



## Zoning Compliance Guide

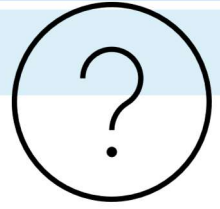
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Last Updated: January 13, 2026

## Common Questions:



### Does Zoning apply to my project?

All building and development proposals must comply with the Town's [Comprehensive Zoning By-law 5000](#)

Even if your project does not require a building permit, the Township's Zoning By-law still applies. During the preliminary planning stage of your project, it is imperative that you determine what Zoning By-laws apply to your property.

Zoning By-laws regulate the use, size, location, and types of building permitted on a parcel of land.

## Site Plan:

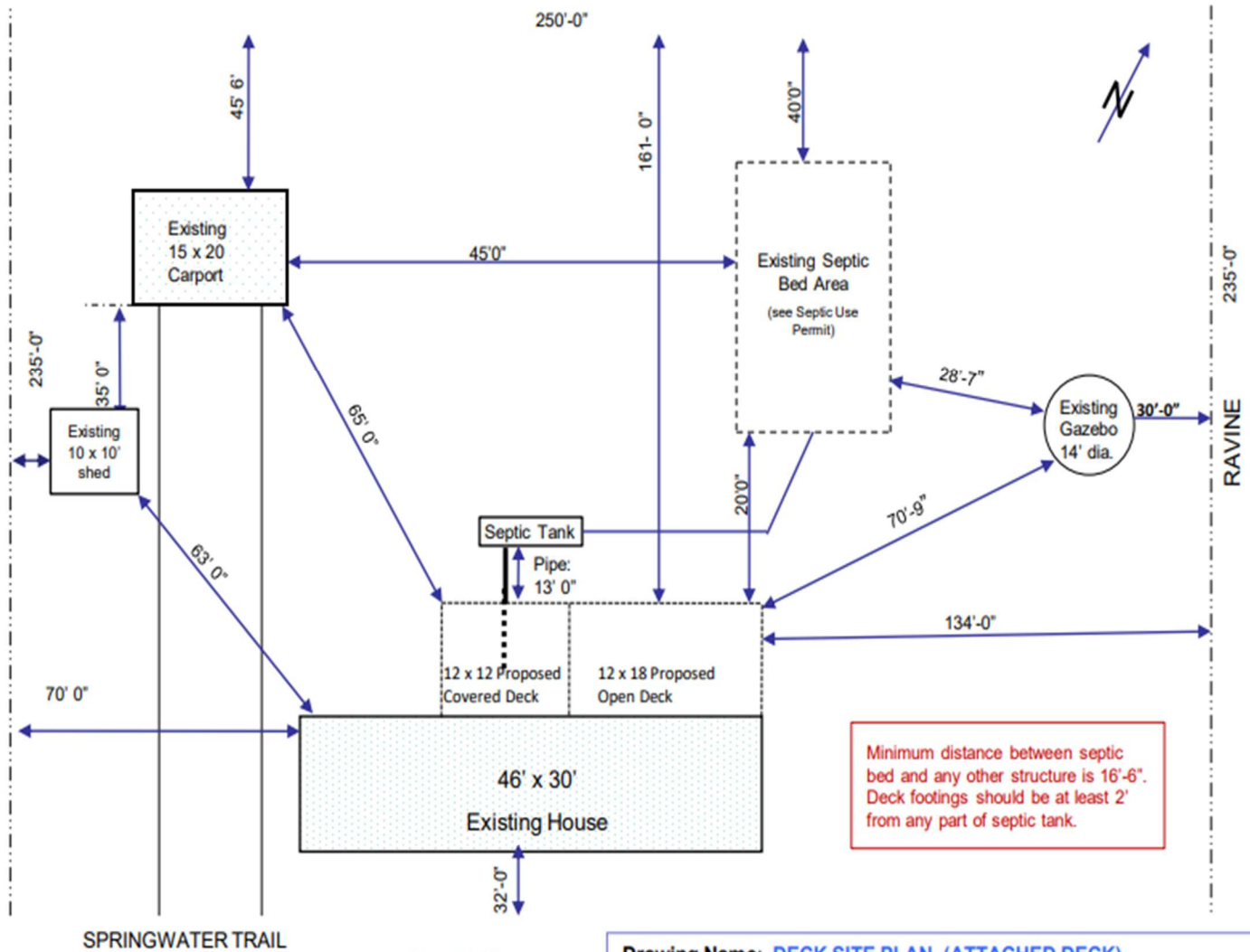
A Site Plan is required to be submitted with most Building Permit applications to ensure the Building Permit application will comply with the Township of Springwater Zoning By-law 5000, as amended.

Your Site Plan will include details about your existing and proposed development including property lines, dimensions, and setbacks to property lines of existing and proposed buildings and parking.

- Property lines
- Dimension of property lines
- Location and dimensions of existing building and/or structures
- Location and dimensions of proposed building and/or structures
- Setbacks from all property lines and sewage system (if applicable) to proposed building and/or structures
- Parking spaces with dimensions (if applicable)
- Building height (if applicable)

Sample Drawing – Site Plan Example

Township of Springwater – **SAMPLE DRAWING – SITE PLAN**



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**Drawing Name:** DECK SITE PLAN (ATTACHED DECK)  
**Location:** 71 Springwater Road  
**Designer:** Name & BCIN **Firm BCIN:** Company Name and BCIN  
**Date Designed:** March 31, XXXX **Scale:** NOT TO SCALE

## Additional Approval:

In addition to or instead of a building permit, your project may require the following approvals:

### **Conservation Authority Approval**

Any change to a building or structure that would have the effect of altering the use or potential use of the building or structure, increasing the size of the building or structure, or increasing the number of dwelling units in the building or structure may require permit or a clearance letter from the NVCA before a building permit may be issued by the Township.

To see if your property falls under their regulation, you can look up your property on [Nottawasaga Valley's Interactive Map](#) or contact the NVCA for more information at T: 705-424-1479

### **Ministry of Transportation Approval**

Under the Public Transportation and Highway Improvement Act, an MTO Permit may be required if you are planning to construct on or adjacent to a provincial highway. Permit types include Building and Land Use, Entrance, Sign and Encroachment.

Click [this link](#) for more information on how to apply.

### **County of Simcoe Approval**

No person shall locate, install, or rebuild any Building or Structure within 15 meters from the Limit of the Highway, unless a specific setback distance has been set out.

If you are building within this required setback, you may apply to the County of Simcoe [\(here\)](#) for a variance.

**Note:** if any of the above-listed information is missing from your Site Plan, approval of your building permit application may be delayed. Additionally, if you choose to draw the Site Plan by hand, use a ruler and show the dimensions in meters. This will increase the readability of your submission and will result in a faster review of your application.