

---

## **Notice of the Passing of a By-law to Amend Zoning By-law 5000, as Amended ZB-2020-008 – 2006384 Ontario Inc. (Gallo Subdivision Phase II)**

**Take notice** that the Council of The Corporation of the Township of Springwater passed By-law 5000-321 on the 21<sup>st</sup> day of October, 2020, under Section 34 of the *Planning Act, R.S.O. 1990, c.P.13*, as amended.

### **Purpose and Effect**

**The purpose and effect** of the zoning by-law amendment is to rezone the subject lands from the Agricultural (A) Zone to the Residential Exception Hold [R1-69 (H)] Zone to satisfy a condition of Draft Plan Approval and to allow for the future registration of the Elmvalle Village Phase 2 subdivision subject to clearance of final draft plan conditions.

**And take notice** that any person or agency may appeal to the Local Planning Appeal Tribunal in respect of the by-law by filing with the Planning Department of The Corporation of the Township of Springwater not later than the **12<sup>th</sup> day of November, 2020** a completed Appellant Form (A1), available from the Planning Department or the Local Planning Appeal Tribunal's website, accompanied by the fee prescribed under the *Local Planning Appeal Tribunal Act, R.S.O. 1990, s.100, Chap. O.28*. The fee for an appeal to the Local Planning Appeal Tribunal is \$300.00. The cheque is payable to the "Minister of Finance" and must be certified.

Only individuals, corporations and public bodies may appeal a zoning by-law to the Local Planning Appeal Tribunal. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf. If a person or public body who files an appeal of a decision of The Corporation of the Township of Springwater in respect of a proposed zoning by-law does not make oral submissions at a public meeting or written submissions to The Corporation of the Township of Springwater before the proposed zoning by-law is adopted, the Local Planning Appeal Tribunal may dismiss all or part of the appeal.

The Complete By-law is available for inspection at the Township of Springwater Administration Centre, 2231 Nursery Road during regular office hours, Monday to Friday, 8:30 a.m. to 4:30 p.m.

**Dated at the Township of Springwater on the 23<sup>rd</sup> day of October, 2020.**

Planning Department  
Springwater Administration Centre  
2231 Nursery Road  
Minesing, Ontario L9X 1A8  
Telephone: (705) 728-4784 x 2019  
e-mail: [planning@springwater.ca](mailto:planning@springwater.ca)  
website: [www.springwater.ca](http://www.springwater.ca)

# The Corporation of the Township of Springwater

## By-law 5000-321

**Being a By-law to amend Zoning By-law 5000 as amended, by rezoning the lands in North Half of Lot 7, Concession 8, former Flos, now in the Township of Springwater, Roll No. 4341 030 006 07203 0000**

(ZB-2020-008 – Gallo Subdivision Phase 2)

---

**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 and 36 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, former Flos, now in the Township of Springwater, Roll No. 4341 030 006 07203 0000 as shown in Schedule “A” attached hereto and forming part of this By-law from the Agricultural (A) Zone to the Residential Exception Hold [R1-69(H)] Zone.

2. That Section 4, subsection 4, as amended, be further amended by adding the following:

- i) “R1-69 – Part Lot 7, Concession 8, former Flos  
Property Roll No. 4341 030 006 07203 0000  
By-law 5000-321 - ZB-2020-008 – Gallo Subdivision Phase 2

A lot area (minimum) of 500 square metres, a lot frontage (minimum) of 17 metres for a corner lot and 15 metres for any other lot, and a lot coverage (maximum) of 38% shall be required.

3. That Schedule “A” to By-law 5000 as amended, be further amended by adding a Special Holding Zone Provision to the lands in North Half of Lot 7, Concession 8, former Flos, now in the Township of Springwater to the following zone as shown on Schedule “A” attached hereto and forming part of this By-law:

- i) The Holding (H) Provision will be lifted upon the execution of a Development Agreement for the lands.

4. 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 21<sup>st</sup> day of October, 2020.**

[Original Signed By]

---

Don Allen, Mayor

[Original Signed By]

---

Renée Ainsworth, Clerk

The Corporation of the Township of Springwater

By-law 5000-321

Schedule "A"

