

The Corporation of the Township of Springwater

By-law 5000-xxx

Being a By-law to amend Zoning By-law 5000 as amended, of the Township of Springwater with respect to housekeeping matters.

(ZB-2026-008 – Housekeeping Zoning By-law Amendment)

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 deems it appropriate and necessary to amend By-law 5000 as amended, with respect to housekeeping matters;

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 all spelling, formatting, order, reference, numbering, grammatical, inclusion and exclusion errors and inconsistencies within the text of the By-law be corrected.

2. That Section 3, subsection 7.3, as amended, be deleted and replaced with the following:

“3.xx.xx Notwithstanding any other provisions to the contrary, any accessory building which is not part of the main building (detached accessory building) shall comply with the yard requirements of the zone in which such building is situated.”

3. That Section 3, subsection 7.5, as amended, be deleted and replaced with the following:

“3.xx.xx Detached Accessory Building Height

- a) No detached accessory building to any residential or accessory residential use shall exceed the height of the dwelling, to a maximum height of 4.5 metres (14.76 ft.).”

4. That Section 3, subsection 7.7, be deleted and replaced with the following:

“3.xx No accessory building or structure shall be used for human habitation except where an additional residential unit or accessory dwelling is a permitted accessory use.”

5. That Section 3, as amended, be further amended by adding the following:

“3.xx Decks

A deck is permitted as an accessory use to a permitted use:

- a) Any deck may be erected as part of the main building provided that all yard requirements of this By-law are complied with in respect to a main building.
- b) Where a deck is to be erected as an accessory structure (stand-alone) or part of an accessory building/structure, all yard requirements of this By-law are to be complied with in respect to an accessory building.
- c) For the purpose of calculating lot coverage for a property, decks (uncovered and unenclosed) are excluded; and
- d) For the purpose of calculating total accessory building area, decks (uncovered and unenclosed) are excluded.”

6. That Section 3, subsection 10, as amended, be deleted and replaced with the following:

“3.xx.xx Swimming Pools

A swimming pool and/or hot tub is permitted as an accessory use to a permitted residential or agricultural use:

- a) In the front or exterior side yard on any lot if no part of such swimming pool/hot tub is located closer to any lot line or street line than the minimum distance required for the main building located on such lot;
- b) In a rear yard provided that such swimming pool/hot tub shall be set back a minimum of 1.2 metres (3.94ft) from an interior side lot line, exterior side lot line or rear lot line but any apron around such swimming pool/hot tub may extend to the lot line;
- c) In an interior side yard provided such swimming pool/hot tub shall be setback a minimum of 1.2 metres (3.94 feet) from an interior side lot line or rear lot line but any apron around such swimming pool/hot tub may extend to the lot line;
- d) For the purpose of lot coverage calculations, swimming pools and hot tubs are deemed not to be structures; and

- e) Any accessory building or structure to a swimming pool or hot tub shall comply with all the relevant provisions of this By-law regarding accessory building, uses and structures.”
7. That Section 3, subsection 11, as amended, be further amended by deleting “Main Dwelling” from the subsection title, and replacing it with “Primary Dwelling.”
8. That Section 3, subsections 11.1, 11.2 and 11, 3, as amended, be further amended by inserting “to a non-residential use” after “accessory dwelling”.
9. That Section 3, subsection 11.2.c, be deleted in its entirety and the Section be renumbered appropriately.
10. That Section 3, subsection 11.3.b, be deleted in its entirety and the Section be renumbered appropriately.
11. That Section 3, subsection 11.3.d, as amended, be further amended by inserting “, crawl space” after “basement”.
12. That Section 3, subsection 15, be deleted and replaced with the following:
- “3.xx Use of Cellars and Crawlspace
- 3.xx.x No cellar or crawlspace shall be used for human habitation.
- 3.xx.x The whole or any part of a cellar or crawlspace shall not be used for calculating the gross floor area of any dwelling unit.”
13. That Section 3, subsection 21, as amended, be further amended by adding the following:
- “3.xx.xx Mechanical Equipment
- In a Residential zone, mechanical equipment, including air conditioners, generators, swimming pool heaters and swimming pool pumps, may project into any required yard a maximum distance of xx metre (xx ft.), provided it is located no closer than xx metre (xx feet).
- Notwithstanding the above provision, in the case of an interior lot where mechanical equipment may only encroach into one (1) of the interior side yards to ensure rear yard access is maintained.”
14. That Section 3, subsection 21.4, as amended, be further amended by deleting the following:

“and shall not exceed an area of 1.5 square metres (16.15 ft.2).”

15. That Section 3, subsection 22, as amended, be further amended by adding the following:

“3.xx.xx Where a site triangle exists, yards shall be measured from the projection of the two lot lines to the hypothetical point of intersection.

3.xx.xx Where a site triangle exists, the exterior side and front lot lines shall be determined based on the projection of the two lot lines, with the projection of the front lot line utilized for calculating lot frontage.”

16. That Section 3, subsection 22, as amended, be further amended by adding “stairwell”, “solar panels” and “any ornamental roof structure” to the list of height exemptions, and reformat the subsection appropriately.

17. That Section 3, subsection 30.1.b, as amended, be further amended by inserting “and water supply” after “electric power”.

18. That Section 3, subsections 34 & 35, as amended, be further amended by deleting the following:

“provided that the portion of the dwelling used as a dwelling unit shall not be less than the minimum floor area as specified.”

19. That Section 3, subsection 35.c, as amended, be further amended by deleting the following:

“In addition to part b),”

20. That Section 3, subsection 36.e, be deleted in its entirety and the Section be renumbered appropriately.

21. That Section 3, subsections 41.1.2 and 41.1.3, as amended, be further amended by adding “school” before “bus”.

22. That Section 3, subsection 41.5, as amended, be further amended by adding the following:

"Institutional	All yards provided no part of any parking area, other than a driveway, is located closer than 3 metres (9.84 ft.) to any Residential Zone, or 1.5 metres (4.92 ft.) to any street lines. Furthermore, no driveway shall be located closer than 3 metres (9.84 ft.) to a lot line that abuts any Residential Zone or residential use."
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23. That Section 3, subsection 41.7, as amended, be further amended by adding the following:

"Furthermore one (1) licensed, operational school bus which the occupant or owner of the lot operates himself may be permitted on a lot in a Residential Zone, provided the required school bus space size requirements of this section can be met and it does not result in a parking deficiency."

24. That Section 3, subsection 41.8, as amended, be further amended by adding the following:

"provided the required school bus space size requirements of this section can be met and it does not result in a parking deficiency."

25. That Section 3, subsection 41, as amended, be further amended by adding the following:

"3.xx.xx Notwithstanding the above and the specific provisions contained therein, within the Agricultural Zone, one (1) commercial motor vehicle, which the owner or occupant of the lot operates himself, may be permitted provided the vehicle and any attached or detached trailer as the design and function may involve, does not exceed 12 metres (39.37 ft.) in total length.

Furthermore one (1) licensed, operational school bus which the occupant or owner of the lot operates himself may be permitted on a lot in a Agricultural Zone provided the required school bus space size requirements of this section can be met and it does not result in a parking deficiency."

26. That Section 3, subsections 43.3.d.i, 43.4.d.i, and 43.5.d.i, as amended, be further amended by adding "motor home or" before "travel trailer"
27. That Section 3, subsections 43.5, as amended, be further amended by adding "motor home," before "travel trailer".
28. That Section 3, subsection 43.11, be deleted and replaced with the following:

“3.xx.xx Notwithstanding the preceding subsections, the parking on a driveway of an auto trailer, motor home, travel trailer, boat or boat trailer may be permitted in a Residential or Agricultural Zone, provided that such lot is not used for apartment building dwelling purposes, the special vehicle is wholly contained within the lot and it does not result in a parking deficiency.”

29. That Section 3, subsection 48.1.h, as amended, be further amended by deleting the word “not”.

30. That Section 4, subsection 2.2, Section 5, subsection 2.2, Section 6, subsection 2.2, Section 7, subsection 2, Section 8, subsection 2, Section 10, subsection 2.2, Section 11, subsection 2.2, Section 12, subsection 2.2, Section 13, subsection 2.2, and Section 33, subsection 2.2, be amended by adding the following:

“Group home, in accordance with the General Provisions Section”

31. That Section 4, subsection 3.9, Section 5, subsection 3.9, Section 6, subsection 3.9, Section 13, subsection 3.6, Section 25, subsections 3.7.v and 3.8.iv, and Section 33, subsections 3.14.1.e, 3.14.2.2, and 3.14.3.e, be deleted in its entirety and the Sections be renumbered appropriately.

32. That Section 4, subsection 3.11, Section 5, subsection 3.12, Section 7, subsection 3.xii, Section 8, subsection 3.xi, Section 12, subsection 3.8, Section 13, subsection 3.8, Section 25, subsections 3.7.vvi and 3.8.vi, and Section 33, subsections 3.11, 3.14.1.g, 3.14.2.g, and 3.14.3.g, as amended, be further amended by inserting “Primary” before “Dwelling Units”.

33. That Section 4, subsection 3.12, Section 5, subsection 3.13, Section 6, subsection 3.17, as amended, be further amended by deleting the following:

“private garage or other”.

34. That Section 5, subsection 2.2.a, as amended, be deleted and replaced with the following:

“Home occupation, in accordance with the General Provisions Section”

35. That Section 9, subsection 2, as amended, be further amended by adding the following:

“9.2.x Non-Residential Uses:

a) Group home, in accordance with the General Provisions Section”

37. That Section 12, subsection 3.9, as amended, be deleted and replaced with the following:

- a) Refer to the Accessory Buildings General Provisions.
- b) In addition, the maximum total area of accessory buildings or structures shall be 115 square metres (1,238 ft²).
- c) Any detached accessory building or structure may be erected and used in any yard provided that it shall comply with the following minimum yard requirements:
 - i. Front 15.0 m (49.21 ft.)
 - ii. Rear 3.0 m (9.84 ft.)
 - iii. Interior Side 3.0 m (9.84 ft.)
 - iv. Exterior Side 15.0 m (49.21 ft.)

39. That Section 13, subsection 3.9.c, as amended, be deleted and replaced with the following:

i.	Front	15.0 m (49.21 ft.)
ii.	Rear	3.0 m (9.84 ft.)
iii.	Interior Side	3.0 m (9.84 ft.)
iv.	Exterior Side	15.0 m (49.21 ft.)

- “Any detached accessory building or structure may be erected and used in any yard provided that it shall comply with the following minimum yard requirements:

i.	Front	9.0m (29.53 ft.)
ii.	Rear	1.2m (3.94 ft.)
iii.	Interior Side	1.2m (3.94 ft.)
iv.	Exterior Side	9.0m (29.53 ft.)"

41. That Section 15, subsection 3.1 and 3.2, as amended, be deleted and replaced with the following:

42. That Section 15, subsection 3.4 and 3.5, be deleted in its entirety and the Section be renumbered appropriately.

“15.xx Hold Provisions

44. That Section 16, subsection 3, as amended, be further amended by deleting the following:

45. That Section 16, subsection 3, as amended, be further amended by adding the following:

- a) Refer to the Accessory Buildings General Provisions.
- b) In addition, the maximum total area of accessory buildings or structures to a permitted residential dwelling unit shall be 65 square metres (699.68 ft.²).
- c) Any detached accessory building or structure shall be erected to the rear of the projected front main wall of the main building, provided that it shall comply with the following minimum yard requirements:
 - i. Rear 1.5 metres (4.92 ft.)
 - ii. Interior Side 1.5 metres (4.92 ft.)

iii. Exterior Side

Refer to subsection 3.7"

46. That Section 16, subsection 3.12, be deleted in its entirety and the Section be renumbered appropriately.

47. That Section 16, subsection 3.14.a, as amended, be deleted and replace with the following:

- "a) Notwithstanding the provisions of the Off-Street Parking Requirements General Provisions of this By-law to the contrary, a building or structure used for commercial purposes may be converted to another commercial use permitted by subsection 2.2, even though the change in use may have the effect of creating or increasing a parking deficiency. However, no addition may be built, the effect of which would be to create or increase a parking deficiency, unless the lot is located within the Elmvale commercial district and an agreement in accordance with the Off-Street Parking Requirements General Provisions has been entered into.

48. That Section 16, subsection 3.15, Section 19, subsection 3.5, and Section 21, subsection 3.18, as amended, be further amended by adding the following:

"Refreshment Vehicles per Lot (maximum) N/A"

49. That Section 19, subsection 3.2.11, as amended, be further amended by deleting "principle" and replacing it with "main".

50. That Section 19, subsection 3.2.16, as amended, be further amended by adding the following:

"Any detached accessory building or structure shall be erected to the rear of the projected front main wall of the main building, provided that it shall comply with the following minimum yard requirements:

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| i. Rear | 1.5 metres (4.92 ft.) |
| ii. Interior Side | 1.5 metres (4.92 ft.) |
| iii. Exterior Side | Refer to subsection 3.6" |

51. That Section 19, subsection 3.4.8, as amended, be deleted and replaced with the following:

"19.3.x.x Sight Triangle

- a) On a corner lot, a sight triangle of 15 metres (49.21 ft.) minimum shall be provided.
- b) No portion of any gasoline pump island shall be located closer than 3.0 metres (9.84 ft.) to a sight triangle."

52. That Section 19, subsection 3.4.10, be deleted in its entirety and the Section be renumbered appropriately.

53. That Section 19, subsection 4.14 and 4.15, as amended, be deleted and replaced with the following:

“19.4.14 CH-14 – Not in use. Replaced with CH-29 Zone (By-law 5000-416).

19.4.15 CH-15 – Not in use. Replaced with CH-29 Zone (By-law 5000-416).”

54. That Section 20, subsection 3.18, Section 22, subsection 3.15, and Section 23, subsection 3.15, as amended, be deleted and replaced with the following:

“2x.3.xx Accessory Buildings

- a) Refer to the Accessory Buildings General Provisions.
- b) Any detached accessory building or structure may be erected and used in any yard provided that it shall comply with the minimum yard requirements of this Section.”

55. That Section 21, subsection 3.17, as amended, be deleted and replaced with the following:

“21.3.xx Accessory Buildings

- a) Refer to the Accessory Buildings General Provisions.
- b) In addition, the maximum total area of accessory buildings or structures shall be 65 square metres (699.68 sq. ft.²).
- c) Any detached accessory building may be erected and used in any yard provided that it shall comply with the yard requirements of this Section.”

56. That Section 19, subsection 3.2.13, Section 21, subsection 3.13, Section 22, subsection 3.12, and Section 23, subsection 3.12, as amended, be deleted and replaced with the following:

“2x.3.xx Accessory Dwelling Units

- a) Accessory dwelling units per lot (maximum) 1
- b) Access to dwelling unit shall be separate from access to a commercial use.”

57. That Section 22, subsection 3.19, as amended, be further amended by deleting “facility”.

58. That Section 22, subsection 3.20 - Decks, as amended, be deleted and replaced with the following:

“e) Decks

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| i. | Maximum | 1 |
| ii. | Decks, which for the purpose of this section are defined as structures, located adjacent to the permitted Travel Trailer, and which are unenclosed and uncovered, must not extend more than 3.05 metres (10.01 ft.) from the Travel Trailer and shall not extend into any required setback from the front and exterior side site lines.” | |

59. That Section 22, subsection 3.21 - Decks, and Section 23, subsection 3.16 – Decks, as amended, be deleted and replaced with the following:

“h) Decks

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| i. | Maximum | 1 |
| ii. | Decks, which for the purposes of the By-law are defined as structures, located adjacent to the permitted Park Model Trailer, and which are unenclosed and uncovered, must not extend more than 3.05 m (10.05 ft.) from the Park Model Trailer and shall not extend into any required setback from the front and exterior side site lines.” | |

60. That Section 25, subsection 3.7.vii and 3.8.x, as amended, be deleted and replaced with the following:

“Accessory Buildings

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| i. | Refer to the Accessory Buildings General Provisions | |
| ii. | In addition, the maximum total area of accessory buildings or structures shall be 115 square metres (1238 ft. ²) in total. | |
| iii. | Any detached accessory building or structure may be erected and used in any yard provided that it shall comply with the following minimum yard requirements: | |
| | Front | 9.0m (29.53 ft.) |
| | Rear | 3.0 m (9.84 ft.) |
| | Interior Side | 3.0 m (9.84 ft.) |
| | Exterior Side | 9.0m (29.53 ft.) “ |

61. That Section 26, subsection 3.12, and Section 28, subsection 3.5, as amended, be further amended by adding the following:

- “c) Any detached accessory building or structure shall be erected to the rear of the projected front main wall of the main building, provided that it shall comply with the following minimum yard requirements:
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| i. Rear | 1.5 metres (4.92 ft.) |
| ii. Interior Side | 1.5 metres (4.92 ft.) |
| iii. Exterior Side | Refer to subsection 3.7” |

62. That Section 27, subsection 3.12, as amended, be further amended by adding the following:

“27.3.12 Accessory Buildings

- a) Refer to the Accessory Buildings General Provisions.
- b) Any detached accessory building or structure shall be erected to the rear of the projected front main wall of the main building, provided that it shall comply with the following minimum yard requirements:
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|--------------------|--------------------------|
| i. Rear | 1.5 metres (4.92 ft.) |
| ii. Interior Side | 1.5 metres (4.92 ft.) |
| iii. Exterior Side | Refer to subsection 3.7” |

63. That Section 31, subsection 3.10, be deleted in its entirety and replaced with the following:

“31.3.xx Refreshment Vehicles

- a) No refreshment vehicle shall be located within 300 metres (984.25 ft.) of a restaurant for a period of time exceeding seventy two (72) hours, except if the refreshment vehicle is an accessory use associated with the existing restaurant.
- b) Refreshment Vehicles per Lot (maximum) 1”

64. That Section 33, subsection 3.11, and Section 34, subsection 3.9, be deleted in its entirety and replaced with the following:

“33.3.xx Accessory Buildings

- a) Refer to the Accessory Buildings General Provisions
- b) Any accessory building or structure to an agricultural use may be erected and used in any yard provided that it shall comply with the following minimum yard requirements:
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| i. Front | 15m (49.22 ft.) |
| ii. Rear | 8m (26.25 ft.) |
| iii. Interior Side | 8m (26.25 ft.) |
| iv. Exterior Side | 15m (49.22 ft.)” |

65. That Section 33, subsection 3.13.c, as amended, be further amended by deleting the following:

“and the minimum frontage shall be 60 metres (196.85 ft.)”.

66. That Section 33, subsection 3.14.1, as amended, be further amended by adding the following:

“xx) Notwithstanding Excepted Lands, Buildings and Non-conforming Uses General Provisions, uses on lots used or intended to be used for residential purposes or a lot created by consent subsequent to the passing of this By-law are limed to:

Residential uses:

a) Single Detached Dwelling

Non-Residential uses:

- a) Home occupation in accordance with General Provisions Section
- b) Home industry in accordance with General Provisions Section and 33.3.13
- c) Bed and breakfast, in accordance with the General Provisions Section
- d) Group home in accordance with General Provisions Section
- e) Radio, television, telephone or other communications tower
- f) Passive outdoor recreation use
- g) Public use, in accordance with the General Provisions Section”

67. That Section 35, as amended, be further amended by adding the following:

“**Accessory Building, Total Area of** shall mean a cumulative total of the gross floor area of all detached accessory buildings on the lot.”

“**Animal Daycare Centre/Facility** shall mean an establishment where the caring, grooming, or training of domestic animals occurs on a short-term basis (less than 12 hours within a 24-hour period) during daytime hours, but does not include a kennel, boarding facility or veterinary clinic.

“**Community Garden** shall mean an area of land, rooftop or other space managed and maintained by individuals and/or non-profit organizations, to grow and harvest food crops; and/or non-food ornamental crops, such as flowers for personal or group use, consumption or donation. Community gardens may be divided into separate plots or may be managed collectively, and may include common areas maintained and used by community garden members.”

“**Crawlspace** shall mean a non-habitable portion of a building, located below the first storey that has a floor to ceiling height of less than 1.8 m.”

“Dwelling, Block Townhouse shall mean a townhouse dwelling located on a single lot or block and accessed by a common driveway, private road, common element road, or internal walkway.”

“Dwelling, Bungalow Townhouse shall mean a townhouse dwelling in which each dwelling unit each dwelling unit is attached vertically by a common wall and the principal living area of each dwelling unit is located entirely or substantially on the ground floor.”

“Dwelling, Rear Access Townhouse shall mean a townhouse dwelling where vehicular access to required parking spaces, private garages, or driveways is provided from the rear of each dwelling unit by a lane, private road, common element road, condominium road, or internal driveway.”

“Dwelling, Stacked Townhouse shall mean a building containing three or more dwelling units, where each dwelling unit is separated from another dwelling unit vertically and horizontally by common walls, floors, or ceilings, and where each dwelling unit has an independent entrance from the exterior or from a shared exterior access, stairway, walkway, corridor, or landing.”

“Main Wall, Front shall mean the wall or point of a main building which is closest to the front lot line.

The projected front main wall of the main building shall be a line drawn parallel to the front lot line and projected along or through that wall or point of wall of a main building which is closest to the front lot line.”

“Model Home shall mean a building which is used on a temporary basis as a sales office or as an example of the type of dwelling that is for sale in a related development and which is not occupied or used as a residential dwelling unit prior to the date of registration of the related development agreement.”

“Parking Aisle shall mean the area used by motor vehicles for access to and from all off-street parking spaces, but does not include an access driveway.”

“Swimming Pool shall mean an outdoor artificial body of water having a minimum water depth of 0.45 metres (18 inches) or more and which is used and maintained for the purpose of swimming, wading, diving or bathing. For the purposes of this Zoning By-law, a swimming pool may include above-ground or in-ground swimming pools, spas, hot tubs, whirlpools, wading pools, and inflatable pools but shall not include a natural dug or dammed pond, primarily intended for aesthetic or agricultural purposes.”

68. That Section 35, subsection 15, be deleted in its entirety and replaced with the following:

“35.xx **Bed and Breakfast** shall mean a dwelling in which rooms are provided for the traveling public, in which the owner of the dwelling resides and supplies lodging, with or without meals for hire or pay.”

69. That Section 35, subsection 18, as amended be further amended by adding the following, after “grade and”

“the following, of the predominant roofline:”

70. That Section 35, subsection 82, be deleted in its entirety and replaced with the following:

“35.xx **Floor Area, Gross** shall mean the aggregate of the floor areas of all the storeys of all buildings on a lot and including the floor area of any basement, which floor areas are measured between exterior faces of the exterior walls of the building at each floor level but excluding in the case of a dwelling unit car parking areas within the building, cellars and crawlspaces, and, for the purpose of this paragraph, the walls of an inner court are and shall be deemed to be exterior walls.”

71. That Section 35, subsection 110, as amended, be further amended by deleting “three (3)” and inserting “four (4)”.

72. That Section 35, subsection 129, be deleted in its entirety and replaced with the following:

“35.xx **Lot Line, Front** shall mean the lot line that divides the lot from the street, but:

- a) in the case of a corner or through lot:
 - i. the shorter street line shall be deemed to be the front lot line;
 - ii. where there are two street lines of equal length, the lot line that abuts the wider street, or abuts the higher order road (County Road or Highway) shall be deemed to be the front lot line,
 - iii. where there are two street lines of equal length and both streets are under the same jurisdiction, or of the same width, the owner of such corner lot may designate either street line as the front lot line; or,
 - iv. that abuts a 0.3 metre reserve, the line so abutting the 0.3 metre reserve shall be deemed to not be the front lot line.
- b) in the case of a residential unit accessed by a rear laneway or rear public road, the parallel lot line located opposite the

rear laneway or rear public road shall be deemed to be the front lot line.”

73. That Section 35, subsection 130, be deleted in its entirety and replaced with the following:

“35.xx **Lot Line, Rear** shall mean the lot line opposite to, and most distant from, the front lot line. If a lot has two side lot lines that join at a point, that point shall be deemed as a rear lot line.”

74. That Section 35, subsection 132, be deleted in its entirety and replaced with the following:

“35.xx **Lot Line, Through** shall mean a lot other than a corner lot, but has frontage on more than one street or highway. Notwithstanding, where a 0.3 metre reserve is located one of the lot lines abutting the street or highway, the lot is not a through lot.”

75. That Section 35, subsection 162, as amended, be further amended by inserting “parking” before the word “aisles”.

76. That Section 35, subsection 173, be deleted in its entirety and replaced with the following:

“35.xx **Point of Intersection** shall mean the point at which two street lines abutting a corner lot intersect. Where the two street lines meet as a curve or the sight triangle forms part of the street, then it is the point at which the projection of the two lot lines abutting the streets intersect.”

77. That Section 35, subsection 180, be deleted in its entirety and replaced with the following:

“35.xx **Recreational Trailer** shall mean any vehicle intended for recreational purposes constructed as to be suited for attachment to a motor vehicle for the purpose of being drawn or propelled by a motor vehicle and used only for temporary seasonal living, sleeping or eating accommodation of persons, notwithstanding that such vehicle is jacked up or its running gear removed. A Recreational Trailer, shall include a motor home, park model trailer, travel trailer or tent, but does not include a mobile home.”

78. That all mapping, inclusion and exclusion errors within the Schedules to By-law 5000 be corrected.

79. That Schedule "A" to By-law 5000 as amended, be further amended by rezoning lands in CON 2 PT LOT 72 RP 51R20413;PART 1, Flos, now in the Township of Springwater, and known municipally as 3613 Baseline Road, Roll Nos. 4341 030 002 31402 as shown in Schedule "A" attached hereto and forming part of this By-law from the Agricultural (A) and Environmental Protection (EP) Zone to the Agricultural (A) Zone; and,
80. That Schedule "A" to By-law 5000 as amended, be further amended by rezoning lands in CON 4 PT LOT 12;RP 51R24592 PART 2 RP;51R27757 PART 1, Vespra, now in the Township of Springwater, and known municipally as 30 Spence Avenue, Roll Nos. 4341 010 003 07902 as shown in Schedule "B" attached hereto and forming part of this By-law from the Institutional (I) Zone to the General Commercial Exception (CG-37) Zone; and,
81. 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, 202x.

Jennifer Coughlin, Mayor

Renée Ainsworth, Clerk

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



The Corporation of the Township of Springwater
By-law 5000-xxx
Schedule “B”

