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## Notice of Decision for Consent

**Application No.:** B04/26  
**Applicant:** B. Hancock  
**Owner:** M. Furlong

**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 **1804 Old Second North** being legally described as Lot 50 on Concession 2, former Township of Flos, now in the Township of Springwater, Roll No. 4341 030 001 06100.

**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 May 27, 2026, the correspondence received, and information presented at the hearing held on May 27, 2026, and the discussion on the matter, hereby **APPROVE** of the application as applied for subject to the following conditions:

1. That the owner/applicant meet all the requirements, financial or otherwise of the Municipality;
2. That the owner/applicant provide two (2) copies of the registered survey of the severed lot 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 owner/applicant rezone the retained farmlands to an Agricultural Consolidation (AC) Zone to prohibit residential uses and ensure the keeping of any livestock in the existing agricultural buildings be subject to MDS;
5. That the owner/applicant rezone the severed lands to an Agricultural Exception zone to permit accessory buildings and prohibit the keeping of livestock in any existing accessory structures;
6. That the owner/applicant remove the three (3) steel grain bins/silos and decommission and/or obtain a change of use permit, for any agricultural buildings/structures as may be required by the Township;
7. That the owner/applicant provide an updated survey illustrating the road widening and revised property line, and shall transfer to the Corporation of the Township of Springwater and/or County or Simcoe, at no cost, a fee simple, unencumbered interest in the following:
  - a. A road allowance widening along the entire frontage of the retained farmlands adjacent to Flos Road 4 East to provide a 15.25 metre right-of-way from the centreline of Flos Road 4 East.
  - b. Any land dedication required to amend the property limits at the northwest corner to ensure the Flos Road 4 East roadway is wholly within the municipal right-of-way.
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; and,

- 9. That the owner/applicant provide an undertaking and draft transfer demonstrating that the retained farmlands will be transferred to a 'bona fide' farmer.

If all conditions of this decision have been fulfilled within two 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 to appeal this decision is June 16, 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 June 16, 2026.

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 [jack.mordue@springwater.ca](mailto: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 27<sup>th</sup> day of May 2026.

**Original signed by:**

Jack Mordue  
Secretary-Treasurer  
Committee of Adjustment

**Original signed by:**

Wanda Maw-Chapman

**Original signed by:**

Henry Vander Wielen

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Steve Farquharson

**Original signed by:**

Brad Sokach

**Original signed by:**

Mike Douglas