





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	A05/2025W					
	APPLICANT	Morgan & Stephanie Wellens					
	SUBJECT LANDS	12755 Lakeshore Road Plan 24 Concession 1 Part Lot 27 Lots 12 & 13 NP 7					
	HEARING DATE	Wednesday September 17, 2025 at 4:00 p.m. (REVISED DATE)					
	LOCATION	Township of Wainfleet Council Chambers 31940 Highway #3, Wainfleet, Ontario					
	PURPOSE OF THE APPLICATION	KEY MAP					
	The subject property is located on the south side of Lakeshore Road, between Minor and Campbell Roads. The subject property is zoned Residential Lakeshore – RLS.C15 with a Hazard Overlay. The subject property currently contains two existing dwellings and an accessory structure.						
	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 expansion of a legal non-conforming use through the construction of a detached garage on the subject property:						
	<table><tr><th>Section of Bylaw</th><th>By-law Requirement</th><th>Application Request</th></tr><tr><td>Section 4.21 Table 2 – Accessory Building Minimum Setback from Front Lot Line</td><td>6 m</td><td>1 m</td></tr></table>			Section of Bylaw	By-law Requirement	Application Request	Section 4.21 Table 2 – Accessory Building Minimum Setback from Front Lot Line
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Section 4.21 Table 2 – Accessory Building Minimum Setback from Front Lot Line	6 m	1 m					
	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 September 8, 2025 . 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.						
	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.						
 Information	NEED MORE INFORMATION? Information regarding the application, including copies of submitted drawings and supporting studies, is available on the Township's website at www.wainfleet.ca/coa 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 planning@wainfleet.ca .						
	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 dscott@wainfleet.ca .						

Dated this 5th day of September, 2025.

David Scott

David Scott
Secretary – Treasurer

