

Notice of Decision for Consent

Application No.: B07/26
Applicant: 1001325310 Ontario Ltd.

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 **2 Friesen Place** being legally described as Lot 51, Plan 1730, less Part 1 on 51R-22416, former Township of Vespra, now in the Township of Springwater, Roll No. 4341 010 006 03700.

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 August 26, 2026, the correspondence received, and information presented at the hearing held on August 26, 2026, and the discussion on the matter, hereby **APPROVE** of the application as applied for subject to the following conditions:

1. That the owner/applicant meets all the requirements, financial or otherwise of the Municipality;
2. That the owner/applicant provides two (2) copies of the registered survey of the conveyed lands, prepared by an Ontario Land Surveyor;
3. That the owner/applicant satisfies and be responsible for all costs to satisfy Section 65 of the Drainage Act, 1990, if applicable;
4. That the owner/applicant provide confirmation that the existing well and private septic system of the retained lands are wholly contained within the boundaries of the retained lands, to the satisfaction of the Township's Chief Building Official;
5. That the conveyed lands from 1044 Sunnidale Road be merged on title with the benefitting lands known as 2 Friesen Place;
6. That the owner/applicant apply for and obtain approval for a Deeming By-law to be passed to deem the subject lands as not part of a registered plan of subdivision; if applicable and as required under the Planning Act to the satisfaction of the Township;
7. That the owner/applicant apply for and obtain approval for an Amendment to the Zoning Bylaw rezoning the conveyed lands to the Institutional (I) Zone, to allow the proposed use of land, to the satisfaction of the Township; and
8. That the owner/applicant apply for and obtain planning approval to recognize the deficient lot area of the retained lands to the satisfaction of the Township.

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

September 15, 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 September 15, 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 26th day of August 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