

TOWNSHIP OF SPRINGWATER OFFICIAL PLAN

OFFICE CONSOLIDATION

This edition of the Township of Springwater Official Plan includes the following:

1. The Official Plan adopted by Springwater Township Council under By-law No. 97-097 on the 6th day of October, 1997 as modified and approved by the Ministry of Municipal Affairs & Housing under Notice of Decision dated January 28, 1998.
2. The Official Plan as approved and modified took force and effect on the 19th day of February, 1998 save and except subsections 5.1.5 (Residential Growth Management) and 10.2.1 (Adult Lifestyle Communities) deferred by MMAH and the sections appealed to the Ontario Municipal Board as per paragraphs 3 through 8 below.
3. With respect to the appeal by Mills Plan on behalf of Mayer, the appeal to the OMB was withdrawn on the 7th day of April, 1998. Sections 17 (Agricultural Policies), Section 18 (Rural Policies), Section 28 (Consent Policies) and the land use designation of W. 1/2 Lot 9, Concession 8, former Vespra on Schedule "A-3" took force and effect on that date, save and except Section 28.4,5 appealed by French.
4. With respect to the appeal by French, the appeal to the OMB of Section 28.4.5 was withdrawn on September 18, 1998 and this section took effect on that date.
5. With respect to the appeal by Chase, the land use designation on Part of Lot 5, Concession 1, former Flos on Schedule "A-2" and Section 11.3.4.2 was approved under OMB Order No. 2575 issued on the 14th day of October, 1998. The appeal of Sections 3.31, 4.3.2, 11.3.2.1, 12.3. 10 and 24.3 was withdrawn on 22nd day of October, 1998 and these sections took effect on that date.
6. With respect to the appeal by Wallin, the land use designation on Part of Lot 65, Concession I WPR, former Flos on Schedule "A-10" was approved under OMB Order No. 2575 issued on the 14th day of October, 1998 and this land use designation took effect on that date.
7. With respect to the appeal by Wismer of Sections 3.29 and 24.4.1 as well as the land use designation on those lands located south of Sunnidale Road in Lot 19, Concessions 6 & 7, the OMB denied the appeal in its decision under OMB Order No. 2575 issued on the 14th day of October, 1998 and these sections and land use designations took effect on that date. The Board Order did however approve the appeal of Section 26.4.1 and approved a modification to Section 26.4.1 by adding Ferndale Drive.

8. With respect to the appeal by the Township of Springwater of the Ministry modifications, Sections 8.6.1.5, 8.6.8.1, 8.6.10.5 c), 8.10.9.1, 9.4.2.2, 12.3.6, 13.2, 13.7,3, 16.2.1, 17.3.4.1, 23.2.6, 23.2.7, 23.2.8, 29.1.2 and 29.18 were approved by the Ontario Municipal Board under OMB Order No. 2575 issued on the 14th day of October, 1998 and these sections as further modified and mutually agreed by the Township and MMAH took effect on that date.
9. Official Plan Amendment No. 1 (Hedbern Residential Lots - McDonald Road, Orr Lake) adopted by Council under By-law No. 98-047 on the 19th day of May, 1998 and approved by the Ministry of Municipal Affairs and Housing under Notice of Decision dated July 16, 1998. OPA No. 1 took force and effect on the 14th day of August, 1998. OPA No. 1 redesignated those lands located in Part of Lot 68, Concession 1 E.P.R., former Medonte on Schedule "A-10" from Rural to Special Policy Area 8.8.5.2. and added Subsection 8.8.5.2.
10. Official Plan Amendment No. 2 (Sabiston Residential Subdivision, Midhurst) adopted under By-law No. 99-042 on the 6th day of April, 1999 and approved by the Ministry of Municipal Affairs and Housing under Notice of Decision dated May 14, 1999. OPA No.2 took force and effect on the 8th day of June, 1999. OPA No. 2 redesignated the lands located in Part of Lot 10, Concession 4, former Vespra from Rural and Restricted Rural to Urban Residential and Estate Residential. OPA No. 4 also added Section 8.6.11.2 to the Official Plan.
11. Official Plan Amendment No. 3 (Housekeeping OPA - Road Name Changes and other matters) adopted under By-law No. 99-066 on the 7th day of June, 1999 and approved by the Ministry of Municipal Affairs and Housing under Notice of Decision dated September 2, 1999. OPA No. 3 took force and effect on the 29th day of September, 1999.
12. Official Plan Amendment No. 4 (Gallo Residential Subdivision - Queen St. W., Elmvale) adopted under By-law No. 99-093 on the 26th day of July, 1999 and approved by the County of Simcoe under Notice of Decision dated February 3, 2000. OPA No. 4 took force and effect on the 29th day of February, 2000. OPA No. 4 redesignated the lands located in Part of the North Half of Lot 7, Concession 8, former Flos from Rural to Urban Residential.
13. Official Plan Amendment No. 5 (missed in error)
14. Official Plan Amendment No. 6 (Johns Technical OPA - Mapping Correction) adopted under By-law No. 2000-016 dated the 7th day of February, 2000 and approved by the County of Simcoe under Notice of Decision dated March 2, 2000. OPA No. 6 took force and effect on the 30th day of March, 2000. OPA No. 5 redesignated the lot located at 5 Finlay Mill Road, Midhurst, (Property Roll No. 4341 010 003 15902 0000)

within Concession 4, Part Lot 13, in the Township of Springwater, former Township of Vespra from the “Urban Residential” designation to the “Mixed Use” designation to correct a mapping error.

15. With respect to the deferral of Sections 5.15 and 10.2.1, these sections as amended were approved by the County of Simcoe under Notice of Decision dated April 6, 2000. Sections 5.1.5 and 10.2.1 took force and effect on the 2nd day of May, 2000.
16. Official Plan Amendment No. 7 (Baywood / Gateway Golf Course Expansion - County Road 92) adopted under By-law No. 2000-110 on the 28th day of August, 2000 and approved by the County of Simcoe under Notice of Decision dated January 16th, 2001 took force and effect on the 7th day of February, 2001. OPA No. 7 redesignated lands located in Part of Lot 21, Concession 8 in the Township of Springwater, former Township of Flos (Property Roll No. 4341 030 007 07100 0000), from the “Agricultural” designation to the “Rural” designation subject to Section 18.6.2, Exceptions.
17. Official Plan Amendment No. 8 (Spring Lakes Adult Lifestyle Community) adopted under By-law No. 2000-111 on the 6th day of November, 2000 and approved by the County of Simcoe under Notice of Decision dated September 6th, 2001, took force and effect on the 9th of October, 2001. OPA No. 8 redesignated lands approximately 2 kilometres southwest of the intersection of Highway No. 400 and Horseshoe Valley Road (County Road 22) being situated immediately west of the Old Second South and south of Fox Farm Road to create, in effect a new area of settlement, which will be improved with recreational, commercial and community uses and activities suitable to service a maximum of 800 residential units consisting of low and medium density types.
18. Official Plan Amendment No. 9 (Elmvale IGA Expansion) adopted under By-law No. 2001-076 on the 11th day of June, 2001 and approved by the County of Simcoe under Notice of Decision dated July 12, 2001, took force and effect on the 9th day of August, 2001 . OPA No. 9 redesignated lands at Lot 24, Plan 397 and known municipally as 12 Peter Street, Elmvale from the Urban Residential to the General Commercial designation in the Township of Springwater Official Plan to accommodate the increased parking required by the proposed expansion of the existing grocery store use on the lands to the east (Elmvale IGA).
19. Official Plan Amendment No. 10 (Minesing Meadows Subdivision) adopted under By-law 2001 -094 on the 8th day of August, 2001 and approved by the County of Simcoe under Notice of Decision dated January 16, 2002, took force and effect on April 8th,2002. OPA No. 10 redesignated lands in the West Part Lot 6 & Lot 7, Concession 9, former Township of Vespra and, now in the Township of Springwater and Part 1, RP 51 R-23082 and known municipally as 2309 Ronald Road, Minesing from the Rural designation to the Urban Residential, Open Space and Natural Heritage designations in the Township of Springwater Official Plan to permit the

- development of a 26-lot residential subdivision with 2 blocks for future development.
20. Official Plan Amendment No. 11 (Chalmers) adopted under By-law 2002-009 on the 7th day of January, 2002 and approved by the County of Simcoe under Notice of Decision dated June 18, 2002, took force and effect on July 9th, 2002. OPA No. 11 redesignated lands in the Southeast Quarter of Lot 8, Concession 9, former Township of Vespra and now in the Township of Springwater, being Part 1, RP 51R-1 2295 and known municipally as 1972 Vespra Valley Road from the Agricultural to the Rural designation to permit a consent application for an infilling lot to come forward subject to a Zoning By-law Amendment to recognize the substandard lot size of the parcel.
 21. Official Plan Amendment No. 12 (Keown & Corbett Pit) adopted under By-law No. 2002-094 on July 8th, 2002 and approved by the County of Simcoe under Notice of Decision dated October 15th, 2002, took force and effect on November 5th, 2002. OPA No. 12 redesignated lands in Part East Half Lot 21, Concession 13, (formerly Township of Vespra), now in the Township of Springwater and being Property Roll No. 43 41 010 008 080 00 0000 from the Agricultural designation to the High Aggregate Potential designation to facilitate and permit the expansion of an existing licenced pit operation of the owner, currently located to the immediate west of the subject lands.
 22. Official Plan Amendment No. 13 (Snow Valley Secondary Plan) adopted under Order No. 0131 of the Ontario Municipal Board on January 16th, 2003, redesignated lands within the following general boundaries:
South: Seadon Sideroad east of County Road 28 (George Johnston Road) and south on Concession line 9 to Lot 17 and 18, Concession 8 (George Parkway), and easterly to Concession 7 (Wilson Road); East: Concession Line 7 (Wilson Road);
North: Line between Lots 10 and 11; and West: County Road 28 (George Johnston Road) To establish a Secondary Plan for the Snow Valley Plan Area within the Township.
 23. Official Plan Amendment No. 14 (Miller Lumber Mini Storage) adopted under Bylaw No. 2002-132 on December 2nd, 2002 and approved by the County of Simcoe under Notice of Decision dated March 20, 2003, took force and effect on April 9, 2003. OPA No. 14 redesignated lands in Part of Lots 24 and 25, Concession 8 (formerly Township of Vespra) now in the Township of Springwater and being Part of Part 1 and 4 of Plan 51 R-891 5 and **part of Property Roll No. 4341 010 006 088 01 0000** from the Highway Commercial designation to the Highway Commercial Special Exception designation to facilitate the staged establishment of a self storage facility on the subject lands with access from Miller Drive.
 24. Official Plan Amendment No. 15 (Mertz Subdivision) adopted under By-law No. 2003-041 on April 22nd, 2003 and approved by the County of Simcoe under Notice of Decision dated October 15, 2003, took force and effect on November 11, 2003. OPA No. 15 redesignated lands in Part of Lots 56 and 57, Concession 1 (formerly Township of Medonte) now in the

Township of Springwater, Property Roll No. 4341 020 081 068 01 from the Rural to Urban Residential designation to facilitate approval of a residential subdivision.

25. Official Plan Amendment No. 16 (Shamrock Meadows Subdivision Phase II) adopted under By-law No. 2005-046 on May 2nd, 2005 and approved by the County of Simcoe under Notice of Decision dated June 15, 2005 took force and effect on July 12, 2005. OPA No. 16 redesignated lands within Part of the North Half of Lot 9, Concession 3, former Township of Flos, now in the Township of Springwater and known municipally as 1465 Flos Road Four West, Assessment Roll No. 43 41 030 003 085 00 0000 from the Rural to the Urban Residential designation to facilitate approval of a residential subdivision.
26. Official Plan Amendment No. 17 (GP Masonry) adopted under By-law No. 2005-066 on June 6th, 2005 and approved by the County of Simcoe under Notice of Decision dated August 25, 2005, took force and effect on _____. OPA No. 17 redesignated lands in Part of the West Half of Lot 12, Concession 4, being Parts 3 & 5, RP 51R-24592 (former Township of Vespra), Township of Springwater, known municipally as 1311 Bayfield St. N., Property Roll No. 4341 010 003 07910 from Institutional to the Highway Commercial designation to facilitate the sale of property from the Municipality to GP Masonry for their continued growth and expansion.
27. Official Plan No. 18 (Spring Lakes Adult Lifestyle Community Revisions) adopted under By-law No. 2005-071 on June 20th, 2005 and approved by the County of Simcoe under Notice of Decision dated November 18th, 2005, took force and effect on December 9th, 2005. OPA No. 18 amends the policies contained in OPA 8 (Section 10.3 of the Official Plan) and its associated schedules for lands in within All of Lot 37 and the West Half of Lot 38, Concession 2 (W.P.R.) (being Part 1, Plan 51R-32568) subject to an easement over Part 1 Plan 51R-32568, Part of the East Half of Lot 1 and All of the East Half of Lot 2, Concession 3 (being Part 2, Plan 51R-25155) subject to an easement over Part 2 Plan 51R-31943, and Part of the Original Road Allowance between Concessions 2 and 3 (W.P.R.) (being Parts 1,2 and 3, Plan 51R-31005), all in the Geographic Township of Vespra, in the Township of Springwater, in the County of Simcoe and known as Property Roll No. 4341 010 002 00100 0000; 43 41 010 001 26700 0000, 43 41 010 001 26800 0000 and 43 41 010 001 26900 0000.

The changes contained in this OPA provide for specific changes consistent with the revisions to the proposed site development together with other minor changes to correct inconsistencies and oversights in the previous OPA.

27. Official Plan No. 19 (Minesing Firehall) adopted under By-law No. 2005-131 on November 21st, 2005 and approved by the County of Simcoe under Notice of Decision dated January 11, 2006, took force and effect on February 9, 2006. OPA 19 redesignates the former Station 3 on lands within Part of West Half Lot 6, Concession 9 (former Township of Vespra), known municipally as 1663 George Johnston Road, Property Roll No. 4341 010 005 075 00 0000 from Institutional to General Commercial to facilitate the conversion of the existing firehall to an office use with ancillary retail sales. This conversion is being done in conjunction with the sale of property by the Municipality to the prospective occupant.
28. Official Plan No. 20 (Heritage Village, Elmvale (Sajed)) adopted under By-law No. 2006-018 on February 23rd, 2006 and approved by the County of Simcoe under Notice of Decision dated April 11, 2008, took force and effect on May 2, 2008. OPA 20 redesignates lands described as Part of Lots 6 and 7, Concession 9, in the geographic Township of Flos, former Village of Elmvale, now in the Township of Springwater and known municipally as 138 Queen Street West and 10 Copeland Street, Property Roll No. 4341 040 001 578 00 0000 and 4341 040 001 556 01 000 from "Industrial" to "Urban Residential" and "General Commercial" and to apply "Special Policy" provisions under the "Industrial" designation on the balance of the subject lands to facilitate redevelopment of former rail lands.

The proposed development consists of a multiple-unit residential project geared towards retirees on the easterly portion of the site, general commercial uses to the front of the site, abutting Queen Street, and allowing for light industrial uses and certain commercial uses such as offices, personal and professional services, wholesalers, restaurants, repair shops, indoor recreational facilities, and space extensive commercial uses, including automotive sales, dry land marinas, building supply outlets and the existing mini storage use.

29. Official Plan Amendment No. 21 (Midhurst Firehall) adopted under By-law No. 2006-019 on February 23rd, 2006 and approved by the County of Simcoe under Notice of Decision dated April 12, 2006, took force and effect on May 3, 2006. OPA 21 redesignates lands described as West Part of Lot 13, Concession 4, former Township of Vespra, now in the Township of Springwater, and being Part 2 on RP 51R-33781, known municipally as 14 Finlay Mill Road, Roll No. 4341 010 003 171 00 0000, from the Institutional designation to the General Commercial designation, the effect of which will be to permit the development of a specific commercial use.
30. Official Plan Amendment No. 22 – no OPA assigned.
31. Official Plan Amendment No. 23 (Gallo Phase II) adopted under By-law No. 2006-050 on June 5th, 2006 and approved by the County of Simcoe under Notice of Decision dated June 8, 2007, took force and effect on June 7, 2007. OPA 23 redesignates approximately 6.94 hectares (17.1 acres) of land located on the north half of Lot 7, Concession 8 formerly in the Township of Flos, now in the Township of Springwater to facilitate the development of the second phase of a residential Plan of Subdivision.

32. Official Plan Amendment No. 24 (Elmvale North) adopted under By-law No. 2006-051 on June 5th, 2006 **was repealed by By-law 2006-061 at the applicant's request**. OPA 24 was originally intended to redesignate the land use designation on part of the North Half of Lot 7, Concession 8, Township of Springwater from the "General Commercial" and "Open Space" designations to the "Urban Residential" designation.
33. Official Plan Amendment No. 25 (Snow Valley Highlands Phase IV) given first and second reading under By-law No. 2006-052 on June 5th, 2006 and third reading on 2nd day of October, 2006 and approved by the County of Simcoe under Notice of Decision dated November 15, 2006, took force and effect on December 14, 2006. OPA No. 25 redesignates lands within the Snow Valley Settlement Area along Seadon Road and known as Blocks 34 and 36, Registered Plan 51M-825, Part of Lot 15, Concession 9 from Institutional to Urban Residential and Open Space to permit additional residential lots and a public park site.
34. Official Plan Amendment No. 26 (Community Lands) adopted under By-law No. 2006-053 on June 5th, 2006 and approved by the County of Simcoe under Notice of Decision dated November 15, 2006, took force and effect on December 14, 2006. OPA 26 redesignates approximately 39,238 square metres (422,371 square feet) of land on the north side of Seadon Road from "Institutional" to "Urban Residential" and "Tourist/Recreational Open Space 2" and revises Schedule A-12A Phasing Plan, and Sections 8.10.4.3, 8.10.6.3 and, Section 9.2.7.4 of Official Plan Amendment No. 13. This Amendment is related to Official Plan Amendment No. 25 and the purpose of the two Amendments is to transfer the location of the parksites for the Snow Valley settlement Area to a more appropriate location and allows for the replacement of blocks of land intended for institutional uses, specifically an elementary school and a church, with residential dwellings.
35. Official Plan Amendment No. 27 (Dargan) (Kay-Ci Farms & Products Ltd.) approved by the Ontario Municipal Board under Decision/Order No. 3014 issued October 26, 2006, redesignates approximately 8.06 ha (19.9 acres) of land in Part Lot 1, Concession 2 (Flos), 1577 Flos Rd. Three E, Roll No. 4341 030 001 084 00 0000 from the Rural and Constraints & Hazard Lands designations to the Estate Residential and Natural Heritage (Environmental Protection Category 1 designations and revises Schedule 'A-2' to the Official Plan.

This Amendment facilitates the development of an eleven-lot estate residential development with the remaining lands preserved in their natural state.

36. Official Plan Amendment No. 28 (Centre Vespra / Yorkwood) approved under By-law No. 2006-101 on the 6th day of November, 2006 and approved by the County of Simcoe under Notice of Decision dated June 14, 2007 with final date of appeal of July 4, 2007.

The purpose of this Amendment is as follows:

- a) To establish policies for the development of lands in Centre Vespra including land use, transportation, parks and open space, a commercial area, the staging of development and the provision of municipal services.
- b) To establish policies that will ensure the efficient and desirable integration of new developments with existing land uses in the community of Centre Vespra.
- c) To provide background information relevant to the establishment of these Official Plan policies.
- d) To redesignate 66 hectares (163 acres) of vacant lands in the community of Centre Vespra, former Township of Vespra, now Township of Springwater, as shown on Schedule A to this Amendment from “Rural” to Urban Residential”, “Urban Residential – Special Policy Area”, “General Commercial”, and “Open Space” to permit the development of plans of subdivision. The location of these lands is depicted on Schedule A to this Amendment.
- e) To identify “Open Space Linkage Areas” and the approximate routing of the “Nine Mile Portage Trail”.

37. Official Plan Amendment No. 29 (Fergusonvale Estates Subdivision) adopted under By-law No. 2007-020 on May 7th, 2007 and approved by the Ontario Municipal Board by Order issued October 21, 2008 ____ . Official Plan Amendment No. 29 redesignated approximately 15.94 ha (39.39 acres) of land located in Part Lot 5, Concession 3 less Parts 1, 2 and 5 on RP 51R-23662, former Township of Flos, now in the Township of Springwater, known municipally as 13858 County Road 27, Roll No. 4341 030 001 107 00 0000 from the Rural and Rural Residential designations to the Rural Residential, Institutional and General Commercial designations, the effect of which will be to permit the development of a low density residential subdivision.
38. Official Plan Amendment No. 30 (Maple Ridge Estates Subdivision) adopted under By-law No. 2007-021 on May 7th, 2007 and approved by the Ontario Municipal Board by Order issued October 21, 2008. Official Plan Amendment No. 30 redesignated approximately 23.83 ha (58.88 acres) of land located in Lots 4 and 5, Concession 3, former Township of Flos, now in the Township of Springwater, known municipally as 1071 Flos Road Four East, Roll No. 4341 030 001 105 00 0000 from the Rural designation to the Rural Residential and Open Space designations, the effect of which will be to permit the development of a low density residential subdivision.
39. Official Plan Amendment No. 31 (Estates of Anten Mills Subdivision) adopted under By-law No. 2007-054 on May 22nd, 2007 and approved by the County of Simcoe on _____. Official Plan Amendment No. 31 facilitates an application for a 111 lot Plan of Subdivision on full services with two parkettes, a natural heritage corridor and two blocks for stormwater management ponds. The primary access is proposed to be from Wilson Drive with a connection to Binnie Drive to provide a supplementary street connection utilizing the previously created road allowance off the existing cul-de-sac bulb.

40. Official Plan Amendment No. 32 (Seadon Road Extension Lots) adopted under By-law No. 2007-056 on June 4th, 2007 and approved by the County of Simcoe on August 15th, 2007. Official Plan Amendment No. 32 amends the Snow Valley Secondary Plan Phasing Plan to permit the creation of ten (10) residential lots located within Subwatershed B to be serviced with existing services located within Phase 1A of Subwatershed A.
41. Official Plan Amendment No. 33 (Consent Policies) adopted under By-law No. 2008-023 and approved by the County of Simcoe on _____. OPA No. 33 amends the Consent Policies. Map Schedules and Agricultural Uses.
42. Official Plan Amendment No. 34 (Atlas Block) adopted under By-law No. 2008- and approved by the County of Simcoe on September 17th, 2008. OPA No. 34 redesignates Part of Lots 51 and 52, Concession 1, being Part 1 on RP 51R-35846 (Flos) from the 'Rural' designation to the 'Industrial' designation to permit industrial uses on the subject lands.
43. Official Plan Amendment No. 35 (Gabor Medical Office) adopted under By-law No. 2008-085 and approved by the County of Simcoe on _____. OPA No. 35 redesignates lands in Part of Lot 16, Concession 5 (Vespra), being Block 51 on Plan 51M-884 from the 'Urban Residential' designation to the 'Mixed Use' designation, the effect of which is to permit a medical clinic, professional offices and other uses.
44. Official Plan Amendment No. 36 (Baywood Golf Expansion) adopted under By-law No. 2008-95 and approved by the County of Simcoe on March 10, 2009, redesignates certain lands situated within Part of Lot 21, Concession 8, former Township of Flos, now in the Township of Springwater, in a site-specific Rural land use designation in order to permit an expansion associated with the existing Baywood Golf and Country Club facility.
45. Official Plan Amendment No. 37 (Hillsdale Secondary Plan) adopted under By-law No. 2008-102 on October 20th, 2008 and approved by the County of Simcoe on _____. OPA No. 37 provides specific land use policies with respect to residential, commercial, business park, open space, institutional and natural heritage (environmental protection) uses which are in addition to the general policies contained in the current Township Official Plan and to revise Schedule A-7, the Land Use Plan.
46. Official Plan Amendment No. 38 (Midhurst Secondary Plan) adopted under By-law No. 2008- on November 3rd, 2008 and approved by the County of Simcoe on _____. OPA No. 38 provides specific land use policies with respect to residential, commercial, business park, open space, institutional and natural heritage (environmental protection) uses which are in addition to the general policies contained in the current Township Official Plan and to revise Schedule A-8, the Land Use Plan.

47. Official Plan Amendment No. 39 (Dyer, Greidanus et al) approved by the Ontario Municipal Board on November 4th, 2009. OPA No. 39 clarifies the consent policies that apply to surplus farm dwelling severances.

48. Official Plan Amendment with respect to Heritage Policies applied for by East Georgian Bay Historical Society and Huronia Museum was approved by the Ontario Municipal Board under a Decision issued September 23, 2009.

For the most up-to-date status of the Official Plan, please contact the Township Offices at (705) 728-4784 ext. 2019.