

## Notice of Decision for Consent

**Application No.:** B01/26  
**Applicants/Owners:** M. & N. Ritchie

**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 **145 Queen Street E** being legally described as North Part of Lot 3 and North Part of Lot 4 on Concession 8, former Township of Flos, now in the Township of Springwater, Roll No. 4341 030 002 36700.

**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 January 28, 2026, the correspondence received, and information presented at the hearing held on January 28, 2026, and the discussion on the matter, hereby **APPROVE** of the application as applied for subject to the following conditions:

1. That the applicant meet all the requirements, financial or otherwise of the Municipality;
2. That the 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 original dwelling be removed from the retained lands to satisfy the requirements of TU-2021-001, prior to registration of the consent;
5. That the applicant rezone a portion of the severed lands to an Environmental Protection Exception (EP-xx) Zone to satisfy the recommendations of the Scoped Natural Heritage Evaluation dated July 31, 2023, to the satisfaction of the Nottawasaga Valley Conservation Authority and the Township;
6. That the applicant rezone the retained lands to an Agricultural Consolidation (AC) and Environmental Protection (EP) Zones to prohibit residential uses and ensure the keeping of any livestock in the existing agricultural buildings be subject to MDS;
7. That the applicant remove one (1) of the entrances located on the retained lands and reinstate the boulevard to the satisfaction of the County of Simcoe;
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; and,
9. That the 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 for Appeal is**

**February 18, 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 and/or Conditions of a Consent Approval**

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 Consent 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 February 18, 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 [brooklynn.paolucci@springwater.ca](mailto:brooklynn.paolucci@springwater.ca)

If no appeal is filed under subsection (19) or (27), the decision of the Committee of Adjustment is final as per subsection (23).

Certified true copy of this notice of decision was mailed to the applicant.

**Dated** this 29<sup>th</sup> day of January 2026.

**[Original Signed By:]**

\_\_\_\_\_  
Brooklynn Paolucci  
Secretary-Treasurer  
Committee of Adjustment

**[Original Signed By:]**

\_\_\_\_\_  
Wanda Maw-Chapman

**[Original Signed By:]**

\_\_\_\_\_  
Henry Vander Wielen

**[Original Signed By:]**

\_\_\_\_\_  
Brad Sokach

**[Original Signed By:]**

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Mike Douglas