

Notice of Decision for Consent

Application No.: B05/26
Applicant: M. Priest
Owner: T. Adams

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 **1241 Vespra Valley Road** and legally described as Part of Lot 2, Concession 8, former Township of Vespra as in RO237584, now in the Township of Springwater, being Roll No. 4341 010 005 00600.

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 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** 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 to the Secretary-Treasurer two (2) copies of the registered survey of the severed residential lands, 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 applicant obtain an entrance permit for the retained farm lands to the satisfaction of the Township of Springwater, if applicable;
5. That the applicant rezone the retained farm lands to an Agricultural Consolidation Exception (AC-xx) zone prohibiting residential uses;
6. That the applicant secure zoning compliance for all other components of the retained lands;
7. That the applicant rezone the severed lands to Agricultural Exception 54 (A-54) to recognize the existing oversized detached accessory building and prohibit the keeping of livestock; and, 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.

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

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 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 July 13, 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 (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 23th 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

Original Signed By:

Mike Douglas