The Corporation of the Town of South Bruce Peninsula

By-Law Number 103-2019

Being a By-Law to Adopt Amendment No. 29 to the Town of South Bruce Peninsula Official Plan for Lands Described as Plan 266 Lot 13, Pt Lot 14 to Pt Lot 16 HWY 6 W (Wiarton)

Whereas The Corporation of the Town of South Bruce Peninsula is empowered to amend its Official Plan as required;

And whereas the Planning Act, RSO 1990 Section 17 provides for the passing of official plan documents;

And whereas the Planning Act, RSO 1990 Section 22 provides for making amendments to official plans;

And whereas in accordance with the Planning Act, application has been received to change the South Bruce Peninsula Official Plan provisions for Plan 266 Lot 13, Pt Lot 14 to Pt Lot 16 HWY 6 W (Wiarton).

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

1. That Amendment No. 29 to the Town of South Bruce Peninsula Official Plan, a copy of which is attached to and forms part of this by-law, is hereby adopted.

2. That the Clerk is hereby directed to forward the adopted Amendment together with the necessary supporting documentation to the County of Bruce for final approval.

3. That this by-law shall come into force and take effect pursuant to the provisions and regulations of the Planning Act, R.S.O. 1990, c.P.13.

Read a first and second time this 19th day of November, 2019.

[Signatures]

Mayor

Clerk
Read a third time and finally passed this 19th day of November, 2019.

[Signatures]

Mayor

Clerk
Part B – The Amendment Number 29

Introductory Statement

All of this part of the document entitled "Part B – The Amendment" and consisting of the following text, and attached map designated as Schedule "A", constitutes Amendment No. 29 to the Town of South Bruce Peninsula Local Official Plan.

Details of the Amendment

The Town of South Bruce Peninsula Local Official Plan is proposed to be amended as follows:

1. "Schedule A: Land Use Plan" to the Town of South Bruce Peninsula Official Plan is hereby amended by changing the land use designation on lands described as Plan 266 Lot 13, Pt Lot 14 to Pt Lot 16 HWY 6 W (Wiarton) Town of South Bruce Peninsula from 'Residential' to 'Residential - Special Policy Area #5', as outlined in the attached Schedule "A".

2. Section 11.3.1 of the Town of South Bruce Peninsula Official Plan is hereby amended by adding the following:

11.3.1.103-2019 Special Policy Area #5:

OPA #29 (Ebel), By-Law 103-2019, Plan 266 Lot 13, Pt Lot 14 to Pt Lot 16 HWY 6 W (Wiarton)

Notwithstanding the policies of Section 11.3.1.14.2 Local Commercial, on the lands described as Plan 266 Lot 13, Pt Lot 14 to Pt Lot 16 HWY 6 W (Wiarton), development may include one of the following:

i) A one-storey building involving a maximum of three commercial units and a maximum total commercial ground floor area of 433 square metres; or

ii) A one-storey or two-storey building involving a maximum of six residential dwelling units, with the dwelling units having the option for home occupations; or

iii) A two-storey building involving a maximum of three commercial units on the ground floor with a maximum total commercial ground floor area of 433 square metres and a maximum of three residential dwelling units on the second floor with home occupations permitted; or

iv) A single-detached dwelling
Landscaping is not required along property boundaries provided a 1.8 metre opaque perimeter fence and 1.0m setback to parking, driveway, and manoeuvring areas is provided.

Permitted commercial uses are limited to: bakery; bakeshop; business or professional office; medical clinic; institutional uses; personal service shop; place of worship; recreational facility; convenience store; neighbourhood store.
Schedule 'A'

to
Amendment No. 29

South Bruce Peninsula Official Plan

Plan 266 Lot 13, Part Lot 14 to 16 HWY 6 W
274 & 278 Berford St
South Bruce Peninsula
(geographic Town of Wiarton)
County of Bruce

Subject to Section 11.3.1.19
Special Policy Area #5

File: SBPOPA 23-11.58
Z-44-11.58

Applicant: Mike Ebel

Date: October, 2019