

## **The Corporation of the Town of Saugeen Shores**

### **By-law 37-2025**

Being a By-law to amend Zoning By-law No. 75-2006 by 9144595  
Canada Inc., c/o Brandon Rae c/o Ron Davidson Land Use  
Planning Consultant Inc. for lands described as CON 7 S PT LOT 9  
(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.

**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 'Highway Commercial (HC)' zone to 'Highway Commercial Special (HC-35)' 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 13.5 thereof:

#### **13.5.35 HC-35**

Notwithstanding the 'HC' zone provisions, the following provisions shall apply to lands zoned 'HC-35' on Schedule 'A' to this By-law:

- i. automobile gas bar; automobile repair establishment; automobile service station; bulk sales establishment; car wash establishment, automated; car wash establishment, manual; and automobile body shop shall not be permitted;
- ii. a maximum of 16 accessory dwelling units shall be permitted on the upper floors of the building, so long as a commercial space is provided on the main floor;
- iii. the property line adjacent to Concession 6 shall be considered to be the front lot line;
- iv. 4% of the required landscaped open space shall be located in the front yard;
- v. the maximum exterior side yard shall be 27.0 metres;
- vi. the minimum rear yard shall be 8.0 metres;
- vii. the minimum setback of a parking area from a street line shall be 2.0 metres;
- viii. Section 3.6.1 b) and c) Accessory Dwelling Units Contained Within a Non-Residential Building shall not apply.

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, passed, and sealed this 22nd day of April, 2025.

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Luke Charbonneau, Mayor

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Dawn Mittelholtz, Clerk