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## Notice of Decision For Minor Variance/Permission

**Application No.:** A05/21

**Applicant:** M. & J. Hillier

**In the matter** of an application to the Committee of Adjustment of Springwater Township under Section 45 of the Planning Act of Ontario, R.S.O. 1990. c.P. 13, as amended for lands known municipally as **43 Belmont Crescent** and legally described as Part of Lot 13, Concession 4 on Plan M83 and Parts 1 and 4 of Lot 18 on Plan 51R-31865, former Township of Vespra, now in Township of Springwater, Roll No. 4341 010 003 10705 0000.

**That the decision** of the Committee of Adjustment, having given consideration to the applicable provisions of Section 45 of the Planning Act, the Official Plan of the Township of Springwater, the characteristics of the subject land and its surroundings as addressed in the Planning Report on the subject application dated February 24, 2021, the correspondence received, and information presented at the hearing held on February 24, 2021 and the discussion on the matter, hereby **APPROVE** of the application as applied for.

**The purpose and effect** of the application is to permit a reduced lot frontage for the retained lands to fulfill a condition of consent application B05/20 and to permit the existing accessory building to remain on the severed lot, as described below:

1. A lot frontage of 24.40 metres (80.05 feet) for the retained lands whereas section 4.3.3 b) of the Zoning By-law requires a minimum lot frontage of 30 metres (98.43 feet); and,
2. An accessory building to remain on the severed lands whereas section 3.7.1 of the Zoning By-law requires a main use to be established prior and the gross floor area to be less than the gross floor area of the main use.

**The last day to appeal this decision is Tuesday March 16, 2021.**

Additional information regarding the application is available for inspection in the Planning Department at the Township of Springwater Administration Centre, 2231 Nursery Road during regular office hours, Monday to Friday, 8:30 a.m. to 4:30 p.m.

### Appeal of a Decision

Only individuals, corporations and public bodies may appeal decisions in respect of applications for minor variance to the Local Planning Appeal Tribunal. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or group.

The applicant, the Minister or any other person or public body who has an interest in this matter may within 20 days of the making of the decision appeal to the Tribunal against the decision of the Committee by filing with the secretary-treasurer of the Committee a notice of appeal setting out the objection to the decision and the reasons in support of the objection accompanied by payment to the secretary-treasurer of the fee prescribed by the Local Planning Appeal Tribunal under the Local Planning Appeal Tribunal Act 2017 as payable on an appeal from a committee of adjustment to the Tribunal.

The secretary-treasurer of a committee, upon receipt of a notice of appeal filed under subsection (12), shall forthwith forward the notice of appeal and the amount of the

fee mentioned in subsection (12) to the Tribunal by registered mail together with all papers and documents filed with the committee of adjustment relating to the matter appealed from and such other documents and papers as may be required by the Tribunal.

If within such 20 days no notice of appeal is given, the decision of the committee is final and binding, and the secretary-treasurer shall notify the applicant and shall file a certified copy of the decision with the clerk of the municipality.

If you wish to appeal to the Local Planning Appeal Tribunal, a copy of an appeal form is available from the Environment and Land Tribunals Ontario website at [www.elto.gov.on.ca](http://www.elto.gov.on.ca) or by calling (416) 212-6349 or toll free 1-866-448-2248. The form, together with the appropriate fee, are to be sent by

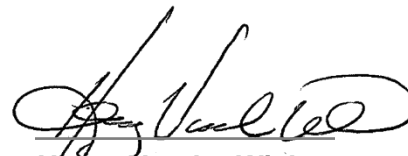
**Registered Mail or Personal Delivery to:  
The Secretary-Treasurer,  
Committee of Adjustment  
Township of Springwater  
2231 Nursery Road, Minesing, ON L9X 1A8**

Certified true copy of this Notice of Decision was mailed to the applicant.

**Dated** this 1<sup>st</sup> day of March, 2021.

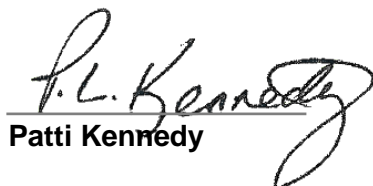
  
Shania Wonfor  
Secretary-Treasurer  
Committee of Adjustment

  
Lorrان Cooney

  
Henry Vander Wielen

  
Dennis Gannon

  
Rick Webster

  
Patti Kennedy