

The Corporation of the Township of Springwater

By-law 2025-xxx

Being a By-law to adopt Official Plan Amendment xx (OPA xx) 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)

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 xx 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 xx day of xxxx, 2025.

Jennifer Coughlin, Mayor

Jennifer Marshall, Clerk

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

The attached explanatory text and Schedule "A" constituting Amendment xx 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-xx in accordance with the provisions of Sections 17 and 22 of the Planning Act, R.S.O. 1990 c.P. 13 as amended.

Jennifer Coughlin, Mayor

Corporate Seal
Of Municipality

Jennifer Marshall, Clerk

Amendment xx
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. xx of the Township of Springwater.

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

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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 positioned 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 contemplate 'General Commercial' uses at the northwest corner of Sunnidale Road and Dobson Road (the subject lands).

The applicant has proposed to redesignate a portion of the subject lands to permit a residential Draft Plan of Subdivision comprised of thirty (30) single detached units. The applicant further proposes to maintain a 0.25 Hectares (0.62 acres) commercial site located along Sunnidale Road to support the Stonemanor Woods Subdivision. The proposal represents Phase 5 and an extension of the existing Stonemanor Woods Subdivision.

Accordingly, the applicant has proposed to redesignate a portion of 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 Report, prepared by the economic firm 'Parcel', concludes that a commercial site beyond the proposed size (approximately 5,000 square feet), would not be viable at this location for the following reasons:

- i. The current size of the Commercial designation vastly exceeds what is needed to support future population growth in the community;
- ii. The per capita analysis completed by Parcel concludes that a portion of the existing designated commercial lands would remain vacant due to a lack of demand;
- iii. The ideal location for a commercial site is at a location that has direct exposure to, and access from Sunnidale Road, a primary arterial. It is noted as well that Dobson Road is a dead-end local roadway and the existing commercial designation with frontage only on Dobson Road, does not serve pass-by traffic.

The balance of the lands would be developed with residential lot sizes that are comparable to the previous four phases of the adjacent Stonemanor Woods subdivision, that being 12.8 metres (42.0 feet) and 15.8 metres (51.8 feet) frontages.

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. xx 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

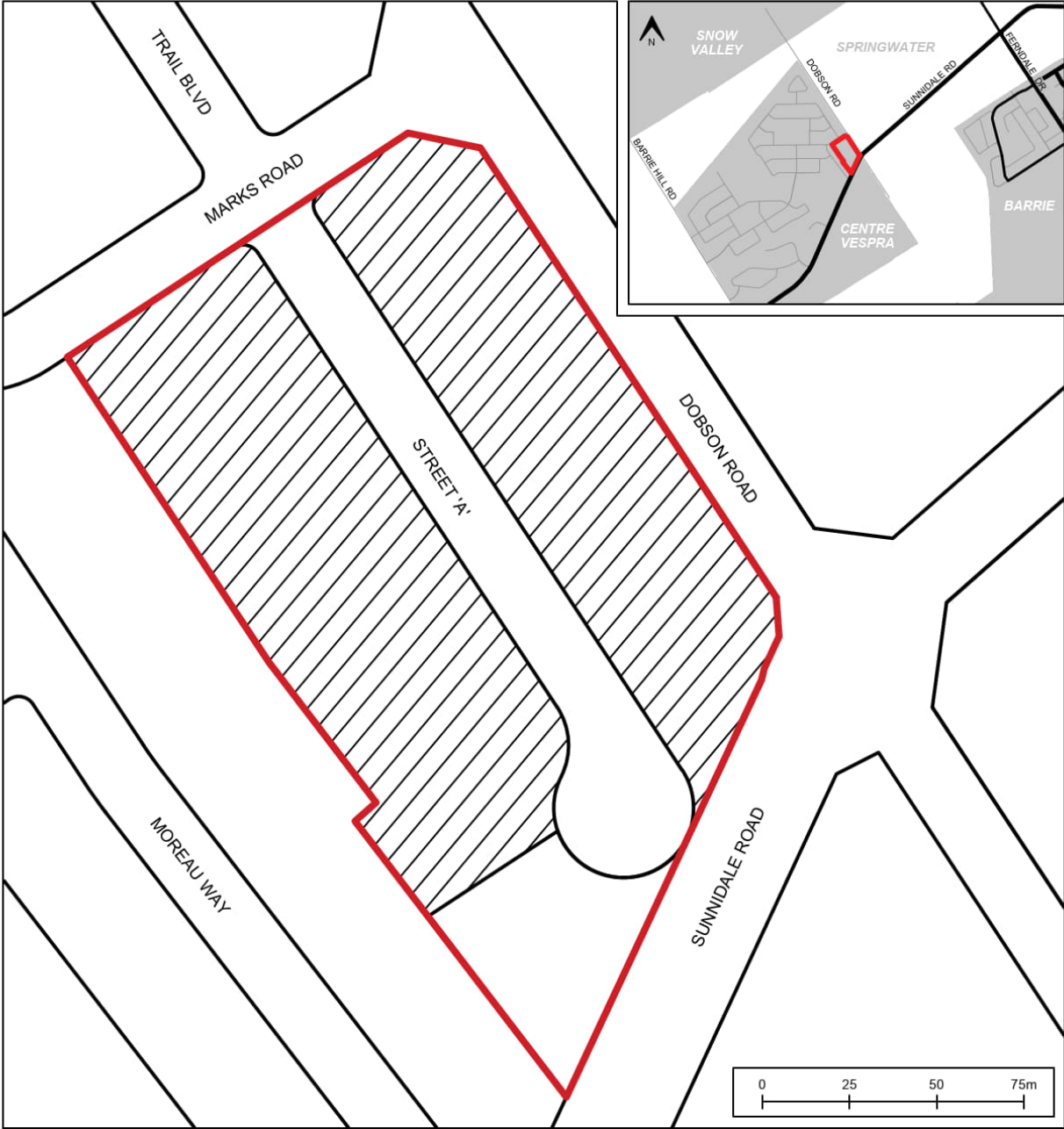
This part consists of the background information and planning considerations associated with this amendment. This section does not constitute part of the actual amendment and the following reports and studies were submitted as part of the applications:

1. Archaeological Study Stage 1 & Stage 2 prepared by Bluestone Research 2004 Ltd. dated August 29th, 2024;
2. Archaeological Study Stage 1-3 prepared by Archaeological assessments Ltd. dated July 2008;

3. Engineered drawings including grading plan, servicing plan, drainage plan, sanitary plan and erosion & sediment control plan prepared by Capes Engineering dated October 9th, 2024;
4. Environmental Site Assessment Reports prepared by GEMTEC dated September 25th, 2024;
5. Functional Servicing Report & Stormwater Management Plan prepared by Capes Engineering dated October 9th, 2024;
6. Hydrogeological Study prepared by GEI Consultants dated July 26th, 2024;
7. Retail Market Study prepared by Parcel Economics dated November 27th, 2024; and
8. Planning Justification Report prepared by Celeste Phillips Planning Inc. dated November 27th, 2024; and
9. Traffic Impact Study prepared by Tatham Engineering dated November 5th, 2024.



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Schedule A to OPA-xx



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'