

**The Corporation of the Township of Springwater**  
**By-law 2021-106**

**Being a By-law to amend Township Wide Site Plan Control Area By-law 2015-027  
to include Cannabis Production Facilities**

(Site Plan Control By-law Amendment)

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**Whereas** Section 41(2) of the Planning Act, R.S.O. 1990, c.P.13, as amended provides the authority for where in an Official Plan an area is shown or described as a proposed site plan control area, the Council of the local municipality in which the proposed area is situate may establish, by by-law, designate the whole or any part of the municipality as a Site Plan Control Area;

**And Whereas** Sections 41(3) of the Planning Act, R.S.O. 1990, c.P.13, as amended allows for the Council of the local municipality to pass a by-law under subsection (2) to designate a site plan control area by reference to one or more land use designations contained in a by-law passed under Section 34 of the Act;

**And Whereas** the Official Plan for the Township of Springwater is in effect and delineates or describes certain land designations within the Township as a site plan control areas;

**And Whereas** the Council of the Corporation of the Township of Springwater passed By-law 2015-027 to designate certain areas as Site Plan Control Areas;

**And Whereas** the Council of the Corporation of the Township of Springwater deems it necessary to repeal and replace By-law 2015-027 with an updated by-law to include lands designated or zoned to permit Cannabis Production Facilities as Site Plan Control Areas;

**Now Therefore** the Council of the Corporation of the Township of Springwater enacts as follows:

1. That all lands designated or zoned for commercial, employment, institutional, open space and industrial uses within the Township of Springwater are designated as Site Plan Control Areas and that the property owner(s) of said lands may be required to enter into an agreement with the municipality to regulate the various aspects and conditions of development or redevelopment;
2. That all lands designated or zoned for multi-residential uses within the Township of Springwater are designated as Site Plan Control Areas and that the property owner(s) of said lands may be required to enter into an agreement with the municipality to regulate the various aspects and conditions of development or redevelopment;

3. That notwithstanding subsections 1 and 2, lands designated or zoned for street townhouse dwellings as defined under Comprehensive Zoning By-law 5000 shall be exempt from this By-law;
4. That all lands designated or zoned to permit Cannabis Production Facilities within the Township of Springwater are designated as Site Plan Control Areas and that the property owner(s) of said lands may be required to enter into an agreement with the municipality to regulate the various aspects and conditions of development or redevelopment, including but not limited to: lighting, fencing, landscaping, access, security, parking, and location of certain infrastructure, as needed, associated within these facilities.
5. That this By-law shall take effect and come into force pursuant to the final approval of OPA 63 by the County of Simcoe, approval of By-law 5000-346, and the provisions of and regulations made under the Planning Act, R.S.O. 1990, c.P.13, as amended.

**Read a First, Second and Third Time and Finally Passed this 3<sup>rd</sup> day of November, 2021.**

[Original Signed By]

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Don Allen, Mayor

[Original Signed By]

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Renée Ainsworth, Clerk