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## Notice of Decision For Minor Variance/Permission

**Application No.:** A12/23  
**Applicant/Owner:** N. Kyriakopoulos

**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 17 O'Neill Circle and legally described as Lot 31 on Plan 51M-802, former Township of Flos, now in the Township of Springwater, being Roll No. 4341 030 003 10462.

**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 June 28, 2023, the correspondence received and information presented at the hearing held on June 28, 2023 and the discussion on the matter, hereby APPROVE Application A12/23 as applied for.

The purpose and effect of the application is to permit a 100.34 square metre (1,080 square foot) detached accessory building (garage) which when combined with the area of the existing detached accessory building (shed) on the property, will exceed the maximum size provisions of Zoning By-law 5000, as described below:

1. A maximum total ground floor area of all accessory buildings and structures (proposed garage and existing shed) of 109.25 square metres (1,176 square feet), whereas section 4.3.12 permits a maximum total area of 65 square metres (699.65 square feet); and
2. A maximum height of 4.54 metres (14.90 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 July 18, 2023.**

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

Notice of appeal must be filed with the Secretary-Treasurer for the Township of Springwater Committee of Adjustment, must set out the reasons for the appeal and must be accompanied by the fee required by the Ontario Land Tribunal.

Please note neighbours and other interested parties not defined by the Planning Act are no longer eligible to file appeals for this application as per Bill 23, More Homes Built Faster Act, 2022.

The Minister of Municipal Affairs and Housing, a "specified person" (as defined by Section 1(1) of the Planning Act), and any "public body" (as defined by Section 1(1) of the Planning Act) within 20 days of the making of the decision may appeal the decision by the Committee of Adjustment to the Ontario Land Tribunal. Information regarding the Tribunal can be found at; <https://www.ontario.ca/document/citizens-guide-land-use-planning/ontario-land-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.

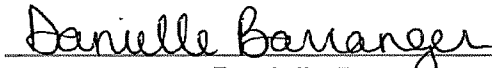
If within such 20 days no notice of appeal is given, the decision of the committee is final and binding, and the secretary-treasurer shall notify the applicant and shall file a certified copy of the decision with the clerk of the municipality.

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 29<sup>th</sup> day of June 2023.

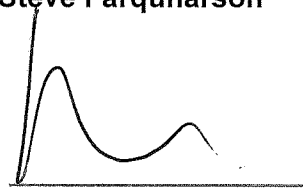
  
Danielle Barranger  
Secretary-Treasurer  
Committee of Adjustment

  
Wanda Maw-Chapman

  
Henry Vander Wielen

  
Steve Farquharson

  
Brad Sokach

  
Mike Douglas