

Notice of Public Hearing for Minor Variance

Application Nos.: A04/22 – A10/22

Applicant/Owner: Huron Creek Developments

Take notice that an application to the Committee of Adjustment has been submitted 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 **44 Beverly Street, 46 Beverly Street, 48 Beverly Street, 59 Allenwood Road, 31 Allenwood Road, 54 Allenwood Road, and 58 Allenwood Road**, and legally described as Lots 7, 8, 9, 14, 26, 61, and 63 on Plan 51M-1132, Part of lot 7, Concession 8, former Township of Flos, now in the Township of Springwater, being Roll Numbers 4341 030 006 07307, 4341 003 006 07308, 4341 030 006 07309, 4341 030 006 07314, 4341 030 006 07326, 4341 030 006 07361 and 4341 030 006 07363 respectively.

The purpose and effect of the applications is to permit an increased maximum lot coverage on seven (7) residential lots within the Elmvale Village Subdivision, as described below:

Application No.	Section	Lot No.	Municipal Address	Required	Proposed	Variance
A04/22	4.4.64	7	44 Beverly Street	35%	43%	8%
A05/22		8	46 Beverly Street		40%	5%
A06/22		9	48 Beverly Street		40%	5%
A07/22		14	59 Allenwood Road		40%	5%
A08/22		26	31 Allenwood Road		40%	5%
A09/22		61	54 Allenwood Road		40%	5%
A10/22		63	58 Allenwood Road		40%	5%

The concept plans for each lot proposes one (1) single detached dwelling with attached garage and porch. 44 Beverly Street (Lot 7) also includes a 15.8 square metres (170 square foot) deck.

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 25th, 2022, 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: 879 3524 2802** 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 Minor Variance. 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 prior to the meeting date.

If you wish to be notified of the decision of the Committee of Adjustment in respect of the proposed application, 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 variance does not make written submission to the Committee of Adjustment for the Township of Springwater before it gives or refuses to allow a variance, the Ontario Land Tribunal may dismiss the appeal.

Additional information regarding the application will become available on the Township of Springwater’s website as part of the Agenda which is posted approximately 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 Brianna Belcourt, Planner, brianna.belcourt@springwater.ca or 705-728-4784 ext. 2032.

Dated this 10th day of May, 2022.

Danielle Barranger
 Danielle Barranger
 Secretary-Treasurer
 Committee of Adjustment

Key Map

