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

Reference – ZB-2018-009

Take notice the application by N Architecture Inc. on behalf of Punia Group Inc./Mars Investments Inc. 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 Lot 21, Concession 14, Part 1 on Plan 51R-40725, former Township of Vespra, now in the Township of Springwater and known municipally as 6088 County Road 90, from the Agricultural (A) Zone to the Highway Commercial Exception (CH-xx) Zone.

The effect of the proposed amendment is to permit a two phase commercial development. The first phase would consist of an automotive gas bar (four pumps), convenience store and drive through restaurant. The proposed commercial building within the first phase is approximately 550.0 square metres (5,920.1 square feet) in size. The second phase would permit the development of associated retail/commercial use on the subject property.

The subject lands consists of approximately 1.88 hectares (4.65 acres) of lot area, with approximately 172.75 metres (566 feet) of frontage on County Road 90. The lands are currently vacant and not serviced.

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 February 1st, 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
web site: www.springwater.ca

Key Map



Legend

 Lands to be rezoned from Agricultural (A) Zone to Highway Commercial Exception (CH-xx) Zone.



0 25 50 100 Meters

The Corporation of the Township of Springwater

By-law 5000-xxx

A By-law to amend By-law 5000 as amended, with respect to property located in Part Lot 21, Concession 14, Part 1 on Plan 51R-40725, former Township of Vespra, now in the Township of Springwater, and known municipally as 6088 County Road 90, Roll 4341 010 008 13220 0000

ZB-2018-009 – Punia Group Inc./ Mars Investments Inc.

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 Lot 21, Concession 14, Part 1 on Plan 51R-40725, Vespra, known municipally as 6088 County Road 90, Roll No. 4341 010 008 13220 0000 as shown in Schedule "A" attached hereto and forming part of this By-law from the Agricultural (A) Zone to the Highway Commercial Exception (CH-xx) Zone.
2. THAT Section 19, subsection 4, as amended, be further amended by adding the following:

"CH-xx – Part Lot 21, Concession 14, Part 1 on Plan 51R-40725, Vespra
6088 County Road 90, Roll 4341 010 008 13220 0000
By-law 5000-xxx – ZB-2018-009 – Punia Group Inc./ Mars Investments Inc.

In addition to the permitted uses of this section, a retail convenience store is also permitted.

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.

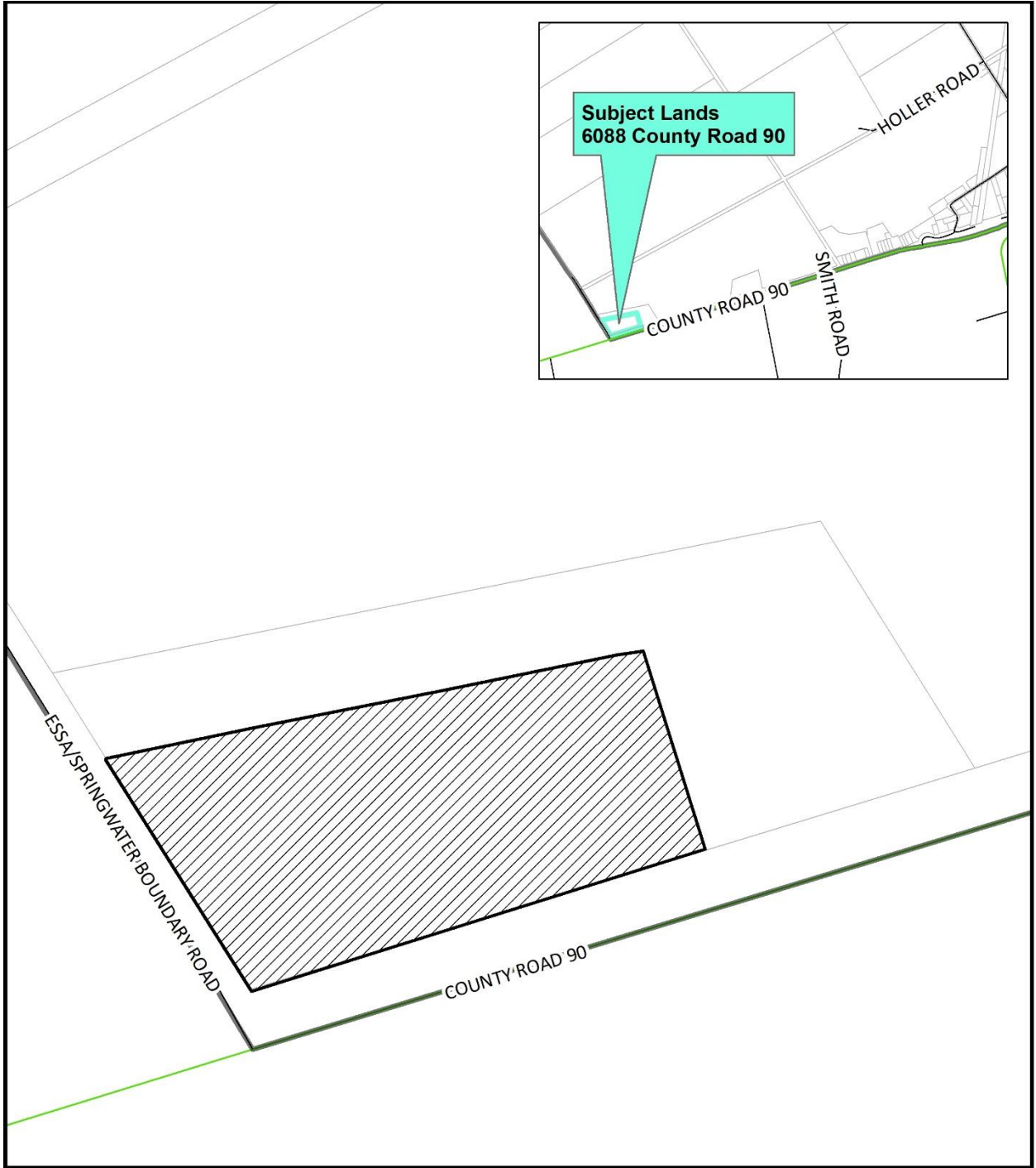
Read A First, Second And Third Time And Finally Passed this day of , 2019.

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 Agricultural (A) Zone to Highway Commercial Exception (CH-xx) Zone.

