
Notice of Decision For Minor Variance/Permission

Application No.: A11/26
Applicant: M. Douglas

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 **746 Saint Vincent Street** and legally described as East Part of Lot 17, Concession 4, being Parts 1 & 2 on 51R-20249, former Township of Vespra, now in the Township of Springwater, being Roll No. 4341 010 004 02510.

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 23, 2026, the correspondence received and information presented at the hearing held on June 23, 2026 and the discussion on the matter, hereby **APPROVE** Application A11/26 as applied for.

The purpose and effect of the application is to permit an Additional Residential Unit (ARU) within a detached accessory building which will exceed the total maximum area provisions of Zoning By-law 5000, as described below:

1. A maximum total area for an ARU within a Detached Accessory Building of 363.0 square metres (3,907.3 square feet) is permitted, whereas Section 3.48.3.a) permits a maximum of forty (40) percent 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; and
2. A maximum total area of accessory buildings of 363.0 square metres (3,907.3 square feet) is permitted, whereas Section 33.3.14.1.h) states the maximum total area of accessory buildings or structures shall be 115.0 square metres (1,238 square feet) in total.

The last day to appeal this decision is July 13, 2026.

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 July 13, 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 jack.mordue@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 23rd day of June, 2026.

Original Signed By:

Jack Mordue
Secretary-Treasurer
Committee of Adjustment

Original Signed By:

Wanda Maw-Chapman

Original Signed By:

Henry Vander Wielen

Original Signed By:

Steve Farquharson

Original Signed By:

Brad Sokach

Mike Douglas