

# The Corporation of the Township of Springwater

## By-law 5000-414

Being a By-law to amend Zoning By-law 5000 as amended, by rezoning the lands located in Part Lot 11 and Part Lot 12, Concession 3, Plan 51M-1280, Geographic Township of Vespra, now in the Township of Springwater.

(ZB-2026-001 – Midhurst Heights Development)

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**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 located in Part Lot 11 and Part Lot 12, Concession 3, Plan 51M-1280, Geographic Township of Vespra, now in the Township of Springwater, shown in Schedule "A" attached hereto and forming part of this By-law from the Urban Residential 2 [UR2] Zone to the Urban Residential 2 Exception [UR2-6] Zone.

2. That Section 10, subsection 4, as amended, be further amended by adding the following:

“10.4.6 UR2-6 – Blocks 151-168 inclusive, in Plan 51M-1280 - Midhurst Heights – Phase 1A

By-law 5000-414 – ZB-2026-001 – Midhurst Heights Development

Notwithstanding the provisions of this By-law to the contrary, within the Urban Residential Two Exception (UR2-6) Zone the following shall apply:

- i) Stairs are permitted to encroach into the required interior side yard a maximum of 0.6 metres. In no case can stairs be any closer than 0.6 metres to the interior side lot line.

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 18 day of February, 2026.**

[Original Signed By:]

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Jennifer Coughlin, Mayor

[Original Signed By:]

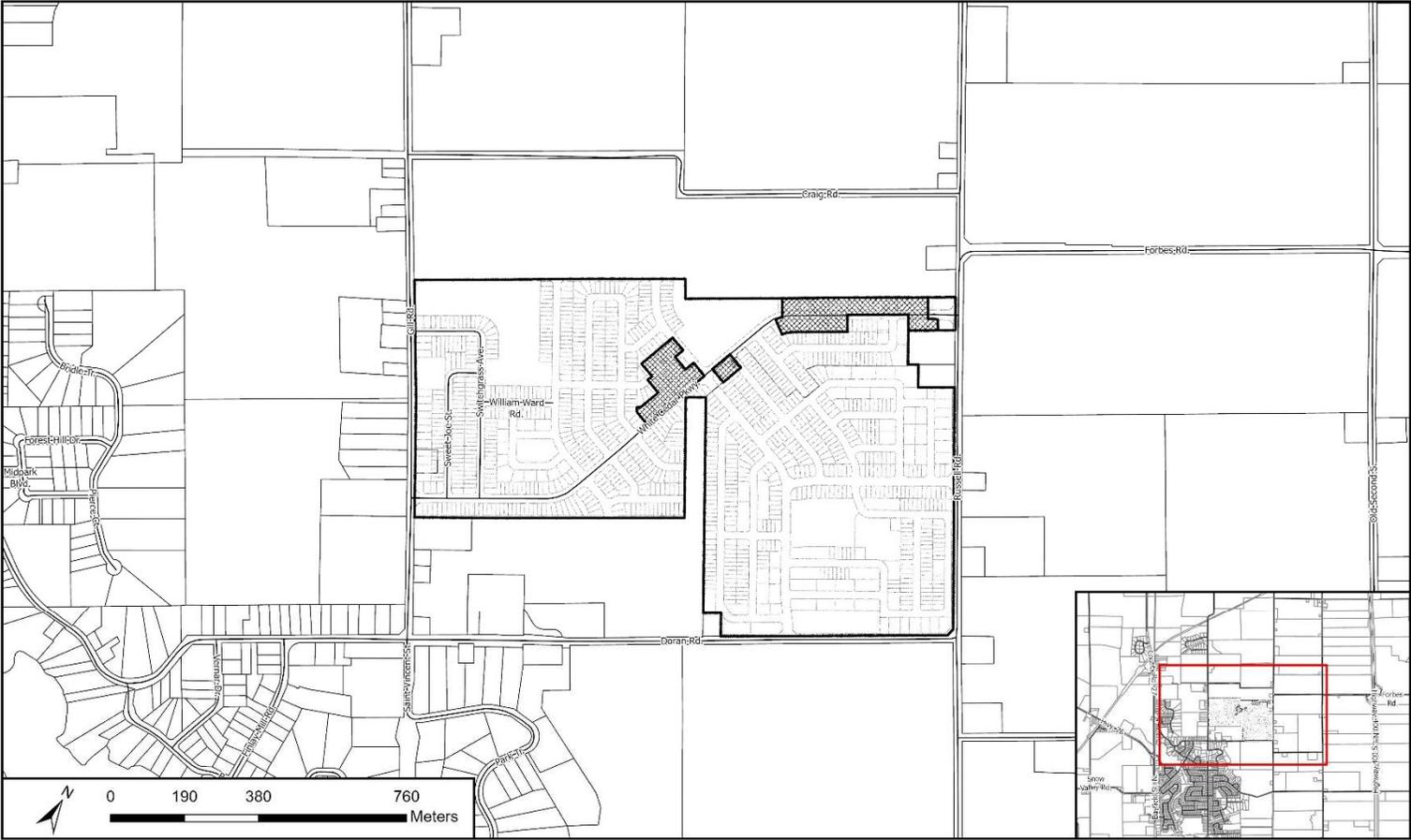
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Tracy MacDonald, Clerk

The Corporation of the Township of Springwater

By-law 5000-414

Schedule "A"



 Lands to be rezoned from the Urban Residential 2 Hold [UR2(H)] Zone to the Urban Residential 2 Exception [UR2-6] Zone