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

### ZB-2023-009 – K. Stubbins

**Take notice** that the Council of The Corporation of the Township of Springwater passed **By-law 5000-371** on the 7th day of June 2023, under Section 34 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended.

#### Subject Lands

1386 Penetanguishene Road – Part Lot 25, Concession 1, being Parts 5 and 6 on Plan 51R-13571 and Parts 3 and 4 on Plan 51R-26327

#### Purpose and Effect

**The purpose** of the proposed zoning by-law amendment is to rezone the lands located in Part of Lot 25, Concession 1, being Parts 5 and 6 on Plan 51R-13571 and Parts 3 and 4 on Plan 51R-26327, former Township of Vespra, now in the Township of Springwater, and known municipally as 1386 Penetanguishene Road, from the Agricultural (A) Zone to the Agricultural Exception (A-87) Zone.

**The effect** of the proposed zoning by-law amendment is to permit the construction of a detached accessory building having a gross floor area of 294.32 square metres (3,168 square feet) with a height of 5.03 metres (16.5 feet), to be entirely used for a home industry. The main floor is to be utilized as a workshop with the second floor accommodating a showroom/gallery. When combined with the area of the existing detached accessory building (shed), a total maximum area of 305.47 square metres (3,288 square feet) is proposed.

**And take notice** that any person or agency may appeal to the Ontario Land 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 **5<sup>th</sup> day of July 2023** a completed notice of appeal setting out the reasons for the appeal and accompanied by the fee required by the Tribunal.

Only individuals, corporations and public bodies may appeal a zoning by-law to the Ontario Land 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.

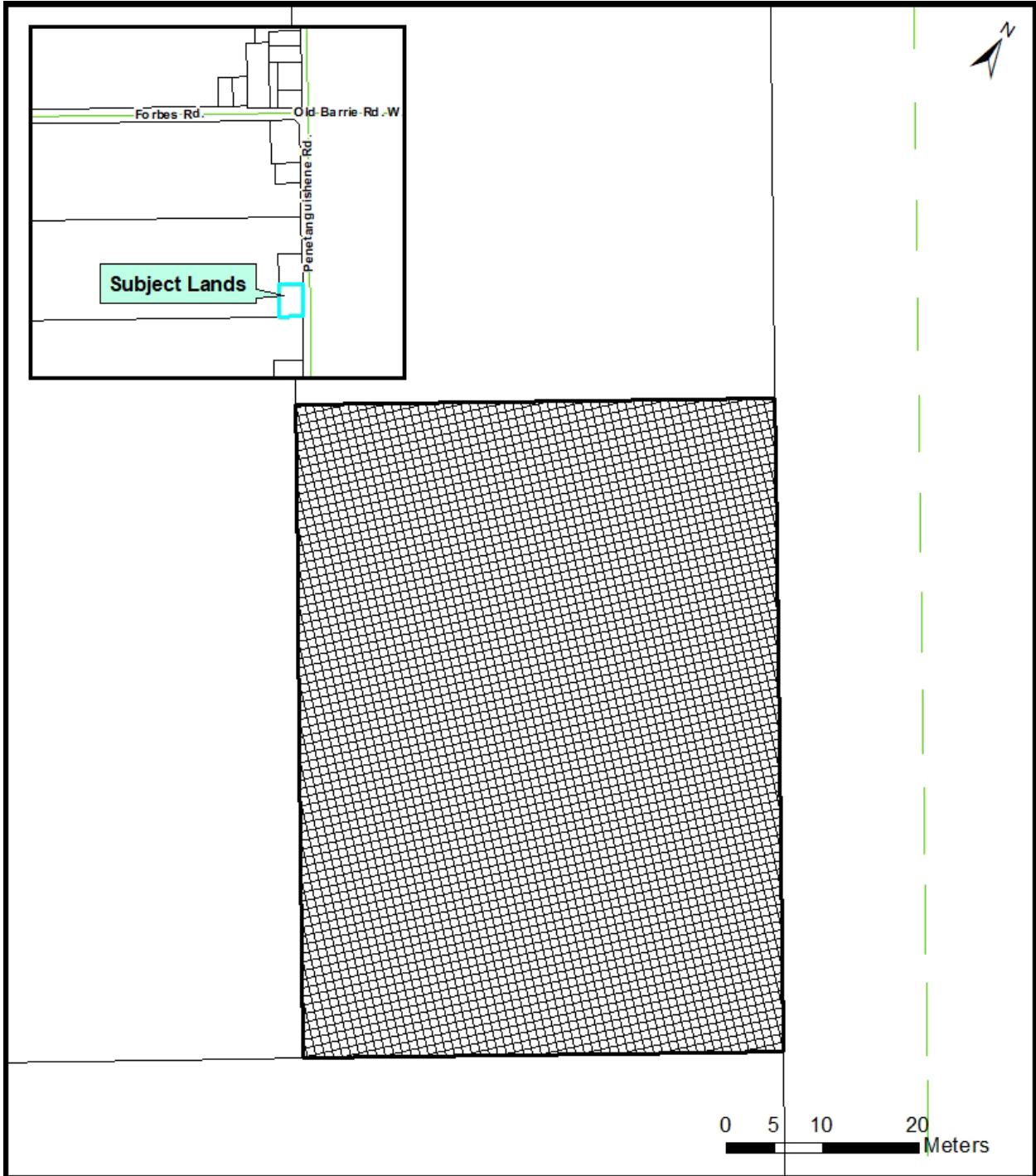
No person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

The Complete By-law is available for inspection at the Township of Springwater Administration Centre during regular business hours or can be mailed or emailed upon request.


**Dated at the Township of Springwater on the 15<sup>th</sup> day of June 2023.**

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# Key Map



## Legend

 Lands to be rezoned from the Agricultural Zone to the Agricultural Exception (A-87) Zone