

Notice of Decision for Consent

Application No.: B19/24
Owner: Langcrest Farms Ltd.
Agent: L. Langman

In the matter of an application to the Committee of Adjustment of Springwater Township under Section 53 of the Planning Act of Ontario, R.S.O. 1990, c.P. 13, as amended for lands known municipally as **2185 County Road 92** being legally described as North Part of Lot 15, Concession 8, former Township of Flos, now in the Township of Springwater, Roll No. 4341 030 006 09900.

Decision: That the Committee of Adjustment, having given consideration to the applicable provisions of Section 53 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 November 27, 2024, the correspondence received, and information presented at the hearing held on November 27, 2024, and the discussion on the matter, hereby **APPROVE** of the application as applied for, subject to the following conditions:

1. That the applicant meet all the requirements, financial or otherwise of the Municipality;
2. That the applicant provide to the Secretary-Treasurer two (2) copies of the registered survey of the severed residential lands, prepared by an Ontario Land Surveyor;
3. That the owner/applicant satisfy and be responsible for all costs to satisfy Section 65 of the Drainage Act, 1990, if applicable;
4. That the applicant obtain an entrance permit for the severed and retained farm lands to the satisfaction of the County of Simcoe, if applicable;
5. That the applicant rezone the retained farm lands to an Agricultural Consolidation Exception (AC-xx) zone prohibiting residential uses and to recognize a front yard setback deficiency of an existing shed;
6. That the applicant secure zoning compliance for all other components of the retained lands;
7. That the applicant rezone the severed lands to Agricultural Exception 54 (A-54) to recognize the existing oversized detached accessory building and prohibit the keeping of livestock;
8. That it be confirmed that the private well and septic system are wholly contained within the property limits of the severed residential lands to the satisfaction of the Chief Building Official, prior to registration of the severance.

If all conditions of this decision have been fulfilled within two (2) years from the date this notice of decision is mailed and all authorities have so notified the Committee in writing, the Secretary-Treasurer is authorized to provide a certificate as provided for in Subsection 53 (42) of the *Planning Act*, R.S.O., 1990, c.P.13.

The Last Day for Appeal is: **December 18, 2024**

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 and/or Conditions of a Consent Approval

A specified person or public body as identified in the Planning Act, R.S.O. 1990, c.P.13, as amended may appeal to the Ontario Land Tribunal with respect to any decision made by the Committee of Adjustment by filing with the Planning Department of the Corporation of the Township of Springwater with a complete notice of appeal setting out the reasons for the appeal and accompanied by the fee required by the Tribunal.

Any appeal to the decision, condition(s) or both by the Committee of Adjustment must be made no later than 20 days after the giving of notice under subsection (17) is completed with the Secretary-Treasurer of the Committee of Adjustment. If no appeal is filed under subsection (19) or (27), the decision of the Committee of Adjustment is final as per subsection (23).

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

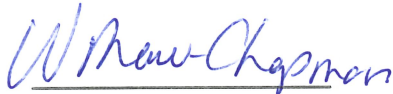
**Registered Mail or Personal Delivery To:
The Secretary-Treasurer,
Committee of Adjustment
Township of Springwater
2231 Nursery Road, Minesing, ON L9X 1A8**

Certified true copy of this notice of decision was mailed to the applicant.


Dated this 28th day of November 2024.



Brooklynn Paolucci
Secretary-Treasurer
Committee of Adjustment



Wanda Maw-Chapman

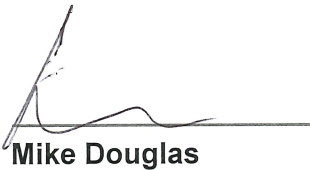


Henry Vander Wielen

Steve Farquharson



Brad Sokach



Mike Douglas