
Notice of a Complete Application and Public Meeting Concerning a Proposed Amendment to Comprehensive Zoning By-law 5000

ZB-2018-010 – Di Lecce

Take notice the application by Nunzio Di Lecce on behalf of the owners of the subject lands for a zoning by-law amendment has been deemed a complete application and that the Council of The Corporation of the Township of Springwater will hold a public meeting **Wednesday, January 23, 2019**, at **6:30 p.m.** in the Springwater Administration Centre, 2231 Nursery Road, to consider a proposed Zoning By-law Amendment under Section 34 of the *Planning Act, R.S.O. 1990, c. P 13* as amended.

A **key map** is included to illustrate the subject land.

Purpose and Effect

The purpose of the proposed zoning by-law amendment is to rezone the subject lands located in Lot 4, Plan 858, former Township of Flos, now in the Township of Springwater, and municipally known as **2293 North Orr Lake Road**, from the Residential Conversion Hold [RC(H)] zone to the Residential Conversion Exception (RC-XX) zone, to permit a single dwelling unit for year-round use on the subject lands. The effect of the proposed amendment will permit the construction of a single dwelling unit by recognizing a reduced lot area of approximately 1068.10 square metres (11,496.93 square feet), a reduced westerly interior side yard setback of 1.64 metres (5.38 feet), a reduced easterly interior side yard setback of 1.37 metres (4.49 feet), and an increased lot coverage of 26 percent.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Township of Springwater Planning Department, before the by-law is passed, the person or public body is not entitled to appeal the decision of Council for the Township of Springwater to the Local Planning Appeal Tribunal and may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal, unless, in the opinion of the Board, there are reasonable grounds to do so.

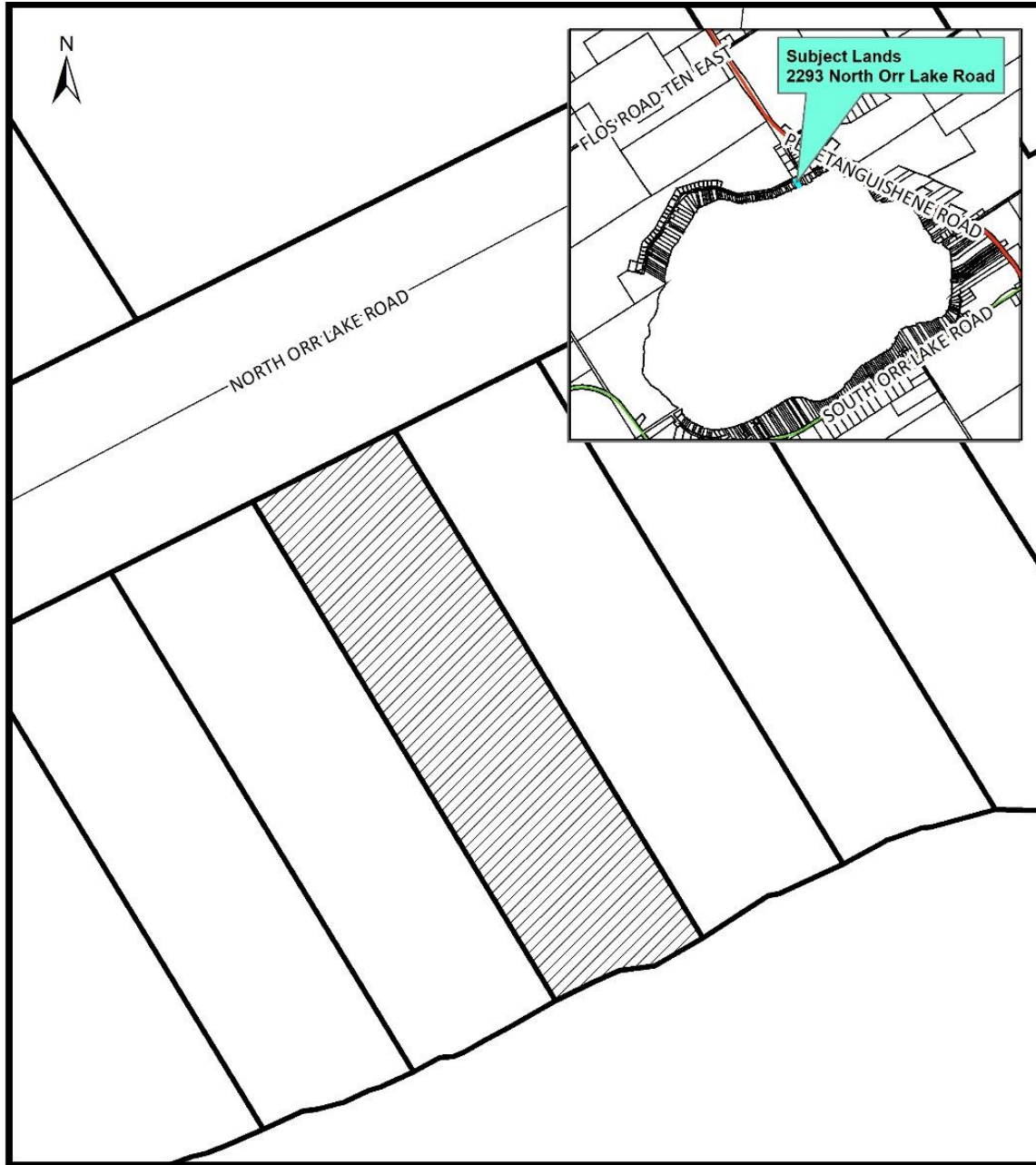
Oral submissions will form part of the public meeting minutes record, including the name and address of the speaker, as information collected under the Planning Act. The minutes of the meeting will be posted on the Township's website.

Additional information related to the proposed Zoning By-law Amendment is available at the Township of Springwater Municipal Office during regular office hours - Monday to Friday, 8:30 a.m. to 4:30 p.m.

Dated at the Township of Springwater on December 14, 2018.

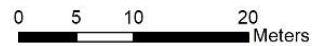
Planning Department, Township of Springwater
Administration Centre
2231 Nursery Road
Minesing, ON L9X 1A8
(705)728-4784 x 2019 Fax (705) 728-2759
e-mail: planning@springwater.ca
web site: www.springwater.ca

Key Map



Legend

 Lands to be Rezoned from Residential Conversion Hold [RC(H)] Zone to Residential Conversion Exception (RC-XX) Zone



The Corporation of the Township Of Springwater

By-law 5000-xxx

A By-law of the Corporation of the Township of Springwater to amend Zoning By-law 5000 as amended, by rezoning the lands described as Lot 4 on Plan 858, former Flos, now in the Township of Springwater, and known municipally as 2293 North Orr Lake Road, Roll No. 4341-030-002-14100-0000.

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Whereas By-law 5000, as amended, is the main Comprehensive Zoning By-Law of the Township of Springwater; and

Whereas the Council of The Corporation of the Township of Springwater has received a request to amend By-law 5000 as amended, and is in general agreement with this request; and

Whereas authority is granted under Section 34 of the *Planning Act*, R.S.O. 1990, c.P.13 as amended, to enact such amendments; and

Whereas the proposed amendment is in conformity with the Township of Springwater Official Plan;

Now Therefore be it enacted as a By-law of The Corporation of the Township of Springwater the following:

1. That Schedule “A” to By-law 5000 as amended, be further amended by rezoning lands in Lot 4 on Plan 858, former Flos, now in the Township of Springwater, and known municipally as 2293 North Orr Lake Road, Roll No. 4341-030-002-14100-0000 as shown in Schedule “A” attached hereto and forming part of this By-law from the Residential Conversion Hold [RC(H)] zone to the Residential Conversion Exception (RC-XX) zone.
2. That Section 15, subsection 4, as amended, be further amended by adding to the following:

“RC-XX – Lot 4, Plan 858, former Flos,
2293 North Orr Lake Road – 4341 030 002 14100 0000
By-law 5000-xxx - ZB-2018-010 – De Lecce”

- i) The minimum lot area shall be 1068.10 square metres (11,496.93 square feet);
- ii) The minimum westerly interior side yard setback shall be 1.64 metres (5.38 feet);

- iii) The minimum easterly interior side yard setback shall be 1.37 metres (4.49 feet); and
 - iv) The maximum lot coverage shall be 26 percent.
3. That this By-law shall take effect and come into force pursuant to the provisions of and regulations made under the *Planning Act*, R.S.O. 1990, c.P.13, as amended.

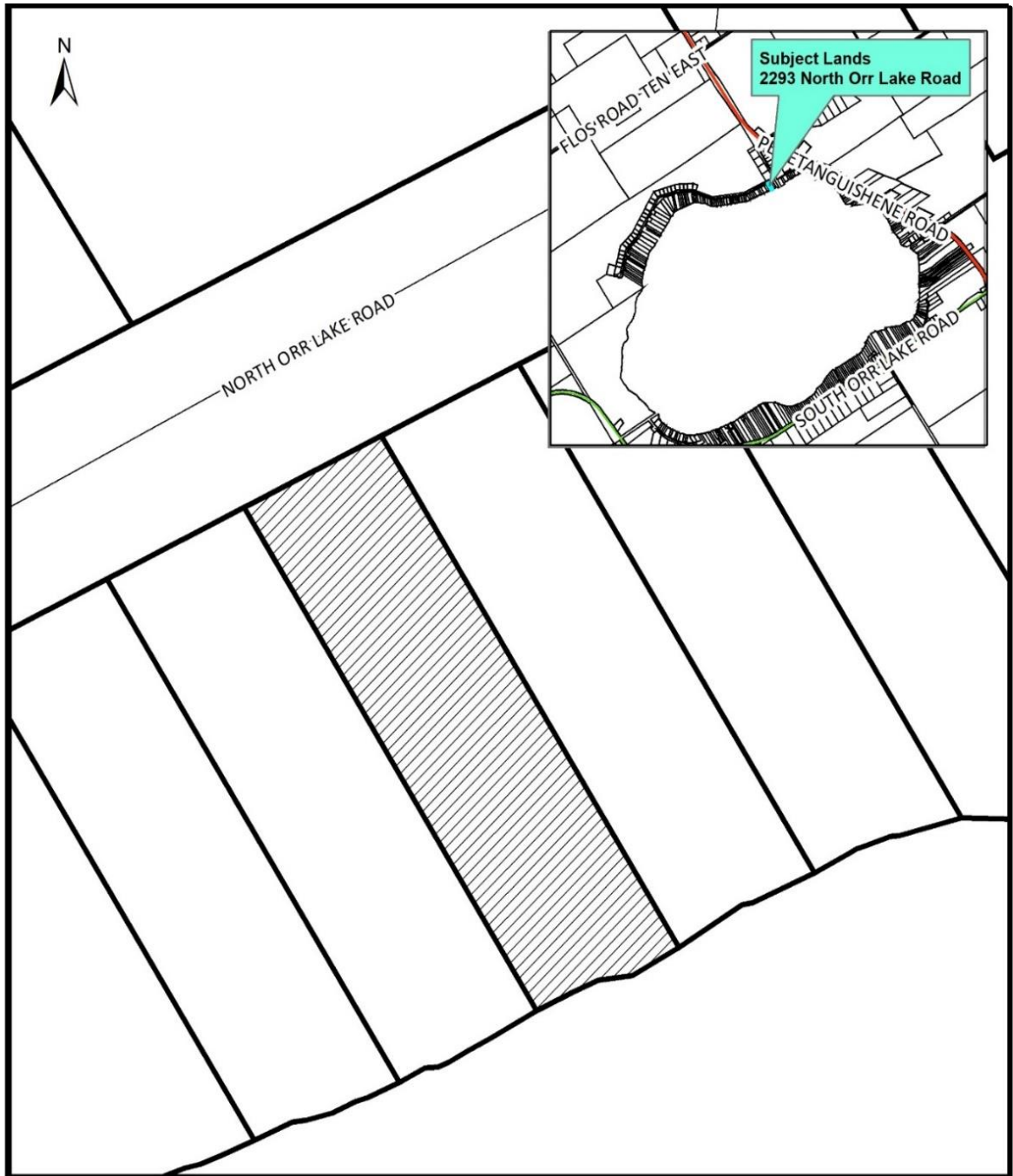
Read a First, Second And Third Time And Finally Passed this day of , 2019.

The Corporation of the Township Of Springwater

Don Allen, Mayor

Renee Chaperon, Clerk

Schedule 'A' to By-law 5000-xxx



Legend

 Lands to be Rezoned from Residential Conversion Hold [RC(H)] Zone to Residential Conversion Exception (RC-XX) Zone

