

**The Corporation of the Town of Saugeen Shores
By-law -2026**

Being a By-law to adopt Amendment Number 31 to the Town of Saugeen Shores Local Official Plan 90-2012 for lands described as RP 3R5364 PT PARTS 9 17 21;PARTS 12 13 RP 3R7341 PT;PART 3, (Town of Southampton), Town of Saugeen Shores

Whereas the Corporation of the Town of Saugeen Shores is empowered to amend its Official Plan as required;

And Whereas the process for considering such an Amendment was in accordance with Sections 17 and 21 of the Planning Act, R.S.O. 1990 c.P.13;

And Whereas the Amendment to the Official Plan is deemed to be appropriate and in the public interest;

Now Therefore the Council of the Corporation of the Town of Saugeen Shores enacts as follows:

1. That Amendment Number 31 to the Town of Saugeen Shores Local 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. 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, passed, and sealed this _____ day of _____, 2026.

Luke Charbonneau, Mayor

, Clerk

Part B – The Amendment

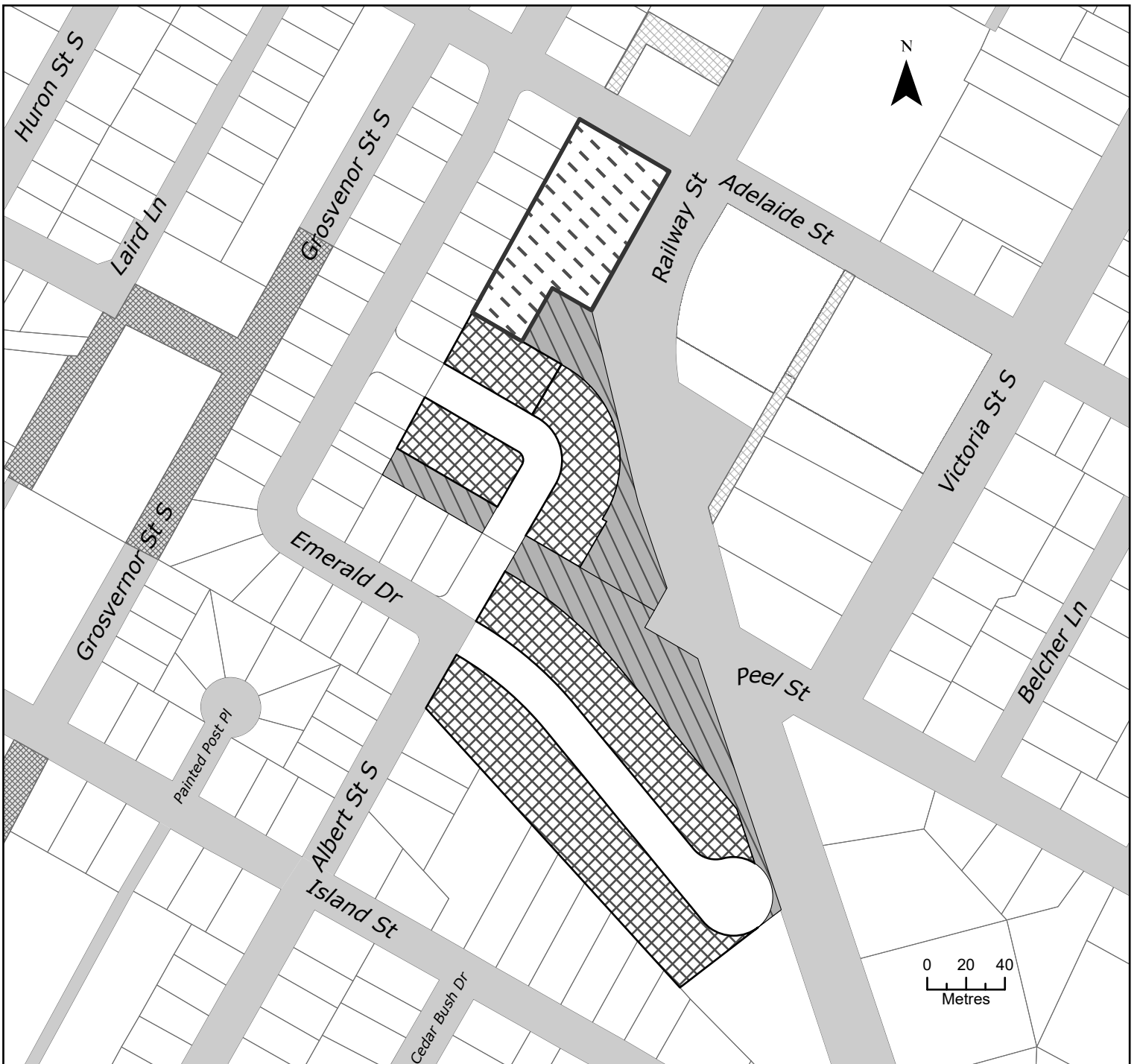
Introductory Statement

All of this part of the document entitled “Part B – The Amendment” and consisting of the following text and attached maps designated as Schedule ‘A’ constitutes Amendment Number 31 to the Town of Saugeen Shores Local Official Plan 90-2012.

Details of the Amendment

The Town of Saugeen Shores Local Official Plan is proposed to be amended as follows:

- (1) “Schedule A: Land Use Plan” to the Town of Saugeen Shores Local Official Plan is hereby amended by changing the land use designation on lands described as described as RP 3R5364 PT PARTS 9 17 21;PARTS 12 13 RP 3R7341 PT;PART 3, (Town of Southampton), Town of Saugeen Shores, as shown on Schedule ‘A’ to the by-law, from Residential, Highway Commercial, Parks & Open Space to Residential, Highway Commercial, Parks & Open Space.



Schedule 'A'

**to
Amendment N0. 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

The Corporation of the Town of Saugeen Shores

By-law **XX-2026**

Being a By-law to amend Zoning By-law No. 75-2006 by Chantry Crossing c/o SKG Holdings for lands described as RP 3R5364 PT PARTS 9 17 21;PARTS 12 13 RP 3R7341 PT;PART 3, (Town of Southampton), Town of Saugeen Shores

Whereas Section 34 of the Planning Act, R.S.O 1990, Chapter 13 authorizes the Councils of Municipalities to enact and amend Zoning By-laws which comply with an approved Official Plan; and

Whereas the Council of the Corporation of the Town of Saugeen Shores has enacted By-law No. 75-2006, a Zoning By-law enacted under Section 34 of the said Planning Act; and

Whereas the Council of the Corporation of the Town of Saugeen Shores desires to amend By-law No. 75-2006; and

Now Therefore be it resolved that the Council of the Corporation of the Town of Saugeen Shores Enacts as follows:

1. Schedule 'A' to By-law No. 75-2006, as amended, is hereby further amended by changing the zoning from Residential First Density with Holding 'R1-h-5', Open Space with Holding 'OS-h', Highway Commercial with Holding 'HC-h-5' to Residential First Density Special 'R1-XX', Residential Third Density Special 'R3-XX', Highway Commercial Special 'HC-XX' and Open Space 'OS', as shown on Schedule 'A' to this by-law.
2. That By-law No. 75-2006, as amended, is hereby further amended by adding the following to section 7.5, 9.4, and 13.5 thereof:

7.5.98 R1-98

Notwithstanding the 'R1' zone provisions, the following provisions shall apply to lands zoned 'R1-98' on Schedule 'A' to this By-law:

- i. That the minimum lot area shall be no less than 400 sq m

9.4.17 R3-17

Notwithstanding the 'R3' zone provisions, the following provisions shall apply to lands zoned 'R3-17' on Schedule 'A' to this By-law:

- i. That the maximum lot coverage for a lot containing an interior townhouse unit shall be no greater than 55%;
- ii. That the maximum coverage for a driveway in the front yard shall be no greater than 56%;

13.5.37 HC-37

Notwithstanding the 'HC' zone provisions, the following provisions shall apply to lands zoned 'HC-37' on Schedule 'A' to this By-law:

- i. more than one residential apartment unit shall be permitted on the second and third floors provided the ground floor is used for commercial purposes.

3. This By-law takes effect from the date of passage by Council and comes into force and effect pursuant to the provisions of the Planning Act, R.S.O. 1990, as amended.

Read, passed, and sealed this _____ day of _____, 2026.

Luke Charbonneau, Mayor

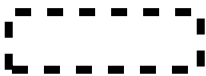
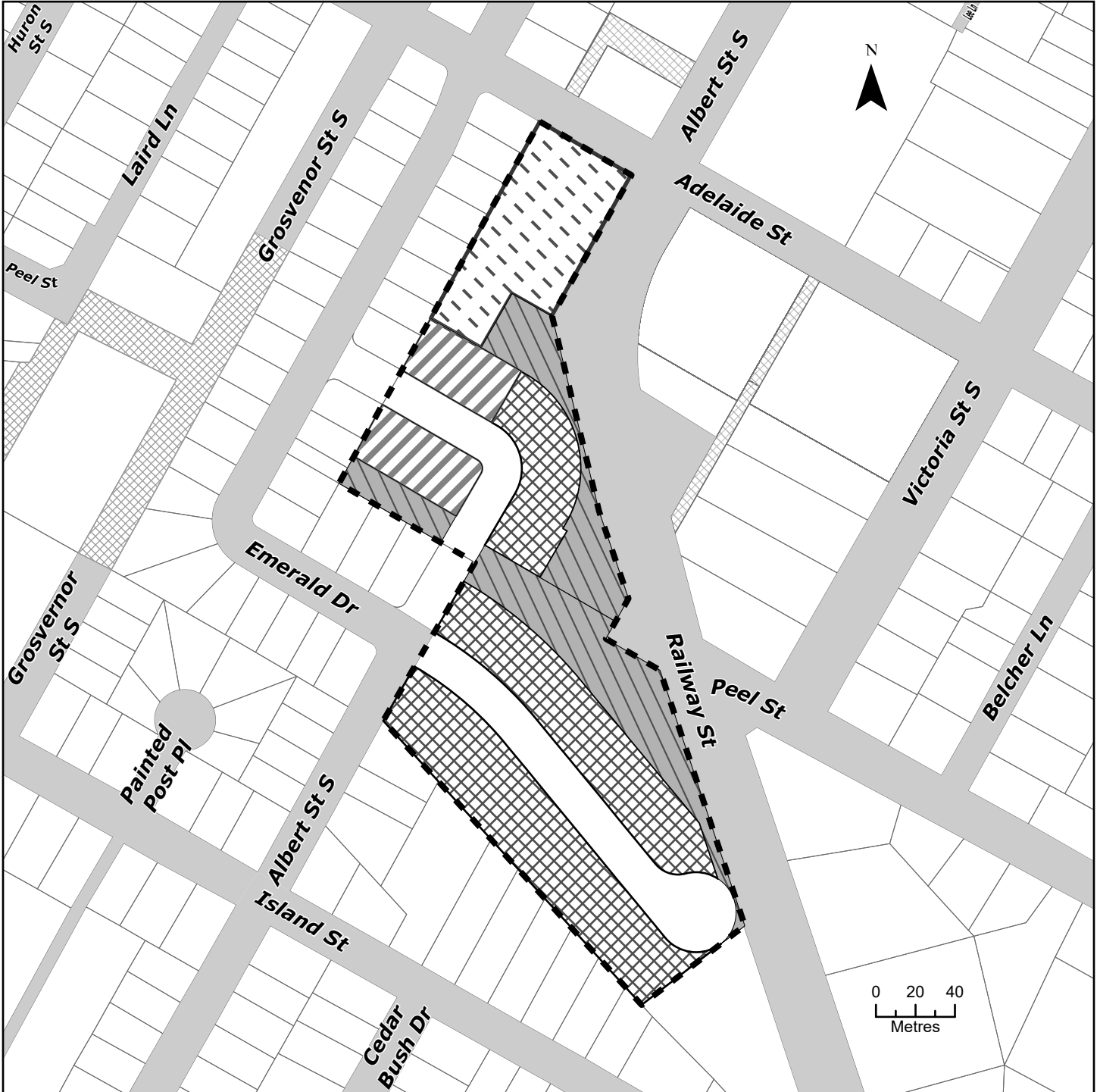
Clerk

By signing this By-law on April 20, 2026, I, Mayor Luke Charbonneau, will not exercise the power to veto this by-law pursuant to subsection 284.11 (4)(a).

Luke Charbonneau, Mayor

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 _____