

The Corporation of the Town of Saugeen Shores

By-law 64-2024

Being a By-law to amend Zoning By-law No. 75-2006 by Lowlace Farms Ltd. c/o Ron Davidson for lands described as SAUGEEN CON 1 PT LOTS 7 AND;8 AND RP 3R10068 PART 1 [4503 Highway 21] (Township of Saugeen), Town of Saugeen Shores

Whereas Section 34 of the Planning Act, R.S.O 1990, Chapter 13 authorizes the Councils of Municipalities to enact and amend Zoning By-laws which comply with an approved Official Plan; and

Whereas the Council of the Corporation of the Town of Saugeen Shores has enacted By-law No. 75-2006, a Zoning By-law enacted under Section 34 of the said Planning Act; and

Whereas the Council of the Corporation of the Town of Saugeen Shores desires to amend By-law No. 75-2006; and

Now Therefore be it resolved that the Council of the Corporation of the Town of Saugeen Shores Enacts as follows:

1. Schedule 'A' to By-law No. 75-2006, as amended, is hereby further amended by changing the zoning from 'Agricultural (A)' zone and 'Environmental Protection (EP)' zone to 'Agricultural (A)' zone, 'Agricultural with Holding (A-h-9)' zone, 'Environmental Protection (EP)' zone and Residential First Density Special (R1-XX)' zone, as shown on Schedule 'A' to this by-law.
2. That By-law No. 75-2006, as amended, is hereby further amended by adding the following to section 7.5 thereof:

R1-XX

Notwithstanding any provisions to the contrary, the following regulations shall apply to lands zoned 'R1-XX.' on Schedule 'A' to this By-law:

- i. Development shall be serviced by an advanced tertiary sewage disposal system that achieves at least 50% nitrate removal and meets the specifications of the CAN/BNQ 3680-600 standard, as amended from time to time or by connection to a Municipal sewage disposal system
 - ii. If the tertiary sewage disposal system is provided in the rear yard, a minimum 3.0 m side yard is required on one side.
3. That By-law No. 75-2006, as amended, is hereby further amended by adding the following to section 4.4 thereof:

h-9

- i. Notwithstanding their underlying zoning designation, on those lands identified as being subject to the "h-9" holding symbol, lot grading; excavation; and/or construction shall not be permitted unless the "h-9" holding symbol is removed. The area of the "h-9" holding symbol that may be lifted shall be limited to the area included in the assessment and may only be removed by Council upon:

(a) Approval by the Zoning Administrator of an Archaeological Assessment which has been:

- (i) Conducted by an archaeologist licensed in the Province of Ontario;

(ii) Confirmed by the appropriate Ministry to have been accepted into the Ontario Public Register of Archaeological Reports; and,

(iii) Included engagement with the Saugeen Ojibway Nation in accordance with its process and standards; and,

(b) Confirmation to the satisfaction of the Zoning Administrator that the recommendations of the Archaeological Assessment (if any) have been implemented.

3. This By-law takes effect from the date of passage by Council and comes into force and effect pursuant to the provisions of the Planning Act, R.S.O. 1990, as amended.

Read a First and Second Time this 26th day of August, 2024.

Read A Third Time, Finally Passed, and Sealed this 26th day of August, 2024.

Luke Charbonneau, Mayor

Dawn Mittelholtz, Clerk