

# The Corporation of the Township of Springwater

## By-law 5000-416

Being a By-law to amend Zoning By-law 5000 as amended, by rezoning the lands in Part Lot 5, Concession 8, being Parts 1 to 3, 5, 6 & 9 on Plan 51R28609 and being Parts 1 to 3, 10 on Plan 51R43995, former Township of Flos, now in the Township of Springwater, and known municipally as 121 Yonge Street South, Roll No. 4341 030 002 37202.

(ZB-2026-002 – 121 Yonge Street South (BMR Pro))

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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 Part Lot 5, Concession 8, being parts 1 to 3, 5, 6 & 9 on Plan 51R28609 and being parts 1 to 3, 10 on Plan 51R43995, former Township of Flos, now in the Township of Springwater, and known municipally as 121 Yonge Street South, Roll No. 4341 030 002 37202 as shown in Schedule “A” attached hereto and forming part of this By-law from the Highway Commercial Exception (CH-14 and CH-15) Zones to the Highway Commercial Exception (CH-29) Zone; and,
2. That Section 19, subsection 4, as amended, be further amended by adding the following:

“19.4.29      CH-29 – FLOS CON 8 PT LOT 5 RP;51R28609 PARTS 1 TO 3 5 6  
9;AND 10 RP 51R43995 PARTS 1;TO 3  
121 Yonge Street South, Roll No. 4341 030 002 37202  
By-law 5000-416 – ZB-2026-002 – BMR Pro

- i. The permitted uses within this zone are restricted to a building supply outlet, retail store, outdoor storage, warehouse, garden centre, display area, and outdoor storage for delivery trucks.

No permanent buildings or structures shall be located or constructed within 15.0 metres of the limit of County Road 27 right-of-way.

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 15 day of April, 2026.**

**Original signed by:**

Jennifer Coughlin, Mayor

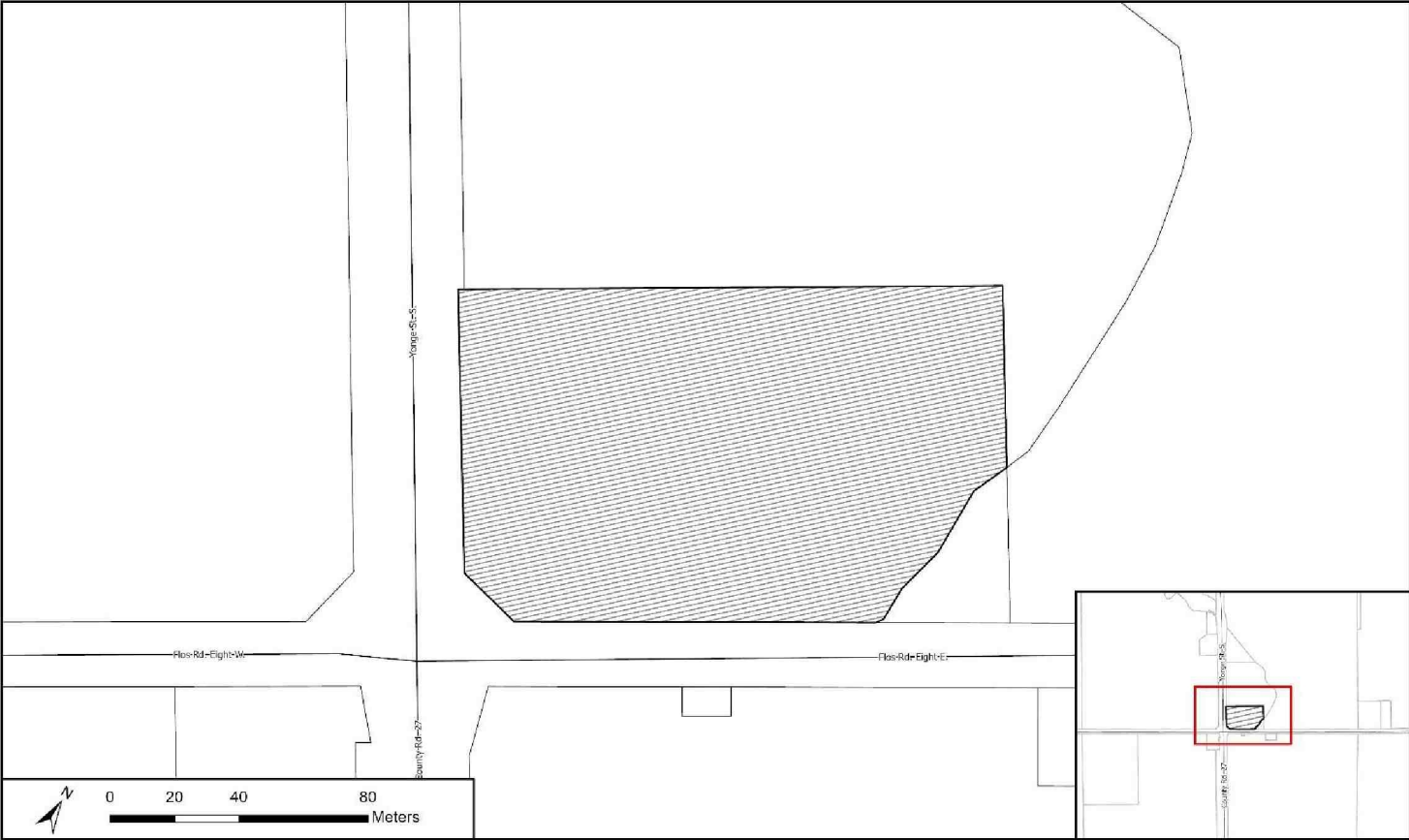
**Original signed by:**


Renée Ainsworth, Clerk

The Corporation of the Township of Springwater

By-law 5000-416

Schedule "A"



 Lands to be rezoned from the Highway Commercial Exception (CH-14 & CH-15) Zone to the Highway Commercial Exception (CH-29) Zone