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 definitions, general provisions for all zones, and specific provisions for various Zones;

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

1. That By-Law 122-2009, as amended, being the Comprehensive Zoning By-Law for the Town of South Bruce Peninsula, is hereby further amended by amending Section 5: Definitions as follows:

   Habitable Room means a room, located within a residential dwelling unit, designed for living, sleeping, eating or sanitary facilities. A habitable room shall not be located within a cellar. A habitable room does not include any room specifically defined herein as a non-habitable room.

   Livestock a type of domestic animal kept in a livestock facility and without limiting the generality thereof, includes any dairy, beef and veal cattle, horses, swine, sheep, goats, mink, rabbits, poultry and/or fowl.

   Residential Dwelling Unit means one or more habitable rooms designed, intended, occupied or capable of being occupied by one or more individuals providing separate kitchen, sanitary facilities and sleeping accommodations and having a private entrance either from outside the building or through a common hallway or stairway inside the building.

2. That By-Law 122-2009, as amended, being the Comprehensive Zoning By-Law for the Town of South Bruce Peninsula, is hereby further amended by amending Section 6: General Provisions as follows:

Add to Section 6.1 – Accessory Uses and Structures:

a) For the purposes of Section 6.1 only, mobile homes, travel trailers, construction trailers, transport trailers, railway cars and buses, truck bodies and other such similar objects with or without wheels or a similar undercarriage shall not be used as accessory buildings or structures except in the Extractive Industrial (M2) or Municipal Infrastructure Services (MIS) zones or where specifically permitted in this by-law.
Add to Section 6.1.1 – Accessory Uses and Structures

| Minimum rear yard setback (through lot) | Same as required front yard setback in the zone provisions that applies to the land |

Amend Section 6.27.2 as follows:

a) New buildings and structures on existing lots shall be setback back 9 m (30 ft) from the 177.6 m G.S.C. elevation for lands adjacent to Lake Huron and 177.9 m G.S.C. elevation for lands adjacent to Georgian Bay. Such new buildings shall be flood proofed to the elevations established in the Grey Sauble Shoreline Management Plan (detailed below).

b) Alterations and additions to existing buildings and structures shall be permitted provided that such alteration / addition is either:

i. Set back 9 m (30 ft) from the 177.6 m G.S.C. elevation for lands adjacent to Lake Huron and 177.9 m G.S.C. elevation for lands adjacent to Georgian Bay; or

ii. No closer to the water's edge than the existing building, provided that the existing building is located landward of the 177.6 m G.S.C. elevation for lands adjacent to Lake Huron and 177.9 m G.S.C. Elevation for lands adjacent to Georgian Bay.

Additions shall comply with all other provisions in this by-law. In such cases the opening to the habitable areas shall be flood proofed to the elevation established in the Grey Sauble Shoreline Management Plan (detailed below).

3. That By-Law 122-2009, as amended, being the Comprehensive Zoning By-Law for the Town of South Bruce Peninsula, is hereby further amended by amending Section 8.3: RU1 / RU2 General Rural Zone Provisions by inserting a row with maximum lot coverage of 15% for both “Lots Larger than 10 acres” and “Lots smaller or equal to 10 acres.”

4. That By-Law 122-2009, as amended, being the Comprehensive Zoning By-Law for the Town of South Bruce Peninsula, is hereby further amended by amending Section 8.7: Special Provisions - RU1 General Rural Zone for RU1-2012 by Revising permitted uses from “Automobile Sales and Service Establishment” to “Automotive Sales and Service Establishment.”

5. That By-Law 122-2009, as amended, being the Comprehensive Zoning By-Law for the Town of South Bruce Peninsula, is hereby further amended by adding the following to Section 22.10 Special Provisions – C6 Highway Commercial:

C6-78-2014:
- Maximum lot coverage 20%
- Additional Permitted uses include fabrication, repair, and servicing of agricultural implements and equipment and industrial uses including a machine shop, welding shop, and/or blacksmith shop.
6. That By-Law 122-2009, as amended, being the Comprehensive Zoning By-Law for the Town of South Bruce Peninsula, is hereby further amended by adding “Industrial Use” to Section 23.2 Industrial Zone – Permitted Uses.

7. That By-Law 122-2009, as amended, being the Comprehensive Zoning By-Law for the Town of South Bruce Peninsula, is hereby further amended by changing the cross-reference in Section 25 (Institutional zone) from “6.1.6” to “6.1.7.” and by adding “or Institutional” following each instance of “Commercial” throughout Section 6.1.7.1.

8. That By-Law 122-2009, as amended, being the Comprehensive Zoning By-Law for the Town of South Bruce Peninsula, is hereby further amended by replacing the words ‘Automobile’ with ‘Automotive’ and ‘Automobile Service Establishment’ with ‘Automotive Service Station’ in Sections 6.19 (b), 10.5 – R1A-119-2009, 15.2, 15.4.1, 15.5 – C1A 1986, and C1A-2013.

9. That Schedule ‘A’ to the Town of South Bruce Peninsula Comprehensive Zoning By-Law 122-2009, as amended, is hereby further amended by changing the zoning of Con 6 Part Lot 1 (18668 Bruce Rd 10) from C6 to C6-78-2014 as shown on Schedule ‘A’ attached to and forming part of this by-law.

10. That Schedule ‘A’ to the Town of South Bruce Peninsula Comprehensive Zoning By-Law 122-2009, as amended, is hereby further amended by changing the zoning of 581 Berford Street (N Pt Lot 10 Div S Berford; E/S) (Wiarton Cenotaph) from C1B Serviced General Commercial to OS Open Space as shown on Schedule ‘B’ attached to and forming part of this By-Law.

11. That Schedule ‘A’ to the Town of South Bruce Peninsula Comprehensive Zoning By-Law 122-2009, as amended, is hereby further amended by changing the zoning of 80 Golf Course Road (Part Lot 17 Concession 2) from OS Open Space to R2-c-h Resort Residential Special as shown on Schedule ‘C’ attached to and forming part of this By-Law.

12. 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 and South Bruce Peninsula Official Plan Amendment 35 coming into force and effect.

Read a first and second time this 5th day of August, 2014.

[Signature] Mayor

[Signature] Clerk
Read a third time and finally passed this 5th day of August, 2014.

Mayor

Clerk
Schedule 'A'

Part Lot 1, Concession 6 (018668 Bruce Road 10)
Town of South Bruce Peninsula (geographic Township of Amabel)

Park Head

Lands to be zoned C6-18-2014 - Highway Commercial Special

This is Schedule 'A' to the zoning by-law amendment number 78-2014 passed this 5th day of August, 2014

Mayor

Clerk

File: Z-7-2014.58  Applicant: Town of South Bruce Peninsula Housekeeping  Date: May, 2014
Town of South Bruce Peninsula By-law 122-2009
Schedule 'B'

North Part Lot 10 Div S Berford; E/S (581 Berford St)
Town of South Bruce Peninsula (geographic Town of Wiarton)

This is Schedule 'A' to the zoning by-law amendment number 78-2014 passed this 5th day of August, 2014

Mayor

Clerk

File: Z-7-2014.58  Applicant: Town of South Bruce Peninsula Housekeeping  Date: May, 2014
Town of South Bruce Peninsula By-law 122-2009
Schedule 'C'

Part Lot 17, Concession 2 (80 Golf Course Rd)
Town of South Bruce Peninsula (geographic Township of Amabel)

Subject Property

Lands to be zoned R2-c-h - Resort Residential Special Holding

This is Schedule 'A' to the zoning by-law amendment number 18-201, passed this 5th day of August, 2014

Mayor
Clerk

File: Z-7-2014.58
Applicant: Town of South Bruce Peninsula Housekeeping
Date: May, 2014

Town of South Bruce Peninsula By-law 122-2009