

The Corporation of the Town of Saugeen Shores

By-law 07-2025

Being a By-law to amend Zoning By-law No. 75-2006 by Mackintosh for lands described as 271 Huron Street S, 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;

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 thereon from 'Residential First Density Special (R1-1)' Zone to Residential First Density Special (R1-96)' Zone, as shown on Schedule A to this by-law.
2. That By-law No. 75-2006 as amended, is hereby further amended by addition the following to section 7.5 thereof:

R1-96

Notwithstanding the 'R1' zoning designation, those lands delineated as 'R1-96 on Schedule 'A' to this By-law may be used in accordance with the permitted uses and the regulations of the 'R1' zone contained in this By-law, excepting however that:

- i. The minimum lot size shall be no less than 411 m²;
- ii. The minimum exterior side yard setback shall be no less than 3.5 m;
- iii. The maximum height shall be no more than 8m.

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.

Read, passed, and sealed this 13th day of January, 2025.

Luke Charbonneau, Mayor

Dawn Mittelholtz, Clerk