

THE CORPORATION OF THE TOWN OF SAUGEEN SHORES

BY-LAW NO. 202X - __

**A BY-LAW TO ADOPT AMENDMENT NUMBER XX
TO THE OFFICIAL PLAN OF THE 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 be it

Resolved that the Council of The Corporation of the Town of Saugeen Shores enacts as follows:

1. That Amendment Number XX to the Town of Saugeen Shores 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. That this By-law takes effect from the date of passage by Council and comes into force and 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 _____, 202X.

Luke Charbonneau, Mayor

Clerk

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

Luke Charbonneau, Mayor

By-law No. 202X - ___

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 map designated as Schedule 'A' constitutes Amendment Number XX to the Town of Saugeen Shores Official Plan.

Details of the Amendment

The Town of Saugeen Shores Official Plan is hereby amended as follows:

1. "Schedule A: Land Use Plan" to the Town of Saugeen Shores Official Plan is hereby amended as shown Schedule 'A' to the by-law, to update the 'Environmental Hazard' designation, and to establish a 'Flood Fringe Overlay'.
2. Section 3.18.4.4 *Watercourse Flooding and Erosion* is deleted in its entirety and replaced with the following:

3.18.4.4 *Watercourse Flooding and Erosion*

3.18.4.4.1 The Two-Zone Concept shall be used for managing floodplain lands in the Town of Saugeen Shores where floodplain modelling in support of a Two-Zone Floodplain Management Concept has been approved by the Town of Saugeen Shores, the County of Bruce, and the Saugeen Valley Conservation Authority (SVCA).

- a) The Floodway is the contiguous inner portion of the floodplain, representing that area required for the safe passage of flood flow and/or that area where flood depths and/or velocities pose a potential threat to life and/or property damage, and includes an 8 metre setback from the top of all watercourses. These lands are designated Environmental Hazard on Schedule 'A' to this Official Plan. No structural development shall be permitted within such areas.
- b) The Flood Fringe is the outer portion of the floodplain between the Floodway and the outer limits of the Hurricane Hazel Flood Event Standard floodplain. Depths and velocities of flooding are generally less severe in the Flood Fringe than those experienced in the Floodway. Development within the Flood Fringe may be permitted provided suitable flood damage reduction measures are

undertaken in consultation with the Conservation Authority to protect against Hurricane Hazel Flood Event Standard flooding. Lands within the Flood Fringe are shown on Schedule 'A' as a 'Flood Fringe Overlay' and maintain the appropriate underlying land use designation.

- c) Notwithstanding the above policy, certain land uses shall not be permitted in the Flood Fringe due to the greater risk to life or property damage or the nature of the land use being inappropriate for a floodplain location. These land uses include:
 - i. Institutional uses including hospitals, long-term care homes, retirement homes, pre-schools, school nurseries, daycares and schools;
 - ii. Essential emergency services such as those provided by fire, police, and ambulance stations and electrical substations;
 - iii. Uses associated with the disposal, manufacturing, treatment or storage of hazardous substances.

3.18.4.4.2 For areas within the Town of Saugeen Shores where the Two-Zone Concept does not apply, floodplains shall be managed according to the One-Zone Concept. Under the One-Zone Concept, no new buildings or structures are permitted anywhere in the floodplain, except in accordance with the Section 3.18.4.1.1 – Development, Section 3.18.4.5 – Spill Policy Area and Section 3.18.4.6 – Development in Shallow Flood Areas.

The Corporation of the Town of Saugeen Shores

By-law XX- 2026

Being a By-law to amend Zoning By-law No. 75-2006 being the Comprehensive Zoning By-law for the Town of Saugeen Shores by the Town of Saugeen Shores affecting lands within the Geographic 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, being the Comprehensive Zoning By-law for the Town of Saugeen Shores, is hereby further amended by updating the Environmental Protection (EP) zone, as shown on Schedule 'A' to this by-law.
2. By-law No. 75-2006, as amended, is hereby further amended by adding Schedule 'D' – Map 1 'Flood Fringe Overlay' to the Comprehensive Zoning By-law for the Town of Saugeen Shores, as shown on Schedule 'B' to this by-law.
3. By-law No. 75-2006, as amended, being the Comprehensive Zoning By-law for the Town of Saugeen Shores, is hereby further amended by:
 - a. Adding "FLOOD FRINGE" as a new definition in Section 2:

"FLOOD FRINGE" means the outer portion of the floodplain between the floodway and the flooding hazard limit. Depths and velocities of flooding are generally less severe in the flood fringe than those experienced in the floodway.
 - b. Adding "FLOODPLAIN" as a new definition in Section 2:

"FLOODPLAIN" means the area, usually low lands adjoining a watercourse, which has been or may be subject to flooding hazards.
 - c. Adding "FLOODWAY" as a new definition in Section 2:

"FLOODWAY" means the portion of the floodplain where development and site alteration would cause danger to public health and safety or property damage.

Where the One-Zone Concept is applied, the floodway is the entire contiguous floodplain.

Where the Two-Zone Concept is applied, the floodway is the contiguous inner portion of the floodplain, representing that area required for the safe passage of flood flow and/or that area where flood depths and/or velocities are considered to be such that they pose a potential threat to life and/or property damage, and includes an 8 metre setback from the top of all watercourses.. Where the Two-Zone Concept applies, the outer portion of the floodplain is called the flood fringe.
 - d. Adding "ONE-ZONE CONCEPT" as a new definition in Section 2:

"ONE-ZONE CONCEPT" means an approach to floodplain management where the floodway is the entire contiguous floodplain.

- e. Adding “TWO-ZONE CONCEPT” as a new definition in Section 2:
“TWO-ZONE CONCEPT means an approach to floodplain management where the floodplain is differentiated into two parts: the floodway and the flood fringe.

- f. Adding Section 3.39 to General Provisions for All Zones:

- 3.39 Flood Fringe Overlay

- 3.39.1 Flood Fringe Overlay

The Flood Fringe Overlay applies to lands within the Town of Saugeen Shores where floodplain modelling in support of a Two-Zone Floodplain Management Concept has been approved by the Town of Saugeen Shores, the County of Bruce, and the Saugeen Valley Conservation Authority (SVCA). For the purposes of the Flood Fringe Overlay, the flood hazard shall mean the greater of:

- a) The flood resulting from the rainfall actually experienced during the Hurricane Hazel storm (1954), transposed over a specified watershed and combined with the local conditions, where evidence suggests that the storm event could have potentially occurred over watersheds in the general area;
- b) The one-hundred-year flood; and,
- c) A flood which is greater than 1 or 2 above which was actually experienced in a particular watershed or portion thereof.

The flood fringe represents the outer portion of the floodplain. In portions of the Town of Saugeen Shores, the Two-Zone Concept is applied. The provisions of the Flood Fringe Overlay shall be applied in addition to the regulations of the underlying zone which are identified by a zone symbol on Schedule “A” of the By-law. The lands to which the Flood Fringe Overlay applies are identified by a stipple pattern on Schedule “E” of this By-law. The floodway is zoned Environmental Protection (EP).

- 3.39.2 Uses Permitted

Uses permitted, including additions to existing uses, buildings and structures in the Flood Fringe Overlay shall be in accordance with the applicable underlying zone provisions of the By-law except that the establishment of new uses for the following purposes will not be permitted:

- a) institutional uses including hospitals, long-term care homes, retirement homes, pre-schools, school nurseries, daycares and schools;
- b) essential emergency services such as those provided by fire, police, and ambulance stations and electrical substations;
- c) uses associated with the disposal, manufacturing, treatment or storage of hazardous substances.

- 3.39.3 Development and Site Alteration

Where the Two-Zone Concept is applied, development and site alteration may be permitted in the Flood Fringe, subject to appropriate floodproofing to the flood hazard elevation in consultation with the Conservation Authority, where the effects and risks to public safety are minor, could be mitigated in accordance with provincial standards, and where all of the following are demonstrated and achieved:

- a) development and site alteration is carried out in accordance with floodproofing standards, protection works standards, and access standards;
- b) vehicles and people have a way of safely entering and exiting the area during times of flooding, erosion and other emergencies;

- c) new hazards are not created, and existing hazards are not aggravated; and
- d) no adverse environmental impacts will result.

3.39.4 Safe Access

Notwithstanding sections 3.39.2 and 3.39.3 above, development shall be directed away from areas of natural hazards where there is an unacceptable risk to public health or safety or of property damage, and not create new or aggravate existing hazards. Development and site alteration shall not be permitted within flood fringe areas that would be rendered inaccessible to people and vehicles during times of flooding hazards unless it has been demonstrated that the site has safe access appropriate for the nature of the development and the flooding hazard. Safe access to be determined in consultation with the Conservation Authority.

3.39.4 Site-Specific Floodplain Analysis

Nothing in this By-law shall prevent a landowner from undertaking a site-specific floodplain analysis to further refine the extent and location of the floodway on privately owned lands. Site-specific floodplain analyses shall be in accordance with provincial standards, and shall be acceptable to the Town of Saugeen Shores, the County of Bruce, and the Conservation Authority. The results of an accepted site-specific floodplain analysis will require endorsement through amendments to the Town's Official Plan and Zoning By-law.

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, and subject to the Town of Saugeen Shores Official Plan Amendment L-2025-018 coming into force and effect.

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

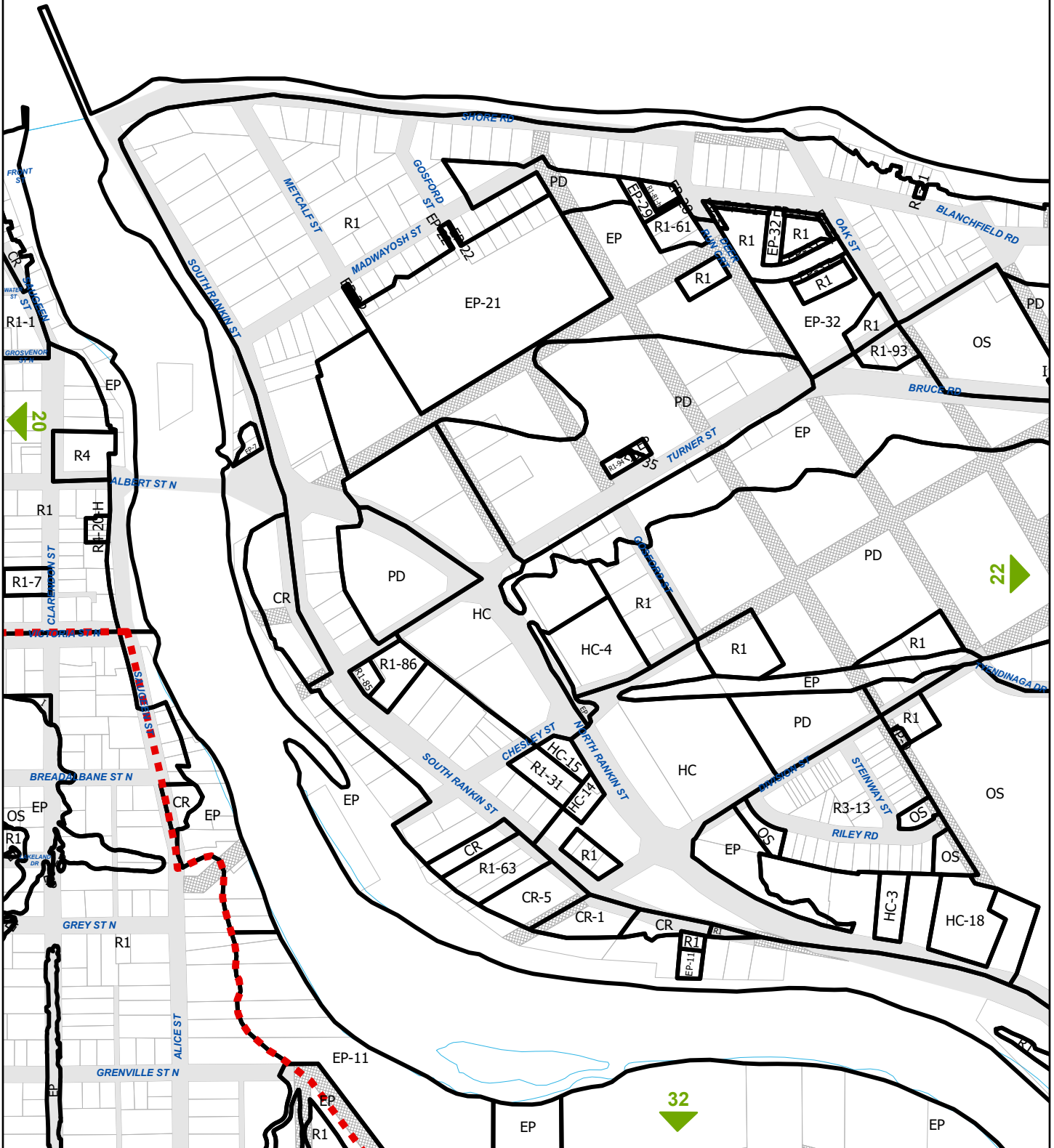
Luke Charbonneau, Mayor

XXXXXX, Clerk

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

Luke Charbonneau, Mayor

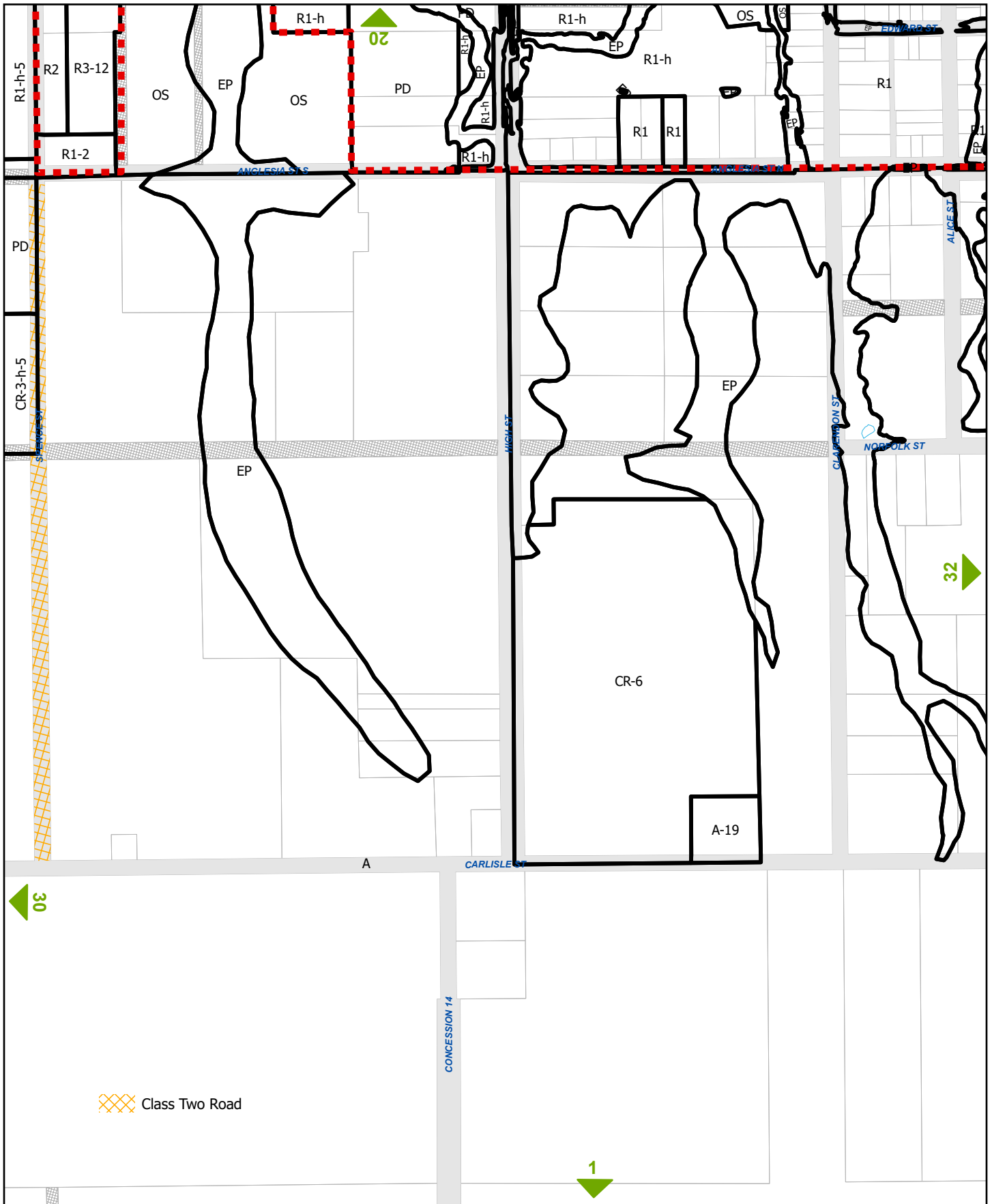
Class Two Road



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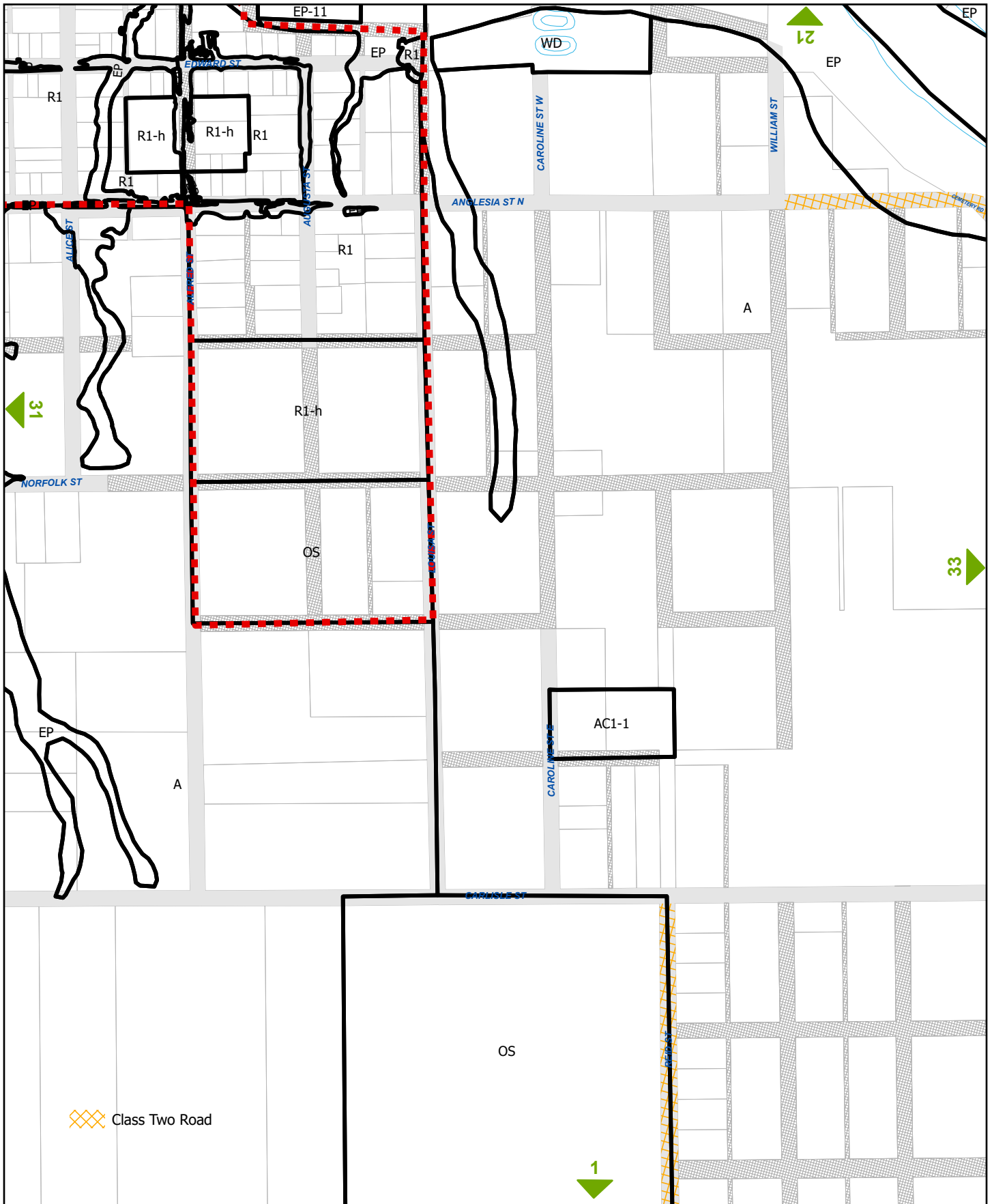
SCHEDULE A MAP 21




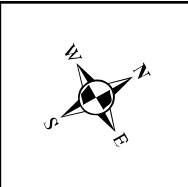
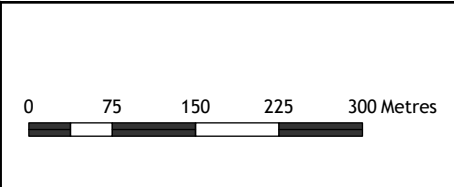
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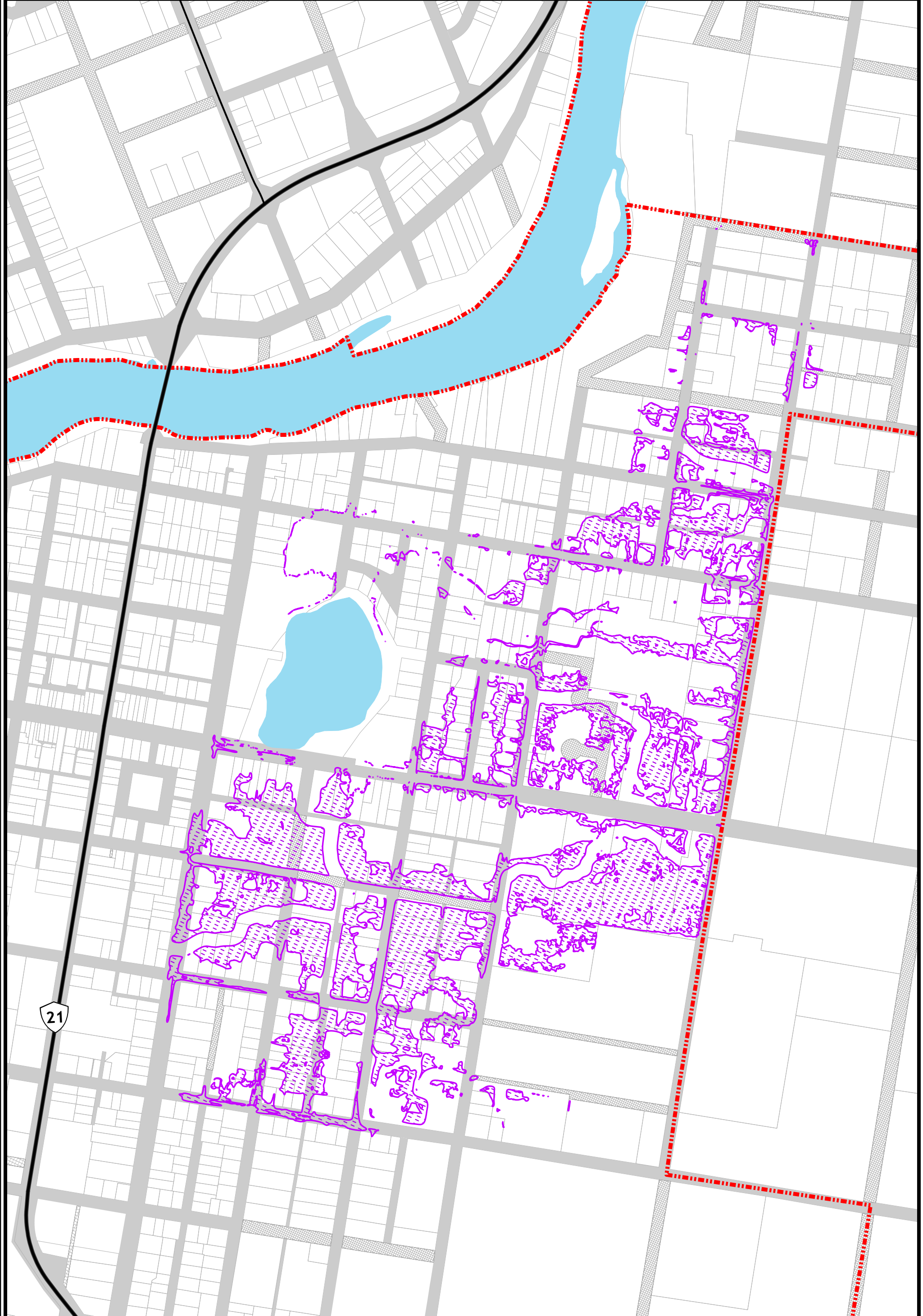
**SCHEDULE A
MAP 31**



 Class Two Road



**SCHEDULE A
MAP 32**



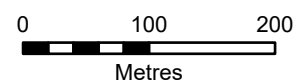
Schedule 'D - Map 1'
Flood Fringe Overlay
Southampton



Lands Subject to Section 3.39.1 - Flood Fringe Overlay



Boundary of Local Plan/Settlement Area Boundary



1:6,000