

THE CORPORATION OF THE TOWNSHIP OF SPRINGWATER



NOTICE OF A COMPLETE APPLICATION & PUBLIC MEETING CONCERNING A PROPOSED DRAFT PLAN OF SUBDIVISION AND AN AMENDMENT TO COMPREHENSIVE ZONING BY-LAW NO. 5000

REFERENCE – File No. SU-2009-002 & ZB-2009-001 (YORKWOOD)

TAKE NOTICE that an application by Yorkwood Building Group Limited for a Draft Plan of Subdivision has been deemed a complete application by the County of Simcoe and an application for a Zoning By-law Amendment has been deemed a complete application by the Township of Springwater. Planning Committee of The Corporation of the Township of Springwater will hold a public meeting on **January 20, 2010, at 6:30 p.m.** in the Council Chambers, Springwater Administration Centre, 2231 Nursery Road, to consider a proposed Draft Plan of Subdivision under Section 51 and 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 on the reverse side of this notice illustrates the subject land.

PLAN OF SUBDIVISION

THE PROPOSED DRAFT PLAN OF SUBDIVISION requests approval to develop a 654-unit residential subdivision in Part of the East Half of Lot 18 and Part of Lot 19, Concession 8, former Township of Vespra, now in the Township of Springwater, being Parts 1 to 5 on RP 51R-21830, known municipally as 3240 Dobson Road, Roll No. 434101000602800

The development is proposed to be serviced by a new interior roadway system consisting of fifteen roads with two accesses to Barrie Hill Road, one access to Dobson Road and one access to Sunnidale Road (County Road 40). Included on the plan are 606 single units, 6 on street townhouse blocks, one potential commercial development block, two park blocks, one woodlot block, one stormwater management pond block, road widening blocks, a future road reserve block, and a walkway. Servicing is proposed to be by way of municipal water and sewer.

IF A PERSON or public body does not make oral submissions at a public meeting, if one is held, or make written submissions to the County of Simcoe Planning Department in respect of the proposed plan of subdivision before the approval authority gives or refuses to give approval to the draft plan of subdivision, the person or public body is not entitled to appeal the decision of The County of Simcoe to the Ontario Municipal Board.

IF A PERSON or public body does not make oral submissions at a public meeting, if one is held, or make written submissions to the County of Simcoe Planning Department in respect of the proposed plan of subdivision before the approval authority gives or refuses to give approval to the draft plan of subdivision, the person or public body 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.

If you wish to be notified of the decision of the County of Simcoe in respect of the proposed plan of subdivision, you must make a written request to the County of Simcoe Planning Department, 1110 Hwy 26, Midhurst, ON L0L 1X0.

ZONING BY-LAW AMENDMENT PURPOSE AND EFFECT

THE PURPOSE of the proposed zoning by-law amendment is to rezone lands located in Part of the East Half of Lot 18 and Part of Lot 19, Concession 8, former Township of Vespra, now in the Township of Springwater, being Parts 1 to 5 on RP 51R21830, known municipally as 3240 Dobson Road, Roll No. 434101000602800 from the Agricultural (A) Zone to the following Zones:

Residential Exception (R1-A); Residential Exception (R1-B); Residential Exception (R1-C); Residential Exception (R1-D); Residential Exception (R1-E); Residential Exception (R3-F); General Commercial (CG); Environmental Protection (EP) and Open Space (OS) Zones.

Please note that the proposed zone classifications may be changed in order to consolidate the proposed by-law into the Township's Zoning By-law No. 5000.

The effect of the by-law is to facilitate the proposed subdivision. . An amendment to the Springwater Official Plan (OPA No. 28) took effect on July 4th, 2007 to recognize the principle of development for the subject lands.

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.

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 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 *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 Draft Plan of Subdivision and 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 23RD, 2009.

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TOWNSHIP OF SPRINGWATER KEY MAP



Legend

 Subject Lands

