The Corporation of the Town of South Bruce Peninsula

By-Law Number 59-2014

Being a By-Law to Amend Schedule A of By-Law Number 122-2009, as Amended, Being the Comprehensive Zoning By-Law of the Town of South Bruce Peninsula for Pt Lot 1 Concession 9, RP 3R7813 Part 4 and Part 5 (Hepworth)

Whereas the Planning Act, RSO 1990 Section 34 provides provisions for the passing of zoning by-laws;

And whereas in accordance with the Planning Act, application has been received to change the zoning provisions for Pt Lot 1 Concession 9, RP 3R7813 Part 4 and Part 5 (Hepworth).

Now therefore the Corporation of the Town of South Bruce Peninsula enacts as follows:

1. That Schedule 'A' to the Town of South Bruce Peninsula Comprehensive Zoning By-Law Number 122-2009 as amended, is hereby further amended by changing therein the zoning designation of Pt Lot 1 Concession 9, RP 3R7813 Part 4 and Part 5 (Hepworth) from "R1A Un-Serviced Detached Residential" and "EH Environmental Hazard" to "R1A-59-2014 Unserviced Detached Residential Special" and "EH Environmental Hazard" as shown on the Schedule 'A' attached hereto and forming a part of this by-law.

2. That By-Law 122-2009, as amended, being the Zoning By-Law for the Town of South Bruce Peninsula, is hereby further amended by adding the following to Section 10.4 (Special Provisions, R1A Un-serviced Detached Residential Zone) thereof:
   - semi-detached dwelling units;
   - minimum lot area shall be 1800 square metres per dwelling unit;
   - minimum lot frontage shall be 15.25 metres per dwelling unit;
   - Semi-detached dwellings shall be serviced by onsite Tertiary sewage disposal systems
   - A Semi-detached dwelling shall not require a side yard setback between attached dwelling units

3. 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 compliance with the provisions of the Planning Act, R.S.O. 1990, as amended.
Read a first and second time this 2nd day of July, 2014.

[Signature] Mayor

[Signature] Clerk

Read a third time and finally passed this 2nd day of July, 2014.

[Signature] Mayor

[Signature] Clerk
Schedule 'A'
Part Lot 1, Concession 9, RP 3R7813 Part 4 and 5 (381 Bruce St)
Town of South Bruce Peninsula (geographic Village of Hepworth)

This is Schedule 'A' to the zoning by-law Amendment NO. 59-2014 passed this 2nd day of July, 2014

Mayor

Clerk

File: Z-18-2014.56 Applicant: Korpikoski Homes Inc Date: May, 2014