

The Corporation of the Township of Springwater

By-law 5000-xxx

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)

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 (R1-48F), Residential 1 Exception (R1-48D), Open Space (OS), and the General Commercial (CG) Zones; and,
2. That Schedule “A” to By-law 5000 as amended, be further amended by adding a Special Holding (H) Zone Provision to residential and commercial zones as shown 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 will 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 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 xxth day of xxx, 2025.

Jennifer Coughlin, Mayor

Jennifer Marshall, Clerk

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Schedule "A"

