



Planning Report

To: Town of Saugeen Shores Council

From: Coreena Smith, Senior Development Planner

Date: December 16, 2024

Re: Zoning By-law Amendment Z-2024-025 (Saugeen Shores)

Recommendation:

That Council approve the second phase of Zoning By-law Amendment Z-2024-025 (Saugeen Shores) and By-law 100-2024; and

That Council resolve that no further notice is necessary with respect to the minor changes in the proposed Zoning By-law Amendment in accordance with the provisions of Section 34(17) of the *Planning Act*.

Summary:

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

The proposed amendments are included in the revised Amendment Tracker attached to this report. A copy of the Town's Comprehensive Zoning By-law is also included with this report, which highlights the proposed amendments per Council's request.

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

Background:

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 were intended to align the Town's policies and regulations with those of the Province and the County, while other proposed changes were intended to support the Town's Strategic Plan to diversify and grow its housing stock. Other changes offered 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 subsequently amended the proposal to reflect comments provided at those Council meetings. The Local Official Plan Amendment and first phase of the Zoning By-law Amendments were brought back to Council on October 21, 2024 (see [Regular Council Meeting](#)

[Agenda for October 21, 2024](#)) and were approved. The adopted Local Official Plan Amendment was then approved by the County of Bruce on October 28, 2024. Both amendments are now in full force and effect.

Proposed Amendments:

The remaining Zoning By-law amendments that were not included in the October 21, 2024 decision included:

- 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;
- Permitting more than one accessory dwelling unit in the Highway Commercial (HC) zone;
- Adding low density residential building types as a permitted use in the Commercial Recreation (CR) zone; and
- Increasing the building height in the Institutional (I) zone from 10.0 to 15.0 metres.

The remaining Zoning By-law amendments, referred to as the second phase, are included in the revised Amendment Tracker (Version 4) attached to this report.

Per Council direction, long-term bicycle parking is no longer proposed (#4, #16 and #17 in the Amendment Tracker).

As it relates to vehicle parking:

- The minimum number of parking spaces for a secondary school was amended from 4 to 6 spaces per classroom based on the feedback received from Council and further review by staff (#11 in the Amendment Tracker).
- There were also uses in the parking provisions chart that were to be removed, which had been reflected in the Amendment Tracker previously (#11 under the first column) but had not been captured in the August version of the draft by-law. Those are now included in the proposed by-law.

Changes to the lot frontage requirements for triplex, fourplex, street townhouse or townhouse buildings in the Residential Third Density (R3) and Residential Fourth Density (R4) zones that were previously proposed in August but inadvertently missed in October have also been included (#28 and #29 in the Amendment Tracker).

The Commercial Recreation (CR) zone provisions were also amended for clarity (#31 and #32 in the Amendment Tracker): the term 'multi-unit building' was replaced with 'single detached building, semi detached building, duplex building, triplex building or fourplex building.' These building types are all included in the definition of a multi-unit building.

Other minor changes were made for clarity in interpretation and application (#11, #20, #21, #24 and #25 in the Amendment Tracker).

All changes to the proposed amendments since the August 26, 2024 report to Council are highlighted in yellow in the revised Amendment Tracker. Staff consider these changes to be minor. Staff are of the opinion that a second public meeting is not needed.

County staff are recommending approval of the proposed amendments to the Town's Zoning By-law. If approved, no further staff reports or by-laws would be presented to Council; this would conclude the 2024 amendments project for the Town's Official Plan and Zoning By-law.

Appendices

- List of Supporting Documents and Studies
- Agency Comments
- Public Comments
- Public Meeting Notice
- Amendment Tracker Version 4
- 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
- Amendment Tracker Version 4, prepared by Town of Saugeen Shores Staff with Town and County Staff edits, dated November 18, 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.