
Notice of Decision For Minor Variance/Permission

Application No.: A07/26
Owner: M. Everton
Agent: W. Eisses

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 **3494 Baldwick Lane** and legally described as East of Lot 21, Concession 13, former Township of Vespra, now in the Township of Springwater, being Roll No. 4341 010 008 08100.

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 April 22, 2026, the correspondence received and information presented at the hearing held on April 22, 2026, and the discussion on the matter, hereby **APPROVE** Application A07/26 as applied for.

The purpose and effect of the application is to seek relief from Comprehensive Zoning By-law 5000 to permit the construction of an attached Additional Residential Unit and the keeping of existing accessory buildings, with exceptions as follows:

1. A Maximum Gross Floor Area for an Additional Residential Unit within a Primary Dwelling of 107.3 square metres (1,157.7 square feet), or 68 percent of the Gross Floor Area of the Primary Dwelling, whereas section 3.48.2 a. permits a maximum of 40 percent;
2. A Front Yard Width of 8.1 metres (26.6 feet), whereas Section 33.3.14.1. c) requires 9.0 metres (29.5 feet);
3. An Exterior Side Yard Width of 0.9 metres (3.0 feet), whereas Section 33.3.14.1. c) requires 9.0 metres (29.5 feet);
4. A Maximum Lot Coverage of 20.2 percent, whereas Section 33.3.14.1. d) permits 20 percent;
5. A Maximum Exterior Side Yard Width of 0 metres for accessory buildings, whereas Section 33.3.14.1. h) requires 9.0 metres (29.5 feet); and
6. A Maximum Rear Yard Width of 0.8 metres (2.6 feet) for accessory buildings, whereas Section 33.3.14.1. h) requires 3.0 metres (9.8 feet).

The last day to appeal this decision is May 12, 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 May 12, 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.

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 23th day of April 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

Original signed by:

Mike Douglas