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## Notice of Decision For Minor Variance/Permission

**Application No.:** A03/25  
**Owner:** R. Beatty  
**Agent/Applicant:** V. Hoffmann

**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 **21 O'Neill Circle** and legally described as Lot 29 on Plan 51M-802, former Village of Flos, now in the Township of Springwater, being Roll No. 4341 030 003 10458.

**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 February 25, 2025, the correspondence received and information presented at the hearing held on February 25, 2025 and the discussion on the matter, hereby **APPROVE** Application A03/25 as applied for.

**The purpose and effect** of the application is to permit the construction of a 154.0 square metre (1,653.0 square foot) single-storey detached Additional Residential Unit (ARU) which will exceed the maximum permitted area provisions of Zoning By-law 5000, as described below:

1. An ARU within a Detached Accessory Building with a maximum size of 154.0 square metres (1,653.0 square feet) or 50% of the gross floor area of the primary dwelling is permitted, whereas Section 3.48.3.a) permits a maximum of 40% of the total gross floor area of the primary dwelling or a maximum size of 65.0 square metres (699.7 square feet), whichever is the lesser; and,
2. A maximum total gross floor area of accessory buildings or structures of 164.0 square metres (1,744.0 square feet) in order to permit a new 154.0 square metre (1,653.0 square foot) ARU alongside the existing shed, whereas Section 4.3.12 states the maximum total area of accessory buildings or structures shall be 65.0 square metres (699.7 square feet).

**The last day to appeal this decision is March 18, 2025.**

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

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 (OLT) in respect to all or part of this Minor Variance Application may be made by filing a notice of appeal with the Township's Secretary Treasurer either via the Ontario Land Tribunal e-file service (first-time users will need to register for a My Ontario Account) at <https://olt.gov.on.ca/e-file-service/> by selecting the Township of Springwater as the Approval Authority or by mail to 2231 Nursery Road, Minesing, ON L9X 1A8, no later than 5:30 p.m. on March 18, 2025.

The filing of an appeal after 5:30 p.m., in person or electronically, will be deemed to have been received the next business day. The appeal fee of \$1,100 can be paid online through e-file or by certified cheque/money order to the Minister of Finance, Province of Ontario. If you wish to appeal to the Ontario Land Tribunal (OLT) or request a fee reduction for an appeal, forms are available from the OLT website at [www.olt.gov.on.ca](http://www.olt.gov.on.ca).

If the e-file portal is down, you can submit your appeal to [brooklynn.paolucci@springwater.ca](mailto:brooklynn.paolucci@springwater.ca)

If no appeal is filed under subsection (12), the decision of the Committee of Adjustment is final as per subsection (14).

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

**Dated** this 26<sup>th</sup> day of February 2025.



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Brooklynn Paolucci  
Secretary-Treasurer  
Committee of Adjustment

Original Signed By:

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**Wanda Maw-Chapman**

Original Signed By:

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**Henry Vander Wielen**

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**Steve Farquharson**

Original Signed By:

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**Brad Sokach**

Original Signed By:

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**Mike Douglas**