www.springwater.ca

2231 Nursery Road
Minesing, Ontario
L9X 1A8 Canada

Notice of Public Hearing for Minor Variance

Application No.: **A27/26**
Applicant: **R. Legrow**

Take notice that an application to the Committee of Adjustment has been submitted for a minor variance to the Township of Springwater Comprehensive Zoning By-law 5000 pursuant to Section 45 of the Planning Act, c.P.13, R.S.O. 1990 as amended for lands known municipally as **1217 Golf Course Road** and legally described as West of Concession 7, being Part Lot 2, former Township of Vespra, now in the Township of Springwater, being Roll No. 4341 010 002 23500

The purpose and effect of the application is to permit the conversion of the existing Primary Dwelling to an Additional Residential Unit (ARU) which will exceed the total maximum area and height provisions of By-law 5000.

As such, the variance application is seeking relief from Zoning By-law 5000 to permit:

- A maximum total floor area of all accessory buildings of 153.5 square metres (1,652.0 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); and,
- A Maximum Detached Accessory Building Height of 8.5 metres (28.0 feet), whereas Section 3.48.3.c. permits a Maximum Detached Accessory Building Height of 4.5 metres (14.8 feet).

A location map and concept plan are enclosed.

The Committee of Adjustment for the Township of Springwater will hold a hybrid meeting (in person at the Township Administration Centre and virtually via Zoom) to consider this application on **Wednesday, November 25, 2026, at 6:00 p.m**. The hearing will also be livestreamed on the Township's YouTube channel at: https://www.springwater.ca/live.

Alternatively, you can listen to the meeting through *Zoom* by dialing 1-647-558-0588 and inputting the **meeting ID: 830 3326 0099** when prompted.

Interested stakeholders/residents that would like to comment/participate in the hybrid meeting **virtually** on Zoom will be required to pre-register with the Township prior to Tuesday, November 24, 2026, at 5:30 PM. Please also review the attached "Frequently Asked Questions, Protocol for Public Participation in Virtual Public Meetings" document.

Interested stakeholders/residents that would like to comment/participate in the hybrid Council meeting **in person** are asked to please pre-register with the Township prior to Tuesday, November 24, 2026, at 5:30 PM.

Any person may make a submission in support of, in opposition to, or ask a question regarding the proposed variance application. Written submissions are recommended and can be made to the Planning Department by email, regular post or the drop box located at the Administration Building. Please ensure all written submissions include your name, address and the application number.

If you wish to be notified of the decision of the Committee of Adjustment in respect of the proposed application, you must make a written request to the Township of Springwater Committee of Adjustment by email, regular post or the drop box located at the Administration Building.

If you do not participate in the hearing or request notification of the Committee's decision, it may proceed in your absence and, except as otherwise provided in the Planning Act and you will not be entitled to any further notice of the proceedings. Failure of the applicant(s) or their authorized agent to participate at any hearing may result in the automatic dismissal of the application.

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 with respect to any decision made by the Committee of Adjustment by filling with the Planning Department of the Corporation of the Township of Springwater with a complete notice of appeal setting out the reasons for the appeal and accompanied by the fee required by the Tribunal.

Additional information regarding the application will become available on the Township of Springwater's website as part of the Agenda which is posted approximately six days prior to the public meeting date. Please see the following link for the meeting Agenda: Township of Springwater - Document Center (civicweb.net). Any questions regarding the application or requests for additional information can be directed to Planning Department, 705-728-4784 ext. 2019 or publicmeetings@springwater.ca.

Dated this 11th day of November 2026.

Original Signed By:

Jack Mordue
Secretary-Treasurer
Committee of Adjustment

Key Map

