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## Notice of Public Hearing for Minor Variance

**Application No.:** A21/22

**Owners/Applicants:** C. Messecar and R. Holt

**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 **16 Simcoe Street** and legally described as Part of Lot 31 on Plan 441, former Township of Elmvale, now in the Township of Springwater, being Roll No. 4341 040 001 03000.

**The purpose and effect** of the application is to permit the construction of a replacement covered porch. The proposed covered porch is proposed to be 13.77 square metre (148.25 square foot) in area and be setback 3.76 metres (12.34 feet) from the front lot line. The porch will result in the exceedance of the maximum total lot coverage and encroachment into the required front yard permitted, as described below:

1. A maximum lot coverage of 36.8%, whereas section 4.3.8.a) permits a maximum of 35%; and,
2. A maximum encroachment in the required front yard of 2.24 metres (7.35 feet) for a 13.77 square metre (148.25 square foot) porch, whereas section 3.21.4 permits a maximum front yard encroachment of 1.2 metres (3.94 feet) and an area of 1.5 square metres (16.15 square feet) within the encroachment area for a porch.

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 25<sup>th</sup>, 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.

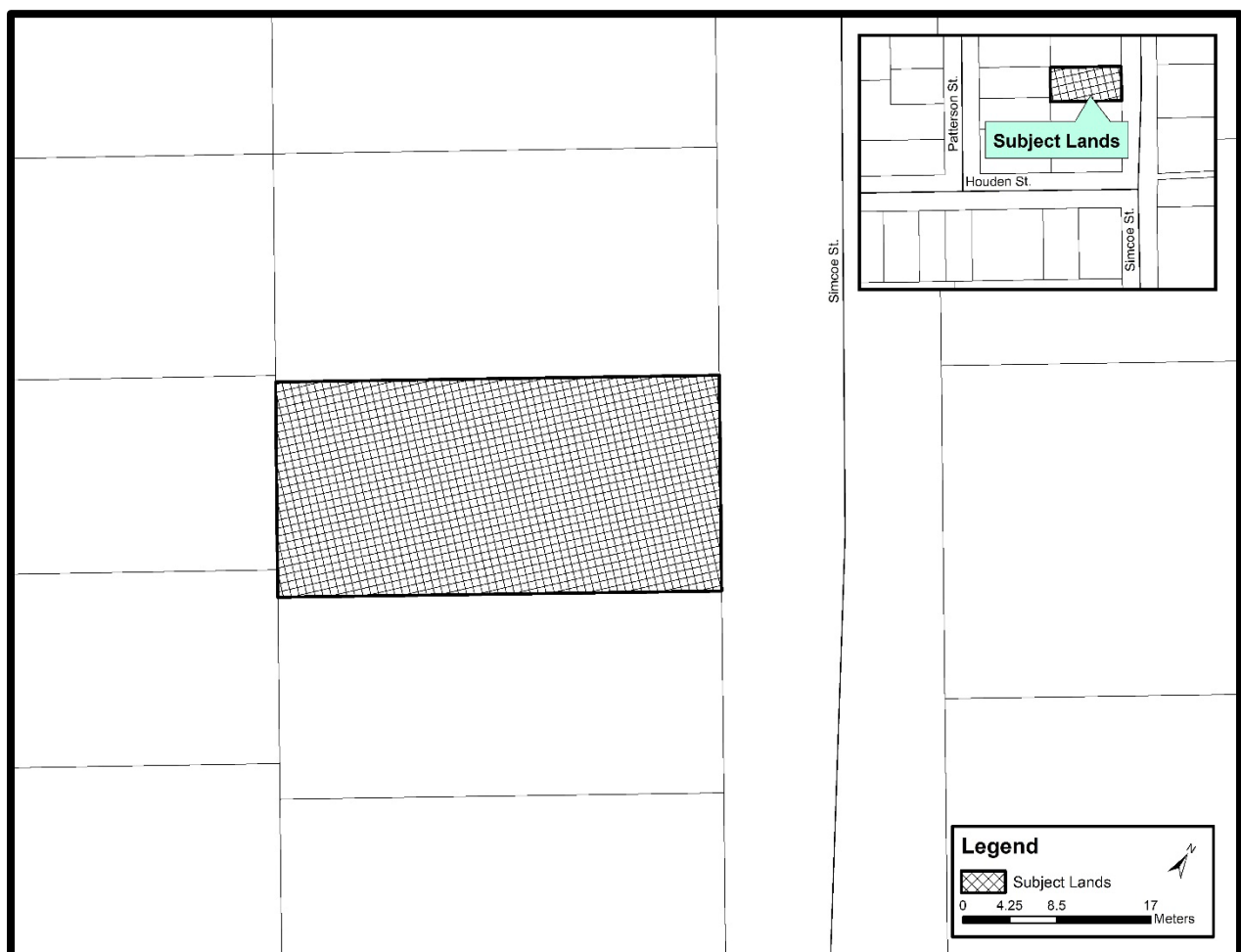
If a person or public body that files an appeal of a decision of the Committee of Adjustment for the Township of Springwater in respect of the proposed variance does not make written submission to the Committee of Adjustment for the Township of Springwater before it gives or refuses to allow a variance, 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](mailto:Brianna.Belcourt@springwater.ca) or 705-728-4784 ext. 2032.

Dated this 10<sup>th</sup> day of May, 2022.

*Danielle Barranger*  
Danielle Barranger  
Secretary-Treasurer  
Committee of Adjustment

### Key Map



### Site Plan

