

# Springwater Official Plan

## Section 2 – Purpose/Basis

### 2.1. Purpose of the Plan

- 2.1.1. The Official Plan shall manage and direct physical change and its effects on the social, economic and natural environment in the Township of Springwater for the next twenty years to 2016.

### 2.2. Goals

- 2.2.1. To ensure the maintenance, protection and enhancement of natural heritage features.
- 2.2.2. To preserve and protect prime agricultural areas.
- 2.2.3. To encourage business investment and to foster a positive investment climate in the Township.
- 2.2.4. To ensure that all land use planning decisions have regard for the conservation of significant built heritage features, cultural heritage landscapes and archaeological resources.
- 2.2.5. To create efficient, cost effective development and land use patterns.
- 2.2.6. To promote the development of strong and economically viable urban communities.
- 2.2.7. To preserve and protect the high quality of life in Springwater Township for the long term future.
- 2.2.8. To direct new growth to existing urban settlement areas to encourage and provide every opportunity to create a vibrant community planning context in our villages and small urban places.
- 2.2.9. To ensure that all new development shall avoid creating adverse circumstances with existing and future development.

### 2.3. Basis of the Plan

- 2.3.1. The Plan has been prepared based on the findings of a number of studies carried out by the Municipality. In August, 1995, the Planning Committee did a comparative review of the land use policies affecting the various areas of the Township of Springwater. The creation of the new Municipality included the amalgamation of all or parts of five former municipalities being the Townships

of Flos, Vespra and Medonte, the Village of Elmvale and the Town of Wasaga Beach.

- 2.3.2. Secondly, a Background Report was prepared which inventoried the physical environment, community profile, government and services, municipal financial data and reviewed development trends.
- 2.3.3. Finally a Growth Management Strategy was prepared, accepted and released in July, 1996. This document analyzed past, present and future residential development trends within the Municipality; examined the growth potential of urban settlement areas; proposed development strategies and approaches across the Municipality.
- 2.3.4. This Plan is to provide the policy framework to accommodate an anticipated increase in population of approximately 8,300 persons by the year 2016. This number is a guide, not a target or goal but is based on an assessment of past growth records using various assumptions found in the Township Growth Management Strategy.
- 2.3.5. It is intended that the Township will have three primary functions:
  - 2.3.5.1. That of a rural municipality focusing on protection of its natural resource base and natural heritage systems as follows:
    - a) lands of good agricultural potential;
    - b) Provincially and locally significant wetlands and significant regional and local groundwater aquifer areas;
    - c) Significant woodlands;
    - d) Valley lands;
    - e) Fish and wildlife habitat and endangered and threatened species
    - f) ANSI's
    - g) Aggregate Resources
    - h) *Surface and groundwater resources* [Mod. #1 – 28 Jan. 98]
    - i) *Streams, rivers and lakes* [Mod. #1 – 28 Jan. 98]
  - 2.3.5.2. That of a Township that directs urban development to the existing urban settlement areas as identified in the Growth Management Strategy and the Settlement Area Policies in Section 8 of this Plan.
  - 2.3.5.3. That of a Township supporting economic activity that takes advantage of the Township's attributes. Development resulting in an increase in economic activity which creates new commercial and industrial assessment, employment opportunities for the Township shall be encouraged, provided such development does not have an adverse impact on the natural environment, natural resources or rural character of the community.

- 2.3.6. The Official Plan is based on the assumption that urban growth and settlement patterns in the Municipality should be environmentally sound, efficient and economically viable.
- 2.3.7. It is also the intent of the Plan to reduce the amount and relative percentage share of the projected future residential growth of the Township locating outside of the urban settlement areas and to generally implement the Springwater Growth Management Strategy which identified a number of opportunities to accommodate growth and development in existing settlement areas.