



Planning Report

To: Town of Saugeen Shores Council

From: Jake Bousfield-Bastedo, Intermediate Planner

Date: January 13, 2025

Re: Zoning By-law Amendment Z-2024-066 (Mackintosh)

Recommendation:

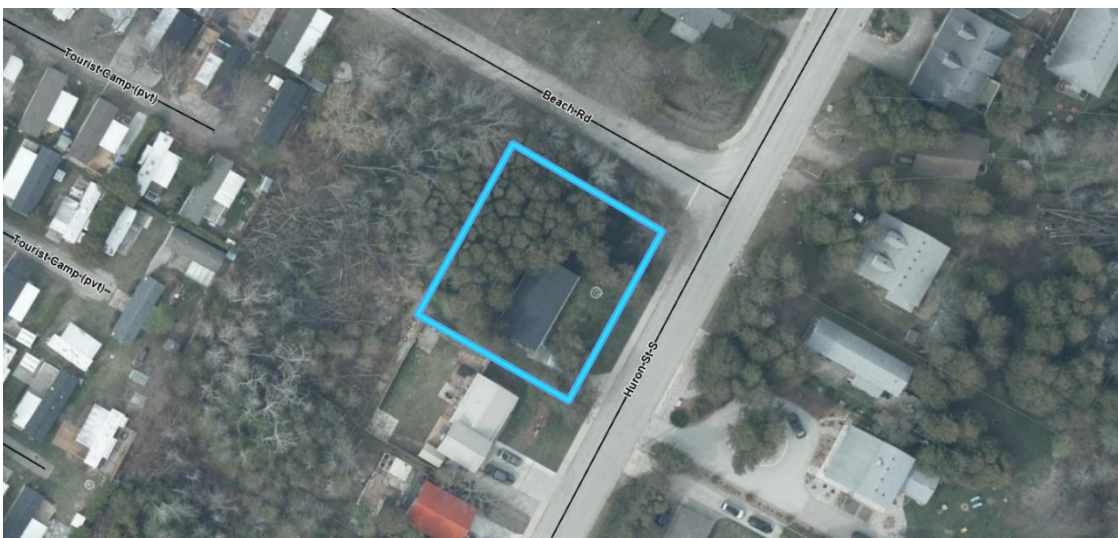
Subject to a review of submissions arising from the public meeting:

That Council approve Zoning By-law Amendment Z-2024-066 (Mackintosh) and By-law 07-2025.

Summary:

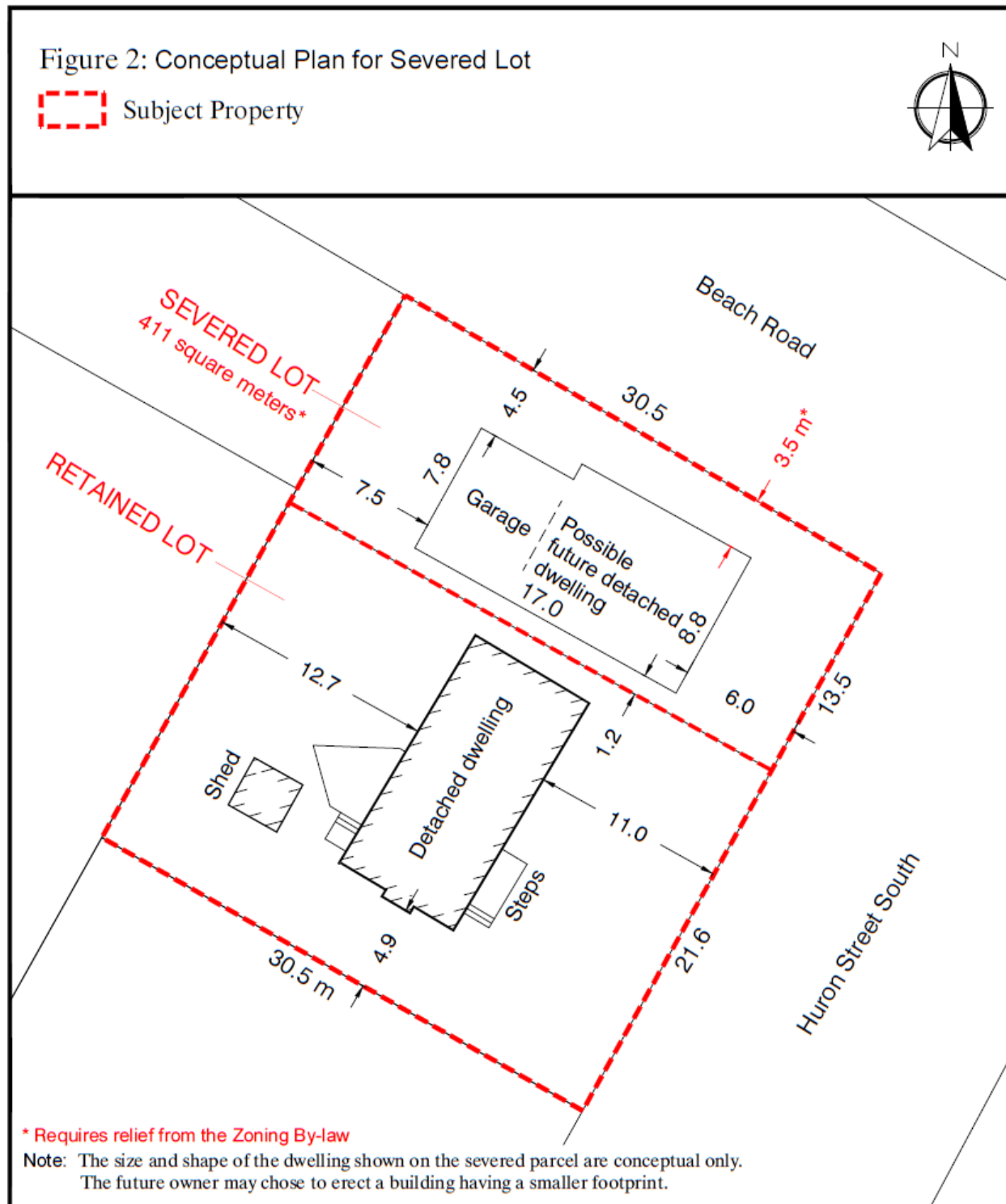
The purpose of the Zoning By-law Amendment is to facilitate a severance which will be considered by the County at a later date. The Zoning By-law Amendment would reduce the 'minimum lot area' for the severed parcel and reduce the 'minimum exterior side yard' to permit a larger dwelling on the severed lot than otherwise allowed. The By-law to approve the Zoning By-law Amendment is included in the By-law section of the agenda.

Airphoto



271 HURON ST S - TP PT LOT 38 W HURON RP;3R564 PART 10
Town of Saugeen Shores (Southampton Town)
Roll Number 411048000225600

Site Plan



271 Huron Street South
Southampton, ON

RD RON DAVIDSON
LAND USE PLANNING CONSULTANT INC
OWEN SOUND, ONTARIO
SCALE 1:300

Image of Site Looking West down Beach Road



Image of Site Looking South



Planning Analysis:

The following section provides an overview of the planning considerations that were factored into the staff recommendation for this application, including relevant agency comments, public comments and planning policy sections.

Efficient Use of Lands and Resources

The subject property is designated Primary Urban Communities in the Bruce County Official Plan. Most permanent population growth in the County is intended to be directed to Primary Urban Communities. Directing new development and intensification to Settlement Areas is supported to ensure the wise use of land and resources, to promote efficient development patterns, protect resources (e.g., natural and agricultural), ensure effective use of infrastructure and public facilities, and minimize unnecessary public expenditures. This proposal represents an opportunity to create a new residential lot in Southampton on full municipal services and supports the efficient use of land and infrastructure.

The subject property is designated Residential in the Town of Saugeen Shores' Official Plan. The Residential designation is intended to provide an ample supply of affordable and quality housing in a range of types and locations. The retained parcel would continue to be for a low-density residential use with a one-storey single detached dwelling. Future development of the severed parcel would contribute towards the Municipality's goal of an ample supply of housing. New residential development is encouraged in both Official Plan designations and in the Provincial Planning Statement.

Special Policy Area # 2 and R1-1 Zone

The subject property is noted as within "Special Policy Area #2" by the Town of Saugeen Shores' Official Plan. The provided policy describes the area as 'a well-established low density, low rise residential neighbourhood.' The Official Plan notes that the implementing Zoning By-law may include reduced height requirements to ensure compatibility. The applicable zone (Residential First Density Special, R1-1) provides that the maximum height in the area shall be limited to 8m (whereas the default maximum height in the R1 zone is 10m).

The Zoning By-law Amendment application proposes to reduce the 'minimum lot area' requirement of the R1-1 zone from 450 m² to 411 m², as it pertains to the severed lot. While a reduced lot size is required to facilitate the proposed lot creation, the proposal is not introducing greater density than is provided by the minimum lot size for the area. The subject property is currently 1067 m², sufficient to create two lots of at least the minimum lot size. However, given the siting of the existing structure which is intended to be maintained, a smaller lot size is required for the proposed severed parcel. No change is proposed to the existing height requirements of the R1-1 zone as the site specific zone is proposed to carry over the 8m height limit of the existing R1-1 zone. Given the above, the proposal is consistent with the intent of Special Policy Area #2 to maintain the area as a low density, low rise residential neighbourhood.

Reduced Exterior Side Yard Setback

Based on the Town's Zoning By-law's definition of frontage, the narrower frontage along Huron Street would be the front lot line of the proposed severed parcel. As the parcel would be a corner lot, it would be subject to an exterior side yard setback along Beach Road. The exterior side yard setback in the R1 zone is 4.5m; the applicant is requesting 3.5m through the Zoning By-law Amendment application.

The intent of exterior side yard setbacks having greater requirements than interior side yard setbacks is in part to manage street scape impacts of corner lots. Further west on Beach Road there is one undeveloped municipally owned lot, followed by the Southampton Tourist Park where several semi-permanent mobile homes are established with a setback of less than 0m (i.e., protruding into the boulevard). As such, there is not a consistent streetscape present that would be contravened by the requested reduction in exterior side yard setback. A new dwelling could be constructed within the building envelope and continue to be below the maximum lot coverage, ensuring that sufficient open amenity space is provided on the lot. Given the above, the request maintains the intent of the Zoning By-law and is appropriate for the proposed severed parcel.

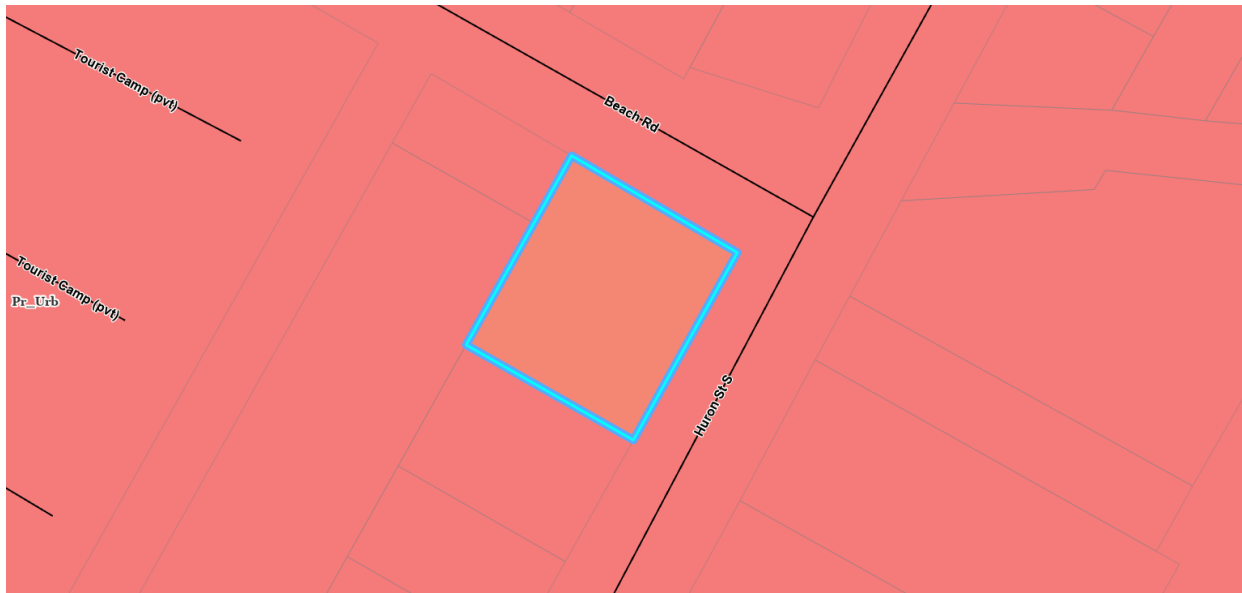
Cultural Heritage

Both the County and local Official Plans require an evaluation of the significance of cultural heritage resources and an assessment of impacts in support of a development application. Policies within the Provincial Planning Statement (PPS) regarding cultural heritage prohibit development and site alteration on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved. A condition has been drafted for the associated severance to ensure that an archaeological assessment is completed prior to the severance being completed.

Appendices

- County Official Plan Map
- Local Official Plan Map
- Local Zoning Map
- List of Supporting Documents and Studies
- Agency Comments
- Public Comments
- Public Notice
- Site Plan

County Official Plan Map (Designated Primary Urban Communities)



Local Official Plan Map (Designated Residential (Sch. A), Special Policy Area 2)



Local Zoning Map (Zoned R1-1 - Residential First Density)



List of Supporting Documents and Studies

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

- Planning Justification Brief
- Site Plan

Agency Comments

Town of Saugeen Shores: The Town of Saugeen Shores has reviewed the above-noted applications and supporting materials and have no concerns. The Preliminary Conditions of Approval included in the Request for Agency Comments satisfactorily address the Town's interests. The Town will be seeking 5% cash in-lieu of parkland dedication for the proposed severed lot. Thank you for the opportunity to provide feedback. Please ensure the owners and their agent receive a copy of the Town's comments.

Saugeen Valley Conservation Authority (attached).

Historic Saugeen Métis: No comments or objections.

Public Comments

One member of the public spoke with County planning staff over the phone, looking for clarity on the proposed zone and expressing some concern that the area was being rezoned to something other than residential. County staff explained that the newly created lot would remain R1 with some modifications to spatial provisions of the zone, but that no changes in use were proposed. The member of the public was satisfied with the clarification and expressed no further concerns.