

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 Part of Lot 6 Concession 10; former Township of Vespra, now in the Township of Springwater, and known municipally as 1662 George Johnston Road, Roll No. 4341 010 005 18000.

(ZB-2026-007 – Tiny Hoppers)

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 6 Concession 10; former Township of Vespra, now in the Township of Springwater, and known municipally as 1662 George Johnston Road, Roll No. 4341 010 005 18000 as shown in Schedule “A” attached hereto and forming part of this By-law from the Institutional (I) Zone to the Institutional Exception (I-xx) Zone; and,
2. That Section 30, subsection 4, as amended, be further amended by adding the following:

“30.4.xx I-xx - Part of Lot 6 Concession 10
 1662 George Johnston Road, Roll No. 4341 010 005 18000
 By-law 5000-xxx – ZB-2026-007 – Tiny Hoppers

 - i) Notwithstanding Section 3.21.6., on lands zoned I-xx, the existing steps are permitted to be setback a minimum of 2.3 metres (7.5 feet) from the front lot line.
 - ii) Notwithstanding Section 3.41.3. for a Nursery School use, on lands zoned I-xx, a minimum of 1 off-street parking space per staff member plus 1 space for each tenth child design capacity shall be required.

- iii) Notwithstanding Section 3.41.22., on lands zoned I-xx, no parking area shall be permitted within 1.0 metre (3.3 feet) of any street line or within 0.4 metres (1.3 feet) of the boundary of any Residential Zone.
- iv) Notwithstanding Section 30.3., on lands zoned I-xx, the following provisions shall apply to the existing building:

Minimum Yard (Setbacks)	Front Yard Depth	3.2 metres (10.5 feet)
	Interior Side Yard Width	2.9 metres (9.5 feet)
	Except where an Interior Side Lot Line abuts a Residential Zone	5.6 metres (18.4 feet)

“

- 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.

Jennifer Coughlin, Mayor

Renee Ainsworth, Clerk

The Corporation of the Township of Springwater
By-law 5000-xxx
Schedule "A"



 Lands to be rezoned from the Institutional (I) Zone to the Institutional Exception (I-xx) Zone

