

The Corporation of the Township of Springwater

By-law 5000-352

Being a By-law to amend Zoning By-law 5000 as amended, by rezoning the lands in Lot 18, Concession 2, Part 1 on Plan 51R36698, former Township of Vespra, now in the Township of Springwater and known municipally as, 2872 Old Second South Road Roll No. 4341 010 001 23900.

(ZB-2020-015 – First Elm Holding Inc. – Walton)

Whereas By-law 5000, as amended, is the main Comprehensive Zoning By-Law of the Township of Springwater;

And Whereas the Council of The Corporation of the Township of Springwater has received a request to amend By-law 5000 as amended, and is in general agreement with this request;

And Whereas authority is granted under Section 34 of the Planning Act, R.S.O. 1990, c.P.13 as amended, to enact such amendments;

And Whereas the proposed amendment is in conformity with the Township of Springwater Official Plan;

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

1. That Schedule “A” to By-law 5000 as amended, be further amended by rezoning lands in Part of Lot 18, Concession 2 and RP 51R36698 Part 1, former Township of Vespra, now in the Township of Springwater and known municipally as 2872 Old Second South Road, Roll No. 4341 010 001 23900 as shown in Schedule “A” attached hereto and forming part of this By-law from the Agricultural (A) Zone to the Residential Exception Hold (R1-78 (H)) Zone, and;
2. That Section 4, subsection 4, as amended, be further amended by adding the following:

“4.4.78 R1-78 – Lot 18, Concession 2, Part 1 on Plan 51R36698
2872 Old Second South, Roll No. 4341 010 001 23900 0000
By-law 5000-352 - ZB-2020-015 – First Elm Holding Inc.

Notwithstanding Section 4.2 (Permitted Uses), the uses permitted in the Residential Exception (R1-78) Zone shall be limited to a ‘single detached dwelling’, ‘bed and breakfast establishment’, a ‘home occupation’ and a ‘public use’ in accordance with the Residential (R1) Zone Regulations. All other non-residential uses shall be prohibited.”

Holding (H) Provision

In order to ensure the municipality is satisfied that proposed future lots can be adequately serviced, a Holding (H) provision has been applied pursuant to Section 36 of the Planning Act, R.S.O. 1990, c. P.13, as amended. The Holding (H) provision shall be lifted upon the developer entering into a Consent Development Agreement with the municipality.”

3. That this By-law shall take effect and come into force pursuant to 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 4th day of May, 2022.

Original signed by:

Don Allen, Mayor

Original signed by:

Renée Ainsworth, Clerk




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Schedule "A"



Legend

-  Lands to be rezoned from the Agricultural (A) Zone to the Residential Exception [R1-78 (H)] Zone.
-  Lands to remain the Environmental Protection (EP) Zone.
-  Lands to remain the Agricultural (A) Zone.