The Corporation of the Town of South Bruce Peninsula

By-Law Number 65-2016

Being a By-Law to Amend By-Law 122-2009
as Amended, Being the Comprehensive
Zoning By-Law for the Town of South Bruce
Peninsula for Part of Park Lot 1, Division S,
Frank N/S (Wiarton)

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

And whereas in accordance with the Planning Act, RSO 1990, as amended, application has been received to change the zoning provisions for Part of Park Lot 1, Division S, Frank N/S (Wiarton);

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

1. That Schedule A attached hereto is declared to form part of this by-law.

2. That Schedule A to By-Law 122-2009 is amended by changing the zone symbol applying to the lands as shown on Schedule A attached hereto.

3. That Section 11.6 of By-Law 122-2009 is amended by repealing the provisions for R1B 24-1992-H, which reads as follows:

"R1B 24-1992-H 616 Frank St, Pt of Pk Lt I, South of Division, North of Frank Wiarton
MAP 29
• Minimum lot area shall be 557.4 m² (6,000 ft²)."

4. That Map 29 of Schedule A to By-Law 122-2009 is amended by changing the zone symbol applying to the lands shown on Schedule A to this by-law (applying to the lands known as 616 Frank St, Pt. of Pk Lt. 1, South Division, North of Frank, Wiarton) to that shown on the said Schedule A attached hereto.

5. That Section 14.5 of By-law 122-2009 is amended by adding the following to Section 14.5:

"R4-65-2016: Despite the provisions of section 14.4, the following provisions shall apply to lands zoned R4-65-2016:

i. Permitted uses: street townhouses, parks and recreation, storm water management.
ii. Minimum lot area: 197 square metres per unit."
iii. Minimum lot frontage for a corner lot: 8.9 metres.
iv. Minimum front yard: 4 metres.
v. Minimum rear yard: 4.84 metres.
vi. Minimum exterior side yard: 1.5 metres.
vii. Minimum setback from Frank Street (including setback from any land conveyed to the County along Frank Street): 1.45 metres.
ix. Under no conditions shall the total number of residential units permitted on all lands zoned R4-65-2016 exceed 45.
x. Unenclosed and uncovered porches, decks and balconies shall not encroach into a required front yard.
xi. Steps from porches may encroach into a required front yard to a maximum of 1.2 metres
xii. Dormers facing the front yard shall not encroach into a required front yard.
xiii. Rear and side yard encroachments shall not impact easements.
xiv. The maximum combined driveway and parking area width on any lot shall not exceed 4.57 metres (15 feet).
xv. All other provisions as they relate to R4 zoning shall apply.
xvi. In the event of any conflict between the provisions of this subsection and any other provisions of this by-law, the provisions of this subsection shall apply.

6. 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, and subject to South Bruce Peninsula Official Plan Amendment 27 coming into force and effect.

Read a first and second time this 19th day of July, 2016.

[Signatures]

Read a third time and finally passed this 19th day of July, 2016.

[Signatures]
Schedule 'A'

Part of Park Lot 1, Division S, Frank N/S
Town of South Bruce Peninsula (Wiarton)

Colpoys
Bay

George St
Isaac St
Galloway St
Frank St

Subject Property

Lands to be zoned 'R4-L&2016 - Medium Density Multi Family Residential Special'

Lands to be zoned 'EH - Environmental Hazard'

This is Schedule 'A' to the zoning by-law amendment number 65-2016 passed this 19th day of July, 2016

Mayor

Clerk

Applicant: Barry's Construction

Date: June 2016