

THE CORPORATION OF THE TOWN OF SAUGEEN SHORES

BY-LAW 64 - 2008

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

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 areas as a Site Plan Control Area;

AND WHEREAS the Town of Saugeen Shores has an Official Plan in effect that states all lands within the Local Plan Area shall be designated as a Site Plan Control Area;

AND WHEREAS the Town of Saugeen Shores' Local Official Plan states that within the Site Plan Control Area, the Town may require drawings showing plans, elevation and cross section views for any building to be erected for any purpose;

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

1. That in accordance with the Town of Saugeen Shores' Local Official Plan passed by By-law 74-2006 all lands within the Local Plan Area shall be designated as a Site Plan Control Area and certain lands lying within the County of Bruce's Official Plan shall be designated as a Site Plan Control Area.
2. No person shall undertake any development in the Site Plan Control Area designated under Section 2 of this by-law unless the Council of the Corporation of the Town of Saugeen Shores has approved plans, drawings, agreements and other matters referred to in Section 41 of The Planning Act.
 - (i) Those lands within the following zones, and any sub-zones thereof, as identified in the Town of Saugeen Shores Zoning By-law 75-2006, and amending by-laws
 - Residential "R3", "R4" and "MHP"
 - Commercial "CC", "HC", "NC", "OR" and "CR"
 - Industrial "LI" and "EX"
 - Other "I" and "OS"
 - (ii) In circumstances only when the Saugeen Valley Conservation Authority deems it necessary to approve a site plan, those lands in the following zones, and any sub-zones, as identified in the Town of Saugeen Shores Zoning By-law 75-2006, and amending by-laws:
 - Residential "R1" and "R2"
 - Other "EH"
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, except as provided in subsection (iv) of this provision:
 - (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 greater, 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 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 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 Protection and Prevention Act, 1997.
- (iv) Subsections 3(i) and (ii) shall not apply for development in which the Saugeen Valley Conservation Authority requires a site plan.
4. The Council of the Corporation of the Town of Saugeen Shores hereby designates 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
 - (ii) Any enlargement, improvement or alteration to a legally existing building or structure; or
 - (iii) Such enlargement, improvement or alteration does not materially alter the front or exterior side elevation of any existing building or structure.
5. That By-law 18-2001 and By-law 98-2001 of the Town of Saugeen Shores are hereby repealed in their entirety.
6. That this by-law shall come into force and effect upon third and final reading thereof.

READ A FIRST AND SECOND TIME THIS 26TH DAY OF MAY, 2008.

READ A THIRD TIME AND FINALLY PASSED AND SEALED THIS 26TH DAY OF MAY, 2008.


Mike Smith, Mayor


Linda White, Clerk