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## **Notice of the Adoption of an Amendment to the Official Plan and Notice of Passing of By-law to Amend Zoning By-law 5000, as Amended**

### **OP-2025-001 & ZB-2025-005 – Vespra Hills Development**

**Take notice** that the Council of The Corporation of the Township of Springwater passed **By-law 2026-045** to adopt **Official Plan Amendment 72** to the Official Plan of the Township of Springwater on the 3<sup>rd</sup> day of June 2026, under Sections 17 and 21 of the *Planning Act, R.S.O. 1990, c.P.13*, as amended.

**And take notice** that the Council of the Corporation of the Township of Springwater passed **By-law 5000-417** on the 3<sup>rd</sup> day of June 2026, under Section 34 of the Planning Act, R.S.O. 1990, c.P.13 as amended. **This By-law will take effect upon the final approval of Official Plan Amendment 72 by the County of Simcoe.**

Prior to the passing of the above noted by-laws, a Public Meeting was held on November 5, 2025, in accordance with the Planning Act, R.S.O. 1990, c.P.13, as amended.

#### **Subject Lands**

**2636 Wilson Drive** – East Part Lot 13, Concession 7, Vespra;

**2694 Wilson Drive** – East Part Lot 14, Concession 7, Vespra, & Part 4 on 51R-39414;

**2842 Wilson Drive** – East Part Lot 15, Concession 7, Vespra; and,

**1643 Snow Valley Road** – East Part Lot 13, Concession 7, Vespra.

A key map is included to illustrate the subject land.

#### **Purpose and Effect**

The purpose and effect of the proposed Official Plan Amendment and Zoning By-law Amendment Applications is to facilitate mixed-use development on the subject lands.

#### **Proposed Official Plan Amendment**

The Official Plan Amendment proposes to redesignate a portion of the lands from 'Tourist and Recreational Open Space (1, 2 & 3)' and 'Agricultural' to 'Urban Residential Exception 3' and 'General Commercial Exception 1'.

The '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 'General Commercial Exception 1' designation will establish site-specific policy permissions to facilitate both commercial and mixed-use development. The proposed site-specific exceptions additionally exempt the subject lands from the density and phasing policies of the Snow Valley Secondary Plan (Policies 8.10.6, 9.2.7.3 to 9.2.7.4 & Schedule A-12A), of the Township's Official Plan.

#### **Proposed Zoning By-law Amendment**

The Zoning By-law Amendment application is to rezone the subject lands from the Agricultural (A) and Open Space (OS) Zones to the following zones:

- Urban Residential 2 Exception with a Hold Provision [UR2-7(H)];

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- Urban Residential 3 Exception with a Hold Provision [UR3- 1(H)];
  - General Commercial Exception with a Hold Provision [CG-38(H)]; and,
  - Mixed Use Exception with a Hold Provision [MU-1(H)] Zones.

Site-specific zone provisions are to be established for each residential unit type and the commercial/mixed-use land uses within the development, as described in By-law 5000-417. The exceptions are generally related to permitted uses, height, landscape open space, and frontage.

The complete By-laws are available for inspection at the Township of Springwater Administration Centre during regular business hours or can be mailed/emailed upon request.

### **Further Notice or Appeal of Official Plan Amendment**

The County of Simcoe is the approval authority for Official Plan Amendments and that any person or public body will be entitled to receive notice of decision of the approval authority with respect to Official Plan Amendment No. 72 adopted, if a written request to be notified of the decision (including the person's or public body's address, fax number or email address) is made to:

County of Simcoe  
Planning Department  
1110 Highway 26  
Midhurst, Ontario, L9X 1N6

### **Appeal of Zoning By-law Amendment**

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 (OLT) in respect to all or part of this Zoning By-law Amendment may be made by filing a notice of appeal with the Township's Secretary Treasurer either via the Ontario Land Tribunal e-file service (first-time users will need to register for a My Ontario Account) at <https://olt.gov.on.ca/e-file-service/> by selecting the Township of Springwater as the Approval Authority or by mail to 2231 Nursery Road, Minesing, ON L9X 1A8, no later than 5:30 p.m. on June 24, 2026.

The filing of an appeal after 5:30 p.m., in person or electronically, will be deemed to have been received the next business day. The appeal fee can be paid online through e-file or by certified cheque/money order to the Minister of Finance, Province of Ontario. If you wish to appeal to the Ontario Land Tribunal (OLT) or request a fee reduction for an appeal, forms are available from the OLT website at [www.olt.gov.on.ca](http://www.olt.gov.on.ca).

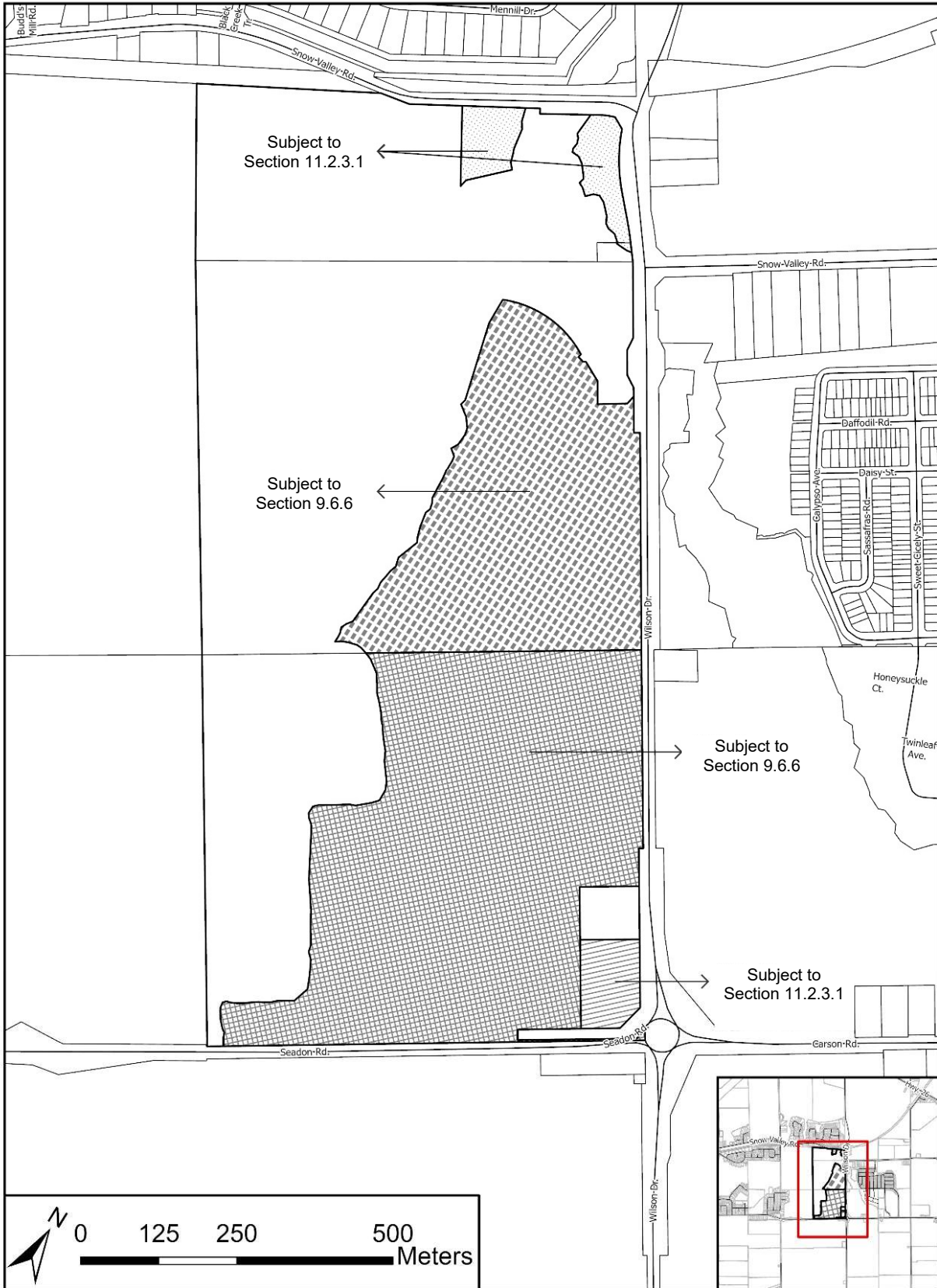
If the e-file portal is down, you can submit your appeal to [planning@springwater.ca](mailto:planning@springwater.ca).





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.

**Dated at the Township of Springwater on the 4<sup>th</sup> day of June 2026.**

Planning Department  
Springwater Administration Centre  
2231 Nursery Road  
Minesing, Ontario L9X 1A8  
Telephone: (705) 728-4784 x 2019  
e-mail: [planning@springwater.ca](mailto:planning@springwater.ca)  
website: [www.springwater.ca](http://www.springwater.ca)








# Key Map – 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

### Key Map – Zoning By-law 5000-417



-  Lands not subject to ZBA
-  Lands to be rezoned from the Agricultural (A) Zone to the Mixed Use Exception Hold [MU-1(H)] Zone
-  Lands to be rezoned from the Agricultural (A) Zone to the Urban Residential Three Exception Hold [UR3-1(H)] Zone
-  Lands to be rezoned from the Agricultural (A) Zone to the Urban Residential Two Exception Hold [UR2-7(H)] Zone
-  Lands to be rezoned from the Open Space (OS) Zone to the General Commercial Exception Hold [CG-38(H)] Zone
-  Lands to be rezoned from the Open Space (OS) Zone to the Urban Residential Two Exception Hold [UR2-7(H)] Zone
-  Lands to be rezoned from the Open Space (OS) Zone to the Urban Residential Three Exception Hold [UR3-1(H)] Zone