
Notice of the Passing of a By-law to Amend Zoning By-law 5000, as Amended

ZB-2020-016 – Pretty

Take notice that the Council of The Corporation of the Township of Springwater passed By-law 5000-332 on the 17th day of March 2021, 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 permit a minimum lot frontage of 19 metres in order to accommodate one (1) new residential lot proposed to be created through a future severance process under application B03/21.

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 **7th day of April, 2021** 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.

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 on the Township's website or can be mailed or emailed upon request.

Dated at the Township of Springwater on the 18th day of March 2021.

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The Corporation of the Township of Springwater

By-law 5000-332

Being a By-law to amend Zoning By-law 5000 as amended, by rezoning the lands in Lot 38 on Plan 51M-595, former Medonte, now in the Township of Springwater and known municipally as 16 McFadden Drive, Roll No. 4341 020 081 08626

(ZB-2020-016 – Pretty)

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 the Council of the Corporation of the Township of Springwater enacts as follows:

1. That Schedule “A” to By-law 5000 as amended, be further amended by rezoning a portion of the lands in Lot 38 on Plan 51M-595, former Medonte, now in the Township of Springwater and known municipally as 16 McFadden Drive, Roll No. 4341 020 081 08626 as shown in Schedule “A” attached hereto and forming part of this By-law from the Residential Exception (R1-21) Zone to the Residential Exception (R1-72) Zone, and;

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

“R1-72 – Lot 38, Plan 51M-595
16 McFadden Drive, Roll No. 4341 020 081 08626
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A lot area (minimum) of 1,660 square metres and a lot frontage (minimum) of 19.0 metres shall be required.

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 17th day of March, 2021.

[Original Signed By]

Don Allen, Mayor

[Original Signed By]

Renée Ainsworth, Clerk

The Corporation of the Township of Springwater

By-law 5000-332

Schedule "A"

