
Notice of a Complete Application and Public Meeting Concerning a Proposed Amendment to the Township of Springwater Official Plan, as Amended

Reference – File No. OP-2018-001 (Mitchell)

Take notice the application by Skelton Brumwell & Associates Inc. on behalf of the owners of the subject land municipally known as 1316 Highway 26 and legally described as Concession 5, Part Lot 11, Registered Plan 51R-13398; Parts 1 and 2, Registered Plan 51R-26041; Parts 2 and 3, in the former Township of Vespra, now in the Township of Springwater for an Official Plan Amendment has been deemed complete and that the Council of The Corporation of the Township of Springwater will hold a public meeting on **June 25, 2018 at 6:30 p.m.** in the Springwater Administration Centre, 2231 Nursery Road, to consider the proposed application under Sections 17 and 21 of the Planning Act, R.S.O. 1990, c. P 13 as amended.

A key map on the reverse side of this notice illustrates the subject land.

Official Plan Amendment Purpose and Effect

The purpose of the proposed Official Plan Amendment is to add a site specific policy to Section 8, Subsection 5.2 Administration/Government Designation of the Midhurst Secondary Plan, to permit a residential use on the subject lands, and to allow a residential severance. The subject lands consist of approximately 2.6 hectares (6.42 acres) of total area, with approximately 115 metres (377 feet) of frontage on Nursery Road and approximately 155 metres (508 feet) on Highway 26.

If you wish to be notified of the adoption of the proposed official plan amendment, or of the refusal of a request to amend the official plan, you must make a written request to the Township of Springwater Planning Department.

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 proposed official plan amendment is adopted, the person or public body is not entitled to appeal the decision of the County of Simcoe 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 Tribunal, there are reasonable grounds to add the person or public body as a party.

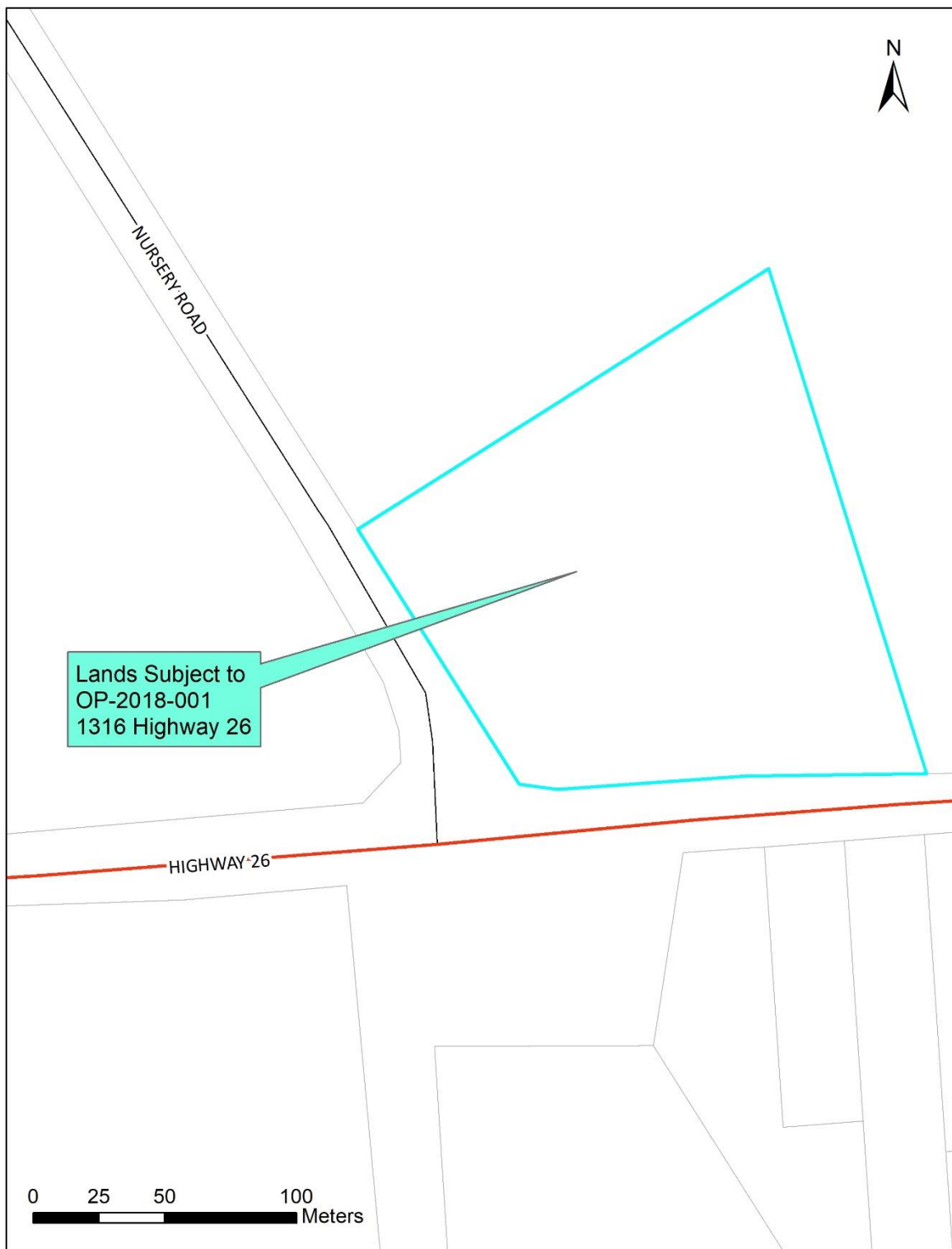
Oral submissions will form part of the public meeting minutes record, including the name and address of the speaker, as information collected under the Municipal Freedom of Information and Protection of Privacy Act. The minutes of the meeting will be posted on the Township's website.

Additional information related to the proposed Official Plan 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 on June 1, 2018.

Planning Services & By-law Enforcement Department
Township of Springwater
Administration Centre
2231 Nursery Road
Minesing, ON L9X 1A8
(705)728-4784 x2019 Fax (705) 728-2759
e-mail: planning@springwater.ca
web site: www.springwater.ca

Key Map



The Corporation of the Township of Springwater

By-law No. 2018-

A By-law to adopt Official Plan Amendment xx (OPA-xx) of the Springwater Official Plan with respect to Lands located in Part of the West Half of Lot 11, Concession 5, former Vespra, now in the Township of Springwater and known municipally as 1316 Highway 26, Roll 4341 010 003 24805 0000 (Mitchell)

Whereas the owner of lands in Part of the West Half of Lot 11, Concession 5, former Vespra has submitted an application to amend the Official Plan; and

Whereas the Township of Springwater held a public meeting for the Official Plan Amendment in accordance with the provisions of the Planning Act;

Now therefore Council of The Corporation of the Township of Springwater in accordance with the provisions of the Planning Act, R.S.O., 1990, c.P. 13, as amended, hereby enacts as follows:

1. That Official Plan Amendment xx of the Township of Springwater, being the attached text and Schedule "A", is hereby adopted.
2. That the Clerk is hereby authorized and directed to make application to the County of Simcoe for approval of the aforementioned Official Plan Amendment for the Township of Springwater and to provide such information as required by Section 17 (7) of the Planning Act, R.S.O., 1990, as amended.
3. That this By-law shall come into force and take effect upon approval by the County of Simcoe subject to the appeal provisions under the Planning Act.

Read a first, second and third time and finally passed on (day) day of (month), 2018.

The Corporation of the Township of Springwater

Bill French, Mayor

Renee Chaperon, Clerk

**Amendment No. xx to the
Official Plan for the
Township of Springwater
(OPA XX)**

Amendment xx to the Official Plan for the Township of Springwater

The attached explanatory text constituting Amendment xx to the Official Plan for the Township of Springwater, was prepared and adopted by the Council of the Corporation of the Township of Springwater by By-law 2018-xx in accordance with the provisions of Sections 17 and 22 of the Planning Act, R.S.O. 1990 c.P. 13 as amended.

Bill French, Mayor

Corporate Seal
Of Municipality

Renee Chaperon, Clerk

Amendment xx

To the Township of Springwater Official Plan

Introduction

Part A The Preamble does not constitute part of this amendment.

Part B The Amendment consisting of the following text and Schedule A
– Land Use and Road Plan constitutes Amendment xx to the Township of
Springwater Official Plan.

Part A – The Preamble

PURPOSE

The purpose of this amendment is to provide site specific policies to the Official Plan to recognize a legal non-complying use and to permit the future severance and development of a residential dwelling on the 'Administration/Government' designated portion of the subject lands. More specifically, the Amendment proposes to add a site-specific policy to Section 8, OPA 38 Midhurst Secondary Plan, Section 5 Land Use Designations, Subsection 5.2 Administration/Government of the Official Plan of the Township of Springwater.

The designation of the subject lands is 'Administration/Government' and 'Environmental Protection Area II'. Land Use Plan to the Official Plan of the Township of Springwater will also be modified to identify the subject lands with reference to the special policy applying to these lands.

LOCATION

The Amendment applies to those lands legally described as Part Lot 11, Concession 5, Geographic Township of Vespra, Township of Springwater, and known municipally as 1316 Highway 26.

BASIS

This Amendment proposes to provide a site-specific policy to Section 8, OPA 38 Midhurst Secondary Plan, Subsection 5.2, Administration/Government Designation, of the Plan and modify Schedule "A" of the Township of Springwater Midhurst Secondary Plan by identifying the lands which are the subject of this special policy.

The Amendment will enable a residential use on the subject lands and permit the subsequent development of one additional single detached residential dwelling unit on a separate lot to be severed from the property. The proposed amendment is in character with the general nature of the site and will recognize an existing residence, with no land use conflict and can be appropriately serviced.

Part B – The Amendment

The intention of this part of the document entitled Part B – The Amendment, which consists of the following text and Schedule "A", constitutes Amendment XX to the Official Plan of the Township of Springwater.

Details of the Amendment

The Official Plan is amended as follows:

1. Section 8, OPA 38 Midhurst Secondary Plan, Subsection 5.2, Administration/Government Designation, is hereby further amended by adding the following to the end of Subsection 5.2:

“OPA XX i) Notwithstanding any other policies of this Plan to the contrary, those lands situated in Lot 11, Concession 5, and identified by the reference “See Policy 5.2 i)” a single detached residence existing at the time of this amendment may be permitted and a further single detached residence may be permitted by the severance of a separate lot, subject to the appropriate approvals.”

2. Schedule “A”, Land Use to the Midhurst Secondary Plan of the Township of Springwater is hereby further amended by outlining the area as shown on the attached Schedule “A”, and referencing same as “Special Policy Area (#)”.

Implementation

This Amendment shall be implemented in accordance with Section 29, Implementation of the Official Plan of the Township of Springwater.

Interpretation

This Amendment shall be interpreted in accordance with Section 30, Interpretation of the Official Plan of the Township of Springwater.

Schedule A to OPA-xxx

