

Staff Report

Presented By: Candace Hamm, Development Services Officer
Meeting Date: January 13, 2025
Subject: Site Plan Control Area By-law Amendment – Business Park (BP) Zone
Attachment(s): None

Recommendation

That Council adopt By-law 08-2025, a By-law to authorize an amendment to the Site Plan Control Area By-law to add the Business Park (BP) zone.

Report Summary

The Town of Saugeen Shores' current Site Plan Control Area By-law does not include lands zoned Business Park (BP). An amendment is proposed that will allow the Town to require land within the BP zone to be subject to the Site Plan Control approval process. The By-law to add the Business Park (BP) Zone to the Site Plan Control Area is included in the By-law section of the agenda.

Background/Analysis

The Business Park (BP) zone was established as a new zone, and a new section was added to the Town of Saugeen Shores By-law 75-2006, with the passing of By-law 78-2021. When the BP zone was established, the Site Plan Control Area By-law was not updated. The effect of the proposed amendment will be that no person shall undertake development in the Business Park (BP) zone, or any sub-zones thereof, unless the Town of Saugeen Shores has approved plans, drawings, agreements and other matters referred to in Section 41 of the Planning Act. The only area within the Town that is currently zoned Business Park (BP) is Innovation Park. Adding the BP zone to the Site Plan Control Area By-law will help to ensure that proposed developments within Innovation Park are aligned with the Town's Innovation Park Urban Design Guidelines.

Linkages

- Strategic Plan Alignment: Pillar 1: Meeting the Needs of a Growing Community
- Business Plan Alignment: Development Services Business as Usual

Financial Impacts/Source of Funding

No costs or revenue is associated with this report.

Prepared By: Candace Hamm, Development Services Officer

Reviewed By: Mark Paoli, Director, Development Services

Approved By: Kara Van Myall, Chief Administrative Officer