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## Notice of Decision For Minor Variance/Permission

**Application No.:**        **A31/22**

**Applicants/Owners:**   **B. and S. Bourne**

**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 **1904 Vespra Valley Road** and legally described as East Part of Lot 8, Concession 9, former Township of Vespra, now in the Township of Springwater, being Roll No. 4341 010 005 13200 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 land in question and its surroundings as addressed in the Planning Report on the application dated July 27, 2022, the correspondence received and information presented at the hearing held on July 27, 2022 and the discussion on the matter, hereby APPROVE Application A31/22.

**The purpose and effect** of the application is to permit a 260.13 square metre (2,800 square foot) residential accessory building (garage). The proposed accessory building will exceed the maximum size provisions of Zoning By-law 5000, as described below:

1. A maximum total detached accessory building area of 260.13 square metre (2,800 square foot), whereas Section 33.3.14.1.h permits a maximum area of 115 square metres (1,238 square feet); and,
2. A maximum height of 6.8 metres (22.2 feet), whereas Section 3.7.5.b permits a maximum height of 4.5 metres (14.76 feet) or the height of the dwelling, whichever is the lessor.

**The last day to appeal this decision is August 16<sup>th</sup>, 2022.**

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 5:30 p.m.

### **Appeal of a Decision**

Only individuals, corporations and public bodies may appeal decisions in respect of applications for minor variance to the Ontario Land 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 Ontario Land Tribunal 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 Ontario Land Tribunal, a copy of an appeal form is available from the Ontario Land Tribunal website at <https://olt.gov.on.ca/appeals-process/forms/> 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

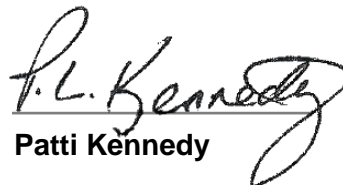
**Registered Mail or Personal Delivery to:  
The Secretary-Treasurer,  
Committee of Adjustment  
Township of Springwater  
2231 Nursery Road, Minesing, ON L9X 1A8**

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

**Dated** this 28<sup>th</sup> day of July, 2022.

  
Danielle Barranger  
Secretary-Treasurer  
Committee of Adjustment

  
Lorrان Cooney

  
Patti Kennedy

  
Dennis Gannon

  
Rick Webster