THE CORPORATION OF THE TOWN OF SOUTH BRUCE PENINSULA

BY-LAW NO. 71-2008

A By-Law To Amend Township of Albemarle By-Law No. 25-86, As Amended, Being The Zoning By-Law For The Former Township Of Albemarle, Now in The Town Of South Bruce Peninsula.

THE COUNCIL OF THE TOWN OF SOUTH BRUCE PENINSULA, PURSUANT TO SECTION 34, 36 & 41 OF THE PLANNING ACT, R.S.O. 1990 ENACTS AS FOLLOWS:

1) That Schedule ‘A’ to the Township of Albemarle Zoning By-Law No. 25-86 as amended, is hereby further amended by changing therein the zoning designation of 162 Bruce Rd 9, Plan D8 Unit 25 (Albemarle), Town of South Bruce Peninsula from “I – Institutional” to “R1-e-H Detached Residential Special with a Holding” as shown on the Schedule ‘A’ attached hereto.

2) Notwithstanding their R1 zoning designation the lands delineated as R1-e-H on Schedule “A” to this By-law may be used in compliance with the R1 zoning provisions contained in this By-law excepting however that:

   i. Recognize a reduced minimum lot area from 3000 m² (32 293 ft²) to 828 m² (8 913 ft²)
   ii. Recognize a reduced minimum lot frontage from 35m (115ft) to 20.4m (66.95ft).
   iii. Permit a reduced rear setback from 10 m (33 ft) to 3 m (10 ft).
   iv. The holding can be removed once the Chief Building Official has accepted an engineered site plan prepared by a qualified professional showing a septic system design that meets the requirements of Part 8 of the Ontario Building Code.

3) And that this By-law shall come into force and effect on the final passing thereof by the Council of the Town of South Bruce Peninsula, subject to Town of South Bruce Peninsula Official Plan Amendment #19 coming into force and effect, and to compliance with the provisions of the Planning Act, R.S.O. 1990, as amended.

READ a FIRST and SECOND time this 26th day of May, 2008.

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MAYOR

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CLERK

READ a THIRD time and FINALLY PASSED this 26th day of May, 2008.

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MAYOR

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CLERK