The Corporation of the Town of South Bruce Peninsula

By-Law Number 76-2016

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 Plan 266 Part Park Lot 1 RP 3R9563 Parts 1 to 3 (Wiarton)

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 Plan 266 Part Park Lot 1 RP 3R9563 Parts 1 to 3 (Wiarton).

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 Plan 266 Part Park Lot 1 RP 3R9563 Parts 1 to 3 (Wiarton) Town of South Bruce Peninsula from ‘R1B Serviced Detached Residential’ to ‘R4-76-2016 Medium Density Multi Family Residential Special’ 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 14.5 Special Provisions R4 Medium Density Multi Family Residential thereof as follows:

R4-76-2016 182 Gould Street Plan 266 Part Park Lot 1 RP 3R9563 Parts 1 to 3 (Wiarton)

- Front and rear yard setbacks of 6 m (20 ft)
- Unenclosed porch may encroach 3 m (10 ft) into the side yard
- Additional permitted uses include “Land lease community homes”, “Land lease community home sites” and "Real estate sales from model homes"
- For the purposes of this section, “Real estate sales from model homes” shall mean “a unit in a residential development used for the purposes of an office and/or a model home to facilitate the commercial sale of housing in a residential development.”
- Land is subject to site plan control as in Section 41 of the Planning Act
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, and in compliance with the provisions of the Planning Act, R.S.O. 1990, as amended.

Read a first and second time this 6th day of September, 2016.

[Signature]
Mayor

[Signature]
Clerk

Read a third time and finally passed this 6th day of September, 2016.

[Signature]
Mayor

[Signature]
Clerk
Schedule 'A'

Plan 266 Part Park Lot 1 RP 3R9563 Parts 1 to 3 (182 Gould St)
Town of South Bruce Peninsula (geographic Town of Wiarton)

Subject Property
Lands to be zoned 'R4-2016 - Medium Density Multi Family Residential Special'

This is Schedule 'A' to the zoning by-law amendment number 76-2016 passed this 6th day of September, 2016.

Mayor

Clerk

File: Z-11-2016.58  Applicant: Donal Kent Pollard  Date: August, 2016