

The Corporation of the Township of Springwater

By-law 2026-045

Being a By-law to adopt Official Plan Amendment 72 (OPA 72) of the Springwater Official Plan with respect to lands known as 2636, 2694 & 2842 Wilson Drive and 1643 Snow Valley Road, legally described as East Parts of Lot 13 Concession 7, East Part of Lot 14 Concession 7, Part 4 on Plan 51R39414, and Part of Lot 15 Concession 7, in the former Township of Vespra, now in the Township of Springwater, Roll Nos. 4341 010 003 33700, 4341 010 003 33900, 4341 010 003 34300, and 4341 010 003 34400, respectively.

(OP-2025-001 – Vespra Hills Development)

Whereas the owner of lands in East Parts of Lot 13 Concession 7, East Part of Lot 14 Concession 7, Part 4 on Plan 51R39414, and Part of Lot 15 Concession 7, Vespra, 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 72 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 3rd day of June, 2026.

[Original Signed By:]

Jennifer Coughlin, Mayor

[Original Signed By:]

Cayla Nelson, Deputy Clerk

**Amendment 72 to the
Official Plan for the
Township of Springwater**

The attached explanatory text and Schedule "A" constituting Amendment 72 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 2026-045 in accordance with the provisions of Sections 17 and 22 of the Planning Act, R.S.O. 1990 c. P.13 as amended.

[Original Signed By:] _____
Jennifer Coughlin, Mayor

Corporate Seal
Of Municipality

[Original Signed By:] _____
Cayla Nelson, Deputy Clerk

Amendment 72
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. 72 of the Township of Springwater.

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

Part A – The Preamble

1.0 Purpose

The purpose of this Amendment is to amend Schedule "A-12" of the Township of Springwater Official Plan, to redesignate portions of the subject lands, municipally known as 2636, 2694 & 2842 Wilson Drive and 1643 Snow Valley Road, from 'Agricultural' and 'Tourist and Recreational Open Space (1, 2 & 3)' to 'Urban Residential Exception 3' and 'General Commercial Exception 1', as shown on Schedule "A".

The proposed 'Urban Residential Exception 3' designation will establish site-specific policy permissions to facilitate a range of residential development forms, supporting a diverse mix of housing types.

The proposed 'General Commercial Exception 1' designation will establish site-specific policy permissions to facilitate both commercial and mixed use development.

2.0 Location

The lands subject to this Amendment are municipality known as 2842, 2694 & 2636 Wilson Drive and 1643 Snow Valley Road, legally described East Parts of Lot 13 Concession 7, East Part of Lot 14 Concession 7, Part 4 on Plan 51R39414, and Part of Lot 15 Concession 7, in the former Township of Vespra, now in the Township of Springwater. Roll Nos. 4341 010 003 33700, 4341 010 003 33900, 4341 010 003 34300, and 4341 010 003 34400, respectively.

The proposed amendment applies to approximately 48.8 hectares (120.7 acres) of the subject land. The lands have frontage on Snow Valley Road, Wilson Drive and Seadon Road.

3.0 Basis

Official Plan Amendment 13 (OPA 13), the Snow Valley Secondary Plan was approved in 2003 and is applicable to the subject lands. The land use policies of OPA 13 and the current in-force Official Plan permit 'Agricultural', 'Tourist and Recreational Open Space' and 'Tourist and Recreational Commercial' uses on the subject lands. This Amendment redesignates portions of the subject lands to the 'Urban Residential Exception 3' and 'General Commercial Exception 1' designations, as shown on Schedule 'A'.

The Official Plan Amendment (OPA) will facilitate development featuring a range of residential housing types, mixed-use and commercial blocks, parks, open spaces, and supporting infrastructure. The development is intended to deliver diverse and attainable housing options, accessible amenities, and high-quality public spaces, while aligning with Provincial, County, and Township planning policy directions that promote compact, efficient, and sustainable growth within Settlement Areas.

The future development of the lands is to be compatible with surrounding uses, including the adjacent Vespra Hills Golf Club, and will support a well-connected, resilient, and inclusive community. It responds directly to policy goals aimed at delivering complete communities, protecting natural resources, and expanding housing supply to meet evolving local needs.

A Planning Justification Report, and supplementary planning memo, 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, supporting 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.

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-12" and text of the Township of Springwater Official Plan, constitutes Amendment No. 72 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-12" (Snow Valley) to the Official Plan, as amended, is hereby further amended by:
 - a) Redesignating portions of the lands municipally known as 2694 & 2842 Wilson Drive, legally described as East Part of Lot 14 Concession 7, Part 4 on Plan 51R39414, and Part of Lot 15 Concession 7, in the former Township of Vespra, now in the Township of Springwater from 'Tourist and Recreational Open Space (1, 2 & 3)' and 'Agricultural' to 'Urban Residential Exception 3', as shown on Schedule "A" attached hereto and forming part of this Amendment.
 - b) Redesignating portions of the lands municipally known as 2636 & 2842 Wilson Drive and 1643 Snow Valley Road, legally described as East Parts of Lot 13 Concession 7 and Part of Lot 15 Concession 7, in the former Township of Vespra, now in the Township of Springwater from 'Tourist and Recreational Open Space (1, 2 & 3)' and 'Agricultural' to 'General Commercial Exception 1', as shown on Schedule "A" attached hereto and forming part of this Amendment.
 - c) Adding notations that the subject lands are Subject to Section 9.6.6 and Subject to Section 11.2.3.1, respectively.
2. Section 9.6 (Exceptions) is hereby amended by providing site specific policies for lands municipally known as 2694 & 2842 Wilson Drive, legally described as East Part of Lot 14 Concession 7, Part 4 on Plan 51R39414, and Part of Lot 15 Concession 7, Vespra, as outlined below:

"9.6.6 E Pt Lot 14 Con 7, Pt 4 on 51R-39414, and Pt Lot 13 Con 7
(2694 & 2842 Wilson Drive)

Boundaries between land use designations are to be considered approximate except where they correspond to roads, river valleys or other clearly defined physical features. Where the general

intent of the Official Plan is maintained, to the satisfaction of the Township, minor designation boundary adjustments will not require an amendment to the Official Plan.

Schedule 'A-12A' - Snow Valley Phasing Plan and Policies 8.10.6, 9.2.7.3 to 9.2.7.4 shall not apply to the subject lands. This exemption removes the subject lands from the Snow Valley density and phasing requirements otherwise prescribed under these policies.

Notwithstanding Policy 9.2.4.5, a maximum height of 22 metres (72 feet) for multiple unit residential development, including medium density apartment buildings, may be permitted by way of a Zoning By-law Amendment where technical studies have been completed to the satisfaction of the Township (including but not limited to a shadow analysis).

All development shall be on full municipal servicing. Servicing by way of extension to the Midhurst wastewater and water systems may be considered.

Development may be subject to the Site Plan Control provisions of the Planning Act and the policies of this Official Plan.

The Township of Springwater shall use Holding Zone provisions ("H") to ensure that construction of new residential units does not commence until adequate municipal servicing capacity exists and arrangements have been made for services to serve the proposed development, to the satisfaction of the Township and applicable agencies."

3. Section 11.2 (General Commercial) is hereby amended by providing site specific policies for lands municipally known as 2842, 2694 & 2636 Wilson Drive and 1643 Snow Valley Road, legally described Part of Lot 15, East Part of Lot 14 being Part 4 on Plan 51R39414, and East Parts of Lot 13 Concession 7, Vespra, as outlined below:

"11.2.3 Exceptions

11.2.3.1 Part Lot 15, E Part Lot 14 being Part 4 on 51R-39414, and E Parts Lot 13, Concession 7 (2842, 2694 & 2636 Wilson Drive and 1643 Snow Valley Road)

Boundaries between land use designations are to be considered approximate except where they correspond to roads, river valleys or other clearly defined physical features. Where the general intent of the Official Plan is maintained, to the satisfaction of the

Township, minor designation boundary adjustments will not require an amendment to the Official Plan.

Schedule 'A-12A' - Snow Valley Phasing Plan and Sections 8.10.6 shall not apply to the subject lands, along with any other policies of this Official Plan to the contrary. This exemption removes the subject lands from the Snow Valley density and phasing requirements otherwise prescribed under these provisions.

In addition to and notwithstanding Policy 11.2.1.1 of the Official Plan, additional permitted uses in the 'General Commercial Exception 1' include commercial accommodations, including hotels and motels, and residential uses as part of mixed use development. Stand-alone residential buildings are not permitted.

The following shall apply for commercial and mixed use buildings within the 'General Commercial Exception 1' designation:

- a. Restrictions on the range and compatibility of permitted uses may be identified in the implementing zoning by-law.
- b. A maximum height of 11 metres is permitted.
- c. A maximum height of 22 metres (72 feet) may be considered by way of a Zoning By-law Amendment where technical studies have been completed to the satisfaction of the Township (including but not limited to a shadow analysis).
- d. All buildings will be oriented to face the front of the site and on corner lots face the higher order roadway.
- e. The number of access points to public roads shall be minimized and the use of a joint or shared access point is encouraged.
- f. Where a rear or exterior lot line or building facade abuts a public road and/or a public open space, enhanced landscaping and/or architectural treatments shall be provided to ensure that the rear and/or side facades are visually attractive and appropriately screened from view.
- g. All parking, storage and loading areas shall be appropriately screened, landscaped and buffered from all adjacent land uses and road rights-of-way.
- h. All storage and display areas for retail sales shall be carried out entirely within wholly enclosed buildings.

All development shall be on full municipal servicing. Servicing by way of extension to the Midhurst wastewater and water systems may be considered.

All development shall be subject to the Site Plan Control provisions of the Planning Act and the policies of this Official Plan.

The Township of Springwater shall use Holding Zone provisions ("H") to ensure that construction of structures/units does not commence until adequate municipal servicing capacity exists and arrangements have been made for services to serve the proposed development, to the satisfaction of the Township and applicable agencies."

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

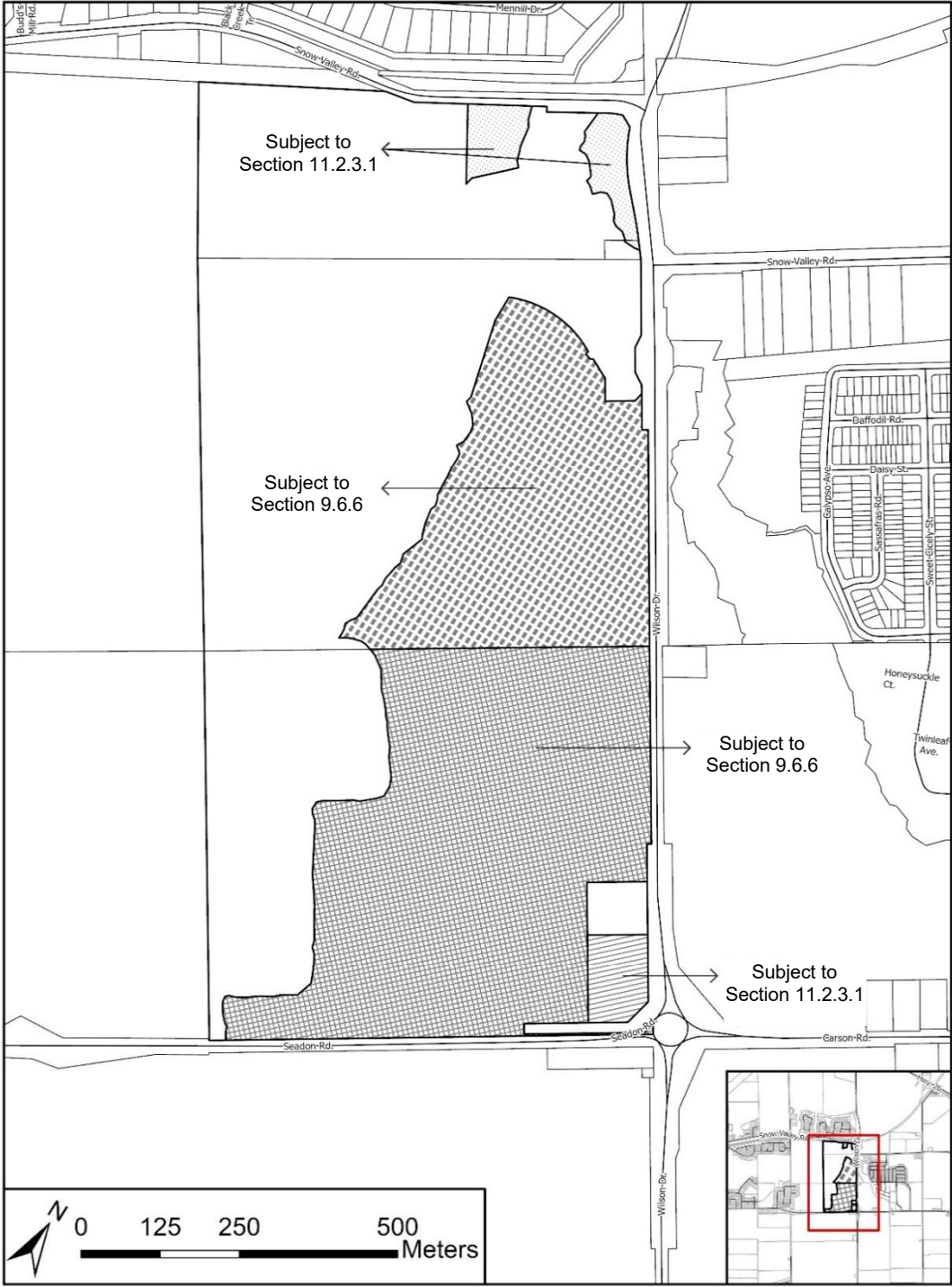
This part consists of the background information and planning considerations associated with this amendment. This section does not constitute part of the actual amendment.






The following reports and studies were submitted as part of the applications:

- Planning Justification Report by Morgan Planning & Development Inc. dated July 2025;
- Planning Memo by Morgan Planning & Development Inc. dated March 9, 2026
- Conceptual Draft Plan by Morgan Planning & Development Inc. dated July 18, 2025, revised March 4, 2026;
- Survey by Rudy Mak Surveying Ltd. (not dated);
- Environmental Impact Study Brief by Terrastory Environmental Consulting Inc. dated July 19, 2025;
- Environmental Impact Study by Terrastory Environmental Consulting Inc. dated November 10, 2025;
- Drainage Feature Assessment by Terrastory Environmental Consulting Inc. dated April 9, 2026;
- Functional Servicing Report by Tatham Engineering Ltd. dated July 24, 2025, revised March 6, 2026;
- Geotechnical Investigation by Soil Engineers Ltd. dated June 2025;

- Hydrogeological Assessment by Tatham Engineering Ltd. dated July 24, 2025, revised March 6, 2026;
- Natural Hazards Assessment by Tatham Engineering Ltd. dated July 24, 2025, revised March 6, 2026;
- Preliminary Stormwater Management Report by Tatham Engineering Ltd. dated July 24, 2025, revised March 6, 2026;
- Retail Market Analysis by Parcel Economics Inc. dated July 21, 2025;
- Stage 1 Archaeological Assessment Report by Irvin Heritage Inc. dated July 21, 2025;
- Stage 2 Archaeological Assessment Report by Irvin Heritage Inc. dated November 28, 2025;
- Stage 2 Archaeological Assessment Report by Irvin Heritage Inc. dated May 21, 2026; and,
- Traffic Impact Study by Tatham Engineering Ltd. dated July 25, 2025, revised March 6, 2026.

Schedule A to OPA 72



-  Lands not subject to OPA
-  Lands to be re-designated from Agricultural to General Commercial Exception 1
-  Lands to be re-designated from Agricultural to Urban Residential Exception 3
-  Lands to be re-designated from Tourist and Recreational Open Space (1, 2 & 3) to General Commercial Exception 1
-  Lands to be re-designated from Tourist and Recreational Open Space (1, 2 & 3) to Urban Residential Exception 3