
Notice of Decision For Minor Variance/Permission

Application No.: A15/26
Owner: T. Herbert
Agent: R. Ballantyne

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 **2543 George Johnson Road** and legally described as West Part of Lot 13, Concession 9, being Part 4 on 51R-20928, former Township of Vespra, now in the Township of Springwater, being Roll No. 4341 010 006 10000.

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 July 22, 2026, the correspondence received and information presented at the hearing held on July 22, 2026 and the discussion on the matter, hereby **APPROVE** Application A15/26 as applied for.

The purpose and effect of the application is to permit the construction of a detached accessory building (garage) with a reduced rear yard setback, and which will exceed the total maximum area and height provisions of Zoning By-law 5000, as described below:

1. A maximum total floor area of all detached accessory buildings of 150.0 square metres (1,614.6 square feet), whereas Section 33.3.14.1.h. permits a maximum of 115.0 square metres (1,238.0 square feet);
2. A maximum height of 5.3 metres (17.4 feet), whereas Section 3.7.5.b. permits a maximum height of 4.5 metres (14.8 feet) or the height of the dwelling, whichever the lessor; and,
3. A reduced rear yard setback of 2.7 metres (8.9 feet) for the proposed detached accessory building (garage), whereas Section 33.3.14.1.h. requires 3.0 metres (9.8 feet).

The last day to appeal this decision is August 11, 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 August 26, 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

