

## The Corporation of the Town Of Saugeen Shores

### By-law 78 - 2021

Being a By-law to amend Zoning By-law No. 75-2006 being the Comprehensive Zoning By-law for the Town of Saugeen Shores for lands described as Concession 7 Part Lots 10, 11 & 12 (geographic 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 Agricultural 'A', Environmental Protection 'EP', Extractive Industrial 'EX' and Planned Development 'PD' zones to 'Business Park Special Holding BP-1-H', 'Business Park Special Holding BP-2-H', 'Business Park Special Holding BP-3-H' and 'Business Park Special Holding BP-4-H'.
2. By-law No. 75-2006, as amended, being the Comprehensive Zoning By-law for the Town of Saugeen Shores, is hereby further amended by:
  - a. Renaming 'Section 27 Enactment' to 'Section 28 Enacting' as well as renaming the corresponding subsections to this section of the Comprehensive Zoning By-law.
  - b. Adding a new section referenced as 'Section 27 Business Park (BP) Zone' to Comprehensive Zoning By-law, as well as the following content and provisions to Section 27:

#### 27.1 SCOPE

The provisions of this section shall apply in all Business Park (BP) Zones except as otherwise provided in the Special Provisions subsection of this section.

#### 27.2 PERMITTED USES

No person shall within any Business Park (BP) Zone, use any lot or erect, alter or use any building or structure for any purpose except for one or more of the following BP Zone uses, namely:

- i. Accessory retail store
- ii. Accessory food and beverage uses
- iii. Conference Centre
- iv. Facilities for Education, Training and Skills Development
- v. Research and Development uses
- vi. Data-processing centres
- vii. Offices
- viii. Businesses and activities associated with green technology or renewable energy
- ix. Businesses and activities supportive of the nuclear service industry
- x. Business incubator uses
- xi. Public utilities
- xii. Industry, non-effluent producing

### 27.3 REGULATIONS

No person shall, within any Business Park (BP) Zone, use any lot or erect, alter or use any building or structure except in accordance with the following provisions:

i.	Lot Area (minimum)	2,000 m <sup>2</sup>
ii.	Lot Frontage	20 m
iii.	Front & Exterior Side Yard Depth (Minimum)	6 m (see Footnote a)
iv.	Interior Side Yard Depth (Minimum)	4 m
v.	Rear Yard Depth (Minimum)	4 m
vi.	Lot Coverage (maximum)	50%
vii.	Building Height (maximum)	12 m
viii.	Landscaped Open Space (minimum)	10%
ix.	Open Storage (maximum)	30%

Footnote a:

Notwithstanding the above setback provisions, when any Front, Exterior or Rear Yard abuts Concession 6, the minimum yard setback shall be 10 metres.

### 27.4 SPECIAL Provisions

The following site-specific Zones apply to existing or unique situations that are not the standard "BP" Zone. If a regulation or use is not specified, the permitted uses of section 27.2 and the regulations of section 27.3 shall apply.

#### 27.4.1 BP-1-h

Notwithstanding the uses permitted in Section 27.1, the lands zoned BP-1-h may also permit Class III Industrial Uses, as defined by the Ontario D-6 Guideline 'Compatibility between Industrial Facilities', as amended from time to time.

A vegetative screening buffer having a minimum width of 3.0 m shall be provided along every lot abutting Concession 6

The holding provision – h may be removed once the following matters have been addressed:

- a) D-6 Assessment
- b) Archaeological Assessment, if deemed necessary by a licenced Archaeologist
- c) A Site Plan Agreement between the Municipality and the Application, to the satisfaction of Council;

#### 27.4.2 BP-2-h

Notwithstanding the uses permitted in Section 27.1, the lands zoned BP-2-h may also permit Class III Industrial Uses, as defined by the Ontario D-6 Guideline 'Compatibility between Industrial Facilities', as amended from time to time.

A vegetative screening buffer having a minimum width of 3.0 m shall be provided along every lot abutting Concession 6

The holding provision – h may be removed once the following matters have been addressed:

- a) D-6 Assessment
- b) A Site Plan Agreement between the Municipality and the Application, to the satisfaction of Council;

#### 27.4.3 BP-3-h

Notwithstanding the uses permitted in Section 27.1, the lands zoned BP-3-h may also permit Class III Industrial Uses, as defined by the Ontario D-6 Guideline 'Compatibility between Industrial Facilities', as amended from time to time.

The holding provision – h may be removed once the following matters have been addressed:

- a) Archaeological Assessment, if deemed necessary by a licenced Archaeologist
- b) A Site Plan Agreement between the Municipality and the Application, to the satisfaction of Council;

#### 27.4.2 BP-4-h

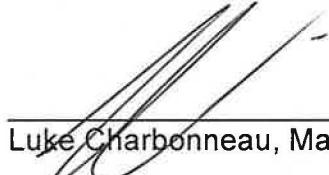
Notwithstanding the uses permitted in Section 27.1, the lands zoned BP-4-h may also permit Class III Industrial Uses, as defined by the Ontario D-6 Guideline 'Compatibility between Industrial Facilities', as amended from time to time.

The holding provision – h may be removed once the following matters have been addressed:

- a) A Site Plan Agreement between the Municipality and the Application, to the satisfaction of Council;
- 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.

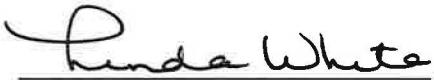
Read a First and Second Time this 25<sup>th</sup> day of October, 2021.

Read a Third Time, Finally Passed, and Sealed this 25<sup>th</sup> day of October, 2021.



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Luke Charbonneau, Mayor

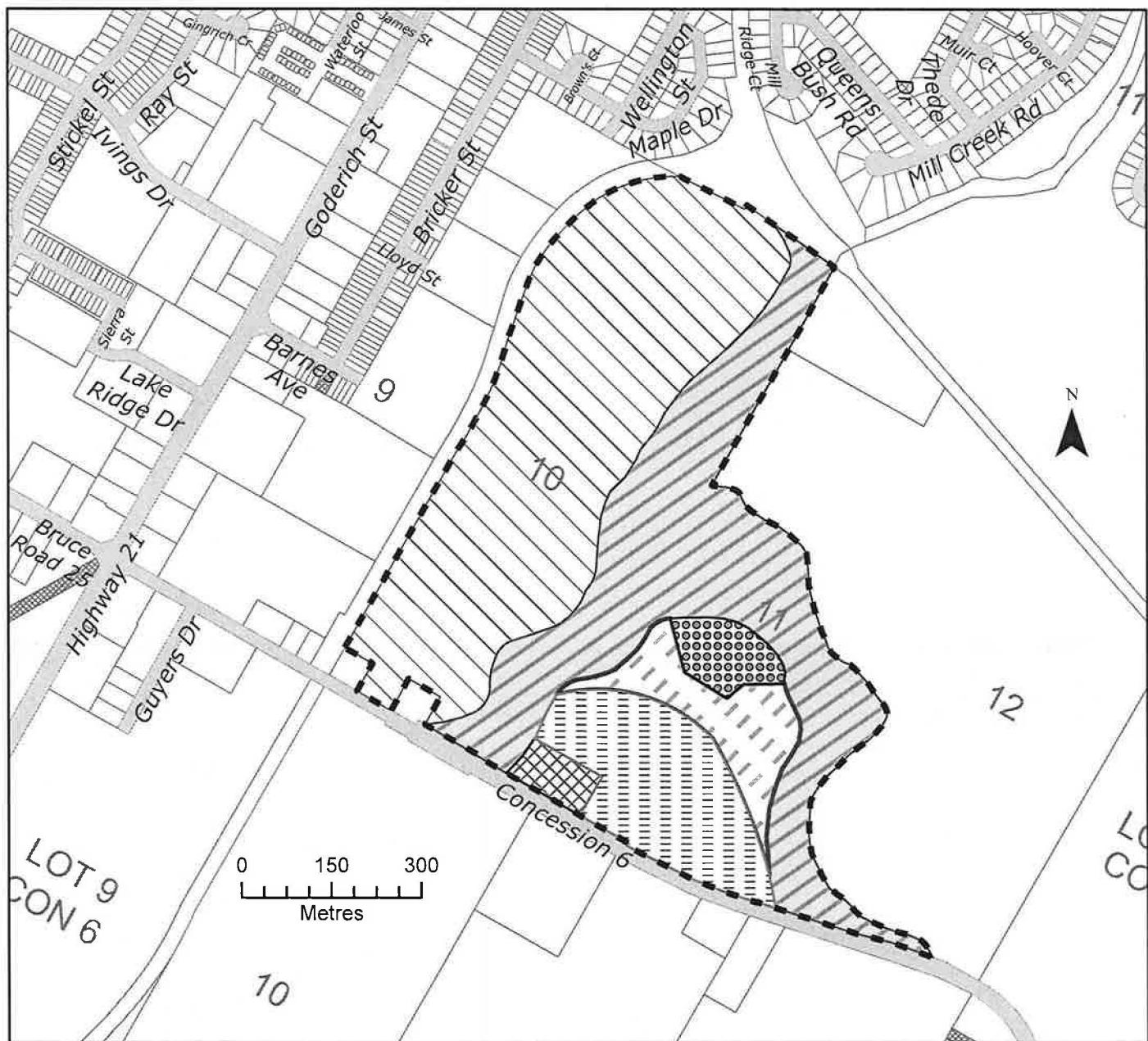


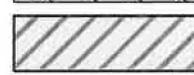
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Linda White, Clerk

## Schedule 'A'

Concession 7 Part Lots 10, 11 & 12 - Roll# 411044000122700  
Town of Saugeen Shores (geographic Township of Saugeen)



-  Subject Property
-  Lands to be zoned BP-1-h - Business Park Special Holding
-  Lands to be zoned BP-2-h - Business Park Special Holding
-  Lands to be zoned BP-3-h - Business Park Special Holding
-  Lands to be zoned BP-4-h - Business Park Special Holding
-  Lands zoned OS - Open Space
-  Lands to be zoned EP - Environmental Protection

This is Schedule 'A' to the zoning by-law  
amendment number 78-2021 passed this  
25th day of October, 2021.

Mayor \_\_\_\_\_

Clerk \_\_\_\_\_

*Ronda White*