

## The Corporation of the Town of Saugeen Shores

### By-law 17- 2025

Being a By-law to amend Zoning By-law No. 75-2006 by Lord Elgin Estates Developments Limited for lands described as SAUGEEN CON LAKE RANGE PT;LOTS 45 TO 50 RP 3R8287 PT;PART 1 RP 3R9253 PART 3 PT;PART 12 (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

**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:
  - a. 'Residential Second Density Special (R2-5)' zone and 'Residential Fourth Density (R4)' zone to 'Open Space (OS)' zone;
  - b. 'Open Space (OS)' zone, 'Environmental Protection (EP)' zone, 'Residential Second Density Special (R2-5)' zone and 'Residential Fourth Density (R4)' zone to 'Residential Second Density Special (R2-16)' zone;
  - c. 'Residential Second Density Special (R2-5)' zone and 'Open Space (OS)' zone to 'Residential Third Density Special (R3-15)' zone;
  - d. 'Residential Third Density (R3)' zone and 'Residential Fourth Density (R4)' zone to 'Residential Fourth Density (R4) / Institutional Special (I-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 8.4 thereof:

#### 8.4.16 R2-16

Notwithstanding the provisions of Section 8.3, the following regulations shall apply to lands zoned 'R2-16' on Schedule 'A' to this By-law:

- a. Single Detached Building
    - i. The minimum lot area shall be 330 m<sup>2</sup>;
    - ii. The minimum lot frontage shall be 11.0 m;
    - iii. The maximum lot coverage shall be 50% of the lot area.
3. That By-law No. 75-2006, as amended, is hereby further amended by adding the following to section 9.4 thereof:

#### 9.4.15 R3-15

Notwithstanding the provisions of Section 9.3, the following regulations shall apply to lands zoned 'R3-15' on Schedule 'A' to this By-law:

- a. Triplex, Fourplex, Street Townhouse, or Townhouse Building

- i. The maximum lot coverage shall be 50% of the lot area.
  - b. Street Townhouse Building
    - i. The minimum lot area for each interior unit shall be 120 m<sup>2</sup>;
    - ii. The minimum lot area for each end unit shall be 155 m<sup>2</sup>.
- 4. That By-law No. 75-2006, as amended, is hereby further amended by adding the following to section 20.5 thereof:
  - 20.5.9 I-9

Notwithstanding the provisions of Section 2.0, the following regulations shall apply to lands zoned 'I-9' on Schedule 'A' to this By-law:

  - a. Waterloo Street shall be considered the front lot line.
- 5. 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, passed, and sealed this 18<sup>th</sup> day of February, 2025.

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Luke Charbonneau, Mayor

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Dawn Mittelholtz, Clerk