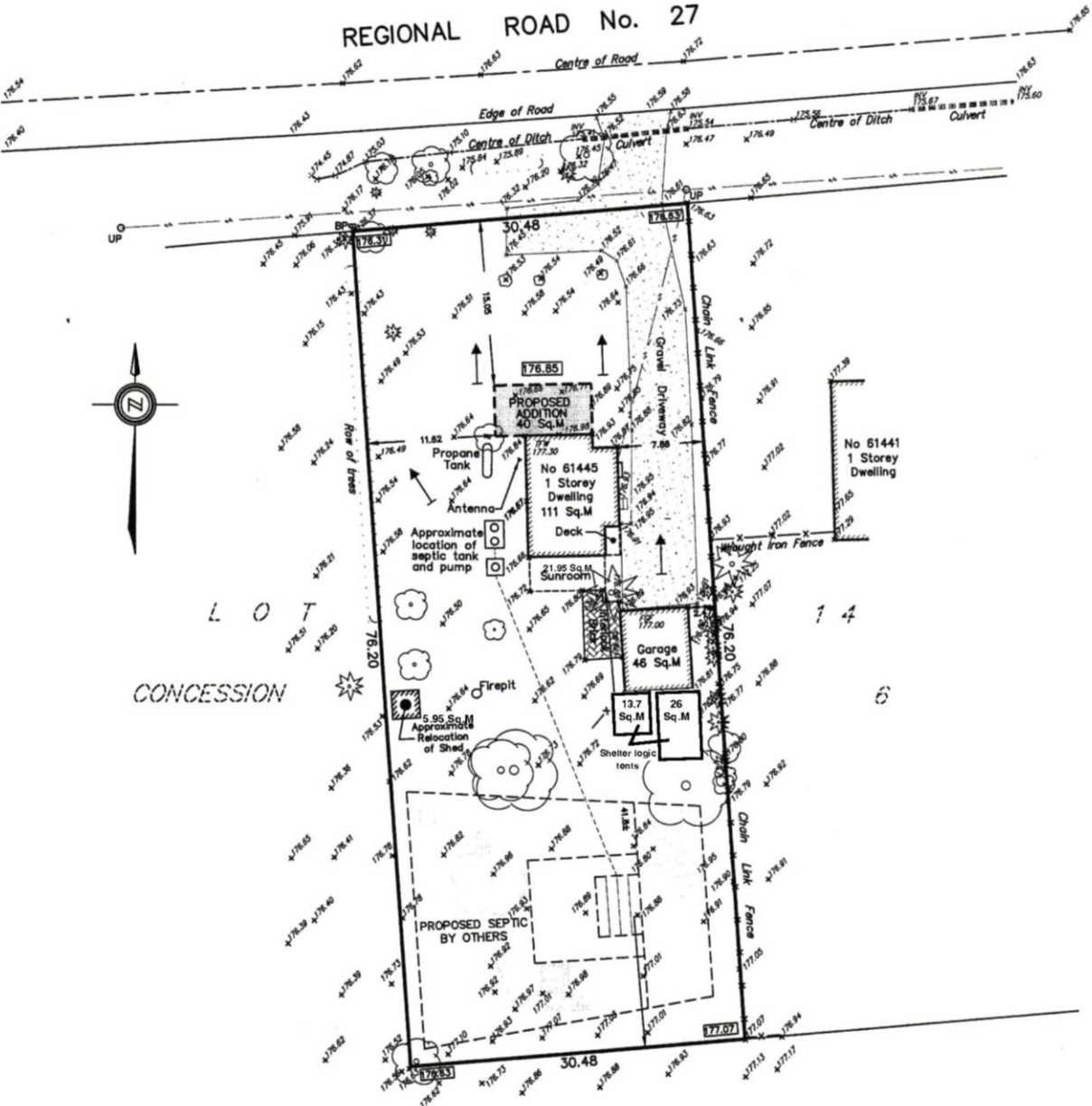
20

30 metres

METRIC

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

REGIONAL ROAD No. 27



BENCHMARK NOTE

ELEVATIONS ARE GEODETIC, RELATED TO BENCHMARK 00119693409, HAVING AN ELEVATION OF 177.747 METRES.

NOTES

1. MATCH EXISTING PERIMETER GRADES.

2. GRADES NOT TO ADVERSELY AFFECT ABUTTING PROPERTIES PRIOR TO AND DURING/AFTER CONSTRUCTION.

3. APPLICANT TO INSTALL SILT FENCING ALONG PERIMETER OF ABUTTING LOTS PRIOR TO CONSTRUCTION.

LOT COVERAGE - 11.4%

TOP OF FOUNDATION 177.30

LEGEND

100.00

100.00

(100.00)

←

←

←

←

←

DENOTES

-

-

-

-

-

-

-

-

EXISTING GROUND ELEVATION

PROPOSED ELEVATION

FINISHED ELEVATION

DRAINAGE DIRECTION

EXISTING DRAINAGE DIRECTION

SETBACK MEASUREMENT

DOWNSPOUT

SUMP PUMP DISCHARGE

1

MARCH 10, 2020

AS PER CLIENTS INSTRUCTIONS

1

MARCH 4, 2020

INITIAL RELEASE

REVISION

DATE

REMARKS

KIRKUP + MASCOE + URE

SURVEYING LTD.

49 EASTCHESTER AVENUE, ST. CATHARINES, ONTARIO L2P-2Y6

TELEPHONE (905) 685-5931, FAX (905) 641-4424

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www.niagarasurveyors.com

2020-0004

DWG FILE : 20-0014-1gradeplan

A04/2021W