The Corporation of the Town of South Bruce Peninsula

By-Law Number 12-2016

Being a By-Law to Amend By-Law Number 122-2009, as Amended, Being the Comprehensive Zoning By-Law for the Town of South Bruce Peninsula for Part Lot 35 and Part Lot 34, Concession C (Amabel)

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

And whereas in accordance with the Planning Act, application has been received to change the zoning for Part Lot 35 and Part Lot 34, Concession C (Amabel).

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 122-2009 as amended, is hereby further amended by changing therein the zoning category of Part Lot 35 and Part Lot 34, Concession C (Amabel) Town of South Bruce Peninsula from RU1 General Rural to General Rural Special RU1-12-2016a-H, RU1-12-2016b, RU1-cc, and EH Environmental Hazard as shown on the Schedule ‘A’ attached hereto and forming part of this by-law.

2. That the Town of South Bruce Peninsula Comprehensive Zoning By-Law 122-2009 as amended, is hereby further amended by amending the provisions of Section 8.7 Special Provisions RU1 General Rural thereof as follows:

RU1-12-2016a-H Part Lot 35, Part Lot 34, Concession C (Amabel), (Wands / Z-54-15.54) Map 8

- Permitted uses shall be limited to development of a single detached dwelling, home-based business, home industry, accessory uses, buildings and structures, conservation, and recreational trails operated by a Public Agency

- Lot grading; excavation; and/or construction shall not be permitted unless the Holding (H) zone provision is removed. The area of the H zone that may be lifted shall be limited to the area included in the assessment and may only be removed by Council upon approval by the Zoning Administrator of an Archaeological Assessment which has been conducted by an archaeologist licensed in the Province of Ontario, and confirmation to the satisfaction of the Zoning Administrator that the recommendations of the archaeological report (if any) have been implemented; and confirmed by the appropriate Ministry to have been accepted into the Ontario Public Register of Archaeological Reports
RU1-12-2016b Part Lot 35, Part Lot 34, Concession C (Amabel), (Wands / Z-54-15.54) Map 8
- minimum lot size shall be 18.3 ha (45.2 ac), and
- buildings and structures shall be prohibited

3. That the Town of South Bruce Peninsula Comprehensive Zoning By-Law 122-2009 as amended, is hereby further amended by inserting the following section into Section 8.7 RU1 Special Provisions:

Buildings and Structures Prohibited

RU1-cc
RU1-12-2016 Part Lot 35, Part Lot 34, Concession C (Amabel), (Wands / Z-54-15.54) Map 8
- buildings and structures shall be prohibited

4. 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, and in compliance with the provisions of the Planning Act, R.S.O. 1990, as amended.

Read a first and second time this 16th day of February, 2016.

Mayor

Clerk

Read a third time and finally passed this 16th day of February, 2016.

Mayor

Clerk
Schedule 'A'
Part Lot 35, Part Lot 34, Concession C (729 and 757 Sauble Falls Parkway)
Town of South Bruce Peninsula (Amabel)

Subject Properties
- Lands to be zoned 'RU1-12-2016a-H - General Rural Special'
- Holding' Lands to be zoned 'RU1-12-2016b - General Rural Special'
- Lands to be zoned 'RU1-cc General Rural Special'
- Lands zoned 'EH - Environmental Hazard'

This is Schedule 'A' to the zoning by-law amendment number 12-2016 passed this 16th day of February, 2016

Meyer
Clerk

File: Z-54-2015.54 Applicant: George, Frederick and Kimberly Wands c/o Vince Artuso Date: February, 2016