

**THE CORPORATION OF THE TOWN OF SAUGEEN SHORES**

**BY-LAW 18-2001**

Being a by-law to designate a Site Plan Control Area for the Town of Saugeen Shores.

**WHEREAS** the Town of Saugeen Shores has an Official Plan in effect which describes certain lands within the Town as a proposed Site Plan Control Area;

**AND WHEREAS** the Council of the Corporation of the Town of Saugeen Shores is empowered pursuant to Section 41, of The Planning Act, 1990, to designate the whole or any part of such area as a Site Plan Control Area;

**AND WHEREAS** it is the declared intention of the Council of the Corporation of the Town of Saugeen Shores that any section or part of a section of this by-law which might subsequently be held to be illegal, shall be severable from the remainder of the by-law and shall not be deemed to have persuaded or influenced the Council to pass the remainder of the by-law;

**NOW THEREFORE** the Council of the Corporation of the Town of Saugeen Shores enacts as follows:

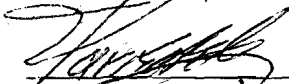
1. The following lands are hereby designated a Site Plan Control Area:
  - (i) Those lands within the following zones, and any sub-zones thereof, as identified in the Town of Saugeen Shores Zoning By-law No. 201-2000.

<u>Residential</u>	"R-3", "R-4", and "R-5" Zones
<u>Commercial</u>	"C1", "C2", "C3", "C4", "C5" Zones
<u>Industrial</u>	"M1", "M2", "M3", "M4", and "M5" Zones
<u>Institutional</u>	"I" Zones
2. No person shall undertake any development in the Site Plan Control Area designated under Section 1 (l) of this by-law unless the Council of the Corporation of the Town of Saugeen Shores has approved of plans, drawings, agreements and other matters referred to in Section 41 of The Planning Act.
3. The following classes of development may be undertaken without the approval of plans, drawings, etc., otherwise required under Section 2 of this by-law:
  - (i) An enlargement, improvement or other alteration not exceeding one half of the gross floor area of an existing building or structure; or 500 square feet of floor area, whichever is lesser, provided that:
    - a) the existing building or structure has not previously received approval under this by-law;

- b) no building permit has been issued for the existing building or structure within the previous twelve (12) months from the date of application for a building permit;
  - c) the enlargement, improvement or alteration does not materially alter the front or exterior side elevation of the existing building or structure.
- (ii) An accessory building or structure not exceeding one half of the gross floor area of the principal building or structure; or 1,000 square feet of the floor area, whichever is lesser, provided that:
- a) The existing building or structure has not previously received approval under this by-law; and
  - b) No building permit has been issued for the existing building or structure or accessory building or structure within the previous twelve (12) months from the date of application for a building permit.
- (iii) Any addition required in order to comply with the Fire Marshal's Act.
4. The Mayor and Clerk of the Corporation of the Town of Saugeen Shores are hereby authorized to execute any agreement required pursuant to this by-law and affix the corporate seal.
5. The Council of the Corporation of the Town of Saugeen Shores hereby delegates all of its powers and authority under Section 41 of The Planning Act, 1990, with the exception of the authority to define the class or classes of development that will or will not be subject to Site Plan approval, to the Chief Building Official, with respect to the following:
- (i) Any accessory building or structure; or, any enlargement, improvement or alteration to any legally existing building or structure; or such enlargement, improvement or alteration does not materially alter the front or exterior side elevation of any existing building or structure.
6. Any by-laws inconsistent with this By-law are hereby repealed.

READ A FIRST AND SECOND TIME THIS 5<sup>TH</sup> DAY OF FEBRUARY, 2001.

READ A THIRD TIME AND FINALLY PASSED THIS 5TH DAY OF FEBRUARY, 2001.

  
MAYOR

  
CLERK