

The Corporation of the Township of Springwater

By-law 5000-417

Being a By-law to amend Zoning By-law 5000 as amended, by rezoning the lands known municipally as 2636, 2694 & 2842 Wilson Drive and 1643 Snow Valley Road, legally described as East Parts of Lot 13 Concession 7, East Part of Lot 14 Concession 7, Part 4 on Plan 51R39414, and Part of Lot 15 Concession 7, in the former Township of Vespra, now in the Township of Springwater, Roll Nos. 4341 010 003 33700, 4341 010 003 33900, 4341 010 003 34300, and 4341 010 003 34400, respectively.

(ZB-2025-005 – Vespra Hills Development)

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;

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

1. Insert That Schedule “A” to By-law 5000 as amended, be further amended by rezoning portions of lands located in Part of Lot 15, East Part of Lot 14, being Part 4 on Plan 51R39414, and East Parts of Lot 13, Concession 7, in the former Township of Vespra, now in the Township of Springwater, shown in Schedule “A” attached hereto and forming part of this By-law from the Agricultural (A) and Open Space (OS) Zones to the Urban Residential 2 Exception with a Hold Provision [UR2-7(H)], 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.
2. That Section 10, subsection 4, as amended, be further amended by adding the following:

“10.4.7 UR2-7 – E PT LT 14 AND PT LT 15, CON 7, VESPRA & PT 4
 RP 51R-39414
 2694 Wilson Drive, Roll No. 4341 010 003 34300
 2842 Wilson Drive, Roll No. 4341 010 003 34400
 By-law 5000-417 – ZB-2025-005 – Vespra Hills Development

In addition to the provisions of Section 10 and notwithstanding the provisions of this By-law to the contrary, within the Urban Residential Two Exception (UR2-7) Zone the following shall apply:

- i) All existing and any expanded golf course facilities and associated uses shall be permitted;
- ii) Existing agricultural uses may continue in accordance with all applicable zoning provisions;
- iii) Additional permitted uses shall include:
 - a. Public or private park
 - b. Passive outdoor recreation
 - c. Public use in accordance with the General Provisions”

3. That Section 11, as amended be further amended by adding the following:

“11.4 Zone Exceptions

11.4.1 UR3-1 – E PT LT 14 AND PT LT 15, CON 7, VESPra & PT 4
RP 51R-39414
2694 Wilson Drive, Roll No. 4341 010 003 34300
2842 Wilson Drive, Roll No. 4341 010 003 34400
By-law 5000-417 – ZB-2025-005 – Vespra Hills Development

In addition to the provisions of Section 11 and notwithstanding the provisions of this By-law to the contrary, within the Urban Residential Three Exception (UR3-1) Zone the following shall apply:

- i) All existing and any expanded golf course facilities and associated uses shall be permitted
- ii) Existing agricultural uses may continue in accordance with all applicable zoning provisions
- iii) Additional permitted uses shall include:
 - a. Public or private park
 - b. Recreational use, accessory to an Apartment
 - c. Passive outdoor recreation
 - d. Public use in accordance with the General Provisions
- iv) Maximum building height for an apartment shall be limited to 11.5 metres. Heights beyond this requirement require an amendment to this Zoning By-law.
- v) In addition to the height exemptions listed in the General Provisions, the following shall also be exempt: stairs,

rooftop mechanical, or other similar equipment.

vi) Minimum landscape open space of 30% is required.”

4. That Section 16, subsection 4, as amended be further amended by adding the following:

“16.4.38 CG-38 – E PTS LT 13, CON 7, VESPRA
1643 Snow Valley Road, Roll No. 4341 010 003 33700
2636 Wilson Drive, Roll No. 4341 010 003 33900
By-law 5000-417 - ZB-2025-005 - Vespra Hills Development

In addition to the provisions of Section 16 and notwithstanding the provisions of this By-law to the contrary, within the General Commercial Exception (CG-38) Zone the following shall apply:

- i. All permitted uses shall be serviced by full water and wastewater services.
- ii. All existing and any expanded golf course facilities and associated uses shall be permitted.
- iii. Additional permitted uses shall include:
 - a. Banquet Hall
 - b. Commercial Accommodation, including but not limited to a Hotel
 - c. Public or Private Park
- iv. Standalone residential uses shall not be permitted.”

5. That Section 18, subsection 4, as amended be further amended by adding the following:

“18.4 Zone Exceptions
18.4.1 MU-1 – PT LT 15, CON 7, VESPRA
2842 Wilson Drive, Roll No. 4341 010 003 34400
By-law 5000-417 – ZB-2025-005 - Vespra Hills Development

In addition to the provisions of Section 18 and notwithstanding the provisions of this By-law to the contrary, within the Mixed Used Exception (MU-1) Zone the following shall apply:

- i. All existing and any expanded golf course facilities and associated uses shall be permitted
- ii. Existing agricultural uses may continue in accordance with all applicable zoning provisions
- iii. Additional permitted uses shall include:

- a. Banquet Hall
 - b. Commercial Accommodation, including but not limited to a Hotel
 - c. Public or Private Park
 - d. Public use in accordance with the General Provisions
- iv. Standalone residential uses shall not be permitted.
 - v. Maximum building height for an apartment shall be limited to 11.5 metres. Heights beyond this requirement require an amendment to this Zoning By-law.
 - vi. In addition to the height exemptions listed in the General Provisions, the following shall also be exempt: stairs, rooftop mechanical, or other similar equipment.
 - vii. A minimum lot frontage of 20 metres is required.
 - viii. Minimum landscape open space of 30%.”
6. That Sections 10.4, 11.4, 16.4 and 18.4, be further amended by adding the following to the UR2-7, UR3-1, CG-38 and MU-1 Zones:

“Holding (H) Provision

In order to ensure the municipality is satisfied that proposed future development can be adequately serviced and ensure orderly development, 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 completion of the following to the satisfaction of the Township:

- 1. Execution of a development agreement, including but not limited to the subdivision agreement and/or site plan agreement; and,
 - 2. Confirmation that all detailed design and servicing requirements of the Township have been satisfied, and adequate servicing capacity is available.”
7. That this By-law shall take effect and come into force pursuant to the final approval of OPA 72 by the County of Simcoe 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 3rd day of June,
2026.**

[Original Signed By:]
Jennifer Coughlin, Mayor








[Original Signed By:]
Cayla Nelson, Deputy Clerk

The Corporation of the Township of Springwater

By-law 5000-417

Schedule "A"



-  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