
Notice of Decision For Minor Variance/Permission

Application No.: A05/25
Owners/Applicants: D. & S. Ransom

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 **1891 George Johnston Road** and legally described as West Part of Lot 7, Concession 9, former Village of Vespra, now in the Township of Springwater, being Roll No. 4341 010 005 13000.

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 A05/25 as applied for.

The purpose and effect of the application is to permit an Additional Residential Unit (ARU) within an existing Detached Accessory Building with a gross floor area of 142.2 square metres (1,531.0 square feet) and a height of 4.9 metres (16.0 feet), exceeding the maximum area and height provisions for ARUs in Zoning By-law 5000, as described below:

1. A maximum Detached Accessory Building height of 4.9 metres (16.0 feet) to permit the existing farmhouse to be recognized as an ARU, whereas Section 3.7.5.b) permits a maximum height of 4.5 metres (14.8 feet); or the height of the dwelling, whichever is the lesser; and,
2. A maximum ARU within a Detached Accessory Building size of 142.2 square metres (1,531.0 square feet) to permit the existing farmhouse to be recognized as an ARU, whereas Section 3.48.3.a) permits a maximum of 40% of the total gross floor area of the primary dwelling or a maximum of 115.0 square metres (1,238.0 square feet), whichever is the lesser.

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.

If the e-file portal is down, you can submit your appeal to 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 26th day of February 2025.



Brooklynn Paolucci
Secretary-Treasurer
Committee of Adjustment

Original Signed By:

Wanda Maw-Chapman

Steve Farquharson

Original Signed By:

Mike Douglas

Original Signed By:

Henry Vander Wielen

Original Signed By:

Brad Sokach