

The Corporation of the Township of Springwater

By-law 2026-069

Being a By-law to adopt Official Plan Amendment 74 (OPA 74) of the Springwater Official Plan with respect to the lands legally described as Lot 11, Concession 5, Geographic Township of Vespra, Township of Springwater, being two separate lots; one known municipally as 1316 Highway 26, Roll No. 4341 010 003 24805, and the second having no municipal address, Roll No. 4341 010 003 24812.

(OP-2025-002 – Mitchell)

Whereas the owner of the lands has 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 74 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 2nd day of September, 2026.



Jennifer Coughlin, Mayor



Cayla Nelson, Deputy Clerk

**Amendment 74 to the
Official Plan for the
Township of Springwater**

The attached explanatory text and Schedule "A" constituting Amendment 74 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 2026-069 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



Cayla Nelson, Deputy Clerk

Amendment 74

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. 74 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-8" of the Township of Springwater Official Plan to redesignate the subject lands from 'Administration / Government' site-specific policy to a new 'Administration / Government' site-specific policy, as shown on Schedule "A" to this amendment.

The proposed 'Administration / Government' site-specific policy will replace the existing site-specific policy permissions to facilitate an additional severance. The portion of the lands designated as 'Environmental Protection Area II' are proposed to maintain the same designation.

2.0 Location

The lands subject to this Amendment are legally described as Lot 11, Concession 5, Geographic Township of Vespra, Township of Springwater, being two separate lots; one known municipally as 1316 Highway 26, Roll No. 4341 010 003 24805, and the second having no municipal address, Roll No. 4341 010 003 24812.

A single-detached dwelling exists on 1316 Highway 26 along with several accessory buildings/structures which overlap the boundary between the two existing parcels of land. Both properties are within the Midhurst Settlement Area and have frontage on Nursery Road.

3.0 Basis

Official Plan Amendment 53 (OPA 53) was adopted in 2018 in accordance with the provisions of Sections 17 and 22 of the Planning Act, R.S.O. 1990 c.P.13 as amended, which provided a site-specific policy in the Official Plan (Midhurst Secondary Plan) to permit the future severance and development of a residential dwelling on the portion of the lands designated as 'Administration / Government'. A severance application (file B06/19) was approved on September 25, 2019, for the lands originally known as 1316 Highway 26, which resulted in the creation of the two separate parcels which form the 'Subject Lands'.

The applicant has proposed to revise the site-specific policy of Section 8, Midhurst Secondary Plan (established through OPA 38), Subsection 5.2, Administration / Government', and modify Schedule "A-8" of the Township of Springwater Midhurst Secondary Plan.

The Amendment will replace the existing site-specific policy of subsection 5.2 h) to enable two residential uses/lots on the subject lands, pursuant to a future severance application. In addition to the proposed Official Plan Amendment, the applicant has also proposed a concurrent request for the approval of an implementing Zoning By-law Amendment.

Several reports and documents were prepared by the applicant 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.

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-8" and text of the Township of Springwater Official Plan (Midhurst Secondary Plan), constitutes Amendment No. 74 of the Township of Springwater Official Plan.

1.0 Details of the Amendment

This Amendment redesignates/identifies the subject lands as 'Administration / Government' designation with revised site-specific provisions as shown on Schedule "A" to this Amendment, to permit a total of two new residential lots by way of severance.

The Township of Springwater Official Plan, as amended, is hereby further amended as follows:

1. Schedule "A-8", Land Use, to the Midhurst Secondary Plan of the Township of Springwater Official Plan, as amended, is hereby further amended by:
 - a) Repealing and replacing the site-specific policy of the 'Administration / Government' designation, as shown on Schedule "A" attached hereto and forming part of this Amendment on the lands legally described as Lot 11, Concession 5, Geographic Township of Vespra, Township of Springwater, being two separate lots; one known municipally as 1316 Highway 26, Roll No. 4341 010 003 24805, and the second having no municipal address, Roll No. 4341 010 003 24812.
2. Section 8, Midhurst Secondary Plan (OPA 38), Subsection 5.2, 'Administration / Government', is hereby further amended by deleting Policy 5.2 h) and replacing it with the following, as outlined below:

"h) Notwithstanding any other policies of this Plan to the contrary, those lands situated in Lot 11, Concession 5, Geographic Township of Vespra, Township of Springwater, and known municipally as 1316 Highway 26, are hereby amended to permit a total of two new residential lots by way of severance, together with the retained lands, for a total of three residential lots, subject to the appropriate approvals. **[OPA 53 / OPA 74]**"

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:

- Cover Letter, prepared by Skelton Brumwell & Associates Inc., dated August 29, 2025;
- Planning Justification Report, prepared by Skelton Brumwell & Associates Inc., dated July 28, 2025;
- Scoped Environmental Impact Statement, prepared by Roots Environmental, dated March 15, 2018, revised May 22, 2026;
- Ministry of Tourism, Culture & Sport letter confirming registration of the Archaeology Report, dated November 15, 2017;
- Stage 1-2 Archaeological Assessment, prepared by Amick Consultants Limited, dated November 6, 2017;
- Traffic Impact Review, prepared by Skelton Brumwell & Associates Inc., dated March 5, 2018, revised April 24, 2026;
- Environmental Noise Assessment, prepared by Valcoustics, dated October 25, 2017, revised April 14, 2026; and
- Comment Response Matrix, dated June 18, 2026.

The Corporation of the Township of Springwater
Schedule “A”

