
Notice of a Complete Application and Public Meeting Concerning a Proposed Amendment to Comprehensive Zoning By-law 5000

ZB-2026-001 – Midhurst Heights

Take notice the application by MHBC Planning on behalf of Clarose Midhurst GP Inc., owners of the subject lands, for a zoning by-law amendment has been deemed a complete application and that the Council of The Corporation of the Township of Springwater will hold a hybrid public meeting (in person at the Township Administration Centre and virtually via *Zoom*) on **February 4, 2026 at 6:30 p.m.** to consider a proposed Zoning By-law Amendment under Section 34 of the *Planning Act, R.S.O. 1990, c. P 13* as amended.

Subject Lands

2347, 2351 & 2275 Gill Road, 154 Doran Road and 2290 Russell Road - Part of Lots 11 and 12, Concession 3, Plan 51M-1280. Former Township of Vespra.

A key map is included to illustrate the subject land.

Purpose and Effect

The purpose and effect of the application is to rezone a portion of the subject lands to permit the approved fourplex units to have external steps to a side entrance which would encroach into the required interior side yard setback of the UR2 Zone.

Proposed Zoning By-law Amendment

A portion of the subject lands are proposed to be rezoned from the Urban Residential 2 Hold [UR2(H)] Zone to the Urban Residential 2 Exception [UR2-X] Zone.

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: 820 8142 5964** 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 3, 2026 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 3, 2026 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.

Any person may make a submission in support of, in opposition to, or ask a question regarding the proposed Zoning By-law Amendment. Written submissions are recommended and can be made to the Planning Department by email, regular post or the drop box located at the Administration Building. Please ensure all written submissions include your name, address, and the application number.

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 made by Council by filing 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.

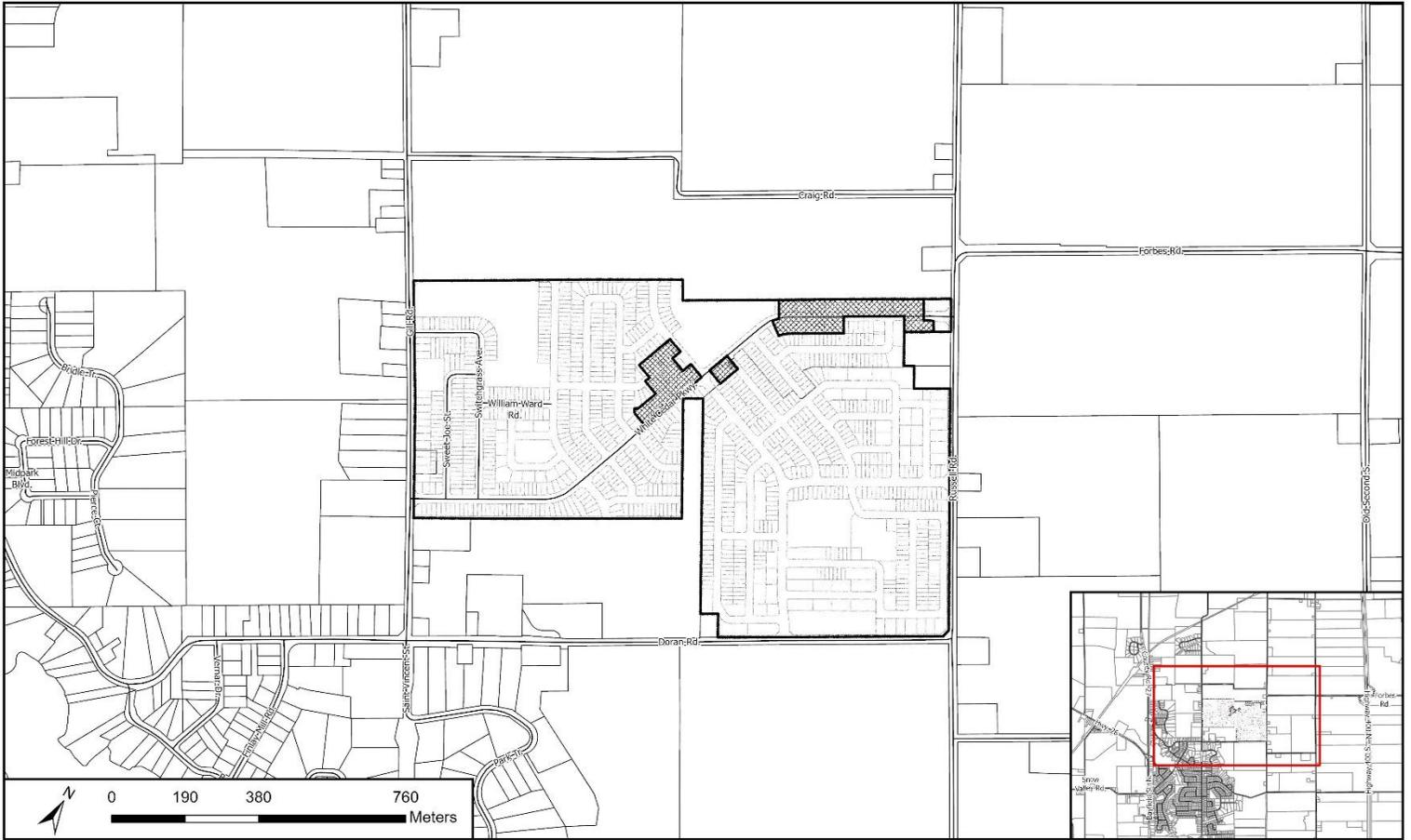
If you wish to be notified of the Council's decision to approve the proposed Zoning By-law Amendment, or of the refusal of a request to amend the Zoning By-law, a written request must be submitted to the Planning Department.

Additional information related to the proposed 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/32435/>. 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 14, 2026.

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



Lands to be rezoned from the Urban Residential 2 Hold [UR2(H)] Zone to the Urban Residential 2 Exception [UR2-X] Zone