
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-2018-004 (Flach)

Take notice the application by Brandi L. Clement of The Jones Consulting Group Ltd. on behalf of the owners of the subject lands legally described as Lots 8 and 9 on Plan 51M-995, in the former Township of Flos, 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 **February 25, 2019 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 amend policies within the site specific 'Rural Residential' designation by deleting the following wording from Section 8.11.3.2, "That the creation of additional lots by Consent shall not be permitted on lands redesignated and subject to a Plan of Subdivision under the provisions of this subsection." The amendment would permit the creation of two additional residential lots on the subject lands by consent, for a total of four residential lots.

The subject lands consist of two existing lots on Marni Lane with a total land area of approximately 1.42 hectares (3.5 acres) with a southern flankage of 162.3 metres (532.48 feet) and an eastern flankage of 86.3 metres (283.3 feet).

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 February 1st, 2019.

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-xx

A By-law to adopt Official Plan Amendment xx (OPA-xx) of the Springwater Official Plan with respect to Lands located in Lots 8 and 9 on Plan 51M-995, former Township of Flos, now in the Township of Springwater, Roll 4341 030 001 10523 0000 & 4341 030 001 10526 0000 (Flach)

Whereas the owner of lands in Lots 8 and 9 on Plan 51M-995, former Flos 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), 2019.

The Corporation of the Township of Springwater

Don Allen, 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.

Corporate Seal
Of Municipality

Don Allen, Mayor

Renee Chaperon, Clerk

DRAFT

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 the Official Plan Amendment is to facilitate 2 severances on the subject lands and retain 2 lots for a total of 4 lots. The lands are currently designated Rural Residential through the Township of Springwater Official Plan Amendment 30. In order to facilitate severances on the subject lands, an Official Plan Amendment is required to eliminate the addition to Section 8.11.3.2 that prohibits further severances on the lands. This will be a deletion of a particular section of this policy and not a redesignation of the lands or a deletion of the policy entirely.

LOCATION

The subject lands are currently Lots 8 and 9 on a Plan of Subdivision, Maple Ridge Estates, which was approved by the Ontario Municipal Board in October of 2008. The subdivision lands were registered in 2012 and homes have since been constructed on most of the lots. The lands front directly onto Marni Lane which is an existing local road with two access points off Flos Road Four West servicing both this subdivision and Fergusonvale Estates to the west. The subject lands can be legally described as Lots 8 and 9 on Registered Plan 51M-995, Township of Springwater, County of Simcoe with the total land holdings legally described as Part of Lot 5 and Part of North Half of Lot 4, Concession 3, Township of Springwater, Geographic Township of Flos, County of Simcoe. The subject lands are currently vacant of any structures with some treed areas.

BASIS

This Amendment proposes to eliminate the following verbiage in Section 8.11.3.2 that was introduced with Official Plan Amendment 30:

“That the creation of additional lots by Consent shall not be permitted on lands redesignated and subject to a Plan of Subdivision under the provisions of this subsection.”

With the deletion of this part of Section 8.11.3.2 it would read as originally noted in the Township Official Plan which does not provide a lot yield maximum. This Amendment would enable the subject lands to be further divided into 2 additional lots for single detached dwellings.

Part B – The Amendment

The intention of this part of the document entitled *Part B – The Amendment*, which consists of the following text 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 8.11, Rural Residential Settlement Areas, is hereby amended by the deletion of the following wording at the end of Subsection 8.11.3.2:

“That the creation of additional lots by Consent shall not be permitted on lands redesignated and subject to a Plan of Subdivision under the provisions of this subsection.”

Implementation



This Amendment shall be implemented in accordance with Section 6, Implementation of the Official Plan of the Township of Springwater.

Interpretation

This Amendment shall be interpreted in accordance with Section 7, Interpretation of the Official Plan of the Township of Springwater.

Schedule A to OPA-xx



<p>Township of Springwater</p> <p>Schedule 'A'</p> <p>to Official Plan Amendment No.: ___ Lots 8 and 9 on Plan 51M-995</p>	<p>Legend</p> <ul style="list-style-type: none"> Subject Lands Lands subject to Official Plan Amendment No. ___ (OP-2018-004)
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