



H07/2023

**THE CORPORATION OF THE TOWNSHIP OF WAINFLEET**

**HEARING OF THE COMMITTEE OF ADJUSTMENT**

**AGENDA**

**Wednesday June 21<sup>st</sup>, 2023 at 4 P.M.**

**TOWNSHIP OF WAINFLEET COUNCIL CHAMBERS**

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**1. Call to Order**

**2. Disclosure of Pecuniary Interest and the General Nature Thereof**

**3. Requests for Adjournment**

**4. Adoption of Minutes**

- a) Minutes of the Committee of Adjustment Hearing held May 17<sup>th</sup>, 2023

**5. Applications for Minor Variance**

- a) A08/2023W – Brian Rintjema (Agent) on behalf of Joe Rodrigues (Owner)  
The subject property is located on the west side of Memme Court, east of Deeks Road South and is known municipally as 50934 Memme Court. The property is zoned Rural – A4-5 and contains a single detached dwelling. 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 a detached garage:

<b>Section of Bylaw</b>	<b>By-law Requirement</b>	<b>Application Request</b>
4.21 Accessory Buildings Table 2 – Maximum Height	5m	5.52m
6.2.1. Table 6 Maximum Lot Coverage – Single Detached Dwelling as a Principle Use on a Lot	7%	9.88%
4.21 Accessory Buildings Table 2 – Maximum Lot Coverage	100m <sup>2</sup>	222.97m <sup>2</sup>

b) A09/2023W – Todd Napper (Owner)

The subject property is located on the south side of Lambert Road, between Deeks Road South and O'Reilly's Road South. The property is zoned Rural – A4 and is currently vacant. 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 a single detached dwelling:

Section of By-law	By-law Requirement	Application Request
Section 6.2.1 Table 6 Maximum Lot Coverage – Single Detached Dwelling as a Principle Use on a Lot	7%	8.32%

c) A10/2023W – Peter Tomaino (Owner)

The subject property is located on the north side of Beach Road East across from 11551 Beach Road East. The property is zoned Residential Lakeshore – RLS.C10 and is currently vacant. 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 accessory building on a property without an existing dwelling:

Section of By-law	By-law Requirement	Application Request
Section 4.21 Table 2 – Accessory Building Maximum Height	5m	5.6m
Section 4.21 Table 2 – Accessory Building Maximum Lot Coverage	2.5%	3.3%
Section 4.21 a) Accessory Buildings	No accessory building shall be erected prior to the principle building	Permit an accessory building without the principle building

d) A11/2023W – Clayton Hartwell (Agent) on behalf of George Gadula (Owner)

The subject property is located on the south side of Maplewood Drive, east of Quarry Road, and is known municipally as 10563 Maplewood Drive. The property is zoned Residential Lakeshore – RLS.C20 and currently has a single detached dwelling and 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 a new single detached dwelling and to keep the existing accessory buildings:

Section of By-law	By-law Requirement	Application Request
Section 7.2.1 Table 10 - Maximum Lot Coverage	20%	23.3%
Section 7.2.2.2. Maximum Front Yard Setback	1m from Average	1.7m from Average
Section 7.2.3.3. Maximum Depth of a Dwelling from Front Yard Setback in RLS Zone	16m	17.1m

e) A12/2023W – Keith & Joanne Veenhof

The subject property is located on Abbey Road, west of Daley Ditch Road, and is known municipally as 22633 Abbey Road. The property is zoned Agricultural – A2. An application for minor variance has been submitted to request relief from the following provisions of Zoning By-law 034-2014 to permit the construction of a new single detached dwelling:

Section of By-law	By-law Requirement	Application Request
Section 3.0 Definition of a Lot	Which fronts on a street that has been opened, improved, maintained and assumed for public use by the municipality, the Regional Municipality of Niagara, or the Province of Ontario, unless such a street is within a Plan of Subdivision etc.	The parcel be recognized as a lot despite not fronting onto a street as defined in Section 3.0
Section 6.2.1 Table 6 Single Detached Dwelling as a Principal Use on a Lot, Min. Lot Frontage	46m	0m

## 6. Applications for Consent

a) B03/2023W – Patrick Maloney on behalf of Mark Harrison & Jennifer Moore

The subject property is located on the south side of Neff Street, east of Morgan's Point Road, and is known municipally as 11365 Neff Street. Application is made for the consent to complete a boundary adjustment by conveying Parcel 1 (617.2m<sup>2</sup>) to merge with Parcel 2 (303.7m<sup>2</sup>). The purpose of the proposed boundary adjustment is to re-establish the property lines between the subject property and 11363 Neff Street after they inadvertently merged into one parcel.

b) B04/2023W – Keith Veenhof on behalf of Janie Susan Cutler

The subject property is located on the south side of Abbey Road, west of Daley Ditch Road and is known municipally as 22623 Abbey Road.

Application is made for the consent to create an easement over Part 1 (5,707m<sup>2</sup>) in favour of Parcel 3 (22633 Abbey Road). The easement is needed to provide access to Parcel 3 from the Township portion of Abbey Road.

**7. Other Business**

**8. Adjournment**



H06/2023

**THE CORPORATION OF THE TOWNSHIP OF WAINFLEET**  
**MINUTES OF THE HEARING OF THE COMMITTEE OF ADJUSTMENT**

**WEDNESDAY MAY 17<sup>th</sup>, 2023 at 4:00 P.M.**

**TOWNSHIP OF WAINFLEET COUNCIL CHAMBERS**

**PRESENT:** M. Feduck Chair  
G. Balicki Member  
D. Chase Member  
R. Leone Member  
S. McMillan Member

**REGRETS:** None.

**STAFF PRESENT:** C. Dickens Planning Technician, Secretary–Treasurer  
S. Ivins Planner, Assistant Secretary – Treasurer

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**1. Call to Order**

The hearing was called to order by the Chair at 4:00 p.m.

**2. Disclosure of Pecuniary Interest and the General Nature Thereof**

None.

**3. Requests for Adjournment**

None.

**4. Adoption of Minutes**

- a) Minutes of the Committee of Adjustment Hearing held April 19<sup>th</sup>, 2023

**Motion COA-017-2023**

Moved by Member McMillan

Seconded by Member Chase

**“THAT** the minutes of the Committee of Adjustment Hearing held on April 19<sup>th</sup>, 2023 be adopted as circulated.”

**CARRIED.**

## 5. Consent Applications

None.

## 6. Minor Variance Applications

### a) A06/2023W – Ryan Snippe on behalf of Todd Seburn

The subject property is located on the east side of Flanagan Road, between Bell Road and Wainfleet Dunnville Townline Road, and is known municipally as 33845 Flanagan Road. The subject property is zoned Agricultural – A2 with an Environmental Protection Overlay on part of the property. An application for a minor variance has been submitted to request relief from Zoning By-law 034-2014 to permit the issuance of a building permit for a workshop:

Section of By-law	By-law Requirement	Application Request
4.21 Table 2 - Accessory Buildings Maximum Height	5m	6.5m

### Correspondence

Correspondence was received from the following agencies and Township departments:

1. Township of Wainfleet Building Department;
2. Township of Wainfleet Drainage Department;
3. Township of Wainfleet Planning Department.

### Comments

Sarah Ivins, Planner/Assistant Secretary – Treasurer, provided an overview of the application as well as a summary of the planning report and the comments received. Ms. Ivins provided her opinion that the application satisfies the four tests under the Planning Act and as such recommended approval.

There were no questions or comments from the Committee.

### Decision

#### **Motion COA-018-2023**

Moved by Member McMillan

Seconded by Member Balicki

“**THAT** minor variance application A06/2023W made by Ryan Snippe on behalf of Todd Seburn be APPROVED.”

CARRIED.

b) A07/2023W – Hank Nauta on behalf of David & Therese Wyatt

The subject property is located on the west side of Perry Road, between Highway #3 and Willford Road and is known municipally as 53024 Perry Road. The property is zoned Agricultural Transition – A1 and contains a single detached dwelling and 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 a detached garage with a secondary suite on the second storey:

Section of By-law	By-law Requirement	Application Request
4.21 Table 2 - Accessory Buildings Maximum Height	5m	6.7m

Correspondence

Correspondence was received from the following agencies and Township departments:

1. Township of Wainfleet Building Department;
2. Township of Wainfleet Drainage Department;
3. Township of Wainfleet Planning Department.

Comments

Sarah Ivins, Planner/Assistant Secretary – Treasurer, provided an overview of the application as well as a summary of the planning report and the comments received. Ms. Ivins provided her opinion that the application satisfies the four tests under the Planning Act and as such recommended approval.

Member Leone questioned the calculation of the maximum building height requirements as the drawings indicate that the height is 24'3" (7.39m). Ms. Ivins explained that the Township's Zoning By-law defines height has being the vertical distance measured from average finished grade to a point midway between the eaves and the ridge, whereas most municipalities calculate height to the ridge. Ms. Ivins confirmed that the height from average finished grade to the midpoint for the proposed structure is 6.7m.

Hank Nauta, Agent, appeared in support of the application and advised that he was available should the Committee have any questions.

Member Chase asked Mr. Nauta if the additional unit was for the family or if it would be used as a rental unit. Mr. Nauta stated that the new unit was for personal and family use.

Decision

**Motion COA-019-2023**

Moved by Member Balicki

Seconded by Member Leone

**“THAT** minor variance application A07/2023W made by Hank Nauta on behalf of David & Therese Wyatt be APPROVED.”

CARRIED.

c) A05/2023W – Michelle Hall

The subject property is located on the south side of Memme Court, east of Deeks Road South, and is known municipally as 50921 Memme Court. The subject property is zoned Rural – A4-5 and contains a single detached dwelling and accessory building (shed). 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 a detached garage:

Section of By-law	By-law Requirement	Application Request
6.2.1 Table 6 Maximum Lot Coverage – Single Detached Dwelling as a Principle Use on a Lot	7%	8.7%

Correspondence

Correspondence was received from the following agencies and Township departments:

1. Township of Wainfleet Building Department;
2. Township of Wainfleet Drainage Department;
3. Township of Wainfleet Planning Department.

Written public comments were received from the following:

1. Joe Gonzalez, 50919 Memme Court.

Comments

Sarah Ivins, Planner/Assistant Secretary – Treasurer, provided an overview of the application as well as a summary of the planning report and the comments received. Ms. Ivins provided her opinion that the application satisfies the four tests under the Planning Act and as such recommended approval of the application.

The applicant’s representative Darren Kendrick (Brother) appeared before the Committee to speak in support of the application. Mr. Kendrick indicated the sole purpose for the application is for lot coverage and not maximum height as discussed in pre-consultation with staff due to grading of the property.

Member Leone requested clarification on how the maximum height of garage was being managed. Mr. Kendrick described the varying grade of the property at the proposed location, noting that the front elevation was higher than rear elevation. Mr. Kendrick noted that since the height calculation is taken from the average finished grade at the front, the grades would not impact the height calculation of the garage. Mr. Kendrick noted the septic bed will be approximately 42 feet (12.8m) away from the proposed garage.



Decision

**Motion COA-020-2023**

Moved by Member McMillan

Seconded by Member Chase

**“THAT** minor variance application A05/2023W made by Michelle Hall be APPROVED.”

CARRIED.

**7. Other Business**

- a) Minutes of the Property Standards Committee Appeal Hearing held on April 19<sup>th</sup>, 2023

**Motion COA-021-2023**

Moved by Member McMillan

Seconded by Member Chase

**“THAT** the minutes of the Property Standards Committee Appeal Hearing held on April 19<sup>th</sup>, 2023 be adopted as circulated.”

CARRIED.

**8. Adjournment**

**Motion COA-022-2023**

Moved by Member Balicki

Seconded by Member McMillan

**“THAT** the Committee of Adjustment for the Township of Wainfleet be adjourned.”

CARRIED.

Committee adjourned at 4:22 p.m.


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M. Feduck, CHAIR

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S. Ivins, PLANNER/ ASSISTANT SECRETARY-TREASURER

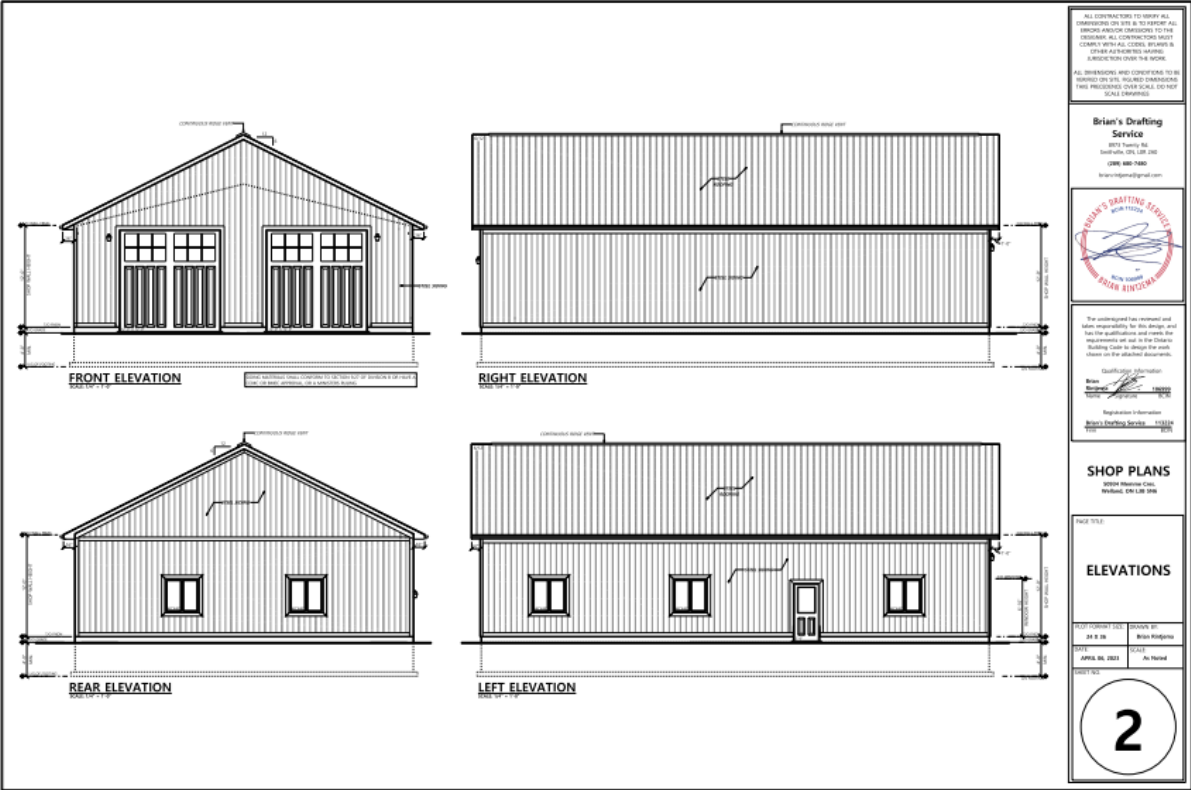
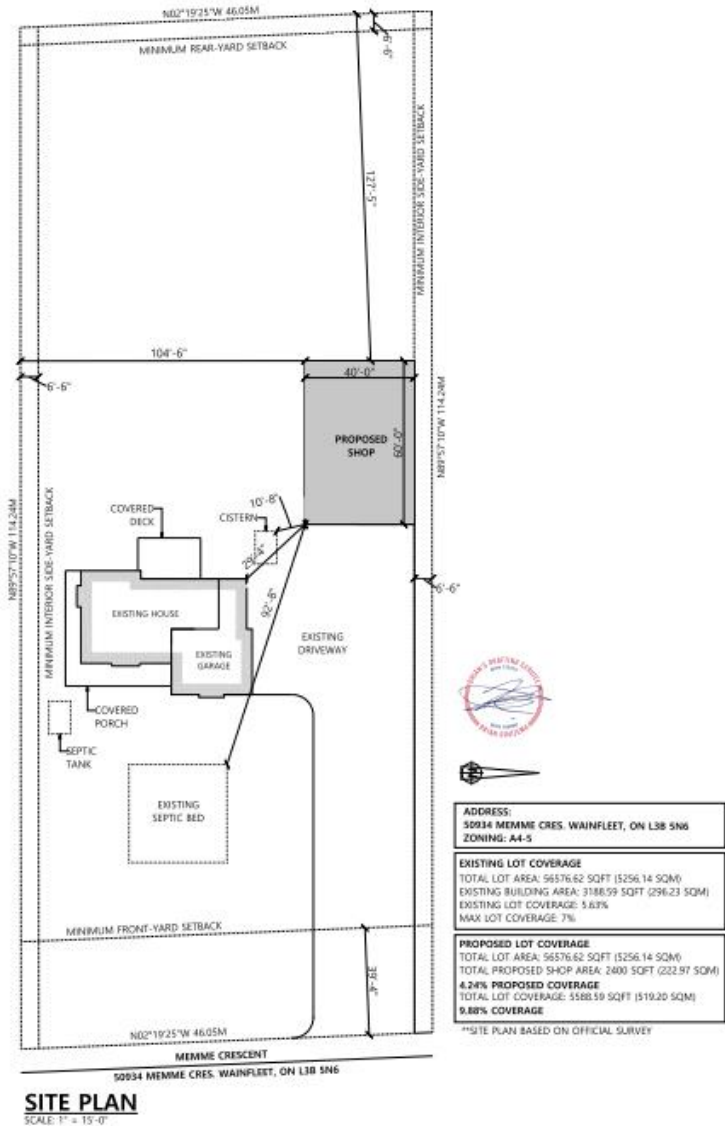
In the matter of the Planning Act; Revised Statutes of Ontario, 1990, Chapter P.13 and; notice is hereby given that an application for minor variance under the file number noted below will be heard by the Committee of Adjustment for the Township of Wainfleet at the date and place shown below.

<div>  <p>Notice of Public Hearing</p> </div>	<div>FILE NUMBER</div> <div>A08/2023W</div>
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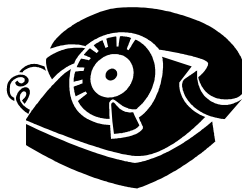
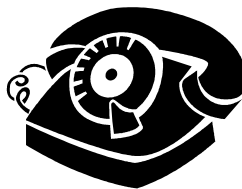




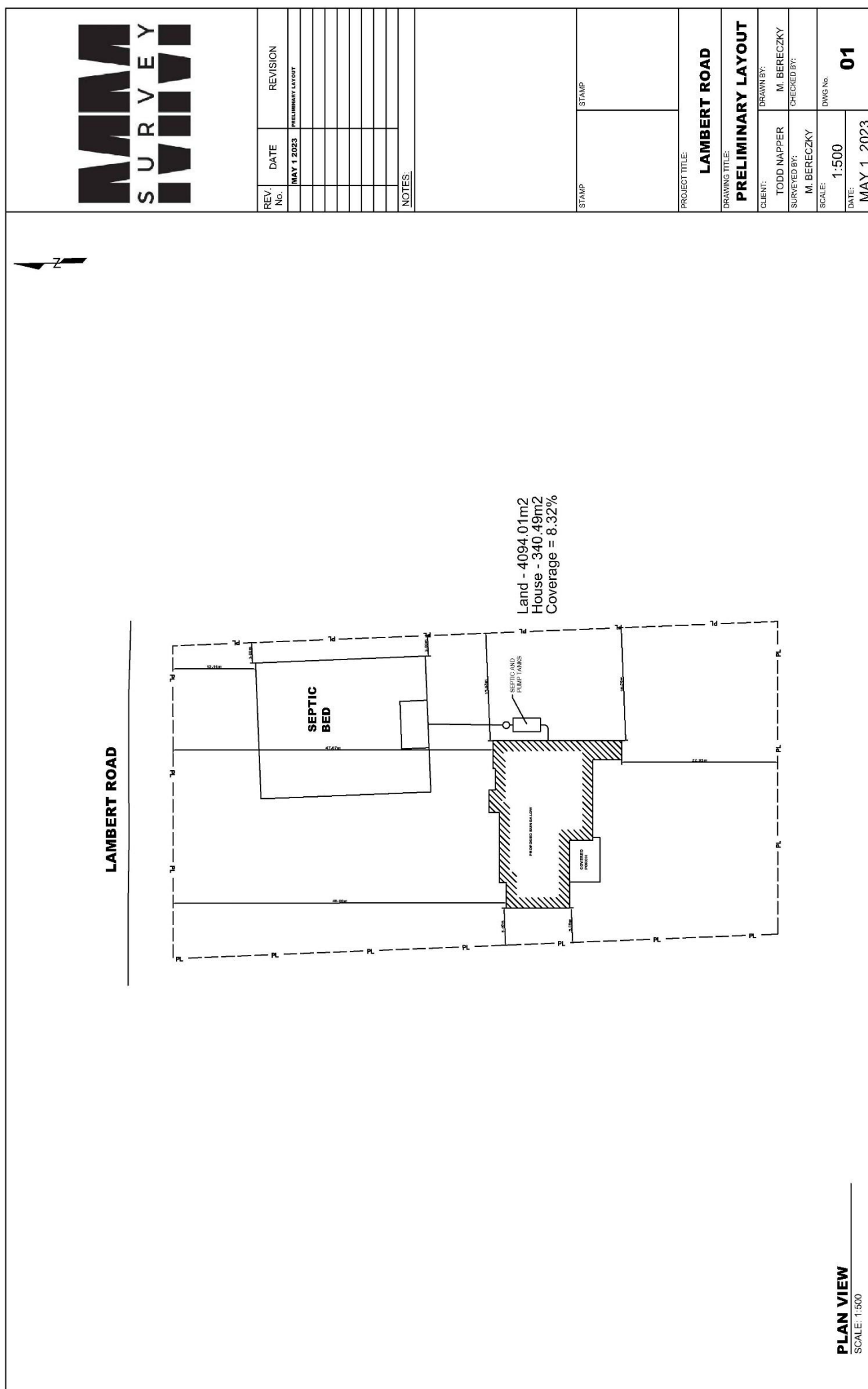
Legal Notice

**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 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.




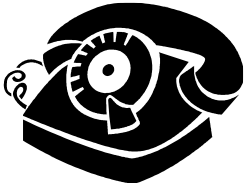



In the matter of the Planning Act; Revised Statutes of Ontario, 1990, Chapter P.13 and; notice is hereby given that an application for minor variance under the file number noted below will be heard by the Committee of Adjustment for the Township of Wainfleet at the date and place shown below.

  <b>Notice of Public Hearing</b>	<b>FILE NUMBER</b>	A09/2023W						
	<b>APPLICANT</b>	Todd Napper (Owner)						
	<b>SUBJECT LANDS</b>	Vacant Lot – Lambert Road Concession 5, Part Lot 1 RP 59R-17132, Wainfleet						
	<b>HEARING DATE</b>	Wednesday, June 21 <sup>st</sup> at 4:00 p.m.						
	<b>LOCATION</b>	Township of Wainfleet, Council Chambers 31940 Highway #3 PO Box 40, Wainfleet, ON L0S 1V0						
	<b>PURPOSE OF THE APPLICATION</b>							
	The subject property is located on the south side of Lambert Road, between Deeks Road South and O'Reilly's Road South. The property is zoned Rural – A4 and is currently vacant. 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 a single detached dwelling:							
	<table><tr><th>Section of Bylaw</th><th>By-law Requirement</th><th>Application Request</th></tr><tr><td>Section 6.2.1 Table 6 Maximum Lot Coverage – Single Detached Dwelling as a Principle Use on a Lot</td><td>7%</td><td>8.32%</td></tr></table>	Section of Bylaw	By-law Requirement	Application Request	Section 6.2.1 Table 6 Maximum Lot Coverage – Single Detached Dwelling as a Principle Use on a Lot	7%	8.32%	
Section of Bylaw	By-law Requirement	Application Request						
Section 6.2.1 Table 6 Maximum Lot Coverage – Single Detached Dwelling as a Principle Use on a Lot	7%	8.32%						
  <b>Information</b>	<b>PURPOSE OF PUBLIC HEARING</b>							
	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.							
  <b>Have Your Say</b>	<b>YOUR INPUT IS ENCOURAGED! WE ARE LISTENING!</b>							
	The Committee would appreciate receiving your written comments regarding this application by <b>June 12<sup>th</sup>, 2023</b> . 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.							
  <b>Contact Us</b>	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.							
	<b>NEED MORE INFORMATION?</b>							
  <b>Contact Us</b>	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: cdickens@wainfleet.ca							
								
	Calvin Dickens Secretary-Treasurer							
  <b>Legal Notice</b>	Dated this 26 <sup>th</sup> day of May, 2023.							
	<b>IMPORTANT INFORMATION:</b>							
	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.							



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.

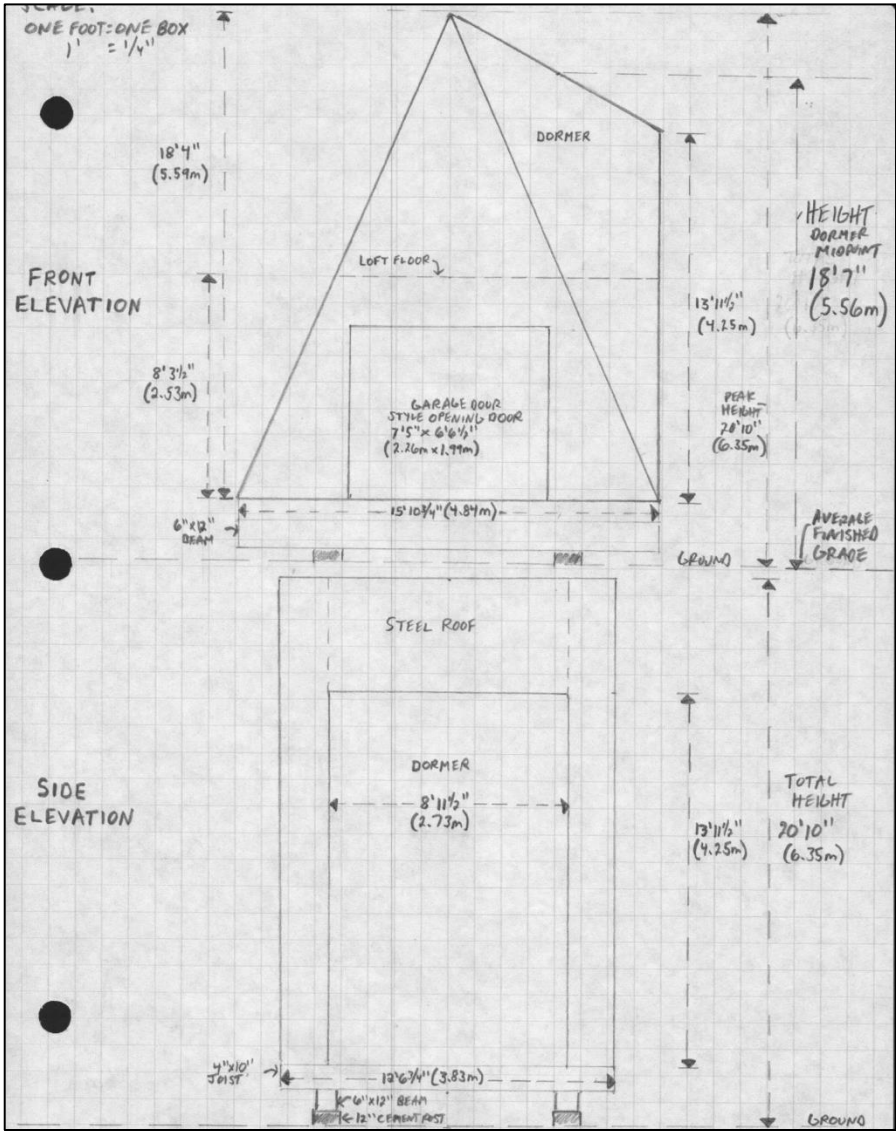
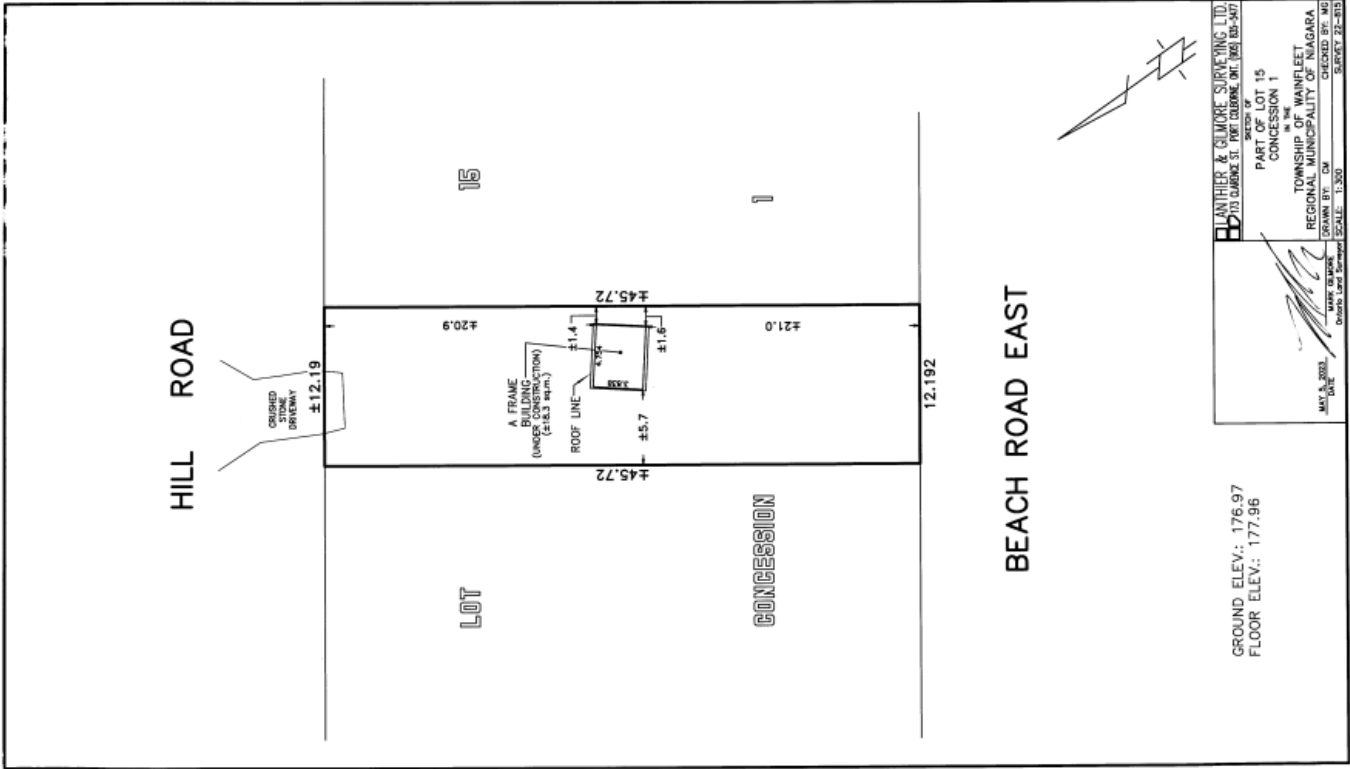
 <b>Notice of Public Hearing</b>	<b>FILE NUMBER</b>	A10/2023W	
	<b>APPLICANT</b>	Peter Tomaino (Owner)	
	<b>SUBJECT LANDS</b>	Vacant Lot – Beach Road East Concession 1, Part Lot 15 PCL 63, Wainfleet	
	<b>HEARING DATE</b>	Wednesday, June 21 <sup>st</sup> at 4:00 p.m.	
	<b>LOCATION</b>	Township of Wainfleet, Council Chambers 31940 Highway #3 PO Box 40, Wainfleet, ON L0S 1V0	
	<b>PURPOSE OF THE APPLICATION</b>		
	The subject property is located on the north side of Beach Road East across from 11551 Beach Road East. The property is zoned Residential Lakeshore – RLS.C10 and is currently vacant. 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 accessory building on a property without an existing dwelling:		
	<b>Section of Bylaw</b>	<b>By-law Requirement</b>	<b>Application Request</b>
	Section 4.21 Table 2 – Accessory Building Maximum Height	5m	5.6m
	Section 4.21 Table 2 – Accessory Building Maximum Lot Coverage	2.5%	3.3%
Section 4.21 a) Accessory Buildings	No accessory building shall be erected prior to the principle building	Permit an accessory building without the principle building	
 <b>Information</b>	<b>PURPOSE OF PUBLIC HEARING</b>		
	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.		
 <b>Have Your Say</b>	<b>YOUR INPUT IS ENCOURAGED! WE ARE LISTENING!</b>		
	The Committee would appreciate receiving your written comments regarding this application by <b>June 12<sup>th</sup>, 2023</b> . 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.		
 <b>Contact Us</b>	<b>NEED MORE INFORMATION?</b>		
	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: cdickens@wainfleet.ca  Dated this 26 <sup>th</sup> day of May, 2023.		
		  Calvin Dickens Secretary-Treasurer	






Legal Notice

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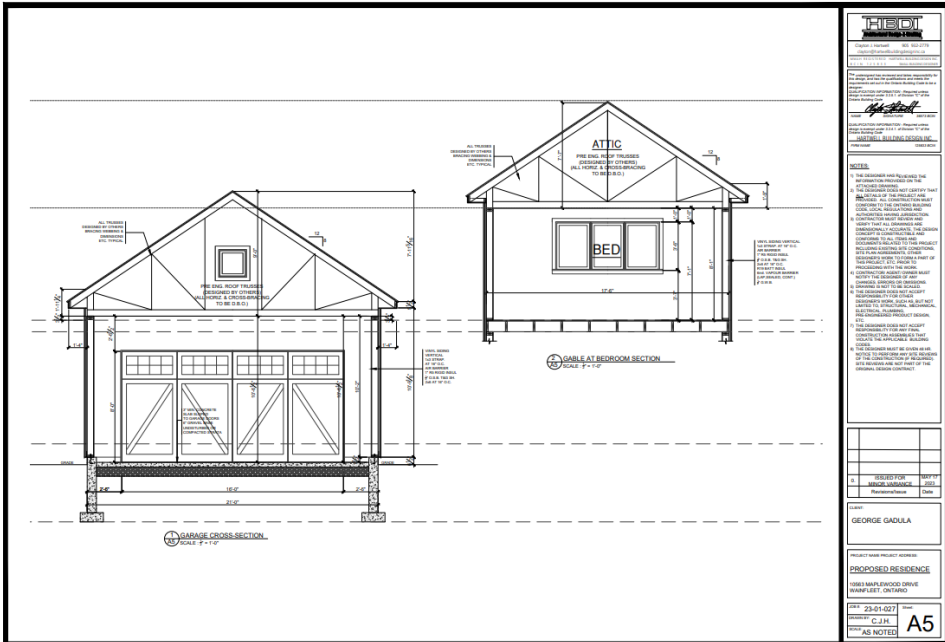
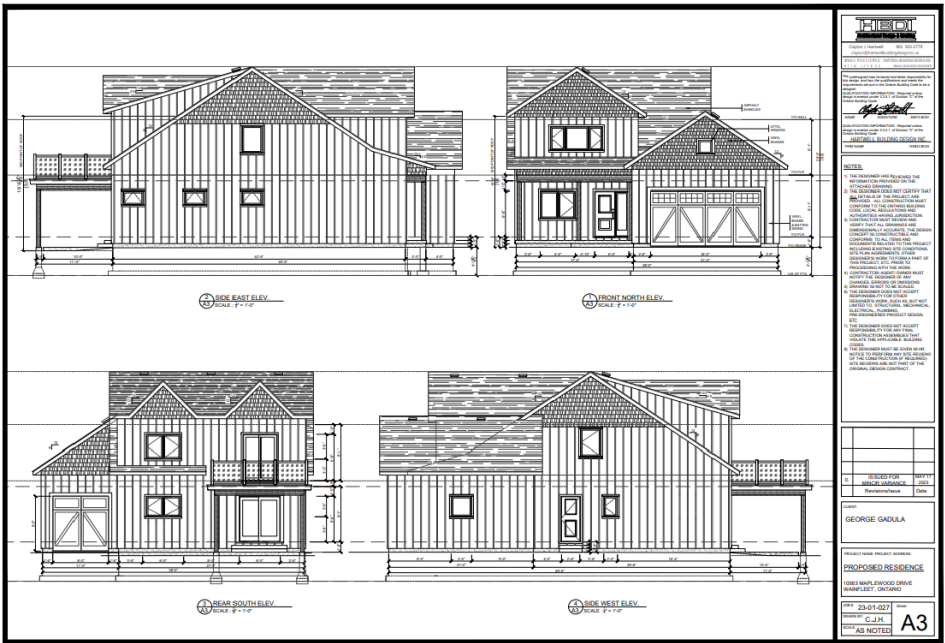
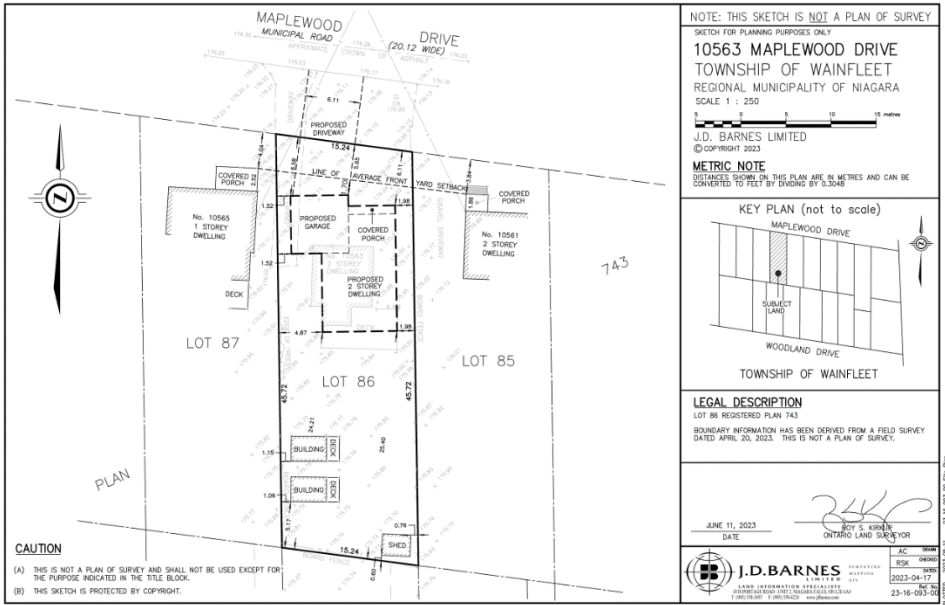
<div>  <p>Notice of Public Hearing</p> </div>	<div>FILE NUMBER</div> <div>A11/2023W</div>
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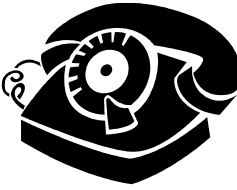



Legal Notice

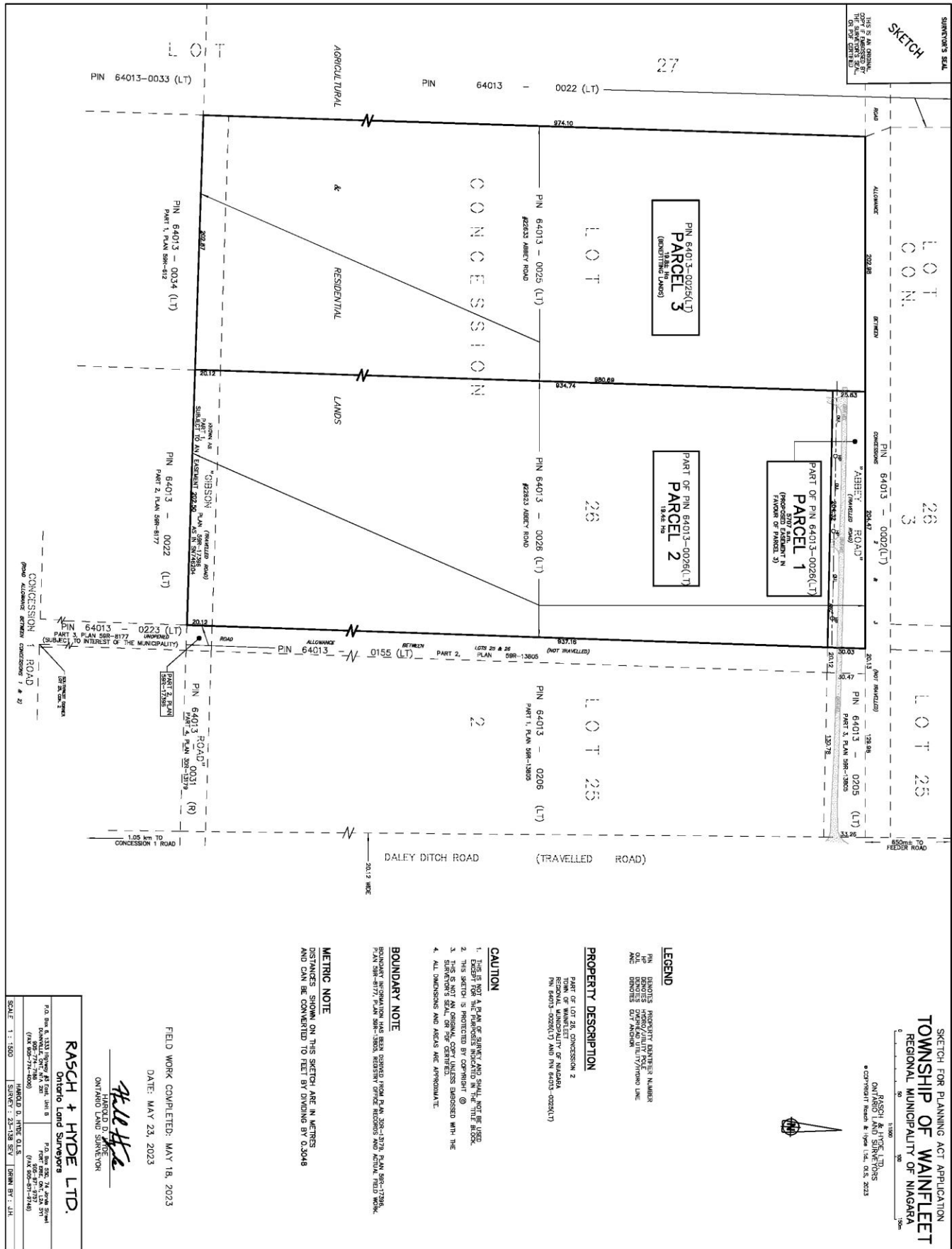
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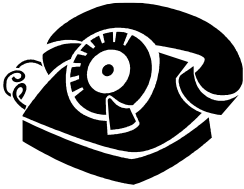
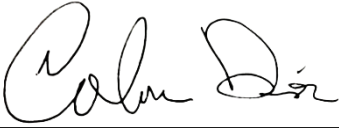

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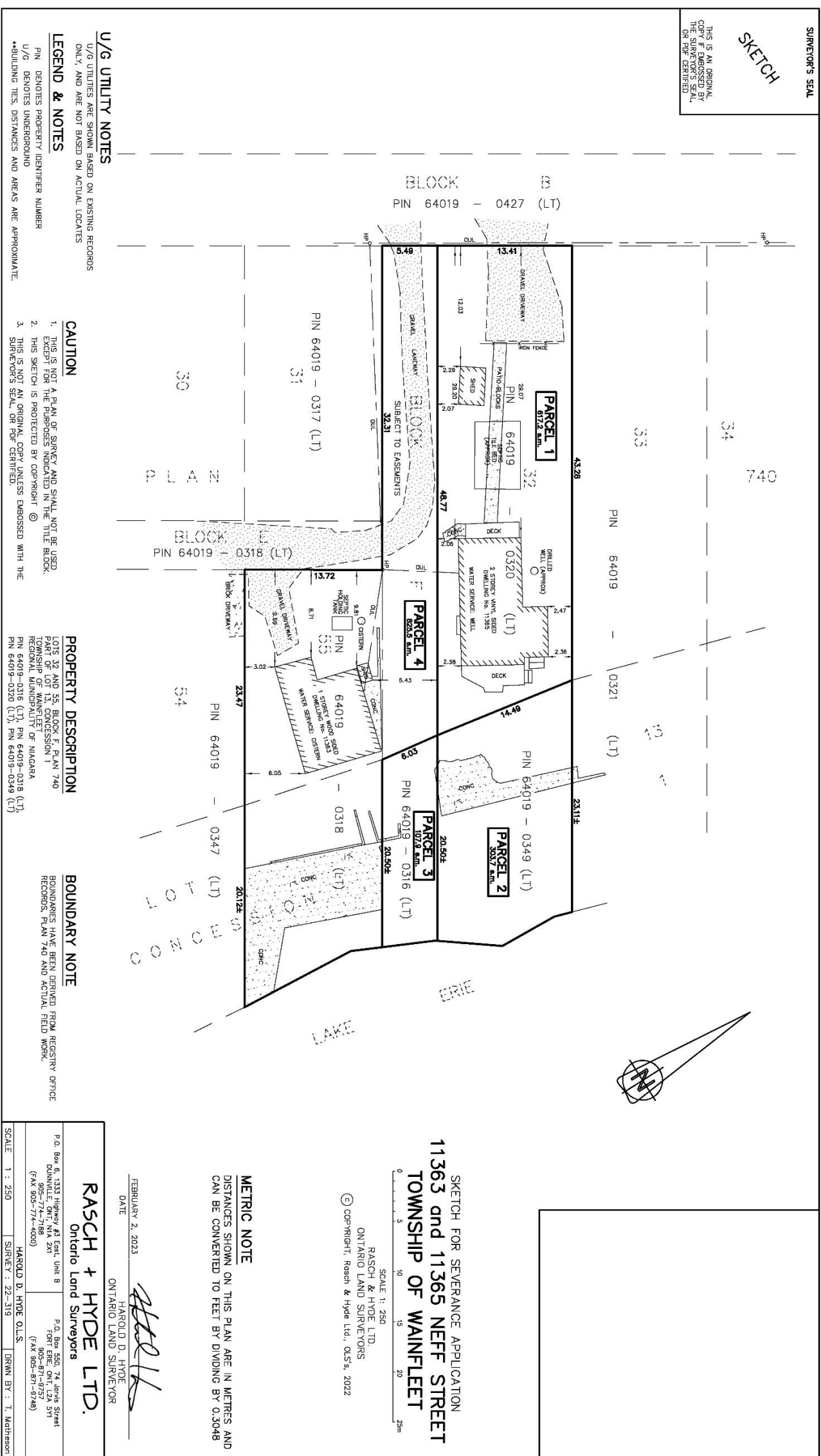
 <p><b>Notice of Public Hearing</b></p> <p><b>Associated Applications: B04/2023W</b></p>	<b>FILE NUMBER</b>	A12/2023W	
	<b>APPLICANT</b>	Keith & Joanne Veenhof	
	<b>SUBJECT LANDS</b>	22633 Abbey Road Concession 2, Part Lot 26, Wainfleet	
	<b>HEARING DATE</b>	Wednesday, June 21 <sup>st</sup> at 4:00 p.m.	
	<b>LOCATION</b>	Township of Wainfleet, Council Chambers 31940 Highway #3 PO Box 40, Wainfleet, ON L0S 1V0	
	<b>PURPOSE OF THE APPLICATION</b> The subject property is located on Abbey Road, west of Daley Ditch Road, and is known municipally as 22633 Abbey Road. The property is zoned Agricultural – A2. 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 a new single detached dwelling:		
	<b>Section of Bylaw</b>	<b>By-law Requirement</b>	<b>Application Request</b>
	Section 3.0 Definition of a Lot	Which fronts on a street that has been opened, improved, maintained and assumed for public use by the municipality, the Regional Municipality of Niagara, or the Province of Ontario, unless such a street is within a Plan of Subdivision etc.	The parcel be recognized as a lot despite not fronting onto a street as defined in Section 3.0
	Section 6.2.1 Table 6 Single Detached Dwelling as a Principal Use on a Lot, Min. Lot Frontage	46m	0m
 <p><b>Information</b></p>	<b>PURPOSE OF PUBLIC HEARING</b> 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.		
 <p><b>Have Your Say</b></p>	<b>YOUR INPUT IS ENCOURAGED! WE ARE LISTENING!</b> The Committee would appreciate receiving your written comments regarding this application by <b>June 12<sup>th</sup> 2023</b> . 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.		
 <p><b>Contact Us</b></p>	<b>NEED MORE INFORMATION?</b>  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: cdickens@wainfleet.ca  Dated this 26 <sup>th</sup> day of May, 2023. <div style="text-align: right;">   <hr/> Calvin Dickens  Secretary-Treasurer </div>		

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.






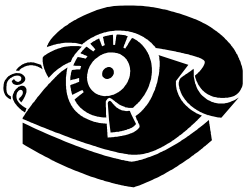


In the matter of the Planning Act; Revised Statutes of Ontario, 1990, Chapter P.13 and; notice is hereby given that an application for consent under the file number noted below will be heard by the Committee of Adjustment for the Township of Wainfleet at the date and place shown below.

 <p>Notice of Public Hearing</p>	FILE NUMBER	B03/2023W
	APPLICANT	Patrick Maloney (Agent) on behalf of Mark Harrison & Jennifer Moore (Owners)
	SUBJECT LANDS	11365 Neff Street
	HEARING DATE	Wednesday June 21, 2023 at 4:00 p.m.
	LOCATION	Township of Wainfleet Council Chambers 31940 Highway #3, Wainfleet, Ontario L0S 1V0
	<b>PURPOSE OF THE APPLICATION</b> The subject property is located on the south side of Neff Street, east of Morgan’s Point Road, and is known municipally as 11365 Neff Street.  Application is made for the consent to complete a boundary adjustment by conveying Parcel 1 (617.2m <sup>2</sup> ) to merge with Parcel 2 (303.7m <sup>2</sup> ). The purpose of the proposed boundary adjustment is to re-establish the property lines between the subject property and 11363 Neff Street after they inadvertently merged into one parcel.	
 <p>Information</p>	<b>PURPOSE OF PUBLIC HEARING</b> 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.	
 <p>Have Your Say</p>	<b>YOUR INPUT IS ENCOURAGED! WE ARE LISTENING!</b> The Committee would appreciate receiving your written comments regarding this application by <b>June 12<sup>th</sup>, 2023</b> . 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.	
 <p>Contact Us</p>	<b>NEED MORE INFORMATION?</b>  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: cdickens@wainfleet.ca  <div>  <div> Calvin Dickens  Secretary-Treasurer </div> </div> Dated this 26 <sup>th</sup> day of May, 2023.	
 <p>Legal Notice</p>	<b>IMPORTANT INFORMATION:</b> 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.	





In the matter of the Planning Act; Revised Statutes of Ontario, 1990, Chapter P.13 and; notice is hereby given that an application for consent 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.

 <p>Notice of Public Hearing</p> <p>Associated Application: A12/2023W</p>	FILE NUMBER	B04/2023W
	APPLICANT	Keith Veenhof (Agent) on behalf of Janie Susan Cutler (Owner)
	SUBJECT LANDS	22623 Abbey Road
	HEARING DATE	Wednesday June 21 <sup>st</sup> , 2023 at 4:00 p.m.
	LOCATION	Township of Wainfleet Council Chambers 31940 Highway #3, Wainfleet, Ontario L0S 1V0
	<b>PURPOSE OF THE APPLICATION</b> The subject property is located on the south side of Abbey Road, west of Daley Ditch Road and is known municipally as 22623 Abbey Road.  Application is made for the consent to create an easement over Parcel 1 (5,707m <sup>2</sup> ) in favour of Parcel 3 (22633 Abbey Road). The easement is needed to provide access to Parcel 3 from the Township portion of Abbey Road.	
 <p>Information</p>	<b>PURPOSE OF PUBLIC HEARING</b> 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.	
 <p>Have Your Say</p>	<b>YOUR INPUT IS ENCOURAGED! WE ARE LISTENING!</b> The Committee would appreciate receiving your written comments regarding this application by <b>June 12<sup>th</sup>, 2023</b> . 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.	
 <p>Contact Us</p>	<b>NEED MORE INFORMATION?</b>  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: cdickens@wainfleet.ca  Dated this 26 <sup>th</sup> day of May, 2023. <div>  <p>Calvin Dickens Secretary-Treasurer</p> </div>	
 <p>Legal Notice</p>	<b>IMPORTANT INFORMATION:</b> 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.	

