



Planning Report

To: Town of Saugeen Shores Council

From: Julie Steeper, Intermediate Planner

Date: April 20, 2026

Re: Zoning By-law Amendment- Z-2025-052 (Hill)

Recommendation:

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

That Council approve Zoning By-law Amendment - Z-2025-052 (Hill) and By-law 37-2026.

Summary:

The purpose of the application is to permit two existing residential units without a principal commercial use on the subject lands at 576 Gustavus Street in Port Elgin.

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

The property is in a commercial zone. The zone does not permit residential use without a commercial component.

The conversion of the building from commercial to residential was not constructed under a building permit. The applicant is seeking to permit the existing development. A building permit may be issued for the conversion and any further changes that may be required if the zoning is approved. Staff are supportive of recognizing and permitting the existing residential use, including the additional residential unit. Bringing these uses into conformity with the Zoning By-law represents good planning practice as the historic form of the building is residential and there are adjacent residential uses next to the property and across the street. The site maintains the ability to accommodate commercial uses over the long term while it reflects the current function of the site. The residential units are already permitted however accessory to a commercial use.

The property is in Port Elgin and is west of Highway 21 (Goderich Street), south of Gustavus Street, and east of Bruce Street. The site is surrounded by residential and commercial uses.

Aerial Photograph

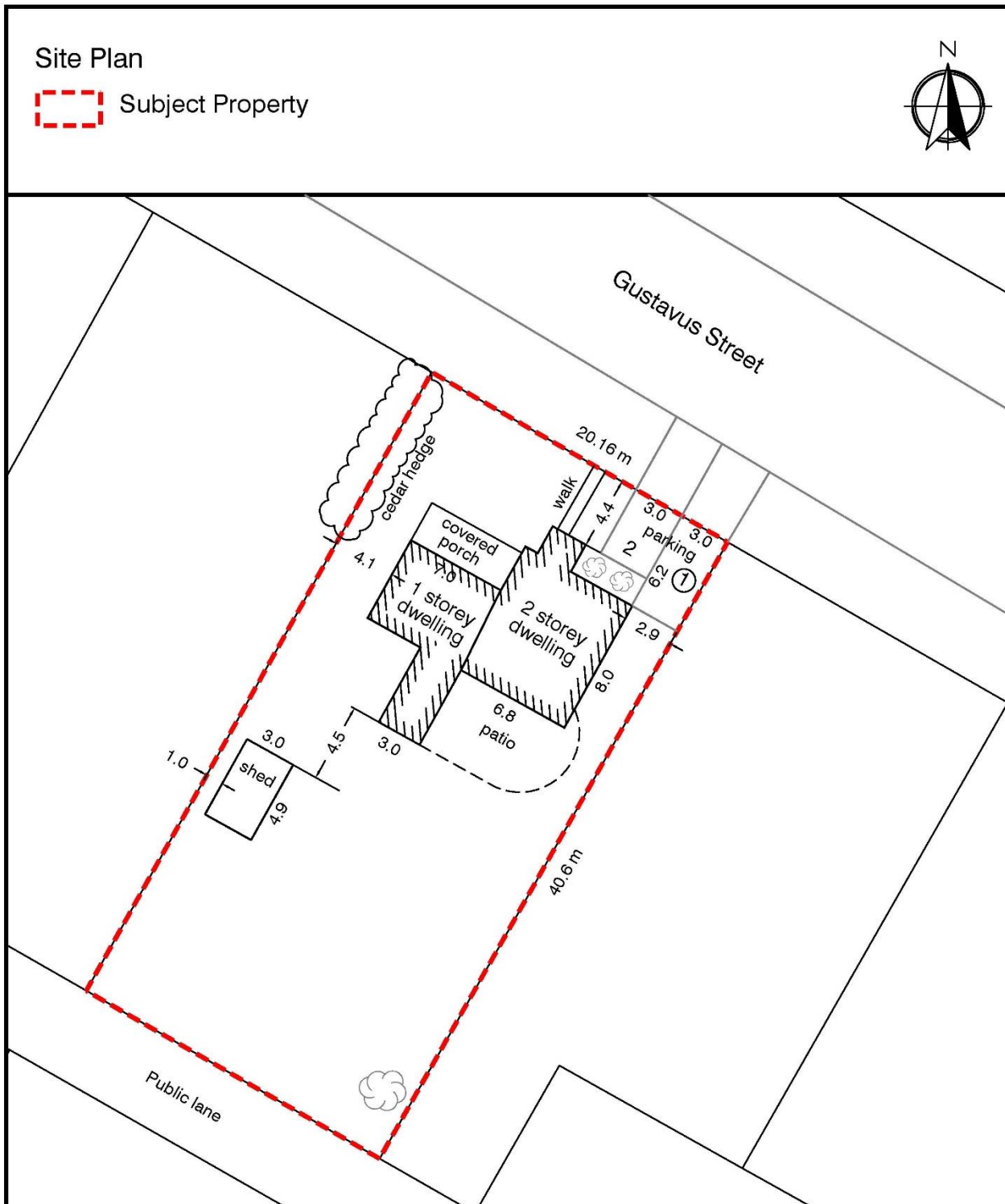


576 GUSTAVUS ST - PLAN 11 BLK 27 LOT 4
Town of Saugeen Shores (Port Elgin Town)
Roll Number 411046000423400

Revised Site Plan

Site Plan

 Subject Property



576 Gustavus Street
Port Elgin

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

Image of the Existing Site



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 (attached), and planning policy sections.

Efficient Use of Lands and Resources

The Provincial Planning Statement (PPS) supports the vitality and long-term sustainability of settlement areas. The PPS directs that the majority of growth and development should occur in these areas. The PPS also encourages the development of mixed densities and land uses that make the most efficient use of land and resources. The PPS encourages intensification, a range of housing types and tenures, and a compact form of development where it can be appropriately accommodated. 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. The subject lands are designated Primary Urban Community in the Bruce County Official Plan and designated Core Commercial Area in the Town Saugeen Shores Official Plan. The goals and objectives of both the County and local Official Plans direct much of the future growth to settlement areas, such as Port Elgin, to support the efficient use of land and infrastructure.

The site contains a detached dwelling and a shed. The proposal would recognize the primary residential use and additional residential unit within the building. The site fronts on and has immediate access to a municipal road, Gustavus Street. The property is in the downtown

core of Port Elgin with access to shops, services and amenities. The proposal makes use of an existing building and onsite infrastructure and will utilize existing municipal sanitary and water services. The proposal supports the efficient use of land and infrastructure and will provide further housing units for the community if approved.

Request to Permit a Primary Residential Use

From a land use compatibility perspective, the primary residential use is appropriate within the existing context as the historic form of the building is residential and there are residential uses next to the property and across the street. The site maintains the ability to accommodate commercial uses over the long term while it reflects the current function of the site. The property is surrounded by commercial and residential uses. The proposal will enable an additional housing unit in the community.

The term Additional Residential Unit means a separate residential unit that is located within a detached house, or within a building or structure that is ancillary to a detached house.

Additional residential units are permitted in any designations where residential uses are permitted as a primary use subject to the requirements of the Comprehensive Zoning By-law. Permitting the primary and additional residential use represents a reasonable and contextually appropriate form of development on this site. The underlying commercial designation remains in place which provides opportunity for flexibility and a potential for commercial in the future.

Agency Comments

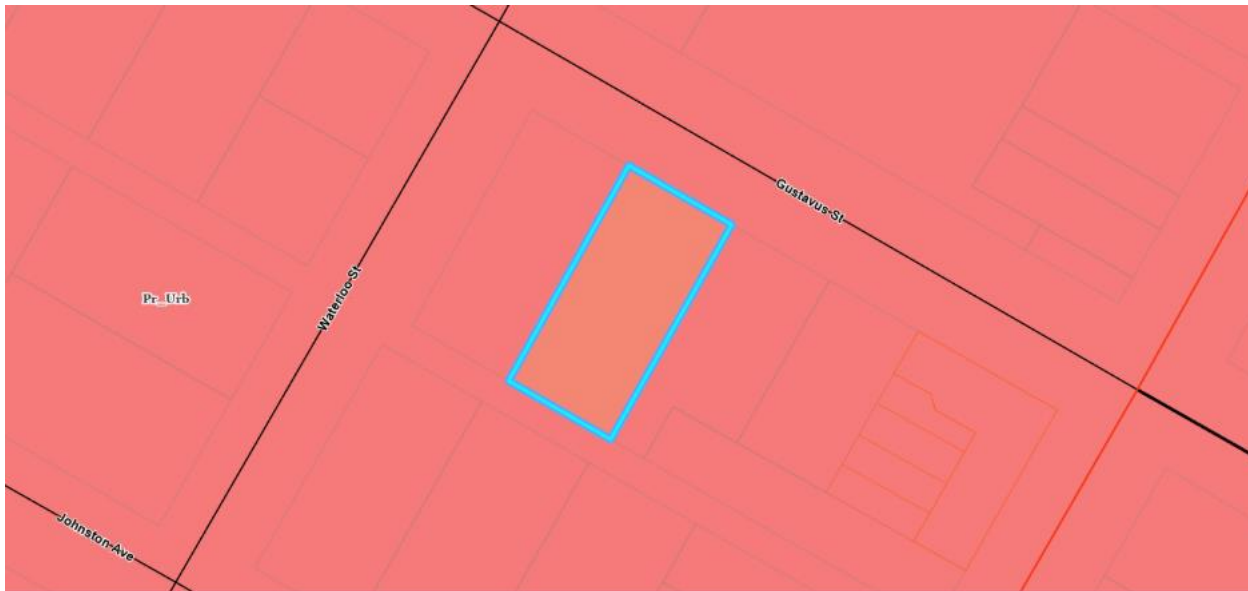
Originally, four (4) parking spaces were proposed with access from the lane at the back of the property. The Town expressed concerns regarding these spaces. The applicant revised their site plan to address the concerns by removing the parking at the rear of the subject property.

The subject property is able to accommodate the required vehicular parking for the residential uses. One parking space is required for each residential unit and is provided along Gustavus Street.

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)
- Agency Comments (included below and attached)
- Public Comments (included below)
- Public Notice (attached)
- Revised Site Plan (attached)

County Official Plan Map (Designated Primary Urban Communities)



Local Official Plan Map (Designated Commercial Core Area)



Local Zoning Map (Zoned Commercial Core 'CC')



List of Supporting Documents and Studies

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

- Planning Justification Report, Prepared by Ron Davidson Land Use Planning Consultant Inc. (October 31, 2025)

Agency Comments

Town of Saugeen Shores: Comments attached in full.

Historic Saugeen Metis (HSM): The Lands, Waters and Consultation Department has reviewed the relevant documents and has no objection to the proposed Zoning By-law Amendment as presented.

Ministry of Transportation: No land development review required.

Saugeen Valley Conservation Authority: The subject property does not contain any floodplains, watercourses, shorelines, wetlands, valley slopes, or other natural hazard features of interest to SVCA. As such, it is the opinion of SVCA staff that the application is consistent with the Natural Hazard policies of the Provincial Policy Statement (PPS, 2024). Additionally, the property is not in a SVCA regulated area, and therefore, a permit from the SVCA is not required for development activities related to this application. Comments attached in full.

Westario Power: Depending on the service size needed to service this building, there will need to be some pole line work along Gustavus Street to accommodate this development.

<https://westario.com/residential/forms-applications/service-request-form/>

I've linked our service request form for reference.

Public Comments

No comments were received from the public at the time of writing this report.