






**TOWNSHIP OF
WAINFLEET**

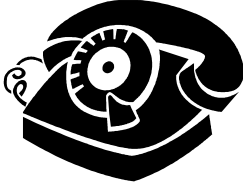


"Wainfleet - find your country side!"

COMMITTEE OF ADJUSTMENT

P.O. Box 40, 31940 Highway #3 Wainfleet, ON L0S 1V0
Tel: 905-899-3463 Fax: 905-899-2340 www.wainfleet.ca

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	A06/2022W																		
	APPLICANT	Ritee Haider of IBI Group (Agent) on behalf of Loeffen Farms Ltd (Owner)																		
	SUBJECT LANDS	11754 Highway #3 Concession 2 Part Lot 17, Wainfleet																		
	HEARING DATE	Wednesday May 18, 2022 at 4:00 p.m.																		
	LOCATION	Township of Wainfleet , Council Chambers 31940 Highway #3 PO Box 40, Wainfleet, ON L0S 1V0																		
	PURPOSE OF THE APPLICATION The subject property is located on the northeast side of Highway #3, west of Dixie Road. The property is zoned Agricultural Transition – A1. The subject property was the subject of a surplus farm dwelling consent application (File No. B06/2022W), which was provisionally approved by the Committee of Adjustment on April 20, 2022. The subject property has a single detached dwelling with 5 accessory buildings and as a result of the creation of a smaller lot, a minor variance was required as a condition of the severance to address the zoning deficiencies for the existing structures. The application requests relief from the following provisions of Zoning By-law 034-2014 to permit the existing buildings to be retained for uses accessory to the existing dwelling on a smaller lot:																			
	<table><tr><th>Section of Bylaw</th><th>By-law Requirement</th><th>Application Request</th><th>Difference</th></tr><tr><td>Section 6 Table 6 - Maximum Lot Coverage</td><td>7%</td><td>12%</td><td>5%</td></tr><tr><td>Section 4.21 Table 2 Maximum Lot Coverage</td><td>5% for lots greater than 1ha in size</td><td>11%</td><td>6%</td></tr><tr><td>Section 4.21 Table 2 Maximum Height for Accessory Building</td><td>5m</td><td>9m</td><td>4m</td></tr></table>	Section of Bylaw	By-law Requirement	Application Request	Difference	Section 6 Table 6 - Maximum Lot Coverage	7%	12%	5%	Section 4.21 Table 2 Maximum Lot Coverage	5% for lots greater than 1ha in size	11%	6%	Section 4.21 Table 2 Maximum Height for Accessory Building	5m	9m	4m			
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 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 comments regarding this application by May 11th, 2022 . 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.																			

<div data-bbox="152 236 393 419"></div> <div data-bbox="196 451 358 483"><p>Contact Us</p></div>	<div data-bbox="472 169 899 201"><p>NEED MORE INFORMATION?</p></div> <div data-bbox="472 239 1328 448"><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><div data-bbox="1094 298 1424 411"></div><div data-bbox="1138 451 1411 521"><p>Erin Shacklette Secretary-Treasurer</p></div><div data-bbox="472 486 924 521"><p>Dated this 28th day of April, 2022.</p></div></div>
<div data-bbox="136 599 423 747"></div> <div data-bbox="186 817 368 849"><p>Legal Notice</p></div>	<div data-bbox="472 559 888 591"><p>IMPORTANT INFORMATION:</p></div> <div data-bbox="472 596 1528 876"><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 Ontario Land Tribunal (OLT) 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 Ontario Land Tribunal may dismiss the appeal.</p></div>

