

The Corporation of the Town of Saugeen Shores

By-law 39-2025

Being a By-law to amend Zoning By-law No. 75-2006 by 2873448 Ontario Inc., c/o Dana Kieffer, Cobide Engineering Inc. for lands described as PLAN 111 PARK PT LOT 18; GODERICH (Port Elgin Town), 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-34)' 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:

13.5.34 HC-34

Notwithstanding the 'HC' zone provisions, the following provisions shall apply to lands zoned 'HC-34' 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 27 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. a commercial unit of 160 square metres be permitted;
- iv. the maximum front yard shall be 25 m;
- v. the minimum rear yard shall be 3 m;
- vi. the maximum lot coverage shall be 45%;
- vii. 18% of the required landscaped open space shall be located in the front yard ;
- 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, and subject to the Town of Saugeen Shores Official Plan Amendment L-2023-013 coming into force and effect.

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

Luke Charbonneau, Mayor

Dawn Mittelholtz, Clerk