
Notice of Public Hearing For Minor Variance & Consent

Application No. B08/21, A16/21

Applicant: C. Shindruk

Agent: M. Cory of Malone Given Parsons Ltd.

Owner: R. & K. Thompson

Take Notice that an application to the Committee of Adjustment has been submitted for a Provisional Consent to Sever pursuant to Section 53 and an application for a minor variance to the Township of Springwater Comprehensive Zoning By-law 5000 pursuant to Section 45 of the *Planning Act*, c.P.13, R.S.O. 1990 as amended for lands known municipally as **2823 Wilson Drive** and legally described as West Half of Lot 15 Concession 6, former Township of Vespra, now in the Township of Springwater, Roll No. 4341 010 003 31200 0000.

The purpose of the application is to obtain approval to sever the northeast portion of the subject lands consisting of approximately 12.33 hectares (30.46 acres) of lot area for future subdivision purposes in line with the applicable designations of the Midhurst Secondary Plan. The applicant proposes to retain approximately 29.29 hectares (72.37 acres) of lot area with approximately 624.9 metres (2,050.20 feet) of lot frontage on Wilson Drive for continued agricultural uses.

To recognize a deficient retained lot area for agricultural uses the applicant has submitted a minor variance application (A16/21) and is seeking relief from a provision of the Zoning By-law, as described below:

1. Minimum lot area of 29.29 hectares (72.38 acres), whereas Section 33.3.2 requires a minimum lot area of 35.0 hectares (86.48 acres).

A location map is provided on the back of this Notice.

The Committee of Adjustment for the Township of Springwater will consider this application on **Wednesday, May 26, 2021 at 7:00 p.m.** virtually via *Zoom*. The hearing will also be livestreamed on the Township's YouTube channel at: <https://www.springwater.ca/live>.

Alternatively, you can listen to the meeting through *Zoom* by dialing 1-647-558-0588 and inputting the **meeting ID: 851 0969 8125** when prompted.

To participate in the hearing on *Zoom* please follow the attached "Frequently Asked Questions, Protocol for Public Participation in Virtual Public Meetings" document. Any person may make a submission in support of, in opposition to, or ask a question regarding the proposed Consent. Written submissions are recommended and can be made to the Planning Department by email, regular post or the drop box located at the Administration Building. Please ensure all written submissions include your name, address and the application number.

If you wish to provide an oral submission during the hearing, please refer to the attached "Frequently Asked Questions Protocol for Public Participation in Virtual Public Meetings" document and follow the instructions listed under "How do I make an oral submission during the meeting?" Please note, you will be required to pre-register by 4:30pm on the day before the meeting date.

If you wish to be notified of the decision of the Committee of Adjustment in respect of the proposed applications, you must make a written request to the Township of Springwater Committee of Adjustment by email, regular post or the drop box located at the Administration Building.

If you do not participate in the hearing or request notification of the Committee’s decision, it may proceed in your absence and, except as otherwise provided in the Planning Act and you will not be entitled to any further notice of the proceedings. Failure of the applicant(s) or their authorized agent to participate at any hearing may result in the automatic dismissal of the application.

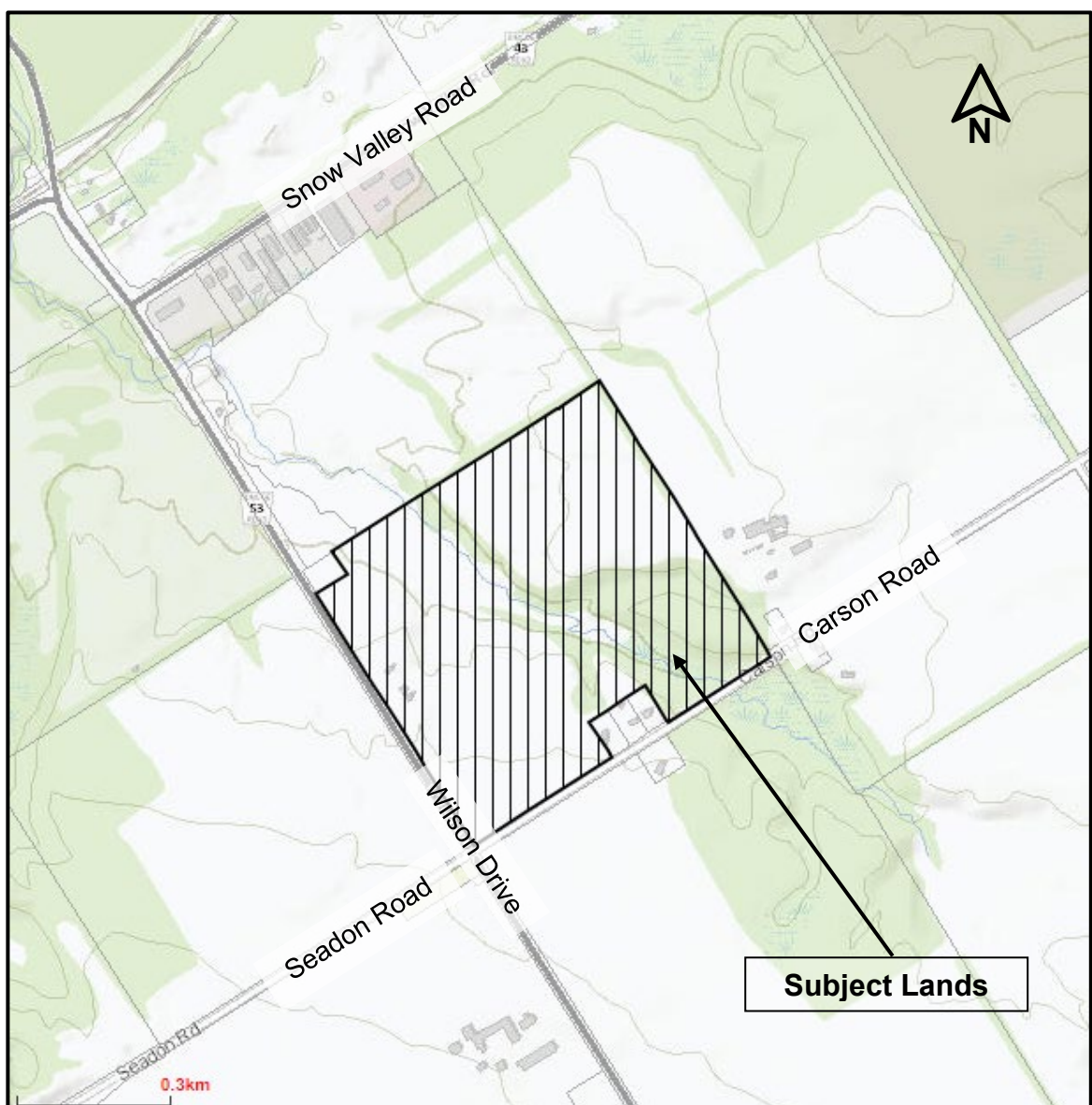
If a person or public body that files an appeal of a decision of the Committee of Adjustment for the Township of Springwater in respect of the proposed consent does not make written submission to the Committee of Adjustment for the Township of Springwater before it gives or refuses to give a provisional consent, the Local Planning Appeal Tribunal may dismiss the appeal.

Additional information regarding the applications will become available on the Township of Springwater’s website as part of the Agenda which is posted twelve days prior to the public meeting date. Please see the following link for the meeting Agenda: [Township of Springwater - Document Center \(civicweb.net\)](http://Township of Springwater - Document Center (civicweb.net)). Any questions regarding the application or requests for additional information can be directed to Chris Russell, Senior Planner, chris.russell@springwater.ca or 705-728-4748 ext. 2038.

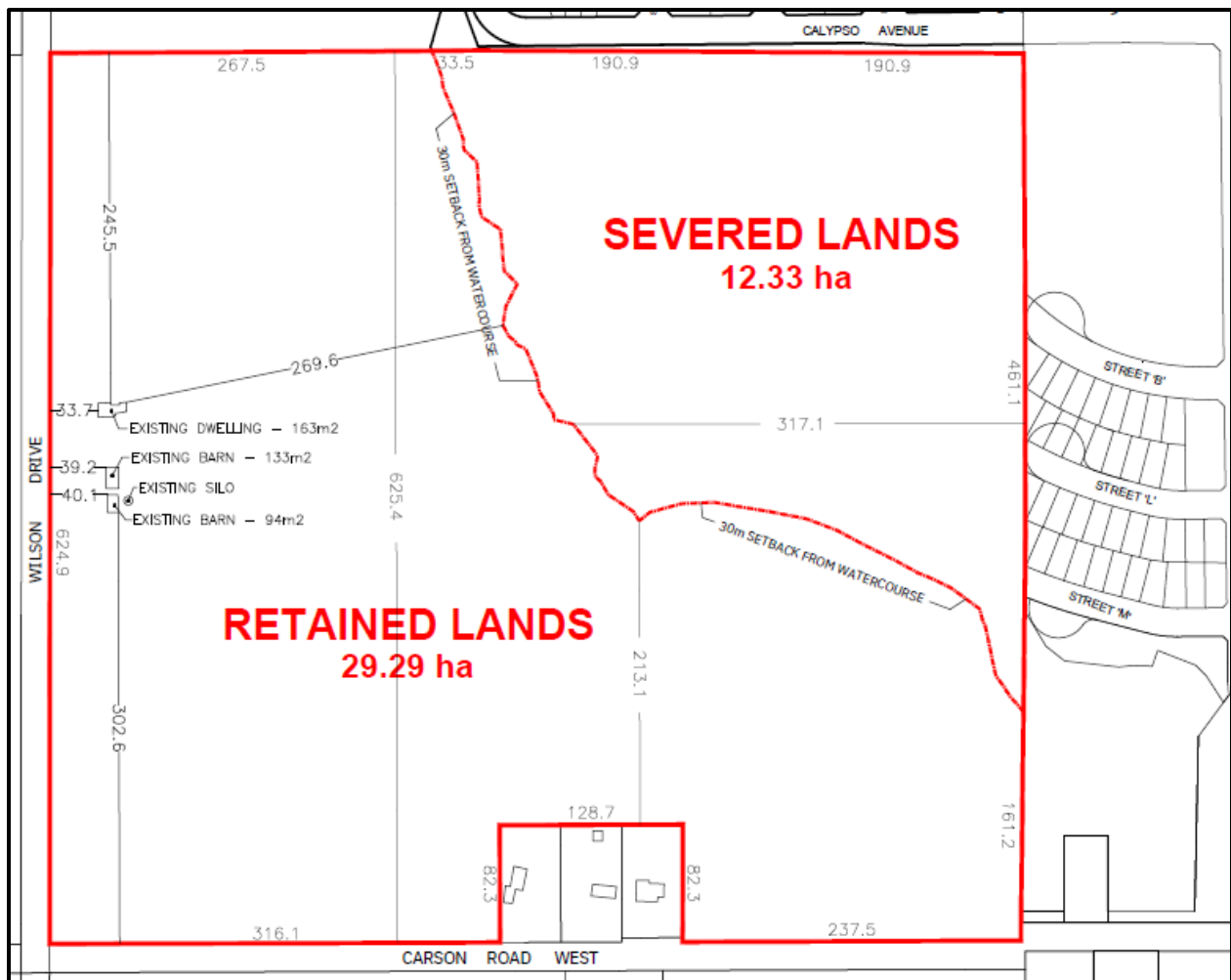
Dated this 11th day of May, 2021.

 Sophie Hautot
 Secretary-Treasurer
 Committee of Adjustment

Key Map



Severance Sketch



Frequently Asked Questions

Public Participation in Virtual Public Meetings



How can I watch the public meeting online?

- If you are interested in watching the public meeting and do not wish to make any comments you can do so by viewing it online at: springwater.ca/live

How do I find the virtual public meeting agenda?

- The agenda is published ten days prior to the public meeting and will include the application, any associated drawings/documents received and a copy of the public meeting presentation. Agendas can be viewed online: <https://springwater.civicweb.net/filepro/documents/100634>

How can I comment on an application?



Mail

Township of Springwater - Planning Department
2231 Nursery Road, Minesing, Ontario, L9X 1A8

Please note, Canada Post is experiencing significant delivery delays at this time.



Drop Box

Located at the Administration Centre next to the bench
2231 Nursery Road, Minesing, Ontario, L9X 1A8



Email

publicmeetings@springwater.ca



Phone

705-728-4784 ext. 2019 to leave a voicemail or provide comments to the Planning Department. The following will be required:

- Your full name and address
- The File Number you are referring to

Please note, your call and comments will be recorded in accordance with the Municipal Freedom of Information and Protection of Privacy Act



Zoom

To make an oral submission during the public meeting you will need to pre-register to be on the Commenter's List by following the instructions provided below.

All comment submissions must include name of commenter, their address, and the application name/phone number that they will be providing comments from.

How do I make an oral submission during the meeting?

- **To make an oral submission during the question period of the public meeting you will need to make a request to be added to the Commenter's List. Requests must be made prior to 4:30 P.M. the day before the public meeting.**

- You can make a request by contacting the Planning Department by email at publicmeetings@springwater.ca or by telephone at 705-728-4784 ext. 2019. An email will be sent providing meeting details which are needed to join the meeting and have the ability to comment. Once you have been added to the Commenter's List, you can join the meeting via Zoom, please refer to the next section for further details on how to do so.

What is Zoom and how can I use it?

- Zoom is a web based, peer-to-peer software platform, which is used for teleconferencing and can be accessed through computer and mobile devices or by telephone (landline). The Township has chosen to use this platform for holding public meetings as it is secure and easy to use.

To join the Zoom Meeting:

A hyperlink including a meeting ID and password will be provided in the meeting agenda and within the Public Meeting Notice if you would like to participate. You will need this information to join the Zoom meeting.

Join by Computer, Smartphone or Tablet

1. Open a web browser (For example: Chrome, Safari, Firefox).
2. Go to join.zoom.us.
3. Enter the meeting ID provided in the meeting agenda and the Notice of Public Meeting.
4. Follow the prompts to download the Zoom application and join the meeting.
5. Join to the audio either through the device or by calling in.

Dial by Phone

1. On your phone, dial the teleconferencing number: 1-647-558-0588
2. When prompted, enter the meeting ID number provided in the agenda and within the Notice of Public Meeting.
3. Once you are in the meeting, you can press *6 to mute or unmute yourself.

If Committee addresses my concerns relating to the application before my opportunity to make comment, can I withdraw my request to make an oral submission?

- It is not recommended. Your interest in the matter should be stated to ensure that your comments are included as part of the public record.

Will I be able to ask a follow up question?

- After you have addressed the Committee of Adjustment and provided your oral submission, Committee will be given an opportunity to respond or deliberate further, the Moderator will then offer you the opportunity for a follow up question or comment. If you decline, you will be placed into the viewing area.

I am having trouble connecting to Zoom, what should I do?

- Submit an email or leave a message at the following, and provide your comments to ensure that they are included in the public record.

Email: publicmeetings@springwater.ca

Phone: 705-728-4784 ext. 2019