

# The Corporation of the Township of Springwater

## By-law 2025-090

**Being a By-law to adopt Official Plan Amendment 70 (OPA 70) of the Springwater Official Plan with respect to lands in Block 351 on Plan 51M-1065 and 952 Sunnidale Road, legally described as East Part of Lot 19, Concession 8 and Part 2 on Registered Plan 51R-40135, in the former Village of Vespra, now in the Township of Springwater, Roll No. 4341 010 006 07652 and 4341 010 006 04200, respectively.**

(OP-2024-006 – Stonemanor Woods Phase 5)

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**Whereas** the owner of lands in Block 351 on Plan 51M-1065 and East Part of Lot 19, Concession 8 and Part 2 on Registered Plan 51R-40135 and 952 Sunnidale Road have submitted an application to amend the Official Plan;

**And Whereas** the Township of Springwater held a public meeting for the Official Plan Amendment in accordance with the provisions of the Planning Act;

**Now Therefore** the Council of the Corporation of the Township of Springwater in accordance with the provisions of the Planning Act, R.S.O., 1990, c.P. 13, as amended, hereby enacts as follows:

1. That Official Plan Amendment 70 of the Township of Springwater, being the attached text and Schedule "A", is hereby adopted; and,
2. That the Clerk is hereby authorized and directed to make application to the County of Simcoe for approval of the aforementioned Official Plan Amendment for the Township of Springwater and to provide such information as required by Section 17 (7) of the Planning Act, R.S.O., 1990, as amended; and,
3. That this By-law shall come into force and take effect upon approval by the County of Simcoe subject to the appeal provisions under the Planning Act.

**Read a First, Second and Third Time and Finally Passed this 5 day of November, 2025.**

[Original Signed By:]

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Jennifer Coughlin, Mayor

[Original Signed By:]

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Jennifer Marshall, Clerk

**Amendment 70 to the  
Official Plan for the  
Township of Springwater**

The attached explanatory text and Schedule “A” constituting Amendment 70 to the Official Plan for the Township of Springwater, was prepared and adopted by the Council of the Corporation of the Township of Springwater by By-law 2025-090 in accordance with the provisions of Sections 17 and 22 of the Planning Act, R.S.O. 1990 c.P. 13 as amended.

[Original Signed By:]

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Jennifer Coughlin, Mayor

Corporate Seal  
Of Municipality

[Original Signed By:]

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Jennifer Marshall, Clerk

**Amendment 70**  
**To the Township of Springwater Official Plan**

**Introduction**

**Part A - The Preamble** does not constitute a part of this Amendment.

**Part B - The Amendment** consisting of the following text and Schedule “A”, constitutes Amendment No. 70 of the Township of Springwater.

**Part C - The Appendix** does not constitute part of this Amendment.

## **Part A – The Preamble**

### **1.0 Purpose**

The purpose of this Amendment is to amend Schedule "A-5" of the Township of Springwater Official Plan, to redesignate a portion of the subject lands (Block 351 on Plan 51M-1065 and 952 Sunnidale Road) from 'General Commercial' to 'Urban Residential', as shown on Schedule "A".

### **2.0 Location**

The lands subject to this Amendment are municipality known as Block 351 on Plan 51M-1065 and 952 Sunnidale Road (legally described as East Part of Lot 19, Concession 8 & Part 2 on Registered Plan 51R-40135), in the former Village of Vespra, now in the Township of Springwater, Roll No. 4341 010 006 07652 and 4341 010 006 04200, respectively.

Block 351 on Plan 51M-1065 is currently vacant and 952 Sunnidale Road currently contains a single-family dwelling with a detached garage. Both properties are within the Centre Vespra Settlement Area, adjacent to an existing residential subdivision (Stonemanor Woods).

### **3.0 Basis**

Official Plan Amendment 28 (OPA28), the Centre Vespra Community Plan was approved in 2007 and is applicable to the subject lands. The land use policies of OPA 28 and the current in-force Official Plan permit 'General Commercial' uses at the northwest corner of Sunnidale Road and Dobson Road (the subject lands).

The applicant has proposed to redesignate the subject lands to permit a residential Draft Plan of Subdivision comprised of thirty-one (31) single detached units and associated stormwater infrastructure. The proposal represents Phase 5 and an extension of the existing Stonemanor Woods Subdivision.

Accordingly, the applicant has proposed to redesignate the subject lands from 'General Commercial' to 'Urban Residential' to facilitate the proposal. In addition to the proposed Official Plan Amendment, the applicant has also proposed concurrent requests for the approval of an implementing Zoning By-law Amendment and Draft Plan of Subdivision.

A Planning Justification Report has been prepared in support of the planning applications. The Planning Justification Report addresses Provincial, County of Simcoe and Township of Springwater land use planning policies, concluding that the proposed planning applications (including the Official Plan Amendment) are consistent with the Provincial Planning Statement (PPS, 2024), and in conformity with the Official Plans of both the County of Simcoe and the Township of Springwater.

A Market Study was conducted on November 27, 2024 by Parcel Economics which concluded that commercial uses on the subject site are not required to support population growth in the community:

“It is our professional opinion that the entirety of the subject site is not required to support retail/service commercial demand and should be redesignated for the following reasons:

- 1) The site is too large for General Commercial uses based on anticipated market demand for retail/service commercial space.
- 2) The location of the lands owned by Stonemanor are inappropriate for retail/service commercial purposes, as they do not have exposure to pass-by traffic.
- 3) There are better sites available in Centre Vespra to support demand for retail/service commercial space, including the lands owned by Ditta at 952 Sunnidale Road, where a 5,000 square foot commercial building is being proposed and lands located at the corner of Barrie Hill Road and Sunnidale Road.

The redesignation of the Stonemanor and Ditta lands from General Commercial to Urban Residential would allow for the development of new homes in this rapidly developing area of Springwater. The development of new homes on the subject site would help to provide additional support for retail/service commercial establishments that locate in the community. It would also provide a positive fiscal impact, as the Township would collect Development Charge revenue from the construction of the new homes as well as ongoing property tax revenue.”

Due to the subject lands’ proximity to the City of Barrie and its amenities, it was determined that there is an exceedingly amount of general commercial land designations and a lack of market demand which has resulted in vacant land within these areas.

## **Part B – The Amendment**

### **Introductory Statement**

This part of the document, entitled "Part B - The Amendment", and consisting of the following changes to Schedule "A-5" and text of the Township of Springwater Official Plan, constitutes Amendment No. 70 of the Township of Springwater Official Plan.

### **1.0 Details of the Amendment**

The Township of Springwater Official Plan, as amended, is hereby further amended as follows:

1. Schedule "A-5" to the Official Plan, as amended, is hereby further amended by:
  - a) Redesignating the lands municipally known as Block 351 on Plan 51M-1065 and 952 Sunnidale Road, legally described as East Part of Lot 19, Concession 8 and Part 2 on Registered Plan 51R-40135, in the former Village of Vespra, now in the Township of Springwater (Roll No. 4341 010 006 07652 and 4341 010 006 04200, respectively) from 'General Commercial' to 'Urban Residential', as shown on Schedule "A" attached hereto and forming part of this Amendment.

### **2.0 Implementation**

This Amendment shall be implemented in accordance with Section 29, Implementation of the Official Plan of the Township of Springwater.

### **3.0 Interpretation**

This Amendment shall be interpreted in accordance with Section 30, Interpretation of the Official Plan of the Township of Springwater.

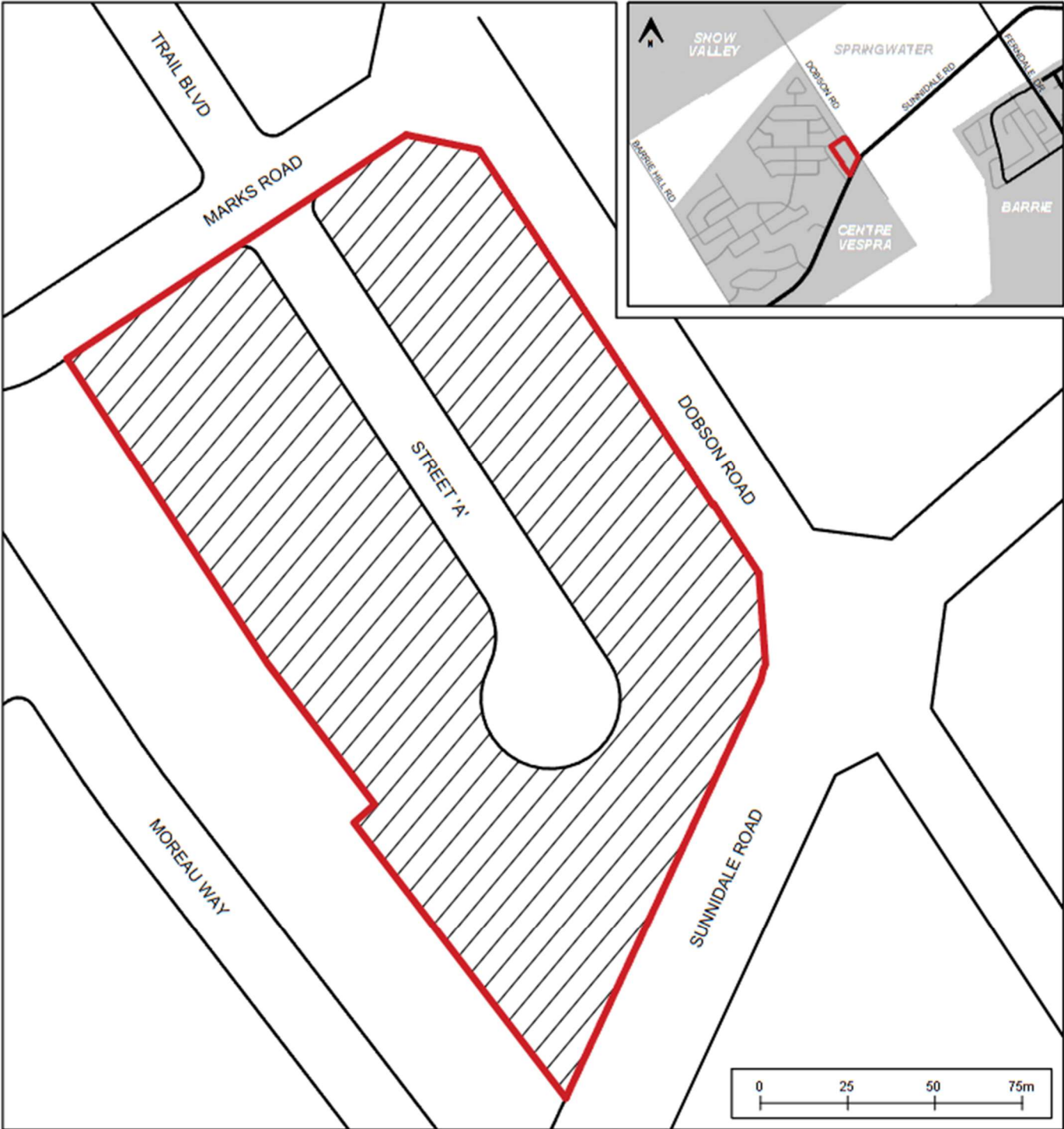
## **Part C – The Appendices**

This part consists of the background information and planning considerations associated with this amendment. This section does not constitute part of the actual amendment and the following reports and studies were submitted as part of the applications:

- Archaeological Study Stage 1 & Stage 2 (952 Sunnidale Road) prepared by Bluestone Research 2004 Ltd. dated August 29<sup>th</sup>, 2024;
- Archaeological Study Stage 1-3 (Block 351 on Plan 51M-1065) prepared by Archaeological assessments Ltd. dated July 2008;

- Archaeological Clearances from the Ministry of Citizenship & Multiculturalism (MCM);
- Engineered drawings including grading plan, servicing plan, drainage plan, sanitary plan and erosion & sediment control plan prepared by Capes Engineering dated October 9<sup>th</sup>, 2024;
- Environmental Site Assessment Reports prepared by GEMTEC dated September 25<sup>th</sup>, 2024;
- Functional Servicing Report & Stormwater Management Plan prepared by Capes Engineering dated October 9<sup>th</sup>, 2024;
- Hydrogeological Study prepared by GEI Consultants dated July 26<sup>th</sup>, 2024;
- Retail Market Study prepared by Parcel Economics dated November 27<sup>th</sup>, 2024;
- Planning Justification Report prepared by Celeste Phillips Planning Inc. dated November 27<sup>th</sup>, 2024;
- Traffic Impact Study prepared by Tatham Engineering dated November 5<sup>th</sup>, 2024; and
- Updated Traffic Impact Study prepared by Tatham Engineering dated October 9<sup>th</sup>, 2025.

Schedule A to OPA-70





Township of Springwater

**Schedule 'A'**

PART OF LOT 19, CONCESSION 8, PART OF  
BLOCK 351 REGISTERED PLAN 51M-1065,  
(GEOGRAPHIC TOWNSHIP OF VESPRA) TOWNSHIP  
OF SPRINGWATER, COUNTY OF SIMCOE

LEGEND

 Subject Lands

 Lands to be redesignated from 'General Commercial'  
to 'Urban Residential'