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

### ZB-2018-011 – 2006384 Ontario Inc. (Gallo)

**Take notice** the application by Andrew Edwards of Innovative Planning Solutions 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 **Monday, February 25, 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 Part of the North Half of Lot 7, Concession 8, Plan 51M-1132, former Township of Flos, now in the Township of Springwater, from the Residential Exception (R1-43) and Residential Exception Hold [R1-43(H)] zones to the Residential Exception (R1-xx) and Residential Exception Hold [R1-xx(H)] zones, to permit a reduced exterior side yard setback of 3.8 metres (12.46 feet). In addition, the applicant proposes to rezone Block 76 from the Institutional Exception (I-6) zone to the Residential Exception Hold [R1-xy(H)] zone, to permit a reduced lot frontage of 14.6 metres (47.9 feet), to permit a future severance to create two residential lots.

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 Ontario Municipal Board and may not be added as a party to the hearing of an appeal before the Ontario Municipal Board, unless, in the opinion of the Board, there are reasonable grounds to do so.

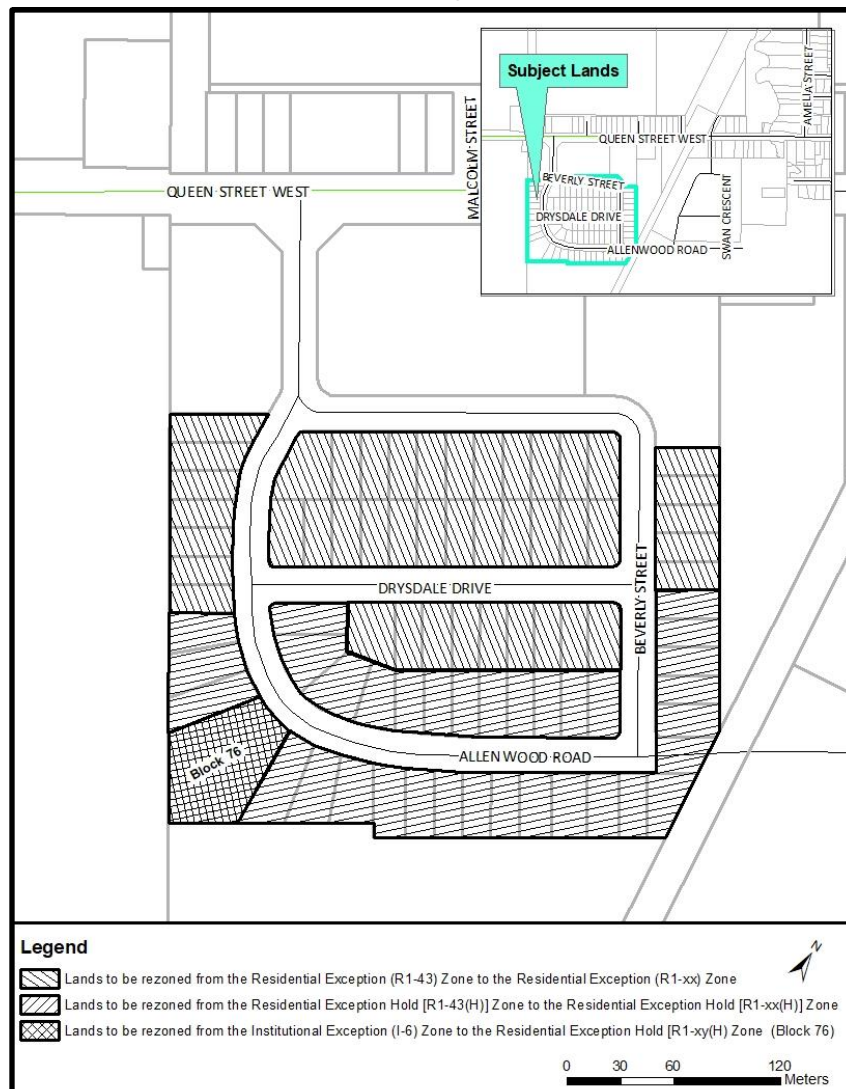
**Oral submissions** will form part of the public meeting minutes record, including the name and address of the speaker, as information collected under the Planning Act. The minutes of the meeting will be posted on the Township's website.

**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 February 1<sup>st</sup>, 2019.

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](mailto:planning@springwater.ca)  
web site: [www.springwater.ca](http://www.springwater.ca)

## Key Map



# The Corporation of the Township Of Springwater

## By-law 5000-xx

**A By-law of the Corporation of the Township of Springwater to amend Zoning By-law 5000 as amended, by rezoning the lands in Part of the North Half of Lot 7, Concession 8, Plan 51M-1132, former Township of Flos, now in the Township of Springwater**

### **ZB-2018-011 – 2006384 Ontario Inc. (Gallo)**

**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 Part of the North Half of Lot 7, Concession 8, Plan 51M-1132, former Flos, now in the Township of Springwater, as shown in Schedule "A" attached hereto and forming part of this By-law from the Residential Exception (R1-43), Residential Exception Hold [R1-43(H)], and Institutional Exception (I-6) zones to the Residential Exception (R1-xx), Residential Exception Hold [R1-xx(H)], and Residential Exception Hold [R1-xy(H)] zones.
2. That Section 4, subsection 4, as amended, be further amended by adding to the following:
  - i) "R1-xx – Lots 1-5, 25-54, 67-75 on Plan 51M-1132, former Flos, By-law 5000-xx - ZB-2018-011 – 2006384 Ontario Inc. (Gallo)"

A lot area (minimum) of 548 square metres, a lot frontage (minimum) of 18 metres for a corner lot and 15.24 metres for any other lot, a front yard depth (minimum) of 6 metres, a rear yard depth (minimum) of 7.5 metres, an interior side yard width (minimum) of 1.2 metres provided that on a lot where there is no attached private garage or attached carport the minimum interior side yard width shall be 3 metres on one side and 1.2 metres on the other

side, an exterior side yard width (minimum) of 3.8 metres, a gross floor area (minimum) of 90 square metres, a ground floor area (minimum) (where there is more than one storey) of 45 square metres, a landscaped open space (minimum) of 30%, a lot coverage (maximum) of 35%, a building height (maximum) of 11 metres and dwelling units per lot (maximum) of 1 shall be required.

- ii) “R1-xx (H) – Lots 6-24, 55-66 on Plan 51M-1132, former Flos, By-law 5000-xx - ZB-2018-011 – 2006384 Ontario Inc. (Gallo)”

A lot area (minimum) of 548 square metres, a lot frontage (minimum) of 18 metres for a corner lot and 15.24 metres for any other lot, a front yard depth (minimum) of 6 metres, a rear yard depth (minimum) of 7.5 metres, an interior side yard width (minimum) of 1.2 metres provided that on a lot where there is no attached private garage or attached carport the minimum interior side yard width shall be 3 metres on one side and 1.2 metres on the other side, an exterior side yard width (minimum) of 3.8 metres, a gross floor area (minimum) of 90 square metres, a ground floor area (minimum) (where there is more than one storey) of 45 square metres, a landscaped open space (minimum) of 30%, a lot coverage (maximum) of 35%, a building height (maximum) of 11 metres and dwelling units per lot (maximum) of 1 shall be required.

- iii) “R1-xy (H) – Block 76 on Plan 51M-1132, former Flos, By-law 5000-xx – ZB-2018-011 – 2006384 Ontario Inc. (Gallo)”

A lot area (minimum) of 548 square metres, a lot frontage (minimum) of 14.6 metres, a front yard depth (minimum) of 6 metres, a rear yard depth (minimum) of 7.5 metres, an interior side yard width (minimum) of 1.2 metres provided that on a lot where there is no attached private garage or attached carport the minimum interior side yard width shall be 3 metres on one side and 1.2 metres on the other side, an exterior side yard width (minimum) of 6 metres, a gross floor area (minimum) of 90 square metres, a ground floor area (minimum) (where there is more than one storey) of 45 square metres, a landscaped open space (minimum) of 30%, a lot coverage (maximum) of 35%, a building height (maximum) of 11 metres and dwelling units per lot (maximum) of 1 shall be required.

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.

By-law 5000-xx

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

**The Corporation of the Township Of Springwater**

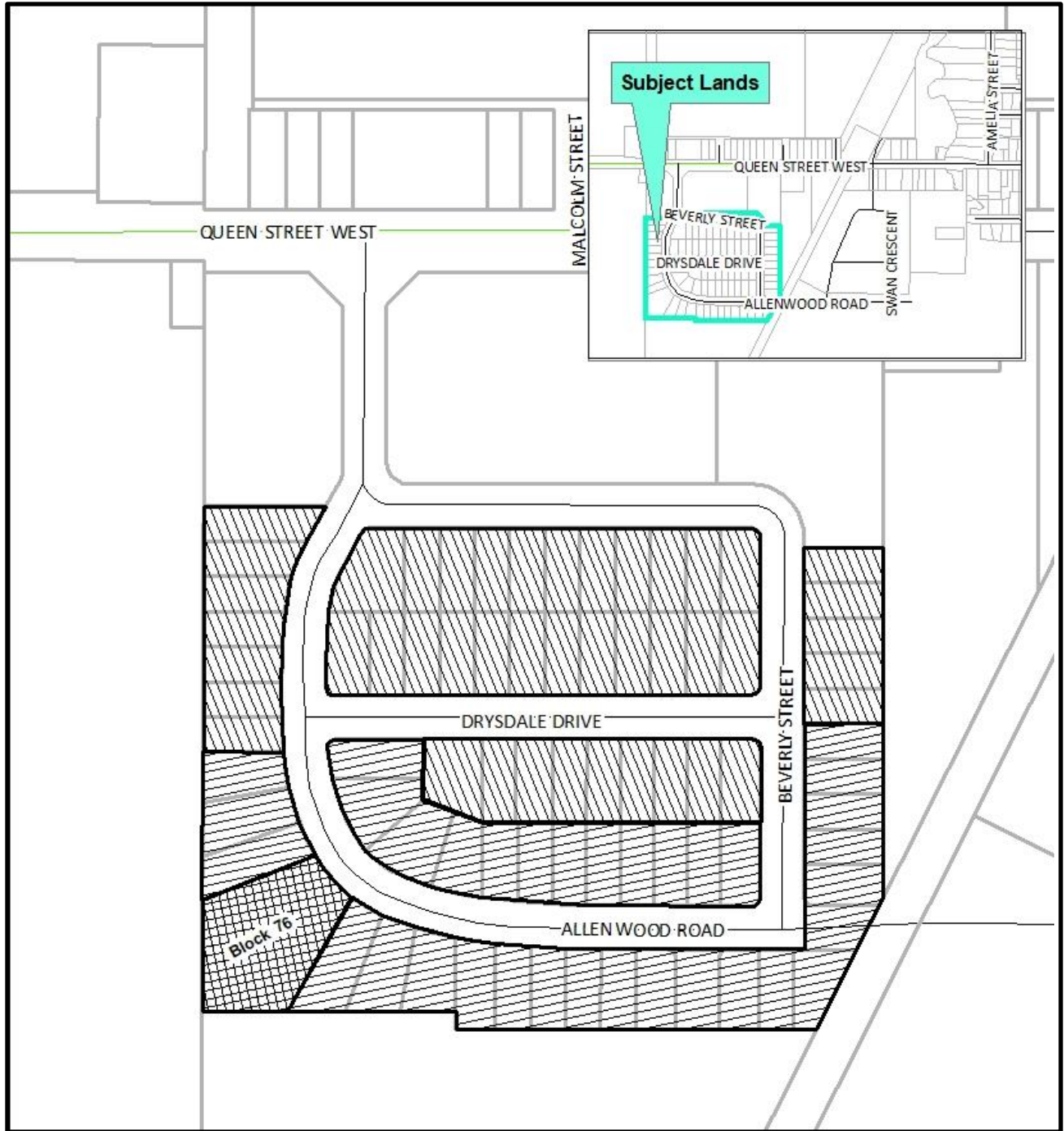
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**Don Allen, Mayor**




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**Renee Chaperon, Clerk**

### Schedule 'A' to By-law 5000-xx



**Legend**

-  Lands to be rezoned from the Residential Exception (R1-43) Zone to the Residential Exception (R1-xx) Zone
-  Lands to be rezoned from the Residential Exception Hold [R1-43(H)] Zone to the Residential Exception Hold [R1-xx(H)] Zone
-  Lands to be rezoned from the Institutional Exception (I-6) Zone to the Residential Exception Hold [R1-xy(H)] Zone (Block 76)

