

DATE: April 28th, 2021

REPORT NO: COA-011-21

SUBJECT: **Recommendation Report**
Application for Minor Variance by Philip and Valerie Vanderveen
File No. A09/2021WL

CONTACT: Madyson Etzl, Planner II
Brian Treble, Director of Planning and Building

OVERVIEW:

- A minor Variance application has been submitted by Philip and Valerie Vanderveen for the property legally known as Concession 6, Part Lot 22, RP 30R10653; PART 1; in the former Township of Gainsborough, now in the Township of West Lincoln, Region of Niagara. Municipally known as 5449 Sixteen Road.
- This Minor Variance application has been applied for to requests a variance to permit an accessory building to be built 10.33 square meters (111.19 square feet) larger than the total maximum lot coverage allowed for accessory buildings on a property zoned Residential Low Density Type 1A 'R1A' whereas Table 1-2 of the Township Zoning Bylaw 2017-70, as amended, identifies that the total lot coverage for accessory buildings on a R1A zoned property is 200 square meters or 8% of the lot area, whichever is less.
- The property already has an existing accessory building, which has a size of 111.48 square meters (1,199.96 square feet).
- In order to meet the Township Zoning Bylaw 2017-70, as amended, total lot coverage for accessory buildings the applicants would have to build their second accessory building at a size of 88.52 square meters (952.82 square feet).
- This variance would allow the applicants to build their proposed accessory building with an accessory dwelling unit at a size of 98.85 square meters (1,064.01 square feet).
- The applicants believe that 98.85 square meters would offer them enough space to build their accessory building with a dwelling unit.
- This application has been reviewed against the four tests of a Minor Variance and can be recommended for approval; subject to conditions related to the property's septic system.
- Specifically, that the property's septic system be assessed to determine if it could handle the current and potential increased loading.

RECOMMENDATION:

1. THAT, the application for the first Minor Variance made by Philip and Valerie Vanderveen as outlined in Report COA-011-21, to permit a second accessory building to be built with a total size of 98.85 square metres, BE APPROVED; subject to the following conditions:
 - a. That, documentation be provided by the applicant indicating that the proposed dwelling unit will be in compliance with Part 8, Ontario Building Code.
 - b. That, the document be reviewed and approved by the West Lincoln Building Department.

BACKGROUND:

The subject lands are situated on the north side of Sixteen Road, east of St Ann's Road and south of Attema Crescent, being legally described as Concession 6, Part Lot 22, RP 30R10653; PART 1, in the former Township of Gainsborough, now in the Township of West Lincoln, Regional Municipality of Niagara. The subject property is municipally known as 5449 Sixteen Road. (See attachment 1 for a site sketch)

The subject property is approximately 2.18 acre (0.88 hectares) in size. The property has a Hamlet Settlement Area designation and is zoned Residential Low Density Type 1A 'R1A'. The surrounding south, west, and east properties to 5449 Sixteen Road also share the Hamlet Settlement Area designation and Residential Low Density Type 1A 'R1A' zoning. While the surrounding properties to the north have a Good General Agricultural designation and are zoned Agricultural and Agricultural-Related.

This Minor Variance application has been applied for to request a variance to permit an accessory building to be built 10.33 square meters (111.19 square feet) larger than the total maximum lot coverage allowed for accessory buildings on a property zoned Residential Low Density Type 1A 'R1A' whereas Table 1-2 of the Township Zoning Bylaw 2017-70, as amended, identifies that the total lot coverage for accessory buildings on a R1A zoned property is 200 square meters or 8% of the lot area, whichever is less.

The property already has an existing accessory building, which has a size of 111.48 square meters (1,199.96 square feet). In order to meet the Township Zoning Bylaw 2017-70, as amended, total lot coverage for accessory buildings the applicants would have to build their second accessory building at a size of 88.52 square meters (952.82 square feet). This variance would allow the applicants to build their proposed accessory building with an accessory dwelling unit at a size of 98.85 square meters (1,064.01 square feet). The applicants believe that 98.85 square meters would offer them enough space to build their accessory building with a dwelling unit.

CURRENT SITUATION:

Planning Staff have completed an analysis of the proposed Minor Variance application and can provide the following evaluation:

Does the proposal maintain the general intent and purpose of the Official Plan?

Respecting Our Roots, Realizing Our Future

Yes

The property is designated as Hamlet Settlement Area under the Township's Official Plan. The purpose of the Township's Hamlet Settlement Areas is to provide residential and associated commercial, institutional, recreational and open space land uses within existing and established hamlet settlement areas of the Township. The Township now has fifteen hamlets across the community. The property located at 5449 Sixteen Road is within the Township's St' Ann's hamlet, which is an original hamlet within West Lincoln.

The minor variance application is proposing to increase the total maximum lot coverage for accessory buildings on their property by 10.33 square meters (111.19 square feet) or by 5%, to permit a proposed accessory building with a dwelling unit to have a size of 98.85 square meters. The proposed building with a dwelling unit is accessory to the existing residence on the property, and would not significantly impact the environment nor negatively impact neighbouring residential properties.

The predominant use of land in Hamlet Settlement Area is single-detached dwellings. Both Objective 7.2.2.A and Policy 7.2.3.C of the Official Plan indicate the support for residential development in Hamlet Settlement Areas. Objective 7.2.2.A indicates The intent of this designation is to recognize and encourage further development within the defined Hamlet communities that provides both residential accommodation and a service function to the larger agricultural and rural community. While Policy 7.2.3.C identifies that the protection of residential uses within Hamlet will be given priority over other uses, especially in the case of neighbouring uses which are deemed not compatible. The onus will be on the new non-residential use to ensure compatibility with adjacent residential uses.

The proposed minor variance to increase the total lot coverage for accessory buildings would allow the applicants to build an accessory building with a dwelling unit at a size that would be adequate for residential use. This variance is inline with the Official Plan for Hamlet areas as it is to promote residential development by way of an accessory dwelling unit in the area. Further Section 17.1 of the Township's Official plan supports the variance as the accessory dwelling unit offers an affordable alternative for of housing in the settlement area.

A single-detached dwelling and an accessory building already exist on the property in question. The proposed larger accessory building would provide a space for the applicants to live while their daughter son-in-law and their 3 children could reside in the existing dwelling.

The applicants have chosen to build their accessory dwelling within a new accessory building instead of as an addition at the rear of the existing home on the property to avoid cutting down trees that have taken 15 years to mature and provide shade and contour to the yard. If the applicants were to have cut down these tresses they would have been able to build an accessory dwelling unit attached to their home at a size of 100 square metres (1,076.39 square feet), which is a larger size then they are requesting.

Township Planning Staff are of the opinion that the requested minor variance meets the general intent and purpose of the Official Plan as the proposed uses are permitted and generally fits the character of the surrounding area.

Does the proposal maintain the general intent and purpose of the Zoning By-law?
Yes

The subject land is zoned Residential Low Density Type 1A 'R1A' in the Townships Zoning By-law 2017-70, as amended, and is 2.18 acre (0.88 hectares) in size. The residential zone permits single detached dwellings and their associated accessory buildings. The proposed accessory building is a permitted use under the regulations of the Residential Zone.

Under Table 1-2 of the Township's Zoning By-law 2017-70, as amended, indicates that the total lot coverage for accessory buildings on a R1A zoned property is 200 square meters or 8% of the lot area, whichever is less. 8% of the applicants' property is 706.11 square metres. Therefore, the total lot coverage for accessory buildings on a R1A zoned property is 200 square meters.

The property already has an existing accessory building, which has a size of 111.48 square meters (1,199.96 square feet). In order to meet the Township Zoning Bylaw 2017-70, as amended, total lot coverage for accessory buildings the applicants would have to build their second accessory building at a size of 88.52 square meters (952.82 square feet). However, since they would like to use the second floor of the accessory building for an accessory dwelling unit they do not believe that 88.52 square meters is a large enough living space.

The requested addition 10.33 square meters for an accessory building with a dwelling unit of 98.85 square meters is also a size that is less than maximum accessory dwelling unit size that the applicants are entitled to in Section 3.2.1.G.ii. Section 3.2.1.G.ii indicates that an accessory dwelling unit shall have a minimum floor area of 40 square metres and a maximum floor area of the lesser of 100 square metres or 40% of the floor area of the main building. The applicant indicates that the floor area of their main building 266.84 square meters. 40% of the floor area of the main building is roughly 106.74 square meters. Therefore, the applicant would be entitled to an accessory building of 100 square meters in size.

As such, Township staff are of the opinion that this application meets the general intent of the Township Zoning Bylaw.

Is the proposal desirable for the appropriate development or use of the land?
Yes

The applicant has proposed to construct an accessory building that would exceed the total lot coverage for accessory buildings permitted on their property. However, it is important to know that the proposed accessory building with a dwelling unit is smaller than the maximum ground floor area for the building. The reason the proposed accessory building exceeds the total lot coverage for accessory buildings permitted on

their property is because of the size of the existing accessory building on their property that has a size of 111.48 square meters (1,199.96 square feet).

This accessory building is proposed to be located behind the existing single detached dwelling towards the rear of the property surrounded to the south and west by mature trees. The proposed location then does not impact the property's neighbours and does not impact the streetscape appearance of the area.

As such, Planning Staff are of the opinion that the requested variance is appropriate development and use of the only land that can be used for this specific development on this property.

Is the proposal minor in nature?

Yes

The subject application is requesting to permit a proposed accessory building with a dwelling unit to increase the total lot coverage for accessory buildings on the property by 10.33 square meters. The proposed accessory building with a dwelling unit that would increase the total lot coverage by 10.33 has a size of 98.85 square meters. 98.85 square meters is smaller than maximum size the applicants are permitted for an accessory building. To avoid cutting down mature trees on the property and adding the accessory dwelling unit as an addition to the applicants home they are requesting the variance to have the accessory dwelling unit in an accessory building that would increase their total permitted lot coverage for an accessory dwelling by only 5%.

As such, planning staff are of the opinion that the requested variance is minor in nature.

FINANCIAL IMPLICATIONS:

There are no financial implications associated with this application.

INTER-DEPARTMENTAL COMMENTS:

Notification was mailed to all applicable agencies and departments on April 9th 2021. A yellow sign was also posted on the property a minimum of 10 days before the hearing.

The Township's Septic Inspector has indicated that the property's septic system must be assessed to determine if it could handle the current and potential increased loading.

The Public Works Department has no objections or comments to provide on this application.

The Niagara Peninsula Conservation Authority has no objections on this application.

The Niagara Region has indicated that the subject property exhibits potential for the discovery of archaeological resources due to proximity to numerous registered archaeological sites. The Provincial Policy Statement (PPS) and Regional Official Plan (ROP) provide direction for the conservation of significant cultural heritage and archaeological resources. Specifically, Section 2.6.2 of the PPS and Policy 10.C.2.1.13 of the ROP state that development and site alteration are not permitted on lands containing archaeological resources or areas of archaeological potential, unless

significant archaeological resources have been conserved. Based on available aerial imagery, it does not appear that the area of the proposed accessory building has been subjected to recent, intensive or extensive ground disturbance as defined by the Province. Prior to the construction of the proposed accessory building, the Committee should be satisfied that the location of any construction works has been subjected to ground disturbance or require the completion of at least a Stage 1 Archaeological Assessment to address cultural heritage policies. It is recommended that the applicant provide information (including the envelope of previous disturbance/construction works, location of any fill placed on the site, grading works, etc.) to the Committee to confirm the requirement for an archaeological assessment.

PUBLIC COMMENTS:

Notification was mailed to all neighbouring properties within a 60m radius of the subject lands April 9th 2021. A notice was posted to the Township's website on the same day, and a Yellow sign was posted on the property a minimum of 10 days before the hearing.

No public comments have been received as of April 23rd, during the preparation of this report.


CONCLUSION:

A Minor Variance application has been submitted by Philip and Valerie Vanderveen for the property municipally known as 5449 Sixteen Road. The Minor Variance application is submitted to permit a proposed accessory building with an accessory dwelling unit to be built at a size of 98.85 square meters which increases the property's total accessory buildings lot coverage by 5%. Planning staff are of the opinion that this application meets all four tests of a minor variance, and as such, can recommend approval of this application.

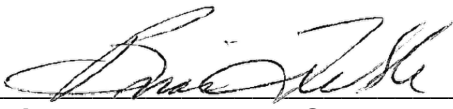
ATTACHMENTS:

1. Location Map
2. Site Sketch
3. Accessory Building Zoning Provisions
4. Agency Comments

Prepared by:



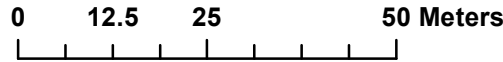
Madyson Etzl
Planner I



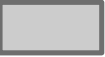
Brian Treble, RPP, MCIP
Director of Planning and Building



Location Map
5449 Sixteen Road

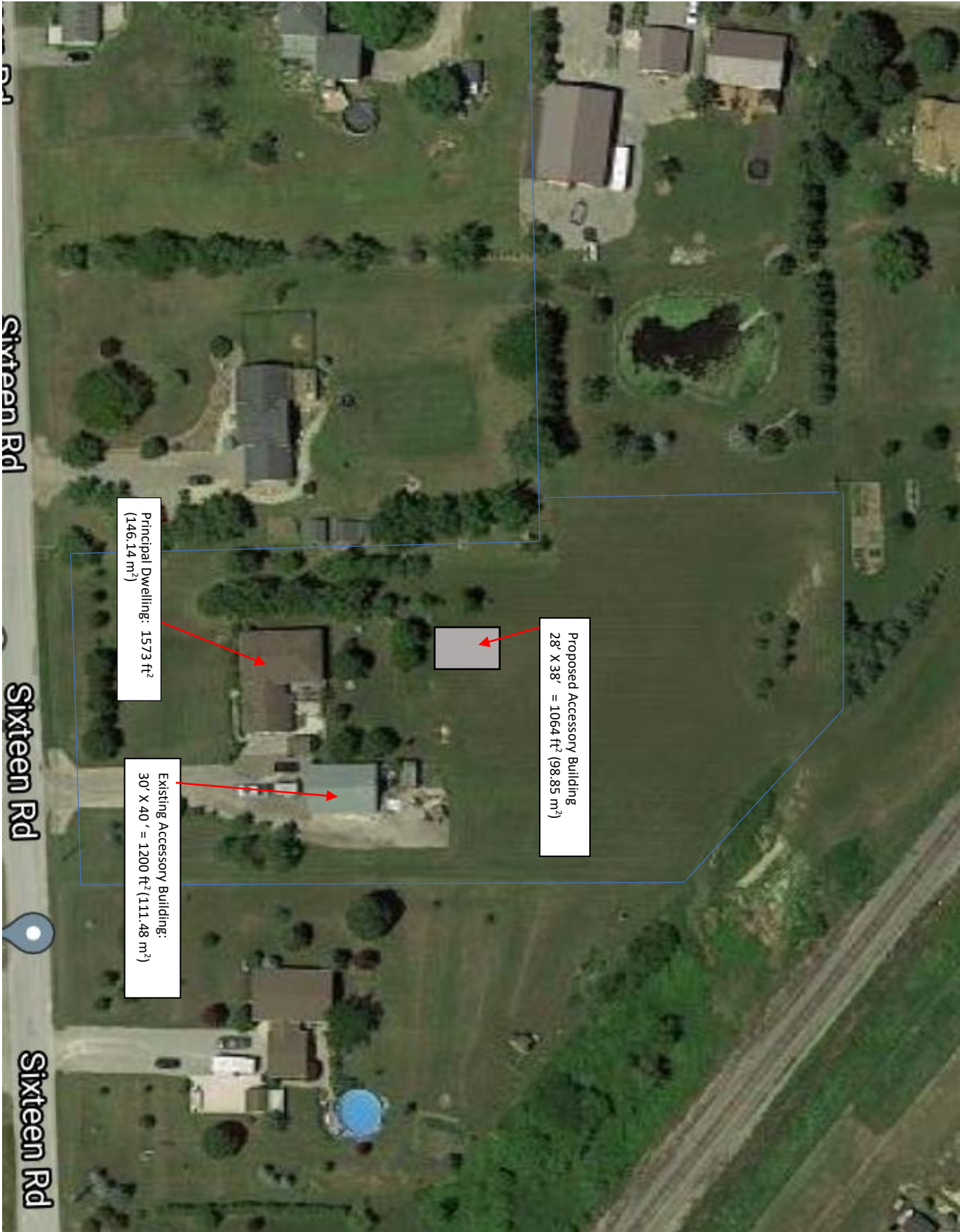


Legend



Subject Property

SKETCH B



PART 3. GENERAL PROVISIONS

3.1 ACCESSORY BUILDINGS OR STRUCTURES AND ACCESSORY USES

The following regulations apply to *accessory buildings or structures* and *accessory uses*:

- a) Where this By-law permits a *lot* to be used or a *building or structure* to be *erected* or used for a permitted *use*, that *use* shall include any *accessory building or structure* and any *accessory use*.
- b) An *accessory building or structure* shall not be used for human habitation or an occupation for gain or profit, except if specifically permitted by this By-law.
- c) An *accessory building or structure* and *accessory use* shall be located on the same *lot* as the *principal use* to which it is associated.
- d) An *accessory building or structure* shall not be *erected* on a *lot* prior to the *erection* of the *main building* on the *lot* or prior to the establishment of the *principal use* to which it is associated, except if specifically permitted by this By-law.
- e) An *accessory building or structure* or part thereof shall not be located within an easement that is in favour of a *public authority*.
- f) An *accessory building or structure* shall not include any storage or *pre-fabricated shipping container*, portable storage unit, repurposed *motor vehicle* or *trailer*, in whole or in part, except:
 - i. In the Service Commercial Zone outside of *settlement areas*, on a *lot* having a minimum *lot area* of 2 hectares, a maximum of 2 *pre-fabricated shipping containers* are permitted as *accessory structures* to be located in the *rear yard* or *interior side yard* only;
 - ii. In Employment Zones, in the *rear yard* or *interior side yard* only; and,
 - iii. In Agricultural Zones, a *pre-fabricated shipping container* is permitted as an *accessory structure*, accessory to an *agricultural use*, to a maximum of 1 *pre-fabricated shipping container* per 4 hectares of *lot area* and not exceeding a total of 5 *pre-fabricated shipping containers* on a *lot*. (Bylaw 2018-61)
- g) Certain *accessory buildings or structures* and *accessory uses* are subject to additional regulations contained in other Sections or Subsections of this By-law as follows:
 - i. *Accessory dwelling units*: refer to Subsection 3.2.1;
 - ii. *Accessory farm dwellings*: refer to Subsection 3.2.2;
 - iii. *Agri-tourism / value-added uses*: refer to Section 3.11;
 - iv. Allowable projections: refer to Section 3.3;
 - v. *Bed and breakfast establishments*: refer to Subsection 3.4;
 - vi. *Bicycle parking facilities*: refer to Subsection 3.12.4;
 - vii. *Drive-through facilities*: refer to Subsection 3.12.3;
 - viii. *Garden suites*: refer to Subsection 3.2.4;
 - ix. *Home occupations* and *home industries*: refer to Subsection 3.7;
 - x. *Landscaping* and *planting strips*: refer to Section 3.9;
 - xi. *On-farm diversified uses*: refer to Section 3.11;

- xii. Parking and loading facilities: refer to Section 3.12;
- xiii. *Private garages*: refer to Subsection 3.12.7;
- xiv. *Renewable energy systems*: refer to Section 3.15;
- xv. *Signs*: refer to Section 3.23;
- xvi. *Swimming pools*: refer to Subsection 3.24;
- xvii. *Waste storage enclosures*: refer to Section 3.26.

- h) In addition to the above, an *accessory building or structure* shall comply with the regulations in Tables 1-1 and 1-2 based on the applicable *zone*.

Table 1-1: Regulations for Accessory Buildings and Structures in Agricultural Zones

Regulation		Accessory Buildings or Structures in an Agricultural Zone		
		Type 1 (0.1 to 10m ²)	Type 2 (10.1 to 100m ²)	Type 3 (greater than 100m ²)
Maximum <i>ground floor area</i> per <i>building</i> or <i>structure</i>		10m ²	100m ²	Based on maximum <i>lot coverage</i> (see below)
Maximum number of <i>accessory buildings</i> or <i>structures</i> per <i>lot</i>	<i>Accessory buildings</i>	3	2	Based on maximum <i>lot coverage</i> (see below)
	<i>Accessory Structures</i>	Based on maximum <i>lot coverage</i> (see below)		
Permitted <i>yards</i>		All <i>Yards</i> except the <i>required front yard</i> or <i>required exterior side yard</i> , except that a Type 1 <i>accessory building or structure</i> used for the retail sale of farm produce shall be permitted in the <i>required front yard</i> and <i>required exterior side yard</i>		
Minimum setback to <i>front lot line</i>		No closer to the <i>front lot line</i> than the <i>main building</i> , and in accordance with the minimum <i>yard</i> requirements of the applicable <i>zone</i> , except that a Type 1 <i>accessory building or structure</i> used for the retail sale of farm produce shall not be located any closer than 6 metres to the <i>front lot line</i>		
Minimum setback to <i>exterior side lot line</i>		No closer to the <i>exterior side lot line</i> than the <i>main building</i> , except that a detached <i>private garage</i> in the <i>rear yard</i> shall not be located any closer than 6 metres to the <i>exterior side lot line</i> , and a Type 1 <i>accessory building or structure</i> used for the retail sale of farm produce shall not be located any closer than 6 metres to the <i>exterior side lot line</i>		
Minimum setback to <i>interior side lot line</i>		1.2 metres	2 metres	7.5 metres
Minimum setback to <i>rear lot line</i>				
Maximum <i>height</i>		3 metres	5.5 metres	10 metres
Maximum <i>lot coverage</i> of all <i>accessory buildings</i> or <i>structures</i> on the <i>lot</i>	<i>Lot area</i> 0.4 ha or less	8%, of the <i>lot area</i> , provided the <i>lot coverage</i> shall not exceed the maximum <i>lot coverage</i> requirement for all <i>buildings</i> and <i>structures</i> in the respective <i>zone</i>		Not permitted on this <i>lot size</i>
	<i>Lot area</i> 0.5 ha to 2 ha	Greater of 5% or 320m ² , provided the <i>lot coverage</i> shall not exceed the maximum <i>lot coverage</i> requirement for all <i>buildings</i> and <i>structures</i> in the respective <i>zone</i>		
	<i>Lot area</i> 2.1 ha to 10 ha	Greater of 2.5% or 1,000 m ² , provided the <i>lot coverage</i> shall not exceed the maximum <i>lot coverage</i> requirement for all <i>buildings</i> and <i>structures</i> in the respective <i>zone</i>		
	<i>Lot area</i> greater than 10 ha	Greater of 1% or 2,500 m ² , provided the <i>lot coverage</i> shall not exceed the maximum <i>lot coverage</i> requirement for all <i>buildings</i> and <i>structures</i> in the respective <i>zone</i>		
Minimum setback from <i>main building</i> ⁽¹⁾		1.5 metres	3 metres	
Maximum distance from a <i>main building</i>		The nearest point of a wall of the accessory building must be located within 50 metres of the <i>main building</i> (Bylaw 2018-61)		

⁽¹⁾ No projection shall be permitted into this required setback. This setback does not apply to a balcony, deck, fence, patio, porch, roof-mounted solar panels, satellite dish/antenna, steps, sunroom, walkway or other accessory structure normally appurtenant to a *main building*.

Table 1-2: Regulations for Accessory Buildings and Structures in Non-Agricultural Zones

Regulation		Accessory Buildings or Structures in a Residential Zone	Accessory Buildings or Structures in a Commercial, Institutional or Open Space Zone	Accessory Buildings or Structures in an Employment Zone
Maximum ground floor area per building or structure	RuR and R1A Zones	100m ²	Based on maximum <i>lot coverage</i> (see below)	
	All other Residential Zones	50m ²		
Maximum number of accessory buildings or structures per lot	Accessory buildings	2		
	Accessory Structures	Based on maximum <i>lot coverage</i> (see below)		
Permitted yards		Interior Side Yard Rear Yard	All Yards	
Minimum setback from <i>front lot line</i>		No closer to the <i>front lot line</i> than the <i>main building</i>	4.5 metres	15 metres
Minimum setback to <i>exterior side lot line</i>		No closer to the <i>exterior side lot line</i> than the <i>main building</i> , except that a detached <i>private garage</i> in the <i>rear yard</i> shall not be located any closer than 6 metres to the <i>exterior side lot line</i>		
Minimum setback to <i>interior side lot line</i>		1.2 metres, except that this shall not apply to prevent a permitted detached <i>private garage</i> which services two <i>dwellings</i> that are each on a separate <i>lot</i>	1.2 metres, or as required in the applicable <i>zone</i> where a lesser <i>interior side yard</i> is required for the <i>main building</i>	5 metres
Minimum setback to <i>rear lot line</i>			1.2 metres	7.5 metres
Maximum <i>height</i>		5 metres	6 metres	10 metres
Maximum <i>lot coverage</i>	RuR and R1A Zones	200m ² or 8% of the lot area, whichever is less, provided the <i>lot coverage</i> shall not exceed the maximum <i>lot coverage</i> requirement for all <i>buildings</i> and <i>structures</i> in the respective <i>zone</i>	8% of the <i>lot area</i> , provided the <i>lot coverage</i> shall not exceed the maximum <i>lot coverage</i> requirement for all <i>buildings</i> and <i>structures</i> in the respective <i>zone</i>	
	All other Residential Zones	100m ² or 8% of the lot area, whichever is less, provided the <i>lot coverage</i> shall not exceed the maximum <i>lot coverage</i> requirement for all <i>buildings</i> and <i>structures</i> in the respective <i>zone</i>		
Minimum setback from <i>main building</i> ⁽¹⁾		1.5 metres	3 metres	

⁽¹⁾ No projection shall be permitted into this required setback. This setback does not apply to a balcony, deck, fence, patio, porch, roof-mounted solar panels, satellite dish/antenna, steps, sunroom, walkway or other accessory structure normally appurtenant to a main building.

Meghan Birbeck

From: Alderman, Aimee <Aimee.Alderman@niagararegion.ca>
Sent: April 20, 2021 12:36 PM
To: Meghan Birbeck
Cc: Development Planning Applications
Subject: RE: Notice of Hearing - A082021WL - Philip and Valerie Vanderveen

Hi Meghan,

Regional Planning and Development Services staff has reviewed the Minor Variance application at 5449 Sixteen Road in West Lincoln, for a proposed accessory building, and provide the following comments:

- The subject property exhibits potential for the discovery of archaeological resources due to proximity to numerous registered archaeological sites. The Provincial Policy Statement (PPS) and Regional Official Plan (ROP) provide direction for the conservation of significant cultural heritage and archaeological resources. Specifically, Section 2.6.2 of the PPS and Policy 10.C.2.1.13 of the ROP state that development and site alteration are not permitted on lands containing archaeological resources or areas of archaeological potential, unless significant archaeological resources have been conserved. Based on available aerial imagery, it does not appear that the area of the proposed accessory building has been subjected to recent, intensive or extensive ground disturbance as defined by the Province. Prior to the construction of the proposed accessory building, the Committee should be satisfied that the location of any construction works has been subjected to ground disturbance or require the completion of at least a Stage 1 Archaeological Assessment to address cultural heritage policies. It is recommended that the applicant provide information (including the envelope of previous disturbance/construction works, location of any fill placed on the site, grading works, etc.) to the Committee to confirm the requirement for an archaeological assessment.

Should you have any questions regarding the above comments, please contact me.

Thank you,

Aimee Alderman, MSc, MCIP, RPP

Development Planner

Planning and Development Services

Regional Municipality of Niagara | www.niagararegion.ca

1815 Sir Isaac Brock Way, Thorold, ON L2V 4T7

Phone: 905-980-6000 ext. 3352 | Toll-free: 1-800-263-7215

Email: aimee.alderman@niagararegion.ca

From: Meghan Birbeck <mbirbeck@westlincoln.ca>

Sent: Monday, April 12, 2021 11:05 AM

To: Alderman, Aimee <Aimee.Alderman@niagararegion.ca>; Nikolas Wensing <nwensing@npca.ca>; Mike DiPaola <mdipaola@westlincoln.ca>; Jennifer Bernard <jbernard@westlincoln.ca>; John Schonewille <jschonewille@westlincoln.ca>; Barb Behring <bberhing@westlincoln.ca>; Lyle Killins <lkillins@live.com>; Jeni Fisher <jfisher@westlincoln.ca>; Madyson Etzl <metzl@westlincoln.ca>; Gerrit Boerema <gboerema@westlincoln.ca>; Brian

Memo

To: Meghan Birbeck, Planner I
From: Jennifer Bernard, Coordinator of Engineering Services
Date: April 21, 2021
Re: File A08/2021WL – Philip and Valerie Vanderveen (5449 Sixteen Rd)

A review has been completed of this minor variance application to permit an accessory building \pm 10.33 square meters larger than the total maximum lot coverage allowed for accessory buildings on a property zoned Residential Low Density Type 1A 'R1A' in the Township Zoning Bylaw 2017-70.

Public Works has no objections or comments to provide on this application.

Meghan Birbeck

From: Nikolas Wensing <nwensing@npca.ca>
Sent: April 22, 2021 3:08 PM
To: Meghan Birbeck
Subject: Re: Notice of Hearing - A082021WL - Philip and Valerie Vanderveen

Hello Meghan,

The NPCA's regulated mapping indicates the presence of an NPCA regulated Watercourse on the subject property. However, after further review by NPCA's technical staff, it has been determined that the watercourse mapped on the property appears to no longer be in existence.

As such, the NPCA will have no objection to the proposed Minor Variance application.

Sincerely,

**Nikolas Wensing, B.A., MPlan
Watershed Planner**

Niagara Peninsula Conservation Authority (NPCA)
250 Thorold Road West, 3rd Floor, Welland, ON, L3C 3W2
905-788-3135, ext. 228
nwensing@npca.ca
www.npca.ca

From: Meghan Birbeck <mbirbeck@westlincoln.ca>
Sent: Monday, April 12, 2021 11:05 AM
To: Alderman, Aimee <Aimee.Alderman@niagararegion.ca>; Nikolas Wensing <nwensing@npca.ca>; Mike DiPaola <mdipaola@westlincoln.ca>; Jennifer Bernard <jbernard@westlincoln.ca>; John Schonewille <jschonewille@westlincoln.ca>; Barb Behring <bbering@westlincoln.ca>; Lyle Killins <lkillins@live.com>; Jeni Fisher <jfisher@westlincoln.ca>; Madyson Etzl <metzl@westlincoln.ca>; Gerrit Boerema <gboerema@westlincoln.ca>; Brian Treble <btreble@westlincoln.ca>; Ray Vachon <rvachon@westlincoln.ca>
Subject: Notice of Hearing - A082021WL - Philip and Valerie Vanderveen

Good afternoon,

Please find attached the above mentioned Notice of Hearing for the Minor Variance application for **A08/2021WL – Philip and Valerie Vanderveen**.

If you have any new comments regarding this application I would appreciate if I could get them to me by Friday, April 23rd, 2021.

If you have any questions, please contact myself at 905-957-5140 or by email at mbirbeck@westlincoln.ca

Sincerely,
Meghan Birbeck