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## Notice of Public Hearing for Minor Variance

**Application No.:** A11/22

**Applicant:** D. Sedore & J. Dees-Sedore  
**Agent:** Ouellet & Associates

**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 **1109 Carson Road** and legally described as East Part Lot 16, Concession 5, former Township of Vespra, now in the Township of Springwater, being Roll No. 4341 010 004 05607.

**The purpose and effect** of the application is to permit the construction of an addition composed of a new attached garage and additional residential unit, measuring approximately 100.3 square metres (1,080 square feet), west of the existing dwelling with a further reduced exterior rear yard setback, as described below:

1. A rear yard setback of 11.4 metres (37.4 feet), whereas Minor Variance A21/21 requires a minimum rear yard setback of 12.5 metres (41 feet).

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, February 23, 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: 824 3130 7836** 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.

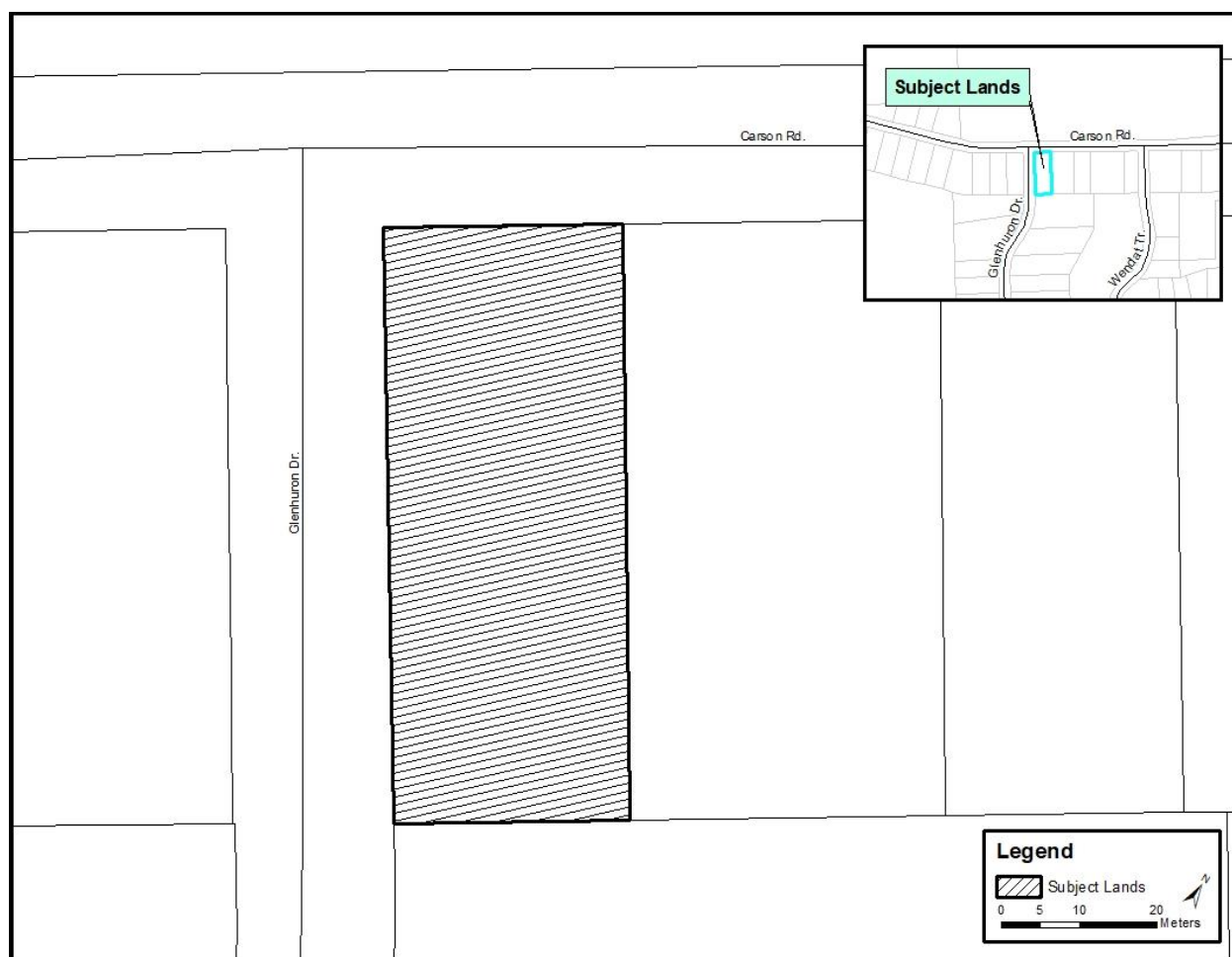
If a person or public body that files an appeal of a decision of the Committee of Adjustment for the Township of Springwater in respect of the proposed variance does not make written submission to the Committee of Adjustment for the Township of Springwater before it gives or refuses to allow a variance, the Local Planning Appeal 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 9<sup>th</sup> day of February, 2022.

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

### Key Map



# Site Plan



THE ARCHITECT HAS EXERCISED A DUTY OF CARE AND RESPONSIBILITY FOR HIS DESIGN AND HAS THE QUALIFICATIONS TO BE A REGISTERED ARCHITECT. QUALIFICATION INFORMATION:  
 SEAN OUELLET (23817)  
 REGISTRATION INFORMATION:  
 OUELLET & ASSOCIATES DESIGN INC. (27280)

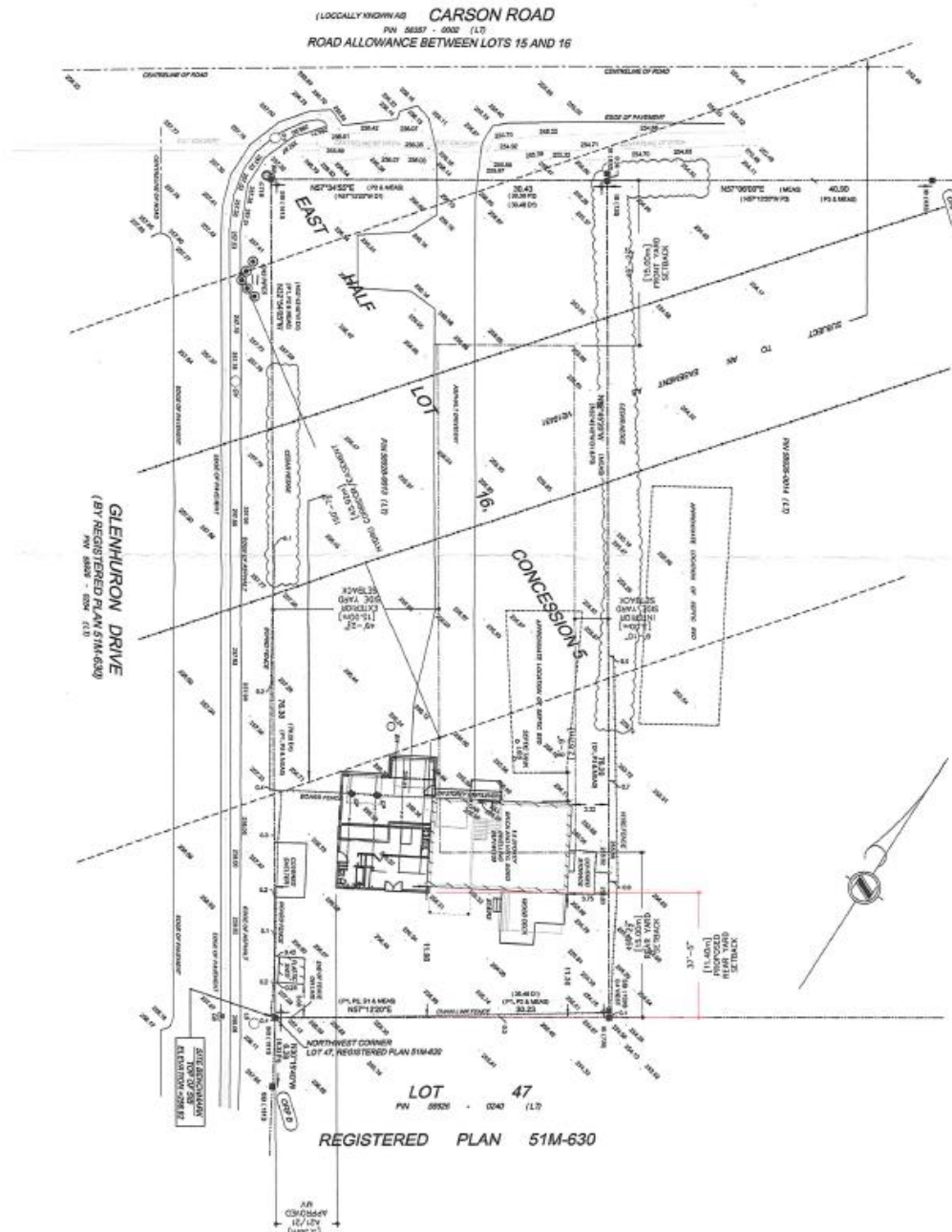
NO.	DATE	REVISION

**Quellets & Associates Design Inc.**  
 ARCHITECTURAL DESIGN SERVICES  
 1. COUNTY ROAD 6 SOUTH, TWIN LAKES 220  
 (705) 245-8898 www.quesdesign.ca

SHEET TITLE  
**SITE PLAN**

PROJECT NAME  
**NEW ADDITION  
 TO  
 DYLAN & JESSE SEDORE  
 1105 CARSON RD SPRINGWATER**

SCALE	1:200	DRAWN BY	D.T.
DATE	JUN 2021	CHECKED	S.O.
PROJECT	21-107	DRAWING	51.1



SITE INFO  
 INFO TAKEN BY RAIKES GEOMATICS INC. O.L.S.  
 EAST HALF OF LOT 16  
 CONC 5  
 PLAN 51M-630  
 TOWNSHIP OF SPRINGWATER  
 COUNTY OF SIMCOE

ITEM	Existing		Proposed	
	sq. ft.	sq. ft.	sq. ft.	sq. ft.
Lot Area	34007	21113	30052	21113
Building	0	2018	2018	2018
Accessory Building	0	100	100	100
Pool	0	0	0	0
Deck	0	0	0	0
Driveway	0	0	0	0
Paved Area	0	0	0	0
Grass	34007	21113	30052	21113
Water	0	0	0	0
Other	0	0	0	0
Total	34007	21113	30052	21113