



Planning Report

To: Town of Saugeen Shores Council

From: Coreena Smith, Senior Development Planner

Date: October 21, 2024

Re: Local Official Plan Amendment L-2024-007 and Zoning By-law Amendment Z-2024-025 (Saugeen Shores)

Recommendation:

That Council adopt By-law 81-2024, for Local Official Plan Amendment L-2024-007 (Saugeen Shores), and that it be forwarded to Bruce County for approval; and

That Council approve Zoning By-law Amendment Z-2024-025 (Saugeen Shores) and By-law 82-2024.

Summary:

The purpose of this application is to consider amendments to the Town of Saugeen Shores Official Plan and Zoning By-law.

The proposed amendments are included in the revised Amendment Tracker attached to this report. Copies of the Town's Official Plan and Comprehensive Zoning By-law are also included with this report, which highlight the proposed amendments per Council's request.

The by-laws associated with this report are included in the By-law section of the Agenda.

Proposed Amendments to the Town's Official Plan and Zoning By-law:

Staff at the Town of Saugeen Shores identified the need to update sections of the local Official Plan and the Zoning By-law. Some of the proposed amendments are intended to align the Town's policies and regulations with those of the Province and the County, while other proposed changes are intended to support the Town's Strategic Plan to diversify and grow its housing stock. Other changes offer clarity and consistency in interpretation.

The proposal was presented to Council on June 17, 2024 and returned to Council on August 26, 2024 (see [Regular Council Meeting Agenda for June 17, 2024](#) and [Regular Council Meeting Agenda for August 26, 2024](#)). Council deferred its decision on the application. County and Town staff have since amended the proposal to reflect comments provided at those Council meetings. Staff consider these changes to be minor and in response to the feedback received from Council and the community. Staff are of the opinion that a second public meeting is not needed.

In response to feedback received at the Council meetings on June 17, 2024 and August 26, 2024, staff are recommending approval of:

- All previously proposed amendments to the local Official Plan, except for the policy which would enable a Committee or an Authorized Municipal Officer to pass minor by-laws. This amendment was removed based on Council's direction.
- Only those amendments to the Zoning By-law that would:
 - Allow for up to 4 residential units per residential lot;
 - Change the term "dwelling" to "building";
 - Introduce new or updated residential building definitions;
 - Allow the use of a standard holding provision for archaeological assessment purposes; and
 - Other amendments related to the above, as summarized in the revised Amendment Tracker.

Note that the residential density policies were reviewed and further amended to maintain the current minimum of 15 units per gross hectare (#10 in the Amendment Tracker) and to identify high density development as any proposal over 90 units per gross hectare (#15 in the Amendment Tracker).

The Residential First Density (R1) zone and Residential Second Density (R2) zone provisions were also reviewed and amended in response to comments received from the community (#53 and #56 in the Amendment Tracker). Language relating to the submission of Nitrate Studies for developments on private septic systems was also changed for clarity in application (#50 in the Amendment Tracker).

The above noted changes and other minor edits to the proposed policies and provisions since the last Council meeting are highlighted in yellow in the revised Amendment Tracker.

Future Amendments to the Town's Zoning By-law:

The remaining Zoning By-law amendments that were previously recommended for approval will be further reviewed by staff and brought back to Council at a later date. These amendments included, but are not limited to:

- Changes to parking provisions other than those needed to allow up to 4 residential units per residential lot;
- Introduction of definitions and provisions relating to on-farm diversification; and
- Inclusion of additional residential building types in the Commercial Recreation (CR) zone.

Next Steps

County staff are recommending approval of the current proposed amendments to the Town's Official Plan and Zoning By-law.

Once adopted, the local Official Plan Amendment will be forwarded to Bruce County for approval. The Town's Zoning By-law Amendment will take effect from the date of passage by local Council and will come into full force and effect subject to the local Official Plan Amendment coming into full force and effect.

Appendices

- List of Supporting Documents and Studies
- Amendment Tracker Version 3
- Agency Comments
- Public Comments
- Public Meeting Notice
- Town of Saugeen Shores Official Plan with Tracked Changes
- Town of Saugeen Shores Zoning By-law with Tracked Changes

List of Supporting Documents and Studies

The following documents can be viewed in full at [Planning Saugeen Shores | Bruce County](#).

- Amendment Summary, prepared by Town of Saugeen Shores Staff, dated April 12, 2024
- Amendment Tracker, prepared by Town of Saugeen Shores Staff, dated April 12, 2024
- Amendment Tracker Version 2, prepared by Town of Saugeen Shores Staff with Town and County Staff edits, dated August 14, 2024
- Amendment Tracker Version 3, prepared by Town of Saugeen Shores Staff with Town and County Staff edits, dated October 9, 2024

The revised Amendment Tracker has also been attached separately to this report.

Agency Comments

Bruce County Land Use Planning: Bruce County Land Use Planning staff provided editorial and clarification comments on the proposed amendments to Town staff, along with some recommendations for staff's consideration. These changes were reviewed by Town staff and have been incorporated in the revised Amendment Tracker or will be considered as part of future updates to the local Official Plan and Zoning By-law.

Bruce County Transportation and Environmental Services: No comment.

Historic Saugeen Métis (HSM) Lands, Waters and Consultation Department: HSM has thoroughly reviewed the proposed amendments to the Town of Saugeen Shores Official Plan and Zoning By-Law Amendment and has no objection or opposition to the application as presented.

Hydro One: Our design team has reviewed the attached and determined that Hydro One does not have any issues/concerns with this meeting notice.

Saugeen Valley Conservation Authority (SVCA): In general, SVCA staff find the applications acceptable. In the opinion of SVCA staff, generally, the applications appear to be in conformance with the provincial, county, and Town of Saugeen Shores natural hazard policies (full letter attached).

Ministry of Transportation (MTO): MTO request certain information be included in the Official Plan Amendment and Zoning By-law Amendment as it relates to consultation and approvals from MTO, and access requirements from Provincial highways (full letter attached).

Staff Response: The proposed changes were reviewed with Town staff. The requested amendments will be considered in future updates to the Town's Official Plan and Zoning By-law. MTO will continue to be engaged in all applications within their control area to ensure the ministry's interests are addressed.

Bluewater District School Board (BWDSB): BWDSB would like to use this opportunity to provide comments as they relate to BWDSB's properties (full letter attached).

The comments related to schools (which are considered public service facilities under the Provincial Policy Statement), where such facilities should be permitted and how such facilities should be described. BWDSB also requested the replacement of the term 'day nurseries' with 'child care'; the inclusion of a Public Service Facility Needs Assessment as a supporting study that may be required as part of the complete application or through a Secondary Plan review process; and an increased permitted building height from 10 to 15 metres in the Institutional zone. BWDSB also supported the reduced parking rate for secondary schools and further recommended changes to the locational requirements for off-site school parking.

Staff Response: The proposed changes were reviewed with Town staff. The comments will be considered in future updates to the Town's Official Plan and Zoning By-law.

Public Comments

No comments were received from the public at the time of the public meeting on June 17, 2024. Staff subsequently received correspondence from local developers and consultants which are attached to this report.

Staff Response: The public comments were reviewed with Town staff. Some comments were incorporated in the revised Amendment Tracker. Some comments were seeking clarification on the intent of the proposed changes, which were addressed in the previous staff report and/or in the revised Amendment Tracker. The remaining comments will be considered in future updates to the Town's Official Plan and Zoning By-law.