

# The Corporation of the Township of Springwater

## By-law 5000-411

Being a By-law to amend Zoning By-law 5000 as amended, by rezoning the 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.

(ZB-2024-019 – Stonemanor Woods Phase 5)

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**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 the lands in Block 351, Plan 51M-1065, (Roll No. 4341 010 006 07652) and 952 Sunnidale Road, legally described as East Part of Lot 19, Concession 8 and Part 2 on Registered Plan 51R-40135 (Roll No. 4341 010 006 04200) former Village of Vespra, now in the Township of Springwater, as shown on Schedule "A" attached hereto and forming part of this By-law from the General Commercial (CG) and Agricultural (A) Zones to the Residential 1 Exception Hold [R1-48F(H)], Residential 1 Exception Hold [R1-48D(H)] and Open Space (OS) Zones; and,
2. That Schedule "A" to By-law 5000 as amended, be further amended by adding a Special Holding (H) Zone Provision to the residential zones as shown on Schedule "A" attached hereto and forming part of this By-law:
  - i. In order to ensure any subdivision revisions adhere to Township engineering standards and conform with conditions of draft plan approval identified through the Zoning By-law Amendment process, the Holding provision is necessary to require that certain works be implemented through various agreements. The Holding (H) Provision is to be lifted upon the execution of a Development Agreement for the lands; and,

3. That this By-law shall take effect and come into force pursuant to the final approval of OPA 70 by the County of Simcoe and 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 5<sup>th</sup> day of November, 2025.**

[Original Signed By:]

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Jennifer Coughlin, Mayor

[Original Signed By:]

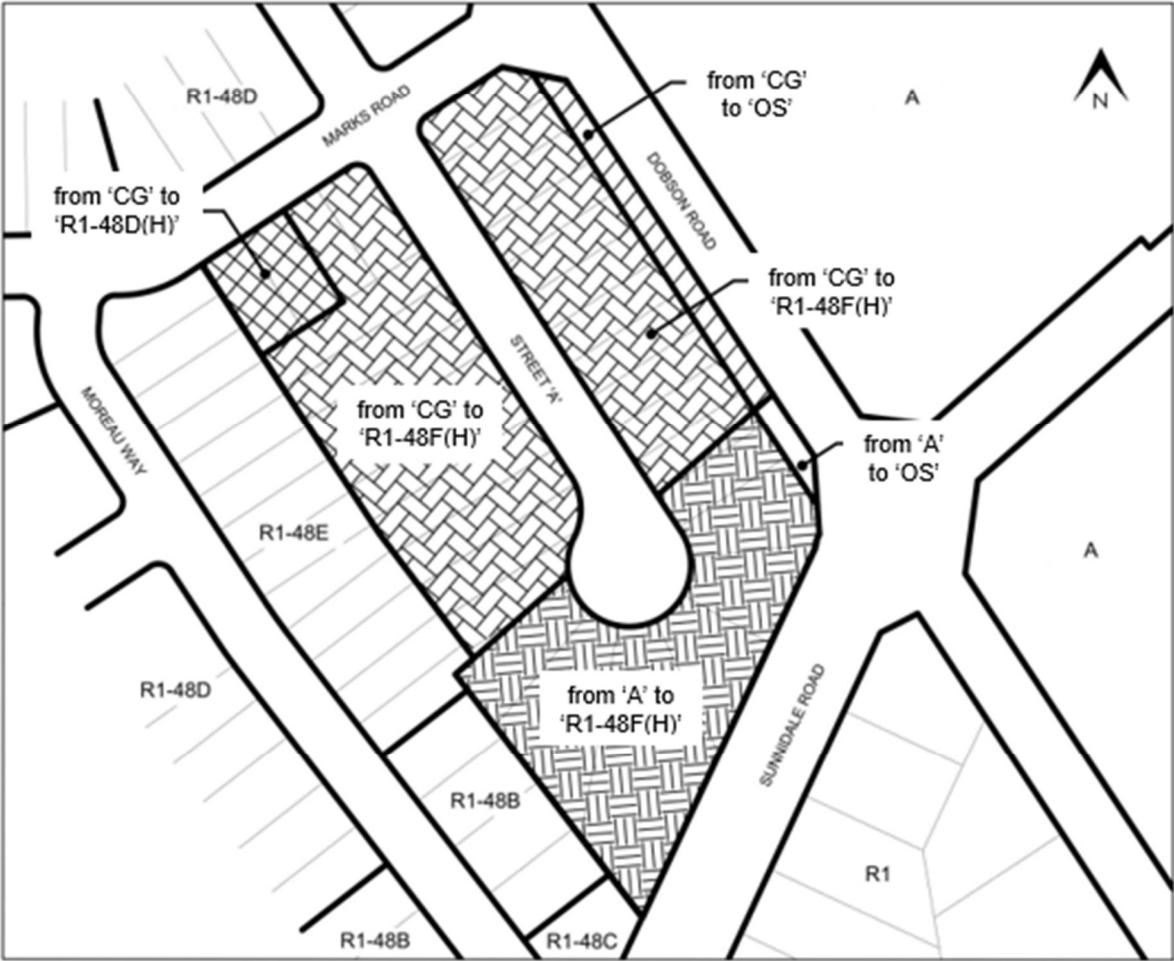
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Jennifer Marshall, Clerk

The Corporation of the Township of Springwater

**SCHEDULE 'A' TO Z.B.A. NO. 411**  
CORPORATION OF THE TOWNSHIP OF SPRINGWATER

ZONING BY-LAW 5000 - CENTRE VESPRA



-  LANDS TO BE REZONED FROM THE 'GENERAL COMMERCIAL (CG)' ZONE TO THE 'RESIDENTIAL EXCEPTION 48F (R1-48F(H))' ZONE
-  LANDS TO BE REZONED FROM THE 'GENERAL COMMERCIAL (CG)' ZONE TO THE 'RESIDENTIAL EXCEPTION 48D (R1-48D(H))' ZONE
-  LANDS TO BE REZONED FROM THE 'AGRICULTURAL (A)' ZONE TO THE 'RESIDENTIAL EXCEPTION 48F (R1-48F(H))' ZONE
-  LANDS TO BE REZONED FROM THE 'GENERAL COMMERCIAL (CG)' ZONE TO THE 'OPEN SPACE (OS)' ZONE
-  LANDS TO BE REZONED FROM THE 'AGRICULTURAL (A)' ZONE TO THE 'OPEN SPACE (OS)' ZONE