The Corporation of the Town of Saugeen Shores

By-law 60- 2026

Being a By-law to amend Zoning By-law No. 75-2006 by Margaret Laurence Housing Co-op for lands described as RANGE LAKE PT LOTS 35 AND 36;RP 3R8329 PART 7, PLAN 3M246 BLK 107, and PLAN 3M246 BLK 106, Town of Saugeen Shores (Port Elgin Town)

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; 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 (R1)' zone and 'Residential First Density Special (R1-84)' zone to 'Residential Fourth Density Special (R4-33)' zone, 'Open Space (OS)' zone, and 'Institutional Special (I-4)' 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 10.4 thereof:

10.4.33 R4-33

Notwithstanding the 'R4' zone provisions to the contrary, the following provisions shall apply to lands zoned 'R4-33' on Schedule 'A' to this by-law:

a) The maximum building height for an apartment building shall be 16.0 m subject to:

i) An apartment building at a height of 12.5 m (maximum) shall have a minimum interior side yard setback of 5.0 m;

ii) An apartment building at a height of 15.0 m (maximum) shall have a minimum interior side yard setback of 5.0 metres to an 'Open Space (OS)' zone and 7.0 m to all other zones;

iii) An apartment building at a height of 16.0 m (maximum) shall have a minimum interior side yard setback of 5.0 metres to an 'Open Space (OS)' zone and 9.0 m to all other zones, and a minimum rear yard setback of 10.0 m;

iv) All other setbacks shall be required as outlined in the 'R4' zone; and

v) For greater clarity, buildings may be tiered so that each successively higher portion of the building maintains the required interior side yard and rear yard setbacks as noted in subsections i) through iii).

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 ~~15th~~ 22nd KB day of June, 2026.

[redacted]

Luke Charbonneau, Mayor

Kaitlin Bos, Clerk

By signing this By-law on ~~15th~~ 22nd KB day of June, 2026, I, Mayor Luke Charbonneau, will not exercise the power to veto this by-law pursuant to Subsection 284.11 (4)(a).

[redacted]

Luke Charbonneau, Mayor

Schedule 'A'

RANGE LAKE PT LOTS 35 AND 36;RP 3R8329 PART 7 Roll Number 411046000440210
PLAN 3M246 BLK 107 Roll Number 411046000440819
PLAN 3M246 BLK 106 Roll Number 411046000440818
Town of Saugeen Shores (Port Elgin Town)



Subject Properties

Lands to be zoned R4-33 - Residential Fourth Density Special

Lands to be zoned OS - Open Space

Lands to be zoned I-4 - Institutional

This is Schedule 'A' to the zoning by-law amendment number Z-2026-019 passed this 22nd day of June, 2026.

Mayor [redacted]

Clerk

Applicant: Town of Saugeen Shores c/o Delfina Arimayn
c/o Tim Welch Consulting Inc.

File: Z-2026-019

Date: June 2026