
Notice of Decision For Minor Variance/Permission

Application No.: A09/21

Applicant: N. & M. Dunn

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 **1280 Wilson Drive** and legally described as Part Lot 3, Concession 7 and Part 2 of Plan 51R-33381, former Township of Vespra, now in the Township of Springwater, being Roll No. 4341 010 002 23610 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 March 24, 2021, the correspondence received, and information presented at the hearing held on March 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 the construction of a 83.61 square metre (900 square foot) detached accessory building (garage) in the front yard. The proposed garage will exceed the maximum height requirement, and in addition to the existing wood shed and garden shed, would exceed the maximum size of accessory buildings permitted on the subject property, as described below:

1. To permit the construction of a detached accessory building (garage) in the front yard, whereas Section 4.3.12 would require the building to be located in the rear yard; and,
2. A maximum height of 5.1 metres (16.5 feet), whereas section 3.7.5 b) permits a maximum height of 4.5 metres (14.76 feet); and,
3. A maximum total area of accessory buildings and structures of 104.42 square metres (1,124 square feet), whereas section 4.3.12 permits a maximum of 65 square metres (699.68 square feet).

The last day to appeal this decision is April 13, 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.

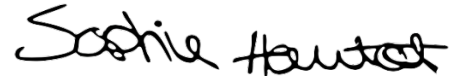
If within such 20 days no notice of appeal is given, the decision of the committee is final and binding, and the secretary-treasurer shall notify the applicant and shall file a certified copy of the decision with the clerk of the municipality.

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 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 29th day of March, 2021.



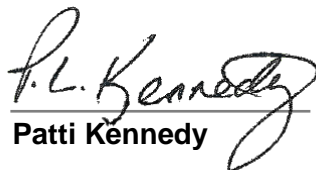
Sophie Hautot
Secretary-Treasurer
Committee of Adjustment



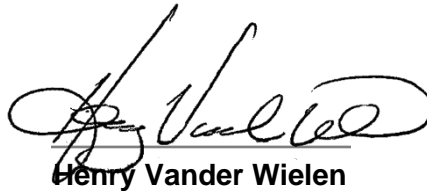
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Patti Kennedy



Henry Vander Wielen



Rick Webster