

The Corporation of the Town of Saugeen Shores

By-law 37- 2026

Being a By-law to amend Zoning By-law No. 75-2006 by Anthony Hill c/o Ron Davidson for lands described as PLAN 11 BLK 27 LOT 4 (Town of Port Elgin), 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 'Commercial Core (CC)' zone to the 'Commercial Core Special (CC-14)' zone, 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 12.5 thereof:

12.5.14 CC-14

Notwithstanding the 'CC' zoning regulations, the following regulations shall apply to lands zoned 'CC-14' on Schedule 'A' to this By-law:

- i. The lands may be used for 'Residential' purposes in compliance with the 'R1' zone provisions in addition to the permitted Commercial Core 'CC' uses
 - ii. The primary building with an additional residential unit, is hereby recognized as being in compliance with the Zoning By-law.
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 20th day of April, 2026.

Luke Charbonneau, Mayor

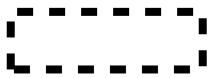
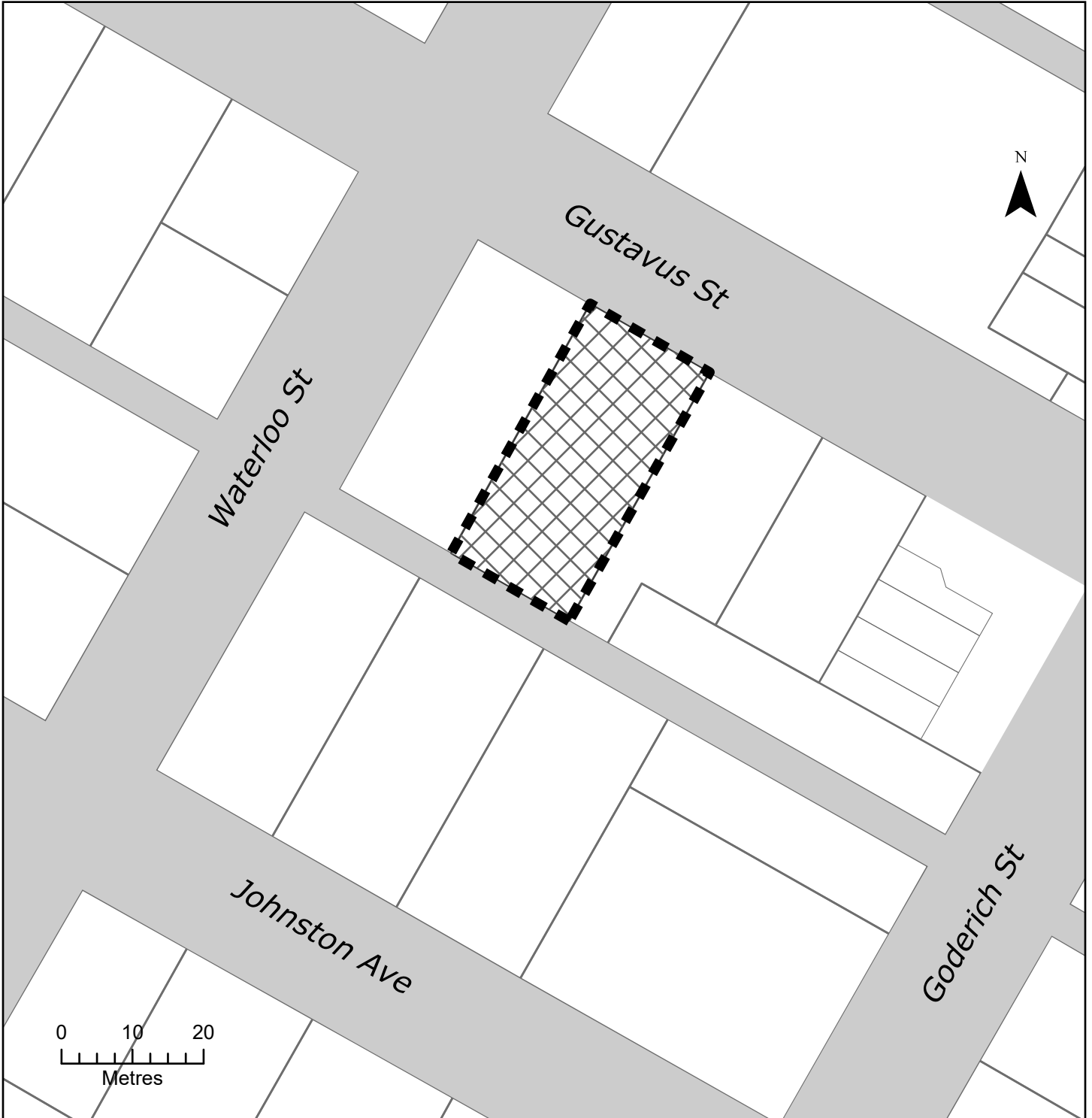
Kaitlin Bos, Clerk

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'

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



Subject Property



Lands to be zoned Commercial Core Special 'CC-14'

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

Mayor _____

Clerk _____