

The Corporation of the Town of Saugeen Shores

By-law 101- 2024

Being a By-law to amend Zoning By-law No. 75-2006 by 2128080 Ontario Inc. c/o Cobide Engineering Inc. for lands described as SAUGEEN CON 12 LOTS 10 AND;11 PLAN 154 PT LOTS K AND L [5331 BRUCE ROAD 3] (Saugeen Township), 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

Whereas Section 41 of the Planning Act, R.S.O. 1990, Chapter 13 authorizes the Councils of Municipalities to establish Site Plan Control Areas; 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 'Institutional (I)' zone to 'Agricultural Commercial Special with Holding (AC2-2-H)' zone, 'Agricultural with Holding (A-H1)' zone and 'Open Space Special (OS-9)' 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 6.5 thereof:

6.5.5 AC2-2-H

Notwithstanding the provisions of sections 6.2, 6.4.1 and 3.22.1 to the contrary, the following regulations shall apply to lands zoned 'AC2-2-H' on Schedule 'A' to the By-law:

a. The permitted uses shall be limited to:

- i. agricultural use, provided there are no buildings or structures;
- ii. concrete manufacturing and pre-cast concrete facility, where

“CONCRETE MANUFACTURING AND PRE-CAST CONCRETE FACILITY” means an industrial establishment used for the production, processing, or manufacturing of concrete and pre-cast concrete products for use in building or construction. This includes facilities for the administration and management of the business; the stockpiling of raw materials such as aggregates used in the manufacturing process; the assembly or finishing of pre-cast components; the stockpiling of finished products manufactured on the premises; and the storage, maintenance, and repair of required equipment. This use includes the production of cement for the manufacturing of finished concrete products on the premises only and not for distribution off-site. This use does not include the retail sale of cement, concrete or finished concrete products from the premises;

- iii. polyvinyl chloride (PVC) injection and extrusion manufacturing facility, where

“POLYVINYL CHLORIDE (PVC) INJECTION AND EXTRUSION MANUFACTURING FACILITY” means an

industrial establishment used for the production, processing, or manufacturing of polyvinyl chloride (PVC) products through injection molding or extrusion processes. This includes facilities for the administration and management of the business; the stockpiling of raw materials such as PVC pellets; the operation of machinery for molding, extrusion, and finishing of PVC products; the stockpiling of finished products manufactured on the premises; and the storage, maintenance, and repair of required equipment. This use does not include the retail sale of finished PVC products from the premises;

- iv. open storage, accessory to ii. and iii.
 - b. An open storage area shall be permitted in any yard.
 - c. An open storage area shall have a:
 - i. minimum 0.0 m setback from an 'OS' zone;
 - ii. minimum 35.0 m setback from an 'A' zone;
 - iii. minimum 125.0 m setback from Bruce Road 3.
 - d. An open storage area, concrete manufacturing and pre-cast concrete facility, and polyvinyl chloride (PVC) injection and extrusion manufacturing facility shall not be visible from any street or from any adjacent lot, where such adjacent lot is located in a Zone other than a Highway Commercial Zone or an Industrial Zone, and to this end any open storage area shall be screened, wherever necessary in order to comply with this provision, by a planting strip containing a fence, wall or other visual barrier not less than 2.0 m in height. This screening shall be provided in both the 'AC2-2-H' zone and the 'OS-9' zone on the same lot in accordance with a Site Plan approved by the Town.
 - e. An open storage area shall be a maintained stable surface, treated so as to prevent the raising of dust or loose particles and drained in accordance with the requirements of the Municipality.
 - f. An open storage area shall not be considered part of any landscaped open space required by this By-law.
 - g. An open storage area shall not cover more than 42,286 sq. m in the 'AC2-2-H' zone.
 - h. No parking spaces or loading spaces required by this By-law shall be used for open storage purposes.
 - i. No open storage of hazardous substances shall be permitted.
 - j. A planting strip having a minimum width of 3.0 m shall be provided along the eastern zone boundary. The requirements of subsection 3.15.2 (b), (c) and (d) of this By-law shall apply.
 - k. The lands are subject to Site Plan Control under Section 41 of the Planning Act. A Site Plan Agreement shall be entered into by the owner of the subject lands and the Town.
 - l. The H-Holding zone provision shall not be removed until installation of a drilled well that extends into the bedrock aquifer has been completed to the satisfaction of the Zoning Administrator.
3. That By-law No. 75-2006, as amended, is hereby further amended by adding the following to section 21.4 thereof:

21.4.9 OS-9

Notwithstanding the provisions of sections 21.2 and 21.3 to the contrary, the following regulations shall apply to lands zoned 'OS-9' on Schedule 'A' to the By-law:

- a. The permitted uses shall be limited to:
 - i. agricultural use, subject to b.;
 - ii. conservation use;

- iii. stormwater management facility.
 - b. No buildings or structures shall be permitted except for stormwater management and/or visual screening purposes.
 - c. The minimum width of the 'OS-9' zone shall be 70.0 m, which shall serve as the minimum separation distance between the permitted industrial uses in the 'AC2-2-H' zone and adjacent lots which include sensitive land uses.
 - d. Screening of an open storage area, concrete manufacturing and pre-cast concrete facility, and polyvinyl chloride (PVC) injection and extrusion manufacturing facility in the adjacent 'AC2-2-H' zone shall be provided in accordance with subsection 6.5.5 d).
 - e. The lands are subject to Site Plan Control under Section 41 of the Planning Act. A Site Plan Agreement shall be entered into by the owner of the subject lands and the Town.
4. 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, and subject to County of Bruce Official Plan Amendment C-2023-004 coming into force and effect.

Read a First and Second Time this 16th day of December, 2024.

Read A Third Time, Finally Passed, and Sealed this 16th day of December, 2024.

Luke Charbonneau, Mayor

Sarah Bonderud, Deputy Clerk