

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**

<b>FILE NUMBER</b>	A12/2024W
<b>APPLICANT</b>	Landwise c/o Edward John on behalf of Lakewood Beach Properties Ltd. c/o Dan Raseta
<b>SUBJECT LANDS</b>	11705 Lakeshore Road Lots 1-41 on Niagara South Vacant Land Condominium Plan 206, Part of Lots 16 & 17, Concession 1, 59R15051 Part 1
<b>HEARING DATE</b>	Wednesday August 21, 2024 at 4:00 p.m.
<b>LOCATION</b>	Township of Wainfleet Council Chambers 31940 Highway #3, Wainfleet, Ontario

**PURPOSE OF THE APPLICATION**

The subject property is located on the south side of Lakeshore Road, between Side Road 18 and Belleview Beach Road. The subject property is zoned Residential Lakeshore - RLS.C15-36, Open Space – O-3 & O-6 with a Hazard Overlay. The site-specific exception 36 provides zoning provisions for the approved condominium development.

An application for a minor variance has been submitted to request relief from the following provisions of Zoning By-law 034-2014 to facilitate the construction of the approved condominium development:

**KEY MAP**



Section of Bylaw	By-law Requirement	Application Request
Section 7.4 Table 12 – RLS-36 (i) Depth of dwelling	The depth of a dwelling shall not exceed 3 m beyond the average depth of the adjacent dwellings.	Maximum dwelling depth of 50% of the lot depth for Lakeshore units and 75% of the lot depth for non-Lakeshore units
Section 7.4 Table 12 – RLS.36 (k) Maximum Lot Coverage (Lakeshore Units)	30%	35% for Units 2-10, 16-18 and 29-31
Section 7.4 Table 12 – RLS.36 (n) Front wall of attached garage	Front wall of an attached garage shall be recessed from the front wall by a minimum of 0.2 m	Provision shall only apply to non-Lakeshore Units

**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!**

The Committee would appreciate receiving your written and/or verbal comments regarding this application. For consideration within the recommendation report and circulation in the comments package, written comments must be received by **August 12, 2024**. 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 public hearing. Unless indicated otherwise, personal information and all comments will become part of the public record and may be publicly released.

	<p>It is recommended that the applicant or authorized agent of the applicant 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>
 <p><b>Information</b></p>	<p><b>NEED MORE INFORMATION?</b>              Information regarding the application, including copies of submitted drawings and supporting studies, is available on the Township's website at <a href="http://www.wainfleet.ca/coa">www.wainfleet.ca/coa</a> by clicking on the Committee of Adjustment Notices tab. Any person requiring further information on the application should contact Sarah Ivins, Planner, at 905-899-3463 ext. 225 or <a href="mailto:planning@wainfleet.ca">planning@wainfleet.ca</a>.</p> <p>If you require any accommodations to participate in the public hearing or wish to request a copy of the decision of the Committee of Adjustment, please contact David Scott, Secretary – Treasurer at 905-899-3463 ext. 226 or <a href="mailto:dscott@wainfleet.ca">dscott@wainfleet.ca</a>.</p>

Dated this 22<sup>nd</sup> day of July, 2024.



David Scott  
 Secretary – Treasurer

