

# The Corporation of the Township of Springwater

## By-law 5000-xxx

Being a By-law to amend Zoning By-law 5000 as amended, by rezoning the lands in West Part of Lot 13, West Parts of Lot 14 and North Part of Lot 14, Concession 4, former Township of Vespra, now in the Township of Springwater, and known municipally as 5 Finlay Mill Road, 1153, 1159 & 1167 Bayfield Street North, Roll Nos. 4341 010 003 15902, 4341 010 003 19000, 4341 010 003 18900 & 4341 010 003 18800.

(ZB-2026-005 – Chattha Group Bayfield Ltd.)

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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 in West Part of Lot 13, West Parts of Lot 14 and North Part of Lot 14, Concession 4, former Township of Vespra, now in the Township of Springwater, and known municipally as 5 Finlay Mill Road, 1153, 1159 & 1167 Bayfield Street North, Roll Nos. 4341 010 003 15902, 4341 010 003 19000, 4341 010 003 18900 & 4341 010 003 18800 as shown in Schedule “A” attached hereto and forming part of this By-law from the Residential (R1) Zone to the General Commercial Exception (GC-xx) Zone; and,
2. That Section 16, subsection 4, as amended, be further amended by adding the following:

“16.4.xx      GC-xx – Parts of Lots 13 and 14, Concession 4, Vespra  
5 Finlay Mill Road, 1153, 1159 & 1167 Bayfield Street North  
Roll Nos. 4341 010 003 15902, 4341 010 003 19000, 4341 010 003  
18900 & 4341 010 003 18800  
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In addition to the provisions of Section 16 and notwithstanding the provisions of this By-law to the contrary within, the General Commercial Exception (GC-xx) Zone, the following shall apply:

- i. In addition to the permitted uses of this section, a Veterinary Clinic is permitted; and,
  - ii. A minimum setback from any Residential Zone (any yard) 7.5 metres (24.60 feet) to any building, structure or outside storage shall be required.”
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 xx day of xxxx, 2026.**

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Jennifer Coughlin, Mayor

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Renée Ainsworth, Clerk

The Corporation of the Township of Springwater

By-law 5000-xxx

Schedule "A"



 Lands to be rezoned from the Residential One (R1) zone to the General Commercial Exception (GC-xx) zone.

