

Port Elgin and Southampton Downtowns Community Planning Permit By-law + Official Plan Amendment

Statutory Public Open House

June 24, 2026

Land Acknowledgement

We acknowledge the Town of Saugeen Shores is located on the traditional lands and treaty territory of the Saugeen Ojibway Nation, which consists of the Chippewas of Saugeen and the Chippewas of Nawash Unceded First Nation.

We understand this land holds immense significance to the people of Saugeen Ojibway Nation. We appreciate those who live and work alongside us today and who continue the traditions of their ancestors as stewards of the land we are privileged to inhabit. We thank them for the contributions they have made in both caring for the land and in shaping this community.

We commit to truth and reconciliation. To acknowledging the truth about what happened to Indigenous peoples because of colonization, and to reconciliation – which begins with each and every one of us.

As a local government and public organization, we are dedicated to learning about Indigenous culture, to fostering a better relationship with First Nations and their people, and we commit ourselves to actions that move us forward on a path to healing along with the Saugeen Ojibway Nation.

Project Team

Mark Paoli,
Interim Manager, Planning and Development

Kristen Sears,
Planning Policy Coordinator

Andrew Davidge,
Principal

Robert Walter-Joseph,
Principal

Divankshi Gandhi,
Planner

Sean Hertel,
Principal

Annika Hui,
Principal

René Biberstein
Associate Principal

Project Purpose

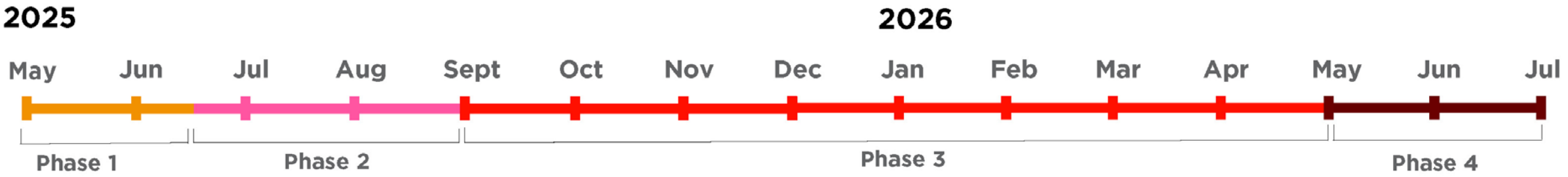
Increase housing supply and variety and improve housing affordability in Saugeen Shores.

Identify areas that are suitable for intensification and higher density forms of housing.

Implement a Community Planning Permit System (CPPS) in those areas to better guide development and streamline the development application process.*

*Initial focus on Port Elgin and Southampton downtowns, with the rest of Saugeen Shores for future consideration.

Project Timeline (2025-2026)



Phase 1
PROJECT INCEPTION

- To collect and begin analysis of background materials and data.
- To understand the strengths and weaknesses of the current system.
- To identify the requirements of a CPPS.

Phase 2
NODES AND CORRIDORS STUDY

- To identify and evaluate options for areas that are suitable for intensification, and select a recommended option.
- To explore the nature of intensification to take place and the potential building types.

Public & Stakeholder Consultation

- In-person Community Workshop
- Online Activity

Phase 3
CPPS FRAMEWORK AND TOOLS

- To identify how the new system will enhance housing supply, variety and affordability.
- To establish a CPPS framework to serve as the basis of the CPP bylaw, and set high level directions/approaches.
- To identify any changes to the Official Plan to support the CPPS.
- To draft a CPP by-law and Official Plan amendment.

Public & Stakeholder Consultation

- Virtual Community Workshop
- Online Activity

Phase 4
FINALIZATION AND IMPLEMENTATION

- To develop an implementation strategy.
- To prepare a final report summarizing all parts of the project analysis and recommendations.
- To finalize the CPP by-law and Official Plan amendment for approval by Council and County.

Public & Stakeholder Consultation

- Statutory Public Open House
- Statutory Public Meeting at Council

Purpose of Meeting

To fulfil one of the statutory requirements established by the Planning Act

To provide sufficient information and material to enable the public to understand the CPP By-law and Official Plan Amendment

To give the public an opportunity to review and ask questions about the CPP By-law and Official Plan Amendment

Structure of Presentation

1) CPPS Basics
2) Identifying the CPP Area
3) What We Heard
4) CPP By-law Structure
5) CPP Precincts and Regulations
6) Approval & Classes
7) Next Steps


CPPS BASICS
EMERALD
CHANTRYVIEW
ADELAIDE
BELCHER
BREADALBANE
SPENCE
VICTORIA
PALMERSTON
HURON
LAIRD
GROSVENOR
MORTON
LEEDER
HIGH
UNION
THOMPSON
FRONT
WATER
LANSDOWNE
MACDONALD
R1
R2
R3
R4
R3-1
R1-29
R1-17
R1-19
R1-3
R1-9
R1-10
R1-1
R1-6
R2-5
R1-27
R1-37
R4-6
HC
HC-21
HC-7
h-OS
h-5 HC
h-5 R1
h-PD
h-R1
PD
EP
OS
I
CR
CC
CC-2
C

CPPS Key Points

- CPP By-law replaces the Zoning By-law and Site Plan Control By-law
- CPPS replaces Zoning By-law Amendment, Minor Variance, Site Plan Approval applications – one streamlined application
- Includes a base regulation and different classes of variation, defined within the By-law
- Delegation of approval authority and public notice varies by class

IDENTIFYING THE CPP AREA



Selecting Areas of Focus

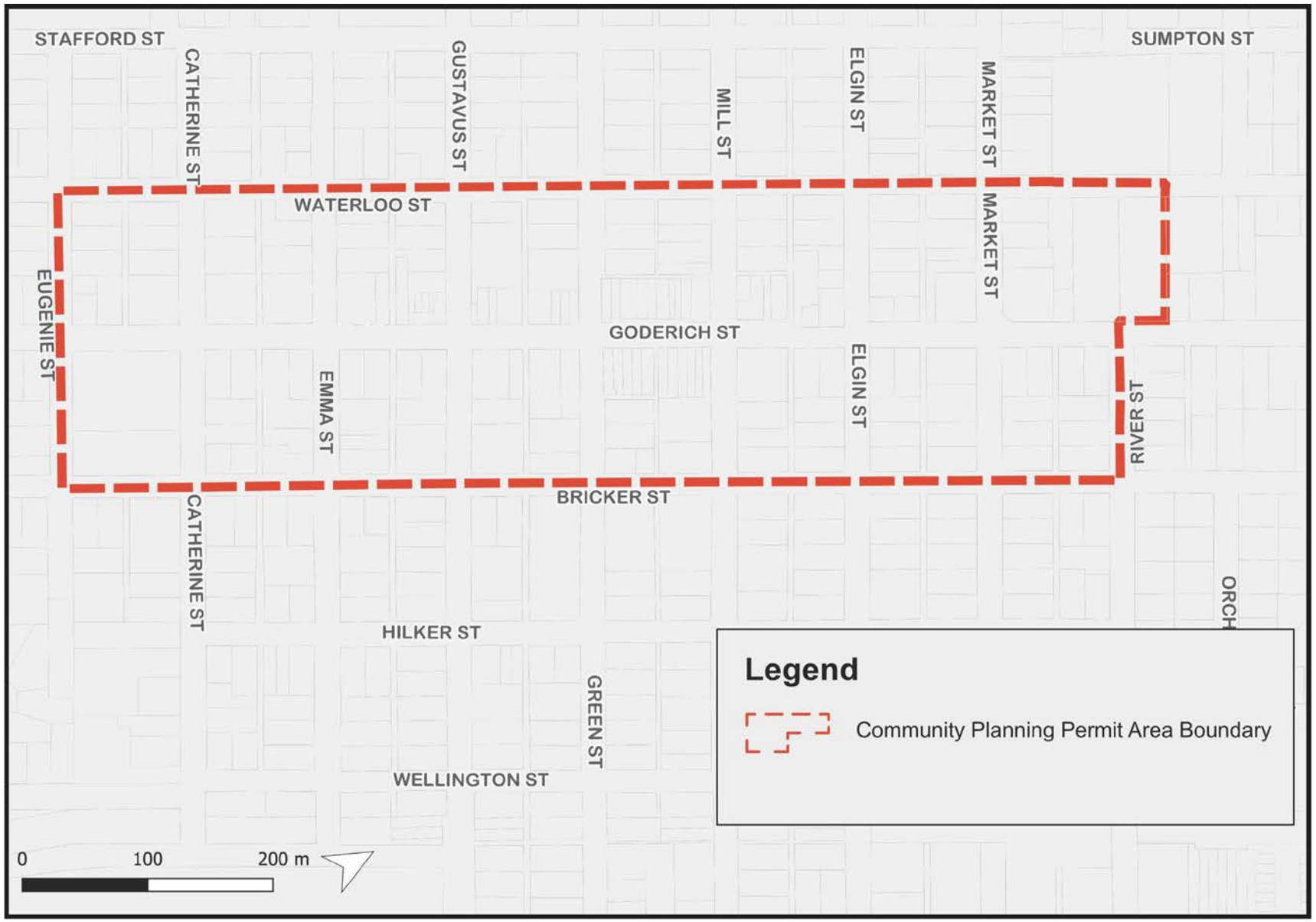
Core Commercial

- Core Commercial designation within Port Elgin and Southampton identified as the initial focus of the CPPS.
- This designation covers Saugeen Shores' two traditional downtowns.
- Current Official Plan policies are in alignment with mixed use intensification in these areas.
- The CPPS could more clearly outline the scope of change in these areas and simplify the development approval process.

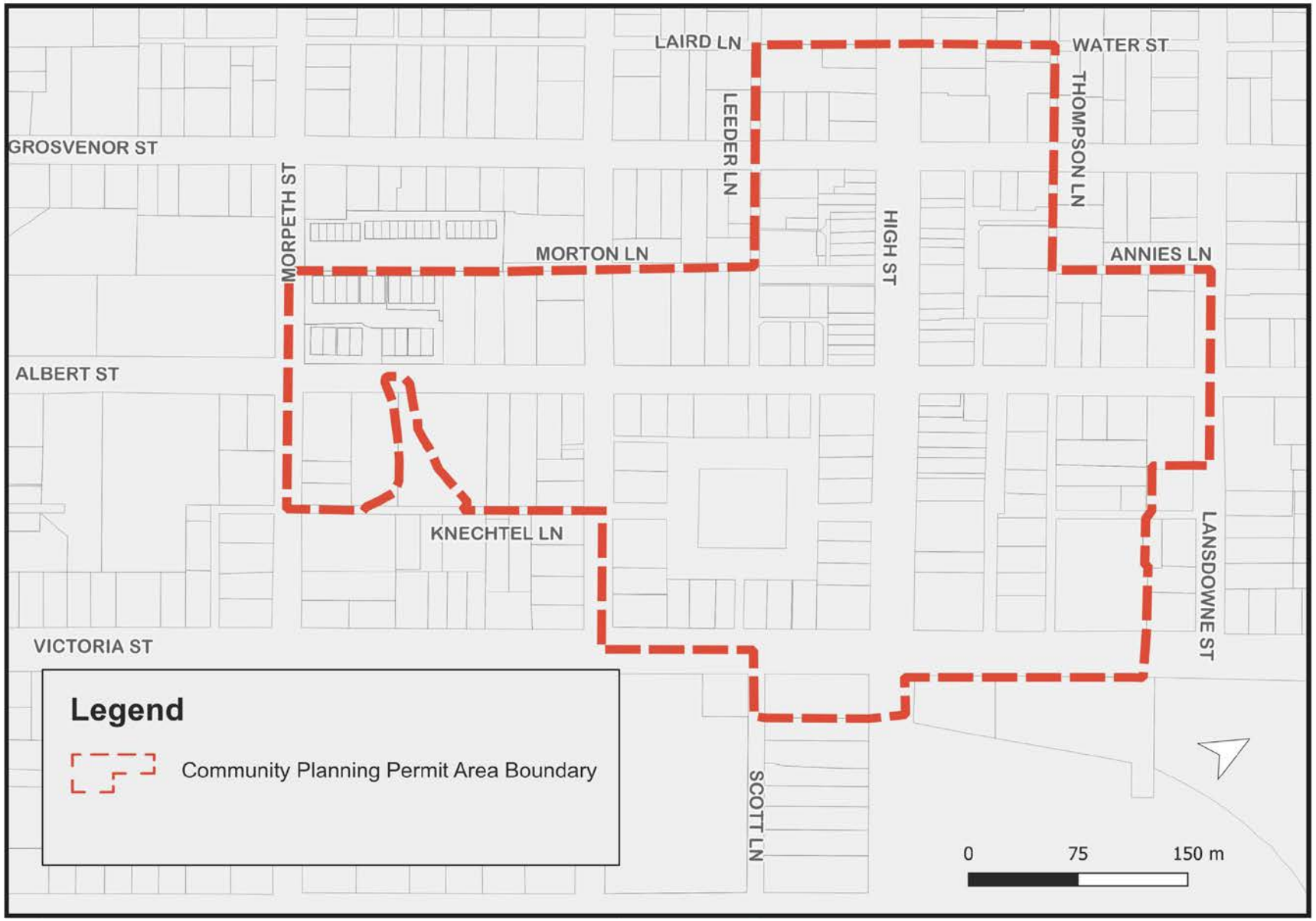
Highway Commercial

- Highway Commercial designation also holds great potential as an intensification area.
- However, it was determined that before the Highway Commercial areas are brought into the CPPS, Official Plan policies should be reviewed to better establish an overall vision for these areas as mixed use, rather than the primarily commercial uses envisaged in the current policies.
- Areas covered by Highway Commercial designation could be brought into the CPPS in the future.

CPP Area – Port Elgin



CPP Area – Southampton



WHAT WE HEARD



What We Heard



CPP BY-LAW STRUCTURE



Table of Contents

Section 1: Administration

Section 2: Interpretation

Section 3: Definitions

Section 4: General Provisions

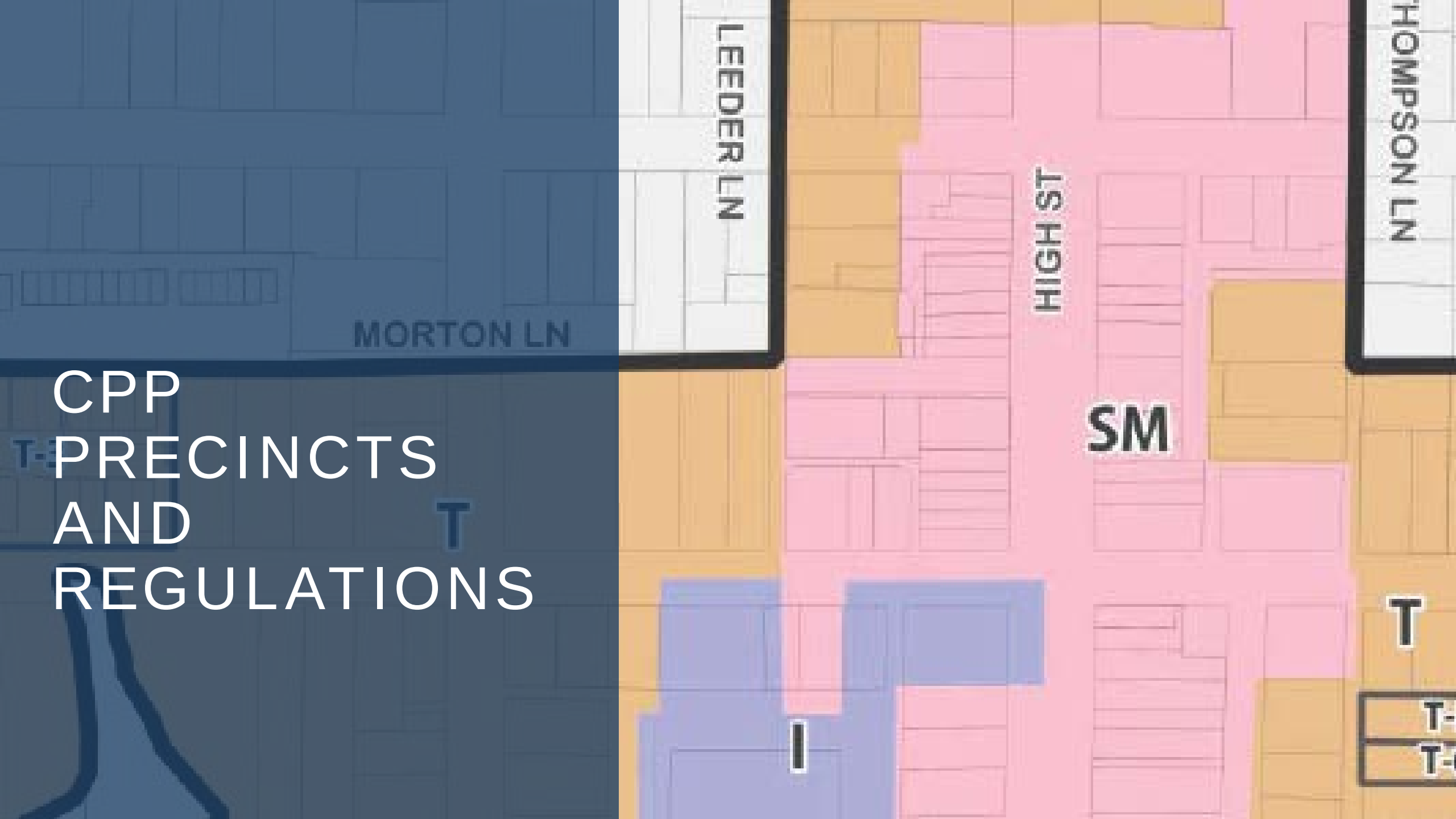
Sections 5-8: Precinct Specific Sections

- Port Elgin Main Street Precinct
- Southampton Main Street Precinct
- Transition Precinct
- Institutional Precinct
- Open Space Precinct

Section 9: Site Specific Provisions

Schedules

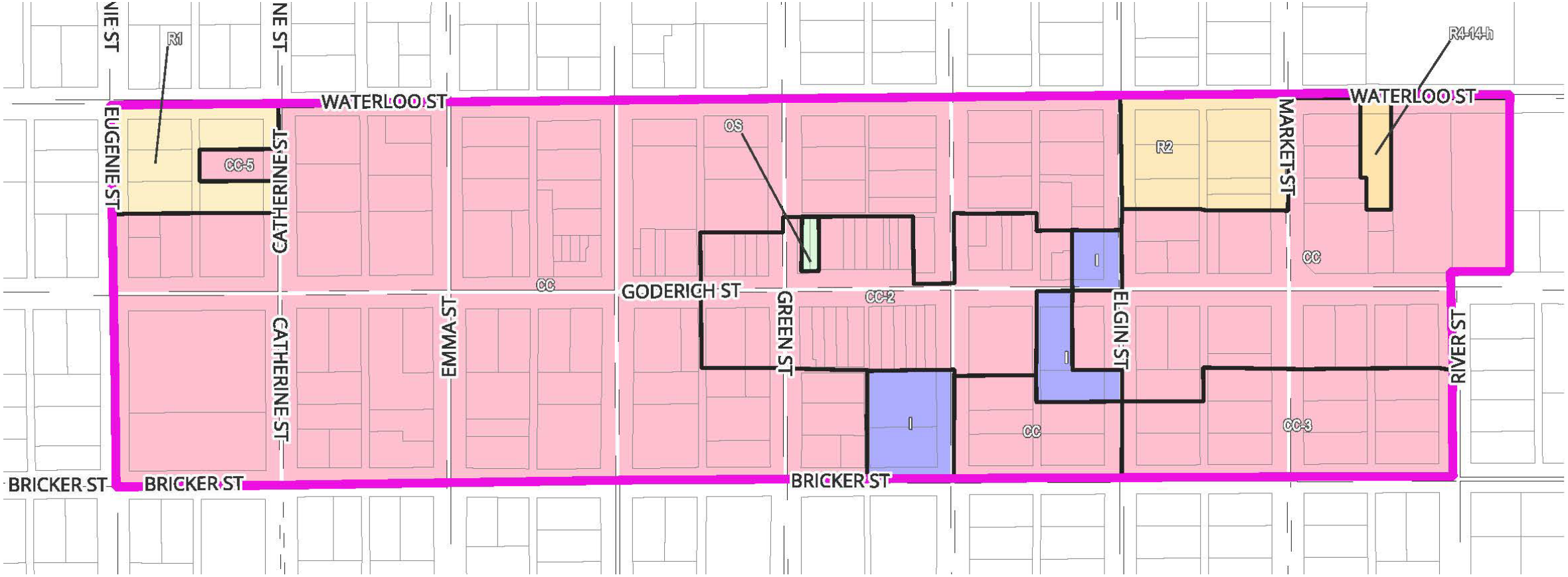
CPP PRECINCTS AND REGULATIONS



General Principles for Precincts/Regulations

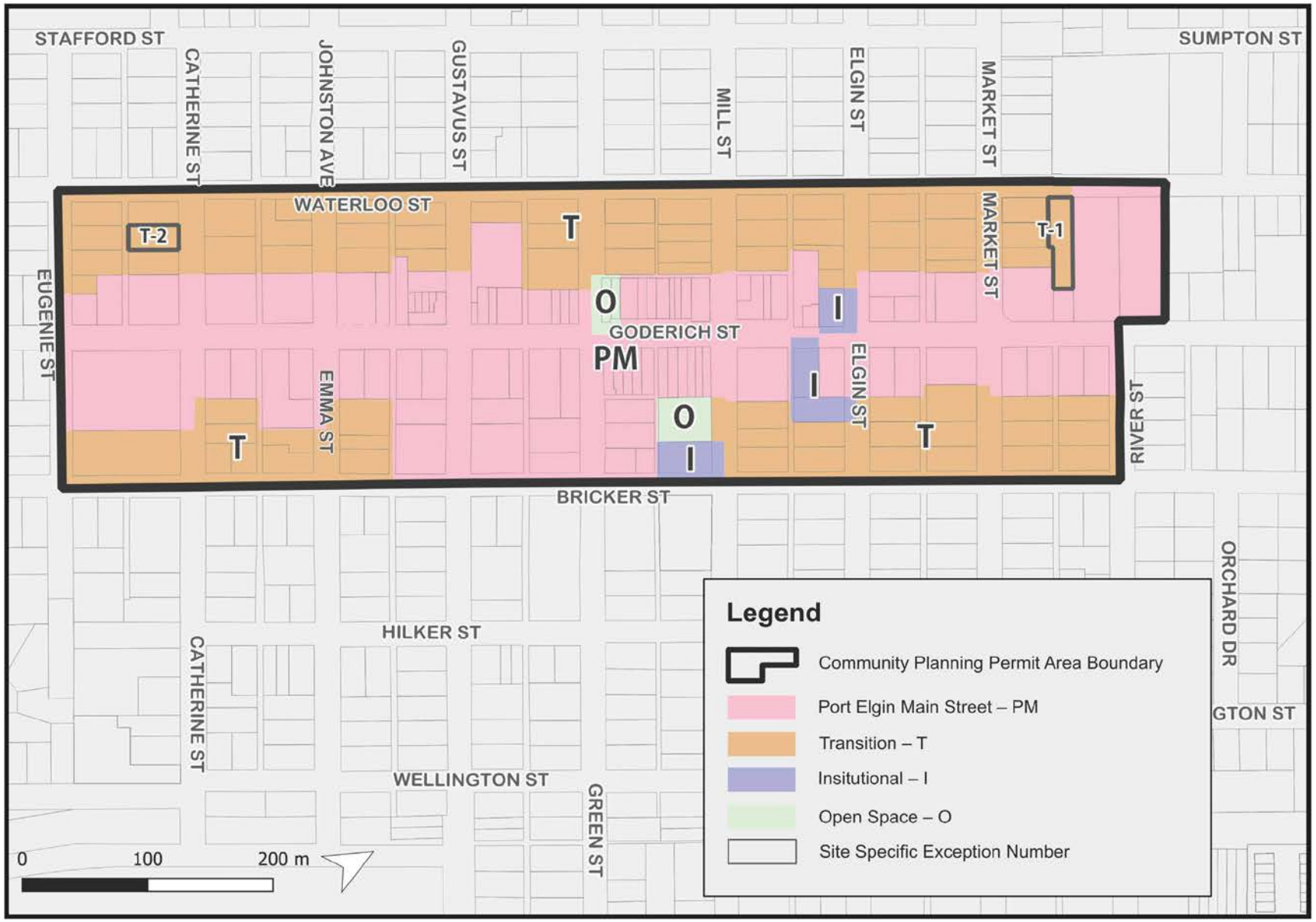
- Allow for incremental intensification, while respecting traditional context.
- Overall simplification of standards.
- Focus on built form and building envelope, rather than number of units.
- Ensure a good relationship between buildings and the public street and sidewalk.
- Flexibility on meeting parking requirements.
- Allowance for broad range of residential, office and retail.
- Requirement for ground-floor non-residential uses in certain established commercial areas.
- Permission for some landscaping requirements to be met with green roofs.

Current Zoning Map

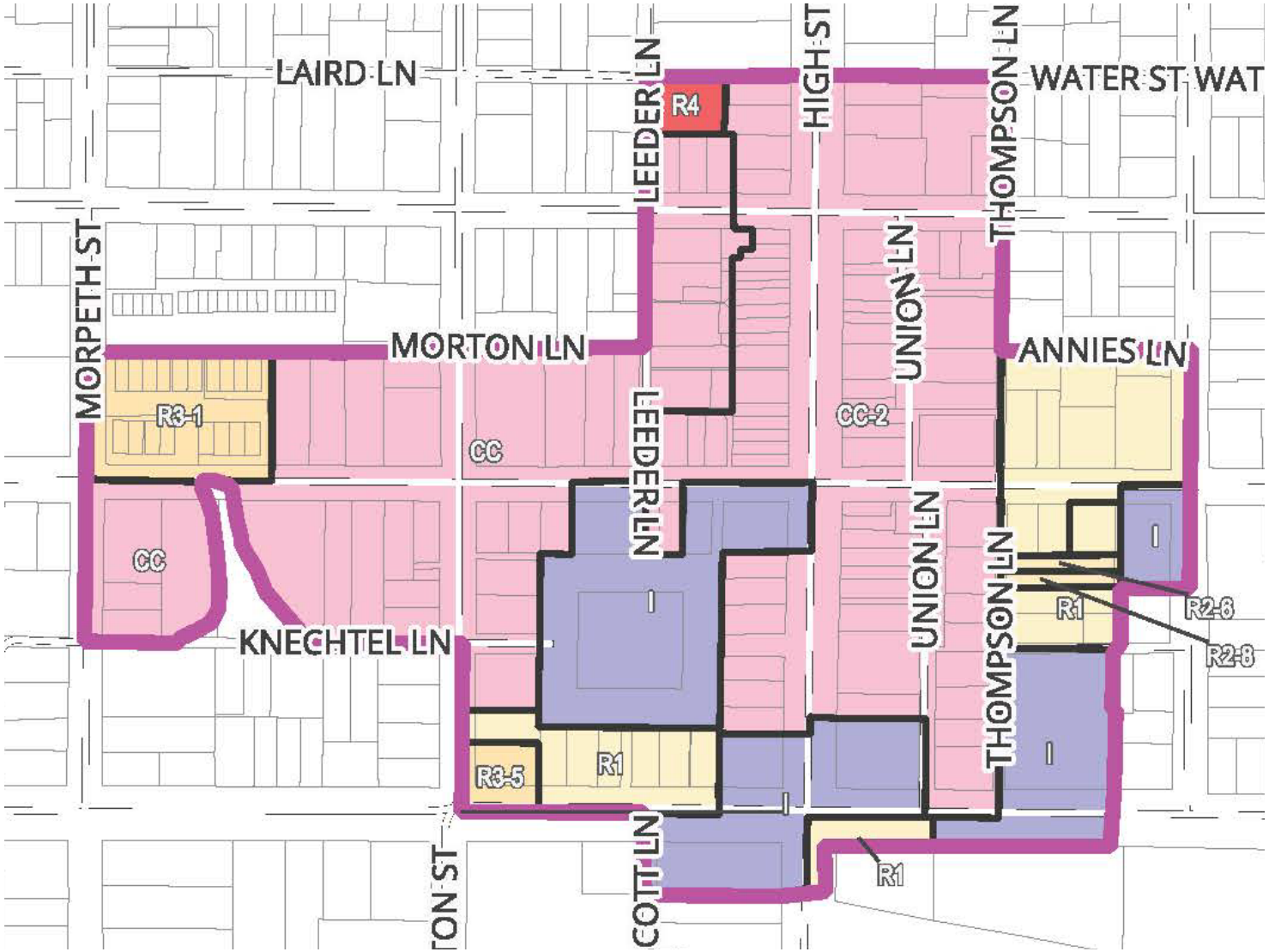


- CC / CC-2 / CC-5 – Commercial Core Zone
- R1 – Residential First Density Zone
- R2 – Residential Second Density Zone
- R4-14-h – Residential Fourth Density Zone
- I – Institutional Zone
- OS – Open Space Zone

CPP Precincts – Port Elgin

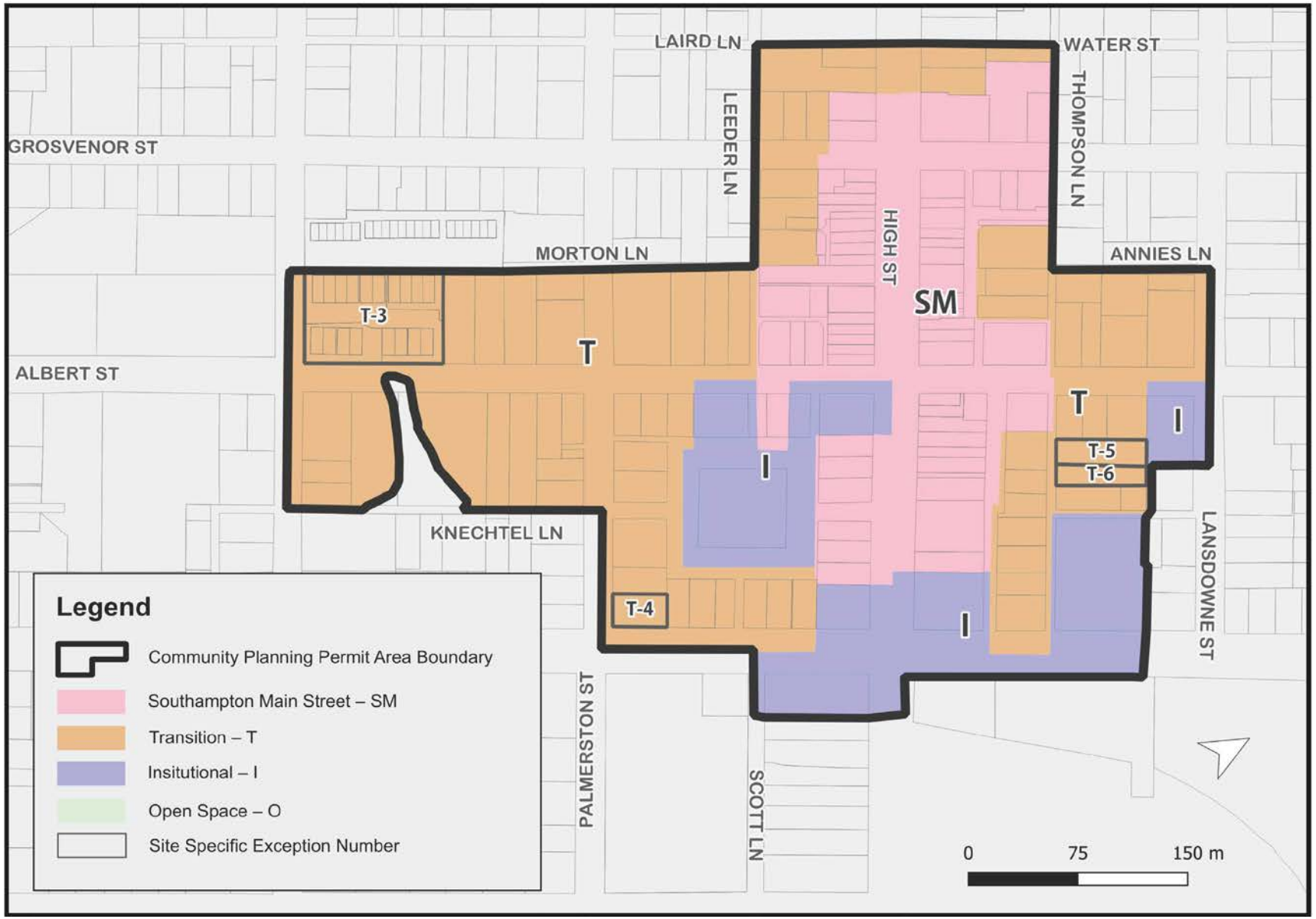


Existing Zoning Map



- CC / CC-2 – Commercial Core Zone
- R1 – Residential First Density Zone
- R2-6 / R2-8 – Residential First Density Zone
- R3-1 / R3-5 – Residential Third Density Zone
- R4 – Residential Fourth Density Zone
- I – Institutional Zone

CPP Precincts – Southampton



Port Elgin Main Street Precinct (PM)



Intent

The Port Elgin Main Street Precinct (PM) is intended to support moderate intensification of the Town's Core Commercial Areas in a manner **compatible with community character**, while reinforcing the retail and commercial uses which **contribute to their roles as downtowns** with vibrant and animated streets.

Port Elgin Main Street Precinct (PM)

Key Standards Comparison*

	NEW PRECINCT	OLD CC ZONE
Building Height (max)	14 m (4 storeys)	10 m (or up to 20 m**)
Front/Exterior Side Yard Setback (min/max)	0-2 m	0-1.22 m
Interior Side Yard Setback (min)	0 m	0 m
Rear Yard Setback (min)	6 m	10 m (6 m for CC-2)
Coverage (max)	75%	50%
Landscaped Area (min)	15% (may be on green roof)	10%
Ground Floor Front Façade Transparency (min)	50%	80%
Upper Floor Façade Transparency (min)	15%	25%
Ground Floor Height (min/max)	4-5 m	3.6-4.5 m
Ground Floor Elevation (max)	0.5 m	n/a
Uses	Mixed use with ground floor non-residential requirement	Non-residential with accessory residential units permitted

* A selection of key standards is shown. Additional standards are included in the CPP By-law.
** Subject to additional interior side yard and rear yard setbacks (Zoning By-law s.3.10.4)

Port Elgin Main Street Precinct (PM)

Level of Variation Defines Classes

	Base Requirement	Class 2 Variation	Class 3 Variation
Building Height (max)	14 m (4 storeys)	Minor variation to permit up to 4 storeys	Variation to permit greater than 4 storeys
Front/Exterior Side Yard Setback (min/max)	0-2 m	0.5 m	Greater than 2.5 m
Interior Side Yard Setback (min)	0 m	N/A	N/A
Rear Yard Setback (min)	6 m	0.5 m	Less than 5.5 m
Coverage (max)	75%	None	Greater than 75%
Landscaped Area (min)	15% (may be on green roof)	None	Less than 15%
Ground Floor Front Façade Transparency (min)	50%	5%	Less than 45%
Upper Floor Façade Transparency (min)	15%	5%	Less than 10%
Ground Floor Height (min/max)	4-5 m	None	Less than 4m or greater than 5 m
Ground Floor Elevation (max)	0.5 m	0.25	Greater than 0.75 m
Uses	Permitted Uses	None	Use currently not permitted

* A selection of key standards is shown. Additional standards are included in the CPP By-law.

APPROVAL & CLASSES



Approval Criteria

- Appropriate for the lands
- Considers the unique characteristics of the property
- Compatible with, and sensitive to, the planned context and area character
- Potential off-site impacts are identified and mitigated to the extent possible
- Consistent with the intent of this By-law
- Conforms to the Bruce County Official Plan and Town of Saugeen Shores Official Plan
- Consistent with the Provincial Planning Statement and all applicable provincial plans, policies and legislation
- Consistent with the intent of applicable municipal guidelines
- Consistent with municipal standards and by-laws
- Conserves the heritage values, attributes and character of Part IV heritage designated property and mitigates visual and physical impact on it.

CPP Classes

Class of Permit	Description	Approval Authority	Public Notice
Class 1	Meets all regulations and criteria. No variation is required.	Director of Development Services or delegate.	No notice required.
Class 2	Criteria met. Minor variation required.	Director of Development Services or delegate.	No notice required.
Class 3	Criteria met. Variation not minor in nature required. Uses currently not permitted.	Council or a Committee of Council.	Notification on website for public access. Mailout to owners of land within 120 metres of the subject property. On-site signage.

NEXT STEPS



Next Steps

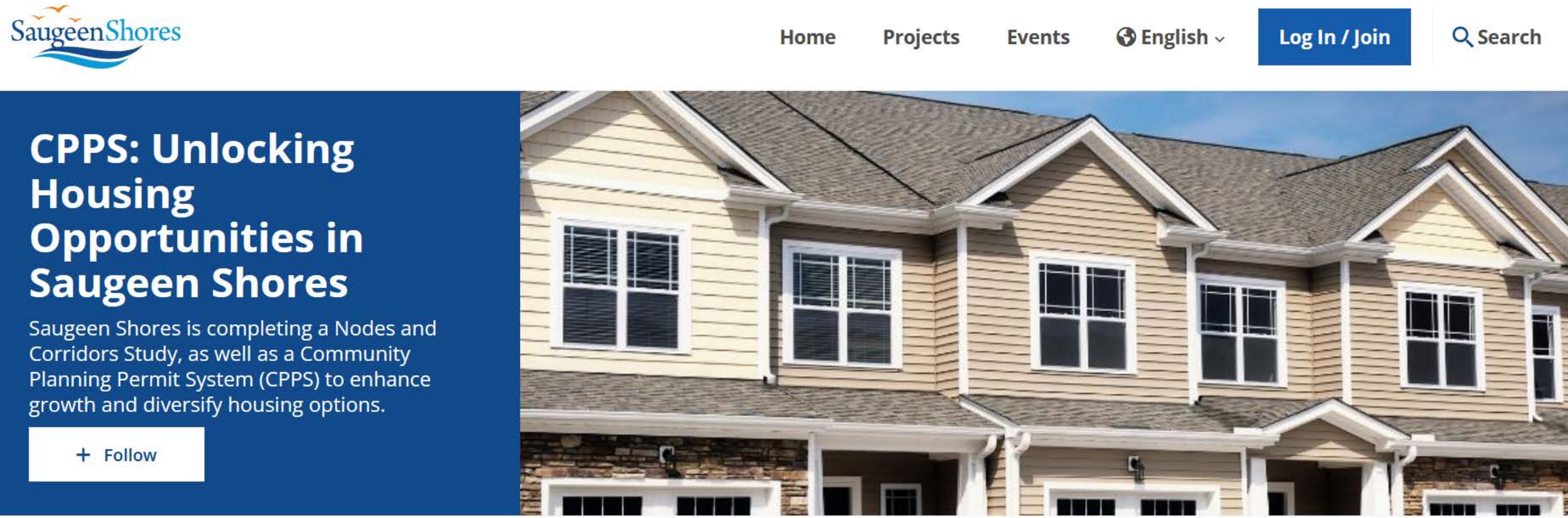
- **Submit comments** to Bruce County, to bcplpe@brucecounty.on.ca, by mail or to 226-909-5515. Comments received with the originator's name and address will be part of the public record. Comments received before **July 3, 2026** will be considered in the preparation of the Planning Report going to Council.

- **Statutory Public Meeting (hybrid format)**
  Time: July 13, 2026, 6:30 p.m.
  Location: Council Chambers at the Municipal Office
  600 Tomlinson Drive, Port Elgin

  Virtual attendance: Information on how to participate visit the municipal website at: www.saugeenshores.ca/agendas-meetings-minuteshttps://www.saugeenshores.ca/town-hall/agendas-meetings-and-minutes/

- **Council Meeting**
  July 13, 2026 (after the Statutory Public Meeting)

For More Information



https://engage.saugeenshores.ca/CPPS


Saugeen Shores
Thank you