
Notice of a Complete Application and Public Meeting Concerning Proposed Amendments to the Township's Official Plan, Draft Plan of Subdivision and Comprehensive Zoning By-law 5000

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

Take notice the application by Celeste Phillips Planning Inc. on behalf of S. Ditta & Stonemanor Operating Corp., owners of the subject lands known as 952 Sunnidale Road and legally described as East Part of Lot 19, Concession 8 and Part 2 on Registered Plan 51R-40135 & Lands with No Municipal Address, legally described as Block 351 on Plan 51M-1065, both formally in the Village of Vespra, now in the Township of Springwater, respectively, for a Draft Plan of Subdivision, Official Plan Amendment and Zoning By-law Amendment have been deemed complete and that the Council of The Corporation of the Township of Springwater will hold a hybrid public meeting (in person and/or virtually via Zoom) on February 19, 2025, at 6:30 p.m. to consider the proposed applications under Sections 17, 34, and 51 of 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 Village of Vespra.

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

A key map is included to illustrate the subject lands.

Purpose and Effect

The purpose and effect of the proposed Draft Plan of Subdivision, Official Plan Amendment, and Zoning By-law Amendment Applications is to facilitate the development of thirty (30) single detached dwellings, one (1) stormwater management block and one (1) commercial block.

Proposed Draft Plan of Subdivision – SU-2024-003

The proposed Draft Plan of Subdivision seeks to create thirty (30) single detached residential lots which are to be serviced by municipal water and municipal sanitary sewers and establish one (1) stormwater management block and one (1) commercial block. The proposed residential development will be accessed by a new road which will connect to Marks Road, in the existing Stonemanor Woods subdivision.

Proposed Official Plan Amendment – OP-2024-006

The Official Plan Amendment proposes to redesignate a portion of the lands associated with the thirty (30) residential lots from 'General Commercial' to 'Urban Residential'. The southwestern portion of the subject lands will remain designated 'General Commercial' to accommodate the proposed commercial block.

Proposed Zoning By-law Amendment – ZB-2024-019

The Zoning By-law Amendment application proposes to rezone the subject lands from the existing General Commercial (CG) & Agricultural (A) Zones to the Residential 1 Exception Hold (R1-48D (H)), Residential 1 Exception Hold (R1-48F (H)), Open Space (OS) and General Commercial (CG) Zones.

Meeting Details

Interested stakeholders/residents can listen to the meeting through *Zoom* online or by dialling 1-647-558-0588 and inputting the **meeting ID: 845 8791 6282** when prompted or attend the meeting in person in Council Chambers at the Township's Administration Centre located at 2231 Nursery Road, Minesing, ON. The Council meeting will also be live streamed on the Township's YouTube channel at: <https://www.springwater.ca/live>

To Participate and/or Make Comment

Interested stakeholders/residents that would like to comment/participate in the hybrid Council meeting **virtually** on Zoom will be required to pre-register with the Township prior to Tuesday, February 18, 2025 at 5:30 PM, by emailing publicmeetings@springwater.ca or calling 705-728-4784 x 2019. Please also review the attached "Frequently Asked Questions, Protocol for Public Participation in Virtual Public Meetings" document.

Interested stakeholders/residents that would like to comment/participate in the hybrid Council meeting **in person** are asked to please pre-register with the Township prior to Tuesday, February 18, 2025 at 5:30 PM, by emailing publicmeetings@springwater.ca or calling 705-728-4784 x 2019.

Written and oral submissions will form part of the public meeting record, including the name and address of the commenters, as information collected under the Planning Act. The minutes, written submissions and a recording of the meeting will be posted on the Township's website.

And take notice that 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 with respect to any decision by Council by filling with the Planning Department of The Corporation of the Township of Springwater with a complete notice of appeal setting out the reasons for the appeal and accompanied by the fee required by the Tribunal.

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.

If you wish to be notified of the Council's decision to approve the proposed Draft Plan of Subdivision, Official Plan Amendment and Zoning By-law Amendment, or of the refusal of a request to amend the Zoning By-law, a written request must be submitted to the Planning Department.

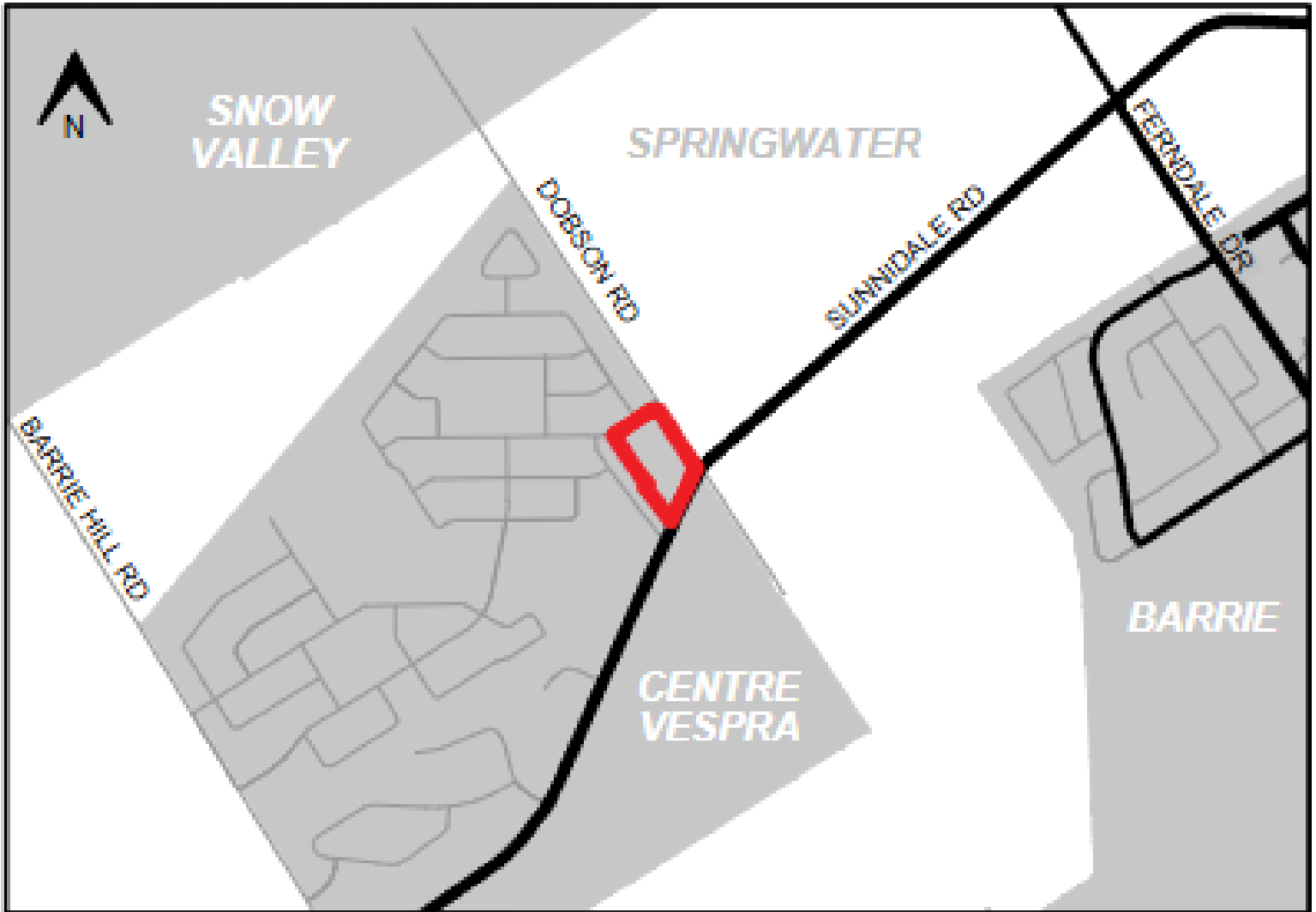
Additional information related to the proposed Draft Plan of Subdivision, Official Plan Amendment and Zoning By-law Amendment will become available on the Township of Springwater's website as part of the Agenda which is posted five days prior to the public meeting date. Please see link below for Agenda: <https://springwater.civicweb.net/filepro/documents/242207/>. Any questions regarding the application or requests for additional information can be directed to Planning Department 705-728-4784 ext. 2019 or publicmeetings@springwater.ca.

Dated at the Township of Springwater on January 29, 2025.

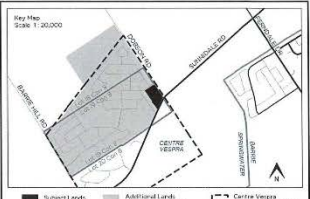
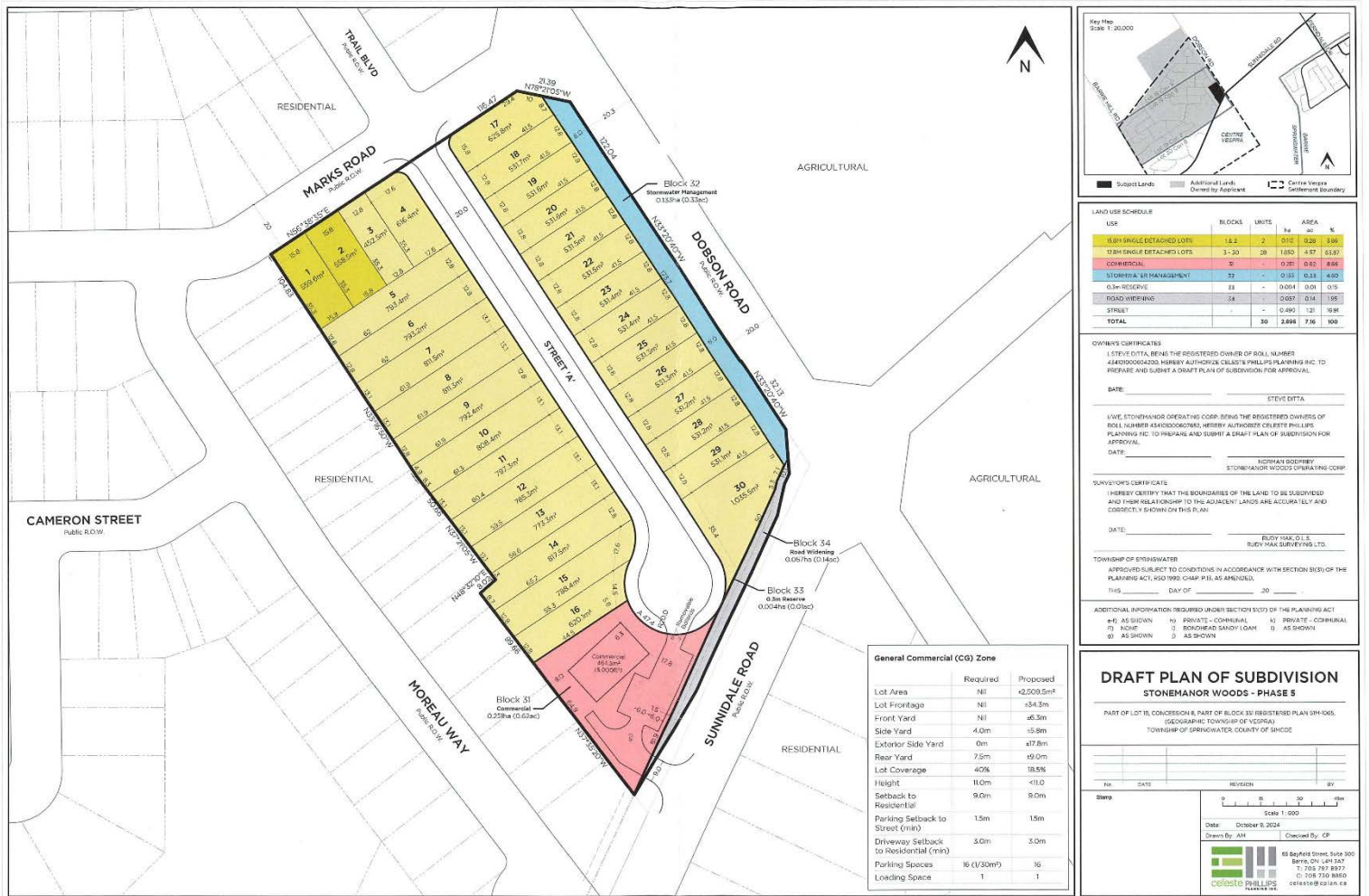
Planning Department, Township of Springwater
Administration Centre
2231 Nursery Road

Minesing, ON L9X 1A8
(705)728-4784 x 2019 Fax (705) 728-2759
e-mail: publicmeetings@springwater.ca
website: www.springwater.ca

Key Map



Proposed Draft Plan of Subdivision



LAND USE SCHEDULE

USE	BLOCKS	UNITS	AREA ha	%
6.0m SINGLE ATTACHED LOTS	1 & 2	2	0.02	0.00
10.0m SINGLE ATTACHED LOTS	3-20	20	1.00	4.37
COMMERCIAL	21	1	0.25	0.92
STORMWATER MANAGEMENT	22	-	0.15	0.53
0.3m RESERVE	23	-	0.004	0.01
ROAD WIDENING	24	-	0.001	0.04
STREET	-	-	0.001	0.00
TOTAL	20	20	2.288	7.96

OWNER'S CERTIFICATE
 I, STEVE DITTA, BEING THE REGISTERED OWNER OF SOIL NUMBERS 44420000000000000000, HEREBY AUTHORISE COLLETT PHILLIPS PLANNING INC. TO PREPARE AND SUBMIT A DRAFT PLAN OF SUBDIVISION FOR APPROVAL.
 DATE: _____ STEVE DITTA

I, WAVE STONEMAN WOODS OPERATING CORP. BEING THE REGISTERED OWNER OF SOIL NUMBERS 44420000000000000000, HEREBY AUTHORISE COLLETT PHILLIPS PLANNING INC. TO PREPARE AND SUBMIT A DRAFT PLAN OF SUBDIVISION FOR APPROVAL.
 DATE: _____ NORMAN GOODFREY
 STONEMAN WOODS OPERATING CORP.

SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN ON THIS PLAN.
 DATE: _____ RUDY HAK, O.L.S.
 RUDY HAK SURVEYING LTD.

TOWNSHIP OF SPRINGWATER
 APPROVED SUBJECT TO CONDITIONS IN ACCORDANCE WITH SECTION 5(1) OF THE PLANNING ACT, R.S.O. 1990, CHAP. P.11, AS AMENDED.
 THIS _____ DAY OF _____, 20____

ADDITIONAL INFORMATION REQUIRED UNDER SECTION 5(1) OF THE PLANNING ACT
 a) AS SHOWN b) PRIVATE - COMMUNAL c) PRIVATE - COMMERCIAL
 d) NONE e) REQUIRED BARRY LOAN f) AS SHOWN

General Commercial (CG) Zone

	Required	Proposed
Lot Area	Nil	>2,500.0m ²
Lot Frontage	Nil	>34.3m
Front Yard	Nil	>6.3m
Side Yard	4.0m	>5.8m
Exterior Side Yard	0m	>0.75m
Rear Yard	3.5m	>5.0m
Lot Coverage	40%	18.5%
Height	11.0m	<11.0
Setback to Residential	9.0m	9.0m
Parking Setback to Street (min)	1.5m	1.5m
Driveway Setback to Residential (min)	3.0m	3.0m
Parking Spaces	16 (1/30m ²)	16
Loading Space	1	1

DRAFT PLAN OF SUBDIVISION
STONEMAN WOODS - PHASE 5

PART OF LOT 15, COSSIONS, A PART OF BLOCK 20 (REGISTERED PLAN 519700), (GEOGRAPHIC TOWNSHIP OF VESEPRAY), TOWNSHIP OF SPRINGWATER, COUNTY OF SIMCOE

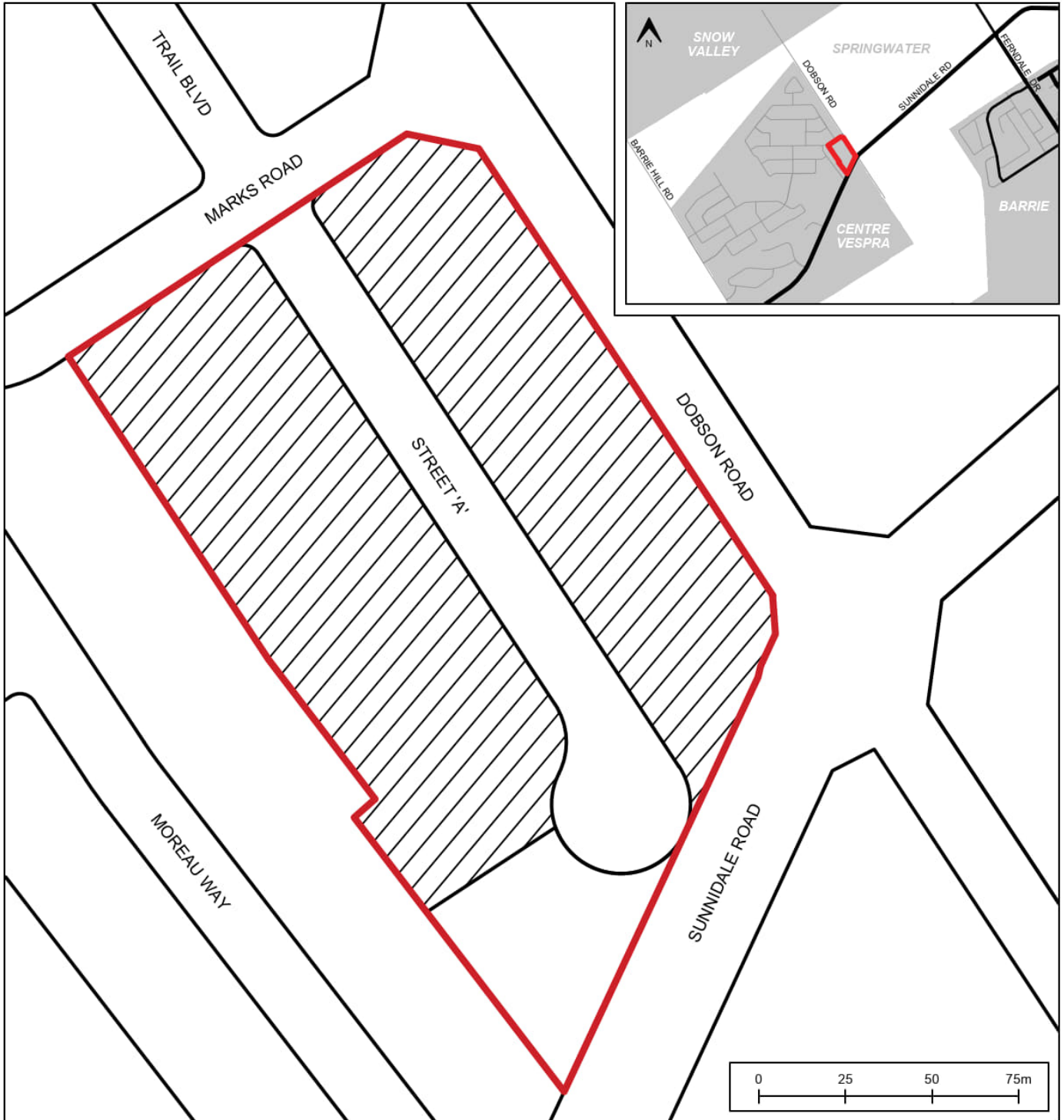
REV. DATE REVISION BY

Scale 1:500

Date: October 9, 2024
 Drawn By: AH Checked By: CP

66 Bayfield Street, Suite 300
 Barrie, ON L4N 5A7
 T: 709 719 8977
 C: 709 750 8869
 COLLETT PHILLIPS PLANNING INC.

Proposed Official Plan Amendment Schedule



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

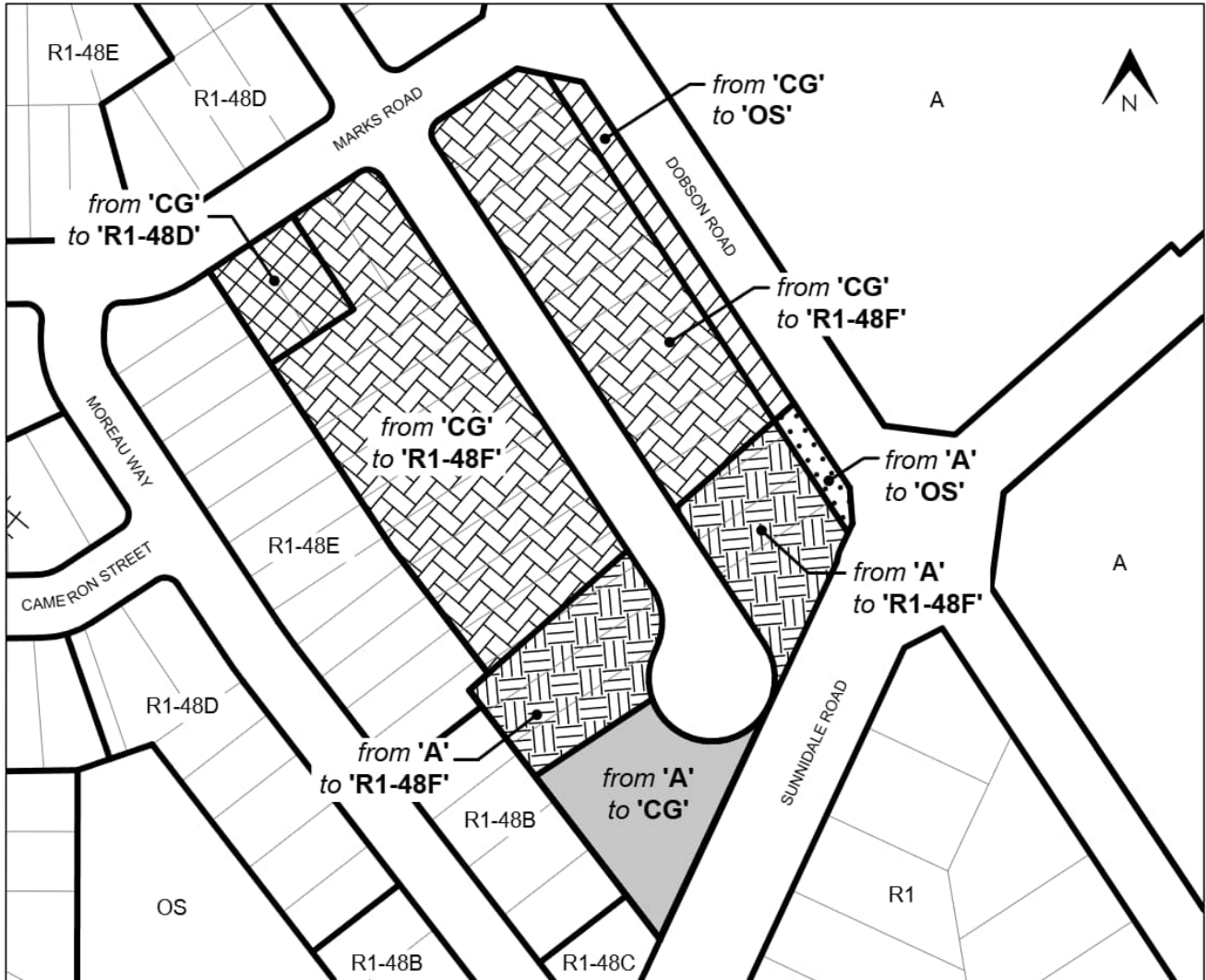








Lands to be redesignated from 'General Commercial'
to 'Urban Residential'

Proposed Zoning By-law Amendment Schedule

SCHEDULE 'A' TO Z.B.A. NO. _____ 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 'AGRICULTURAL (A)' ZONE TO THE 'GENERAL COMMERCIAL (CG)' 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

DRAFT