



Planning Report

To: Town of Saugeen Shores Council

From: Julie Steeper, Intermediate Planner

Date: April 20, 2026

Re: Draft Plan of Subdivision S-2025-004, Local Official Plan Amendment L-2025-016 and Zoning By-law Amendment Z-2025-027 (SKG Holdings)

Recommendation:

That Council receive the draft Plan of Subdivision S-2025-004, Local Official Plan Amendment L-2024-008 and Zoning By-law Amendments Z-2024-039 (SKG Holdings) report for information.

Summary:

A Draft Plan of Subdivision application has been submitted to create a residential subdivision consisting of 33 single detached lots (lots 1- 33), and 18 townhouse lots (Lots 34 to 51) fronting onto proposed Albert Street and Emerald Drive extensions. The proposal includes 1 highway commercial block (block 52), 2 walkway blocks (block 57 and 58), 2 stormwater management blocks (block 53 and 55), 2 open space blocks (block 54 and 56), 2 highway widenings (block 60 and 61), and 2 0.3 m reserves (block 62 and 63).

If approved, the applications will facilitate a mixed-use development consisting of 51 residential units and a highway commercial block.

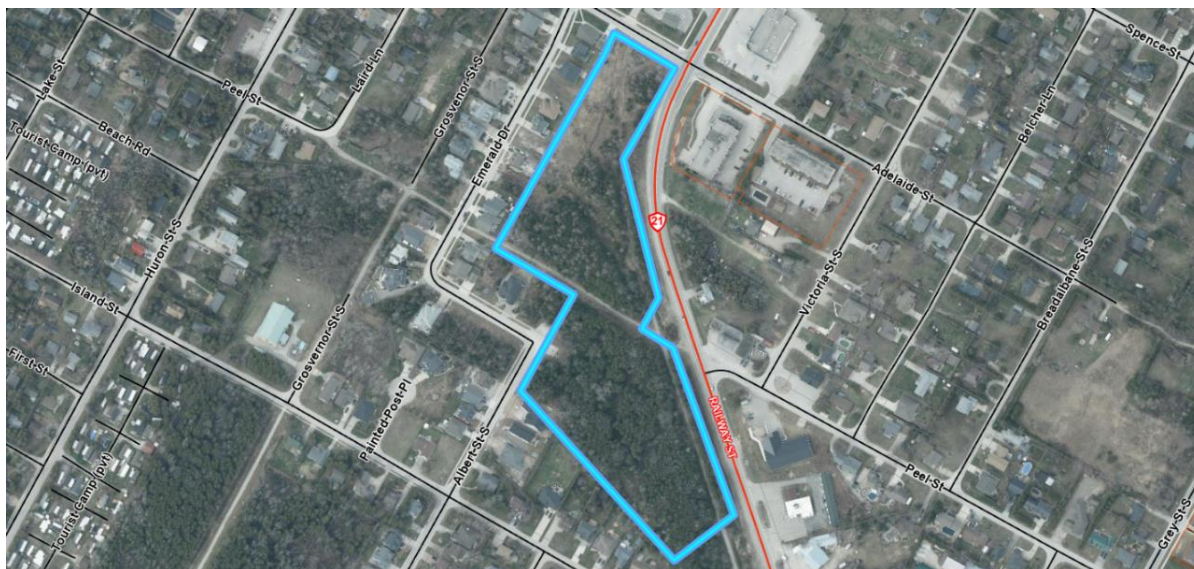
A Local Official Plan Amendment application has been submitted to amend the boundaries of the existing designations in the Town's Official Plan to align with the proposed lot layout.

A Zoning By-law Amendment is requested to rezone the lands from Residential First Density Holding (R1-h-5), Highway Commercial Holding (HC-h-5) and Open Space Holding (OS-h) to Residential First Density Special (R1-98), Residential Third Density Special (R3-17), Highway Commercial Special (HC-37) and Open Space (OS).

The purpose of this public meeting is to present the application to Council and the community and to obtain feedback. At a later date, staff will present a recommendation report which will also address comments arising from this meeting. Preliminary conditions are attached in respect to the proposed development. They are under review with the Town

and the applicant. The preliminary conditions reflect the typical expectations of the clearance agencies and are subject to change prior to a recommendation.

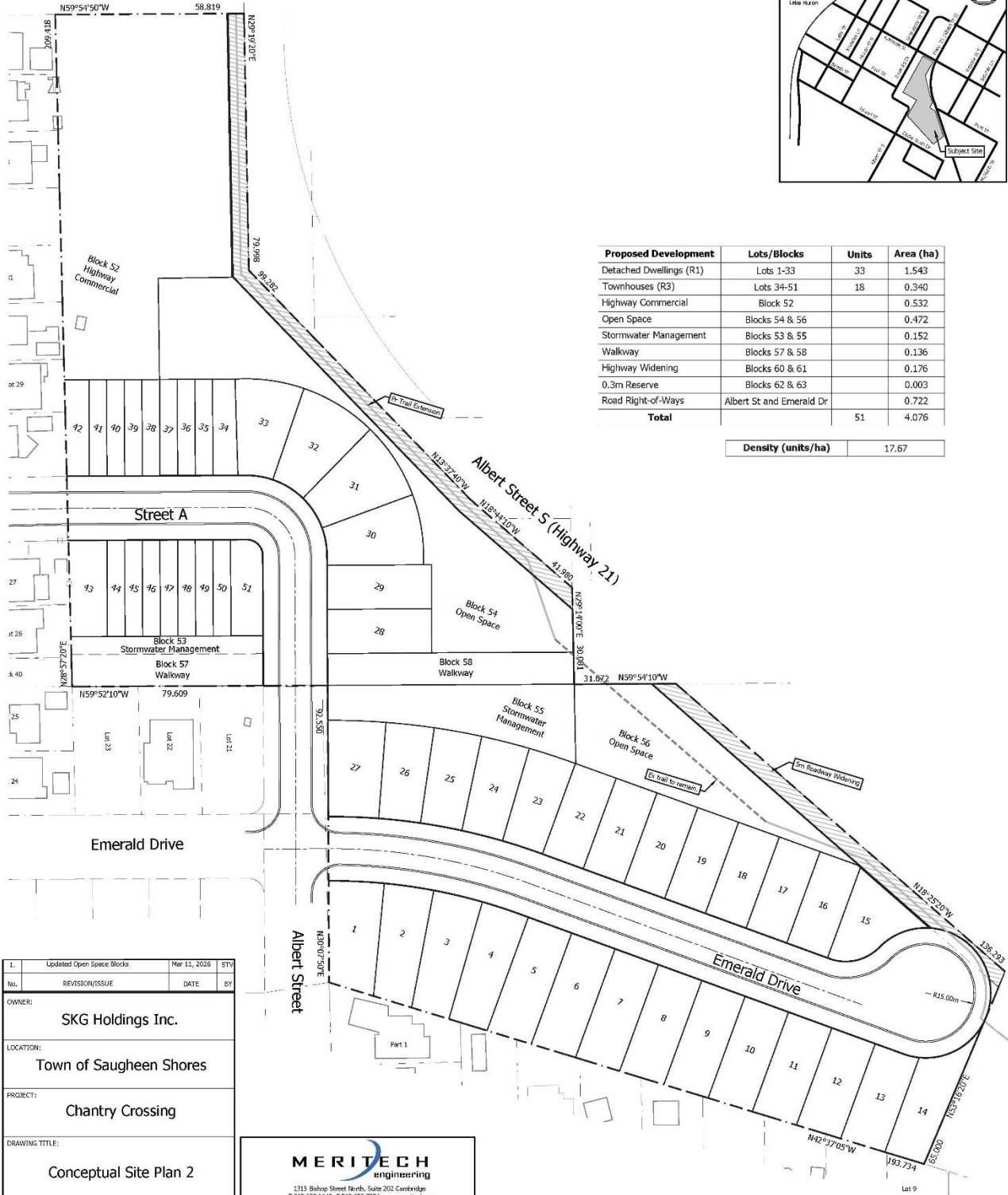
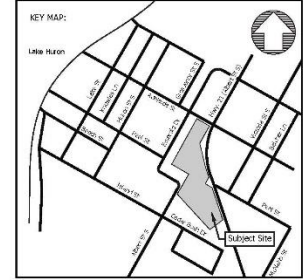
Aerial Photograph



RP 3R5364 PT PARTS 9 17 21;PARTS 12 13 RP 3R7341 PT;PART 3
Town of Saugeen Shores (Southampton Town)
Roll Number 411048000442503

Draft Plan

Adelaide Street



Proposed Development	Lots/Blocks	Units	Area (ha)
Detached Dwellings (R1)	Lots 1-33	33	1.543
Townhouses (R3)	Lots 34-51	18	0.340
Highway Commercial	Block 52		0.532
Open Space	Blocks 54 & 56		0.472
Stormwater Management	Blocks 53 & 55		0.152
Walkway	Blocks 57 & 58		0.136
Highway Widening	Blocks 60 & 61		0.176
0.3m Reserve	Blocks 62 & 63		0.003
Road Right-of-Ways	Albert St and Emerald Dr		0.722
Total		51	4.076

Density (units/ha)	17.67
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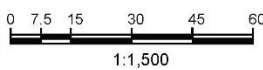
1.	Updated Open Space Blocks	Mar 11, 2026	STV
No.	REVISION/ISSUE	DATE	BY
OWNER: SKG Holdings Inc.			
LOCATION: Town of Saugheen Shores			
PROJECT: Chantry Crossing			
DRAWING TITLE: Conceptual Site Plan 2			
DESIGN BY:	JP	CHECKED BY:	CHT
DRAWN BY:	JP	DATE:	Feb 27, 2026
DRAWING:	6012-2		

MERITECH
engineering

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Information shown on this plan is compiled from various sources, and is believed to be true and accurate. Meritech Engineering has attempted to verify, where possible, all information. The Contractor is responsible for verifying all data and information relative to this project, and indicate any discrepancies to the Engineer prior to commencement of work. Failure to do so will rest sole responsibility of said discrepancies on the Contractor.

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Images of the Existing Site



(Google Street View)

Planning Considerations:

The following section provides an overview of the planning considerations for this application, including relevant agency comments (attached), public comments (attached) and planning policy sections.

Background

The subject lands consist of a roughly four-hectare parcel owned by the applicant. The rail trail crosses the applicant's lands; the Rail Trail Association has an agreement with the owners to maintain this section of trail. The site is largely wooded. The lands were previously included in a larger Plan of Subdivision, earlier phases of which included the development of existing homes along Emerald Drive. An approval granted for the subject lands in 2004 lapsed in 2015.

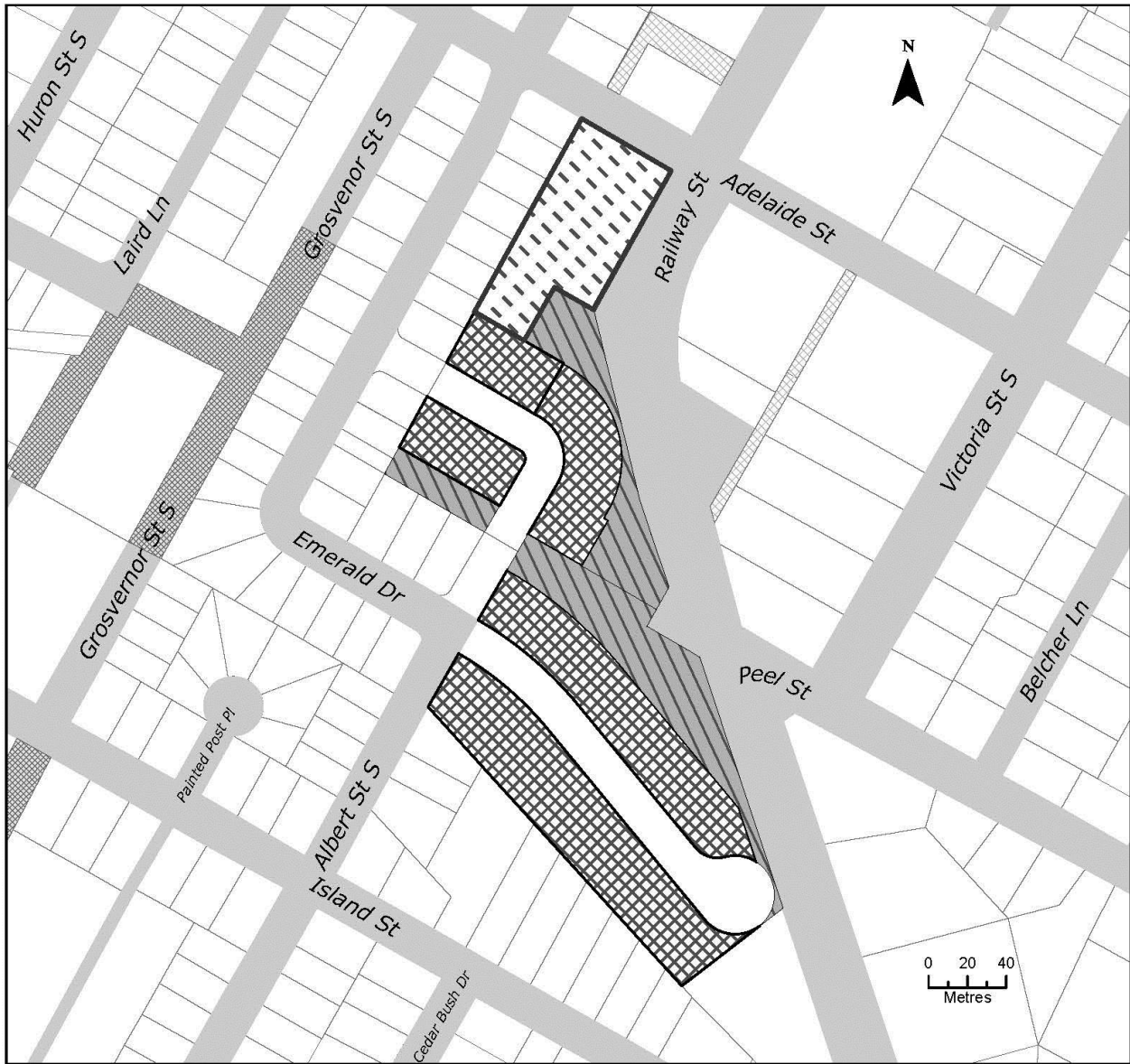
The proposal is to create a residential subdivision consisting of 33 single detached lots (lots 1- 33), and 18 townhouse lots (Lots 34 to 51) fronting onto proposed Albert Street and Emerald Drive extensions. The proposal includes one highway commercial block (block 52), two walkway blocks (block 57 and 58), two stormwater management blocks (block 53 and 55), two open space blocks (block 54 and 56), highway widenings (block 60 and 61), and 0.3 m reserves (block 62 and 63).

To be implemented the proposal requires an official plan amendment to amend designation boundaries and various zoning bylaw amendments as further described below. If approved, the applications will facilitate a mixed-use development consisting of 51 residential units and a highway commercial block.

Proposed Official Plan Amendments




The proposed subdivision does not require substantive amendments to the land use designations of the Official Plan. Rather the associated amendment would revise schedules to refine existing designation boundaries to ensure alignment with the proposed lot fabric and development. No new designations or special policies are being introduced. As such the intent and function of the Official Plan remain unchanged.

The proposed redesignation is generally shown on the schedule below.



Schedule 'A'
to
Amendment NO. L-2025-016
Saugeen Shores Official Plan

RP 3R5364 PT PARTS 9 17 21;
PARTS 12 13
RP 3R7341 PT;PART 3
Town of Saugeen Shores
(Southampton Town)
Roll Number 411048000442503
County of Bruce

-  Lands to be designated Residential
-  Lands to be designated Highway Commercial
-  Lands to be designated Parks & Open Space

File: L-2025-016
Z-2025-027
S-2025-004

Applicant: SKG Holdings Inc., c/o Brett Chang
c/o Ron Davidson Land Use Planning Consultant Inc.

Date: April 2026

Proposed Zoning Bylaw Amendments

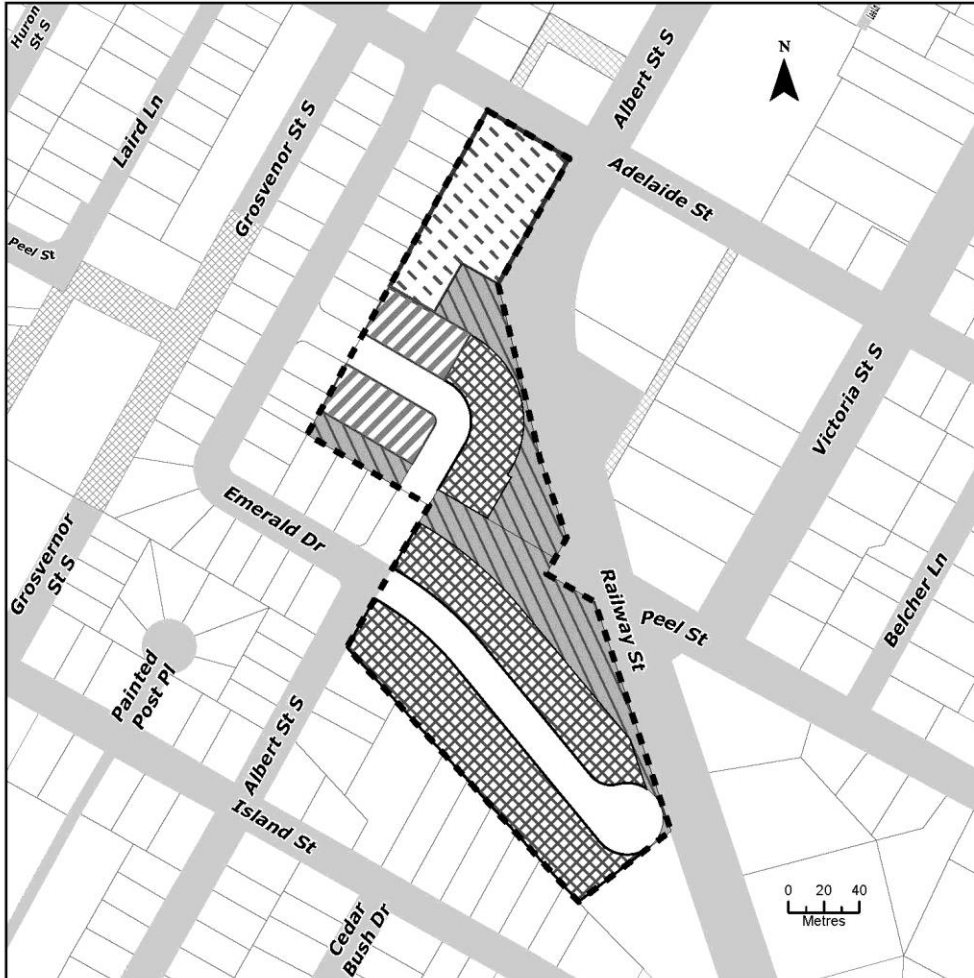
The proposed Zoning By-law Amendments are:

- To rezone from Residential First Density with Holding R1-h-5 to Residential First Density Special R1-98 and Open Space OS
- To rezone from Open Space with Holding OS-h to Residential First Density Special R1-98, Residential Third Density Special R3-17 and Open Space OS
- To rezone from Highway Commercial with Holding HC-h-5 to Highway Commercial Special HC-37 and Open Space OS
- The R1-98 Special Zone would allow a reduced minimum lot area for single detached lots from 450 m² to 400 m²
- The R3-17 Special Zone would permit an increase to the maximum lot coverage for a lot containing an interior townhouse unit from 44 percent to 55 percent and to allow an increase in the maximum coverage for a driveway in the front yard from 50 percent to 56 percent.
- The Highway Commercial HC-37 Special Zone would permit more than 1 residential building provided the ground floor is used for commercial purposes

The rezoning is shown on the schedule below.

Schedule 'A'

RP 3R5364 PT PARTS 9 17 21;PARTS 12 13 RP 3R7341 PT;PART 3 - Roll Number 411048000442503
Town of Saugeen Shores (Southampton Town)



- Subject Property
- Lands to be zoned R1-98 - Residential First Density Special
- Lands to be zoned R3-17 - Residential Third Density Special
- Lands to be zoned HC-37- Highway Commercial Special
- Lands to be zoned OS - Open Space

This is Schedule 'A' to the zoning by-law
amendment number _____ passed this
_____ day of _____

Mayor _____
Clerk _____

Subdivision Criteria

The Town's Official Plan provides considerations in Section 2.11.3.2 when evaluating a Plan of Subdivision proposal. Council must be satisfied that these criteria have been addressed:

- a) the approval of the development is not premature and is in the public interest;
- b) the lands will be appropriately serviced with infrastructure, schools, parkland and open space, community facilities and other amenities, as required;
- c) the density of the development is appropriate for the area;
- d) the subdivision or condominium, when developed, will be easily integrated and connected with existing development in the area;
- e) the subdivision or condominium conforms with the environmental protection and growth management policies of this Plan; and,
- f) the proposal conforms to Section 51(24) of the Planning Act, as amended.

The criteria has been discussed in greater detail below, which provide information on the proposal with respect to servicing, density, transportation, natural heritage, natural hazards, and parkland dedication considerations.

Efficient Use of Land and Infrastructure

Directing new development and intensification to Settlement Areas can help to ensure the wise use of land and resources; promote efficient development patterns; protect resources (e.g., natural and agricultural); ensure effective use of infrastructure and public facilities; and minimize unnecessary public expenditures.

The subject lands are located in the Southampton Settlement Area. The property is designated Primary Urban Communities in the Bruce County Official Plan and Residential, Highway Commercial, Parks and Open Space in the Town of Saugeen Shores Official Plan. The goals and objectives of both the County and local Official Plans direct much of the future growth to Primary Urban Communities, such as Southampton.

The applicant is proposing a mix of residential building types in single detached, townhouse formats and a mix of residential and commercial uses. The development will tie into and extend the existing municipal street network in the area. Similarly, the lands will be connected to existing municipal water and sewer services through extension of these services to the site.

The residential and commercial uses and supporting infrastructure are permitted in the above noted designations of the County and Town Official Plans.

This proposal represents an efficient use of land and infrastructure.

Density

Density targets are a tool to achieve the efficient use of land and infrastructure within the Settlement Area boundary. The Bruce County Official Plan and the local Official Plan require

the residential portion of all developments that will be serviced with municipal sewer and water to achieve a minimum density of 15 units per gross hectare. With the layout, the density of the entire development meets this target.

The County Official Plan provides similar policies for consideration when evaluating Subdivision applications, however, it also establishes additional considerations, including the density target previously referenced and a target that 30% of housing be comprised of a medium or high-density form, unless justification is provided otherwise. The proposed residential development will have a density of 18.35 units per gross developable hectare. This density is compatible with residential densities found in the surrounding area. The neighbourhood includes a mix of single detached, semi-detached and townhouses buildings. There are nearby parks and open space, and commercial areas. The development will also integrate well with the existing neighbourhood as it is an infill block between already developed sections. All other subdivision criteria have been addressed. Details relating to some of those criteria are outlined in the following sections of the report.

Highway Commercial- Block 54

Comments were received from the Town of Saugeen Shores staff regarding Block 54, noting further applications may be necessary depending on the proposed mixed-use development. These comments have been provided to the applicant.

Regarding the proposed commercial block, at this stage the proposal is conceptual and intended to establish land use permissions. The proposed businesses, design, and lighting have not been determined.

Concerns from the public were received noting that highway commercial uses take away from the commercial core area along High Street. The application proposes to decrease the size of the area that is designated Highway Commercial.

Transportation

One of the other objectives of the County and local Official Plans is to ensure new development does not create traffic hazards.

A Transportation Impact Study was prepared in support of the proposal. The study provided an analysis of existing traffic conditions and assessment of potential traffic impacts with recommendations regarding the proposed development. The study concluded that the development is forecasted to operate within acceptable service levels. It does not recommend any off-site transportation improvements. The Town has noted some additional details are required. The applicant has indicated they intend to update the report and provide an addendum.

Comments were received from the public with questions about impacts to transportation functions and whether a through street was required connecting the subdivision to Island Street.

The application has been modified from the original proposal to provide a cul-de-sac instead of a through road to Island St.

Trails and Walkways

The Town's Official Plan also encourages new developments to consider the needs of the pedestrian and cycling public whenever possible. The Official Plan promotes the upgrading and expansion of the existing trail and walkway network.

Comments from the public were received regarding the importance of the rail trail, and keeping it separated from the highway corridor.

In this regard, the developer is proposing to enhance trail and sidewalk connectivity to encourage active transportation within the development. The applicants are proposing to reroute the existing rail trail to accommodate their proposed lot fabric. Furthermore, a new section of trail will be constructed to connect the existing network to Adelaide Street.

Through the subdivision process the sections of trail will be conveyed to the Town to remain in public ownership. These features demonstrate an efficient layout of circulation within the subdivision, promoting connectivity between lots to the street network. This approach advances the overall interconnection facilitates safer and more direct movement for vehicles and pedestrians. The proposed trail realignment is acceptable to the Town, in principle, and aligns with the goals of the Trails Master Plan for trail continuity and enhanced pedestrian access. Notwithstanding the above, Town staff have identified concerns regarding the precise location of the trail in relation to the revised cul-de-sac design, and additional information and refinement is required to address those concerns.

Natural Heritage

The subject lands include wooded areas. An Environmental Impact Study (EIS) has been prepared by Aquatic and Wildlife Services dated October 2021 in support of the application. The study addressed the potential for significant woodlands, wetlands and significant wildlife habitat and potential habitat for threatened and endangered species. Field investigations were conducted that concluded no significant features, linkage corridors, significant ecological functions, or species of conservation concern have been identified. While initially there was some question with respect to potential for Black Ash, an Endangered species, further follow-up is necessary. Comments have been provided specifying matter to be addressed as a Draft Plan condition.

County staff have reviewed the provided study and provided comment (attached in full), indicating that the materials generally demonstrate consistency with relevant natural heritage policies of the Provincial Planning Statement, Bruce County Official Plan and Town of Saugeen Shores Official Plan. Comments have been provided specifying matters to be addressed as Draft Plan conditions.

Comments from the Saugeen Ojibway Nation (SON) express concern with loss of forest habitat and suggest a 4 hectare off site compensatory restoration of land comparable or

greater in ecological value. Town staff have indicated that there are no available municipal lands for compensatory purposes. Comments from Historic Saugeen Metis (HSM) suggest that the plan be adjusted such that the forest will be maintained on at least 50% of the site and that other green development measures such as low impact design stormwater management and the planting of diverse native species rather than grass be considered.

These comments will be reviewed further with staff and the proponent. Any tree clearing activities for site development shall proceed in accordance with the approved Tree Preservation and Planting Plan.

Public comments raised concerns about vegetation loss and impacts to the existing trail and forest. The proposal will dedicate several open space blocks with trees to the town. The proposed open space blocks are intended to preserve existing vegetation, support passive recreation and maintain the natural character of the area.

Natural Hazards

Initial comments from the Saugeen Valley Conservation Authority requested deferral of the application and requested additional technical information from the applicant due to possible flooding hazard concerns. The Applicant has submitted a draft Hydrologic and Hydraulic Analysis, which was prepared in support of the application concluding that the floodline from the 1991 flood study should no longer apply to the subject lands as the flooding that occurs in the vicinity of the subject property is a result of flow exceeding the capacity of the existing storm sewers, instead flowing overland.

The Saugeen Valley Conservation Authority generally finds this report acceptable, that it demonstrates confirmation that previous development has occurred that has addressed the floodplain natural hazard area, and that riverine flooding is not applicable to the subject property.

Notwithstanding the above, the Saugeen Valley Conservation Authority has identified outstanding technical matters to be addressed through the finalization of the Hydrologic and Hydraulic Analysis report and supporting materials. These include, but not limited to, confirmation of the extent of any proposed floodplain revisions.

Sewer and Water Services

Full municipal water and sewage services are the preferred form of servicing in the municipality per the policies of the County and Town Official Plans. The development will be connected to existing municipal water and sewer services through extension of these services.

The applicant submitted a Functional Servicing and Stormwater Management Report to support the proposal.

Municipal comments note the development proposes more units than were considered in the Town's servicing Master Plan and so upgrades to offsite municipal infrastructure may be required and will be addressed in the subdivision agreement if the development is approved.

In addition, a detailed grading and servicing plan that addresses servicing, drainage and roadway designs needs to be prepared by the applicant. The development will be serviced with municipal water and sanitary sewers.

Parkland Dedication

In the case of a residential subdivision, the Planning Act allows the local municipality to require the landowner to dedicate up to 5% of the land in a plan for park or other public recreational purposes. Cash-in-lieu of parkland dedication may be accepted in whole or part if new parks are not required by the municipality in a particular area. The applicant is proposing to convey lands identified as Open Space to the Town. This land will serve to promote active and passive recreation through publicly accessible parkland and amenity space.

Stormwater Management

Stormwater management strategies are important for new development in Settlement Areas to control flooding, ponding, erosion and sedimentation, and to provide protection of water resources and natural habitat dependent upon watercourses and other water bodies for their existence. Comments of concern were received from the Town of Saugeen Shores and Saugeen Valley Conservation Authority staff regarding the proposed stormwater management approach outlined in the original submission, including aspects related to groundwater conditions and the functionality of proposed underground infiltration galleries. In response, the applicant provided a Stormwater Management Technical Memo indicating revisions to the proposed design, indicating that the system is intended to accommodate elevated groundwater levels and provide additional external storage. Stormwater considerations have not been fully addressed at this time to the satisfaction of the Town and discussions are ongoing in this regard.

Archaeological Potential

The County and Town of Saugeen Shores Official Plan identify that development on lands containing possible archaeological resources or areas of archaeological potential, should occur in such a manner as to avoid destruction or alteration of these resources.

For this project, a Stage 1 and 2 Archaeological Assessment was prepared by CRM Lab Archaeological Services in support of the subject applications as the lands fall within an area of high archaeological potential due to the proximity of Lake Huron. No archaeological resources were identified in the study area during the Stage 2 assessment. The report concluded that no further assessment was required for the proposed development. Saugeen Ojibway Nation has reviewed the assessment and accepted its findings, however has requested a condition to ensure notification if deeply buried artifacts are discovered (below the depths that were investigated by the archaeology team).

The Archaeological Assessment has been provided by a qualified individual; the appropriate Ministry has accepted and registered the assessment. This implements Provincial and Official Plan policies.

Environmental Site Assessment

The Town of Saugeen Shoes Official Plan identifies that development on land suspected to be contaminated is required in accordance with provincial guidelines to determine the nature and extent of contamination and the requirement for a remedial plan. Where the need is identified, the site shall be restored before development.

For this project an Environmental Site Assessment was prepared by Jacques Whitford Environment Limited in support of the previous approved subdivision application. Based on the former presence of underground fuel storage tanks at the gasoline service station located roughly 50 m northeast of the study area a subsurface investigation was conducted which included the subject property. The report concluded that there is no requirement for remediation of the subsurface soils based on the investigation. The assessment was conducted in 1995, and comments were received from Town staff with concerns regarding the age of the study. The assessment predates current legislation, and staff are requesting the preparation of an updated environment site assessment.

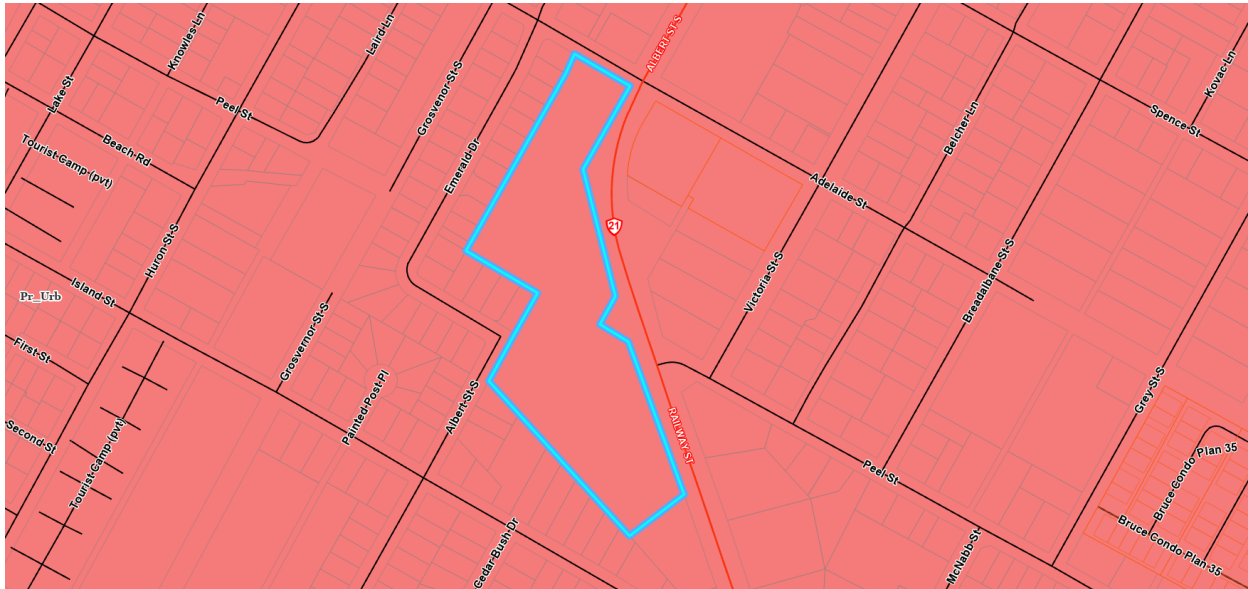
Public Comments

Public questions were received regarding the Saugeen Rail Trail, proposed commercial development, tree retention, traffic, limited parking in the area, and possible flooding. The questions and comments have been discussed in detail in the corresponding sections.

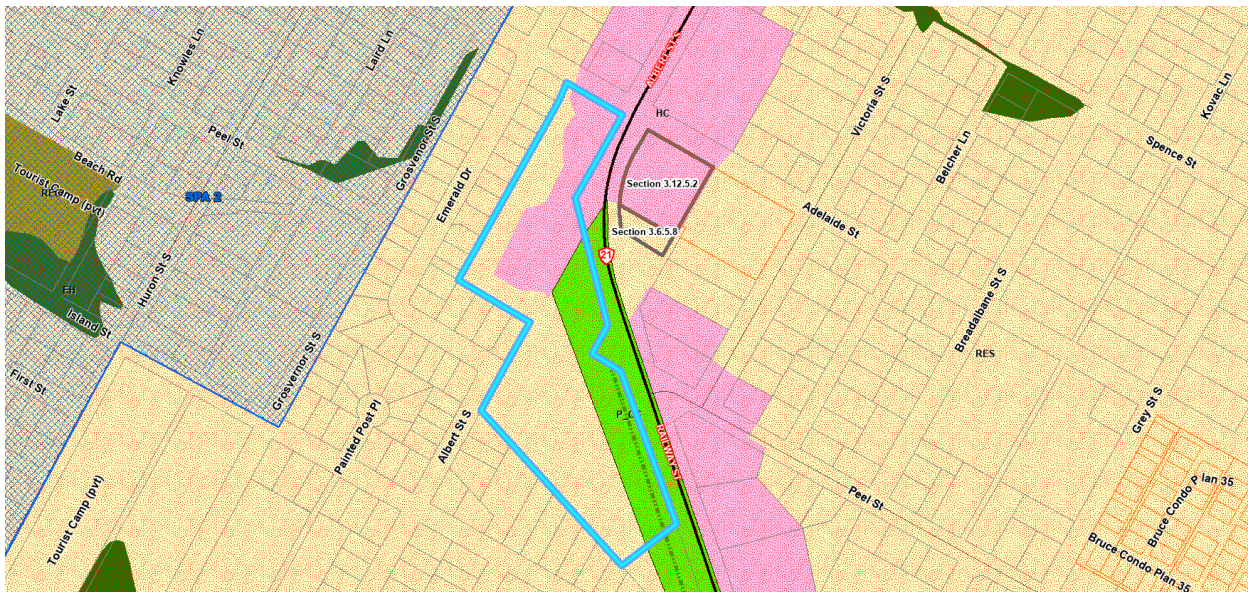
Appendices

- County Official Plan Map (included below)
- Local Official Plan Map (included below)
- Local Zoning Map (included below)
- List of Supporting Documents and Studies (included below)
- Consolidated Agency Comments (attached)
- Consolidated Public Comments (attached)
- Public Notice (attached)
- Conceptual Site Plan 2 (attached)
- Draft By-laws (attached)
- Draft Conditions of Draft Approval (attached)

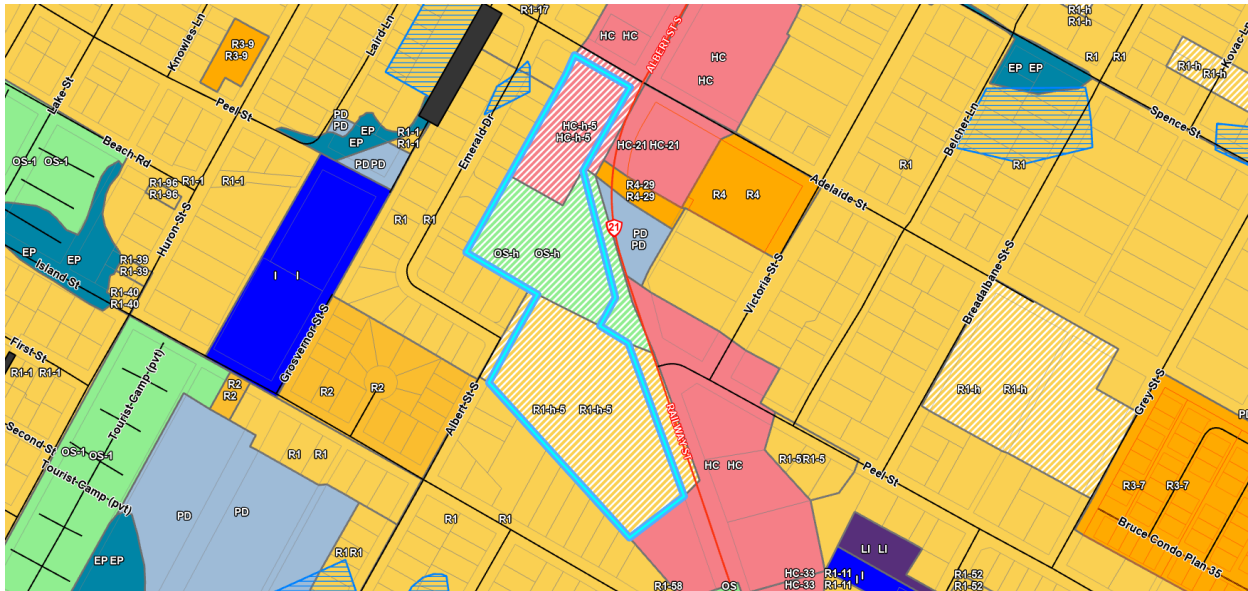
County Official Plan Map (Designated Primary Urban Communities)



Local Official Plan Map (Designated Highway Commercial, Residential, Parks & Open Space)



Local Zoning Map (Zoned HC-h-5 - Highway Commercial - Holding Provision, R1-h-5 - Residential First Density - Holding Provision, OS-h - Open Space - Holding Provision)



List of Supporting Documents and Studies

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

Initial Submission

- Traffic Impact Study
- Geotechnical Investigation
- Stormwater Management Report
- Functional Servicing Report
- Environmental Impact Study
- Tree Preservation Plan
- Planning Justification Report
- Stage 1 and 2 Archaeological Assessment
- Engineering Letter
- Zoning Matrix
- Environmental Site Assessment
- Draft Plan Signed

Second Submission

- Stormwater Management Update Technical Memo
- Stormwater Management Update Figure Conceptual Site Plan 2
- Conceptual Site Plan 2
- Draft Hydrologic and Hydraulic Analysis prepared by Greenland dated March 2026
- Draft Plan Response Matrix