
Notice of the Adoption of an Amendment to the Official Plan and Notice of Passing of By-laws to Amend Zoning By-law 5000, as Amended

OP-2024-006, ZB-2024-019 & SU-2024-003 – Stonemanor Woods (Phase 5)

Take notice that the Council of The Corporation of the Township of Springwater passed **By-law 2025-090** to adopt **Official Plan Amendment 70** to the Official Plan of the Township of Springwater on the 5th day of November 2025, under Sections 17 and 21 of the *Planning Act, R.S.O. 1990, c.P.13*, as amended.

And take notice that the Council of the Corporation of the Township of Springwater passed **By-law 5000-411** on the 5th day of November 2025, under Section 34 of the *Planning Act, R.S.O. 1990, c.P.13* as amended. **This By-law will take effect upon the final approval of Official Plan Amendment 70 by the County of Simcoe.**

And take notice that Draft Approval of the above Plan of Subdivision in respect to the subject lands was granted subject to conditions by the Township of Springwater.

Prior to the passing of the above noted by-laws and Draft Approval, a Public Meeting was held on February 19, 2025 in accordance with the *Planning Act, R.S.O. 1990, c.P.13*, as amended.

Subject Lands

952 Sunnidale Road - East Part of Lot 19, Concession 8 and Part 2 on Registered Plan 51R-40135, former Township of Vespra.

Lands with No Municipal Address - Legally described as Block 351 on Plan 51M-1065, former Township of Vespra.

Key map is included to illustrate the subject land.

Purpose and Effect

The purpose of the proposed official plan amendment, zoning by-law amendment and plan of subdivision applications is to permit the development of thirty-one (31) single detached dwellings and one (1) stormwater management block.

Official Plan Amendment

The Official Plan Amendment redesignates the lands from 'General Commercial' to 'Urban Residential' to permit residential and stormwater management uses.

Zoning By-law Amendment

The Zoning By-law Amendment application rezones the subject lands from the General Commercial (CG) Zone and Agricultural (A) Zone to the Residential Exception 48D with a Hold Provision [R1-48D (H)] and Residential Exception 48F with a Hold Provision [R1-48F(H)] Zones.

Additionally, one (1) stormwater management block is proposed to be rezoned to the Open Space (OS) Zone.

Further Notice or Appeal of Official Plan Amendment

The County of Simcoe is the approval authority for Official Plan Amendments and that any person or public body will be entitled to receive notice of decision of the approval authority with respect to Official Plan Amendment No. 70 adopted, if a written request to be notified of the decision (including the person's or public body's address, fax number or email address) is made to:

County of Simcoe
Planning Department
1110 Highway 26
Midhurst, Ontario, L9X 1N6

Appeal of Zoning By-law Amendment

A specified person or body as identified in the Planning Act, R.S.O. 1990, c.P.13, as amended, may appeal to the Ontario Land Tribunal (OLT) in respect to all or part of this Zoning By-law Amendment may be made by filing a notice of appeal with the Township's Secretary Treasurer either via the Ontario Land Tribunal e-file service (first-time users will need to register for a My Ontario Account) at <https://olt.gov.on.ca/e-file-service/> by selecting the Township of Springwater as the Approval Authority or by mail to 2231 Nursery Road, Minesing, ON L9X 1A8, no later than 5:30 p.m. on **November 26, 2025**.

The filing of an appeal after 5:30 p.m., in person or electronically, will be deemed to have been received the next business day. The appeal fee can be paid online through e-file or by certified cheque/money order to the Minister of Finance, Province of Ontario. If you wish to appeal to the Ontario Land Tribunal (OLT) or request a fee reduction for an appeal, forms are available from the OLT website at www.olt.gov.on.ca.

If the e-file portal is down, you can submit your appeal to brooklynn.paolucci@springwater.ca.

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.

Appeal of Plan of Subdivision

A specified person or body as identified in the Planning Act, R.S.O. 1990, c.P.13, as amended, may appeal to the Ontario Land Tribunal (OLT) in respect to all or part of this Plan of Subdivision may be made by filing a notice of appeal with the Township's Secretary Treasurer either via the Ontario Land Tribunal e-file service (first-time users will need to register for a My Ontario Account) at <https://olt.gov.on.ca/e-file-service/> by selecting the Township of Springwater as the Approval Authority or by mail to 2231 Nursery Road, Minesing, ON L9X 1A8, no later than 5:30 p.m. on **November 26, 2025**.

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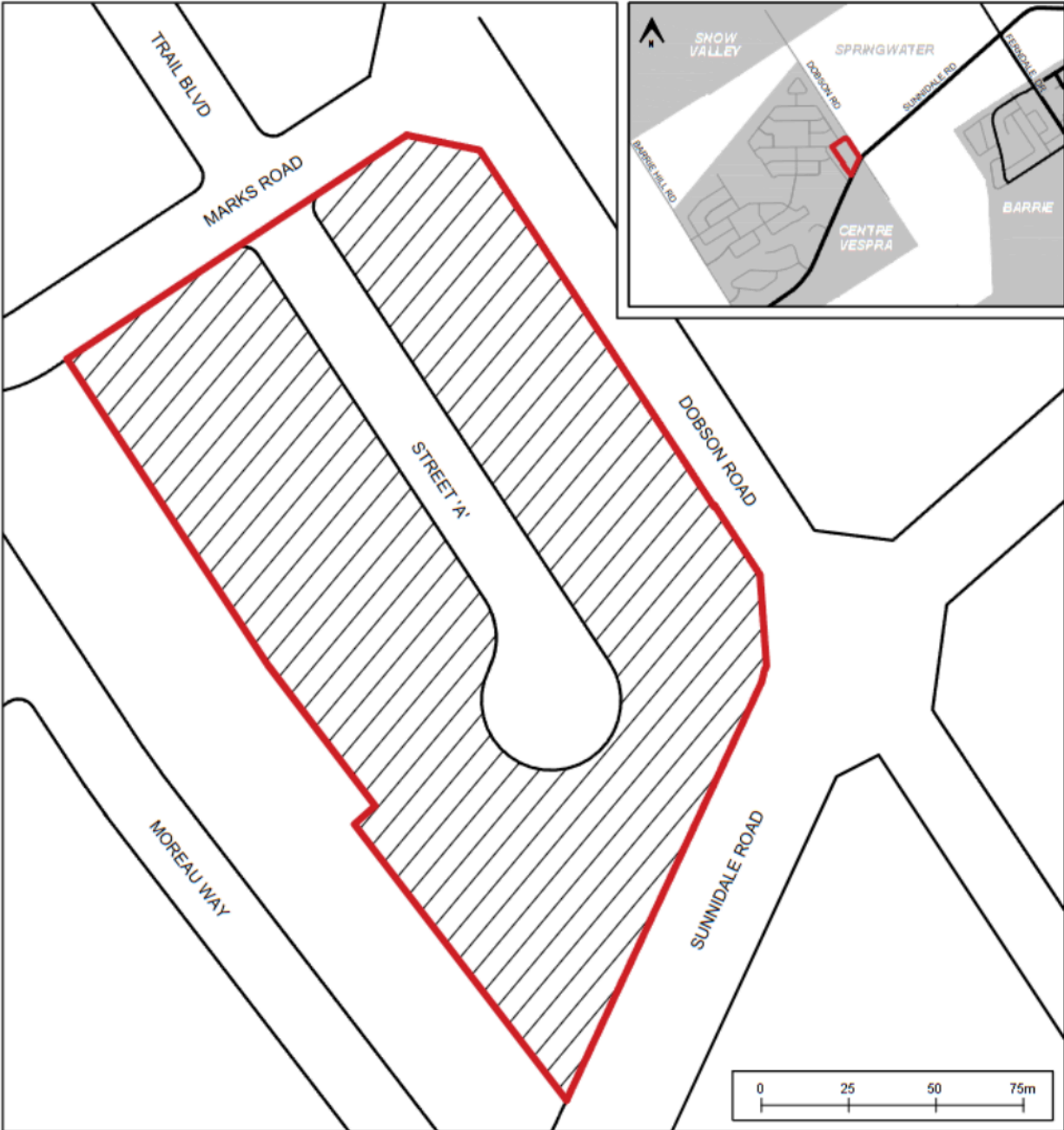
If the e-file portal is down, you can submit your appeal to brooklynn.paolucci@springwater.ca

No person or public body shall be added as a party to the hearing of the appeal of the decision of the approval authority, including the lapsing provisions or the conditions, unless the person or public body, before the decision of the approval authority, made oral submissions at a public meeting or written submissions to the council, or made a written request to be notified of changes to the conditions or, in the Ontario Land Tribunal's opinion, there are reasonable grounds to add the person or public body as a party.

Dated at the Township of Springwater on the 6th day of November 2025.



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

Key Map – 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'






Key Map – Zoning By-law 5000-411

SCHEDULE 'A' TO Z.B.A. NO. 411

CORPORATION OF THE TOWNSHIP OF SPRINGWATER

ZONING BY-LAW 5000 - CENTRE VESPRE



-  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

Plan of Subdivision

