
Notice of Decision For Minor Variance/Permission

Application No.: A14/26
Owner: R. Downey
Agent: R. Downey

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 **2781 Ronald Road** and legally described as Lot 6 & Part of Lot 7, Concession 11, former Township of Vespra, now in the Township of Springwater, being Roll No. 4341 010 005 21000.

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 A14/26 as applied for.

The purpose and effect of the application is to permit the construction of a detached accessory building that will contain an Additional Residential Unit (ARU) 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 accessory buildings of 223.0 square metres (2,400.0 square feet), whereas Section 33.3.14.1.h) permits a maximum total area of accessory buildings of 115.0 square metres (1,238.0 square feet);
2. A maximum detached accessory building height of 6.1 metres (20.0 feet), whereas Section 3.48.3.c) permits a maximum detached accessory building height of 4.5 metres (14.8 feet); and,
3. A maximum total area for an Additional Residential Unit (ARU) within a Detached Accessory building of 176.5 square metres (1,900.0 square feet), whereas Section 3.48.3.a. permits a maximum of 40% of the gross floor area of the primary dwelling or a maximum of 115.0 square metres (1,238.0 square feet), whichever is the lessor.

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 11, 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 22nd day of July 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:

Brad Sokach

Steve Farquharson

Mike Douglas