Welcome to the Statutory Public Open House for the Port Elgin and Southampton Downtowns Community Planning Permit By-law and Official Plan Amendment

Have your say and keep informed

To learn more about the project and review full versions of the draft Community Planning Permit By-law and Official Plan Amendment, please go to the project's web page.

Project Web Page

https://www.engage.saugeenshores.ca/

For More Information, Contact:

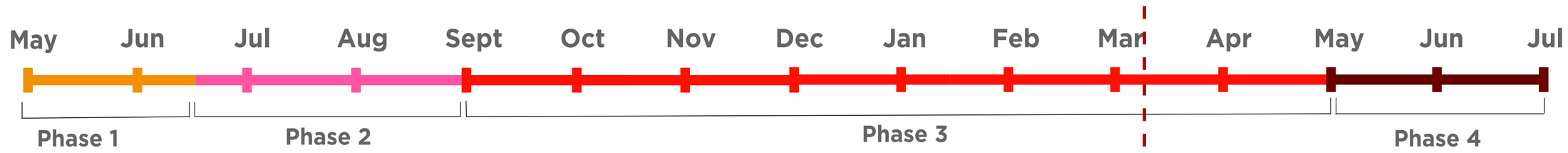
Town of Saugeen Shores
Planning Services
Phone: 519-832-2008
Email: planningteam@saugeenshores.ca

gladki planning associates

Hertel Planning

CODE STUDIO

The Town of Saugeen Shores is developing a Community Planning Permit (CPP) By-law to guide future growth and encourage diverse housing options in key town areas.



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

What is a CPPS?

A Community Planning Permit System (CPPS) is a planning tool that combines zoning, site plan, and minor variance processes into one streamlined approval process. Through a CPP By-law, it allows municipalities to establish clear and flexible development rules in advance, enabling faster decisions on development applications that meet the established criteria. The CPPS will conform to the overall intent and vision of the Town's Official Plan and support its implementation.

Project Background

The Town of Saugeen Shores is experiencing sustained population growth and increasing pressure for a greater mix of housing options. A 2022 feasibility study recommended a CPPS as a tool to streamline planning approvals and support housing diversity. The Town has advanced this recommendation through the development of a CPP By-law and Official Plan Amendment. The work is being led by Gladki Planning Associates, in collaboration with Hertel Planning and Code Studio.

Project Objectives

- The goal of the initiative is to increase housing supply and variety and improve housing affordability in Saugeen Shores.
- A Nodes and Corridors Study identified areas that are suitable for intensification and higher density forms of housing.
- A Community Planning Permit System will be implemented to replace the Zoning By-law and Site Plan Control in those areas to better guide development and streamline the development application process.

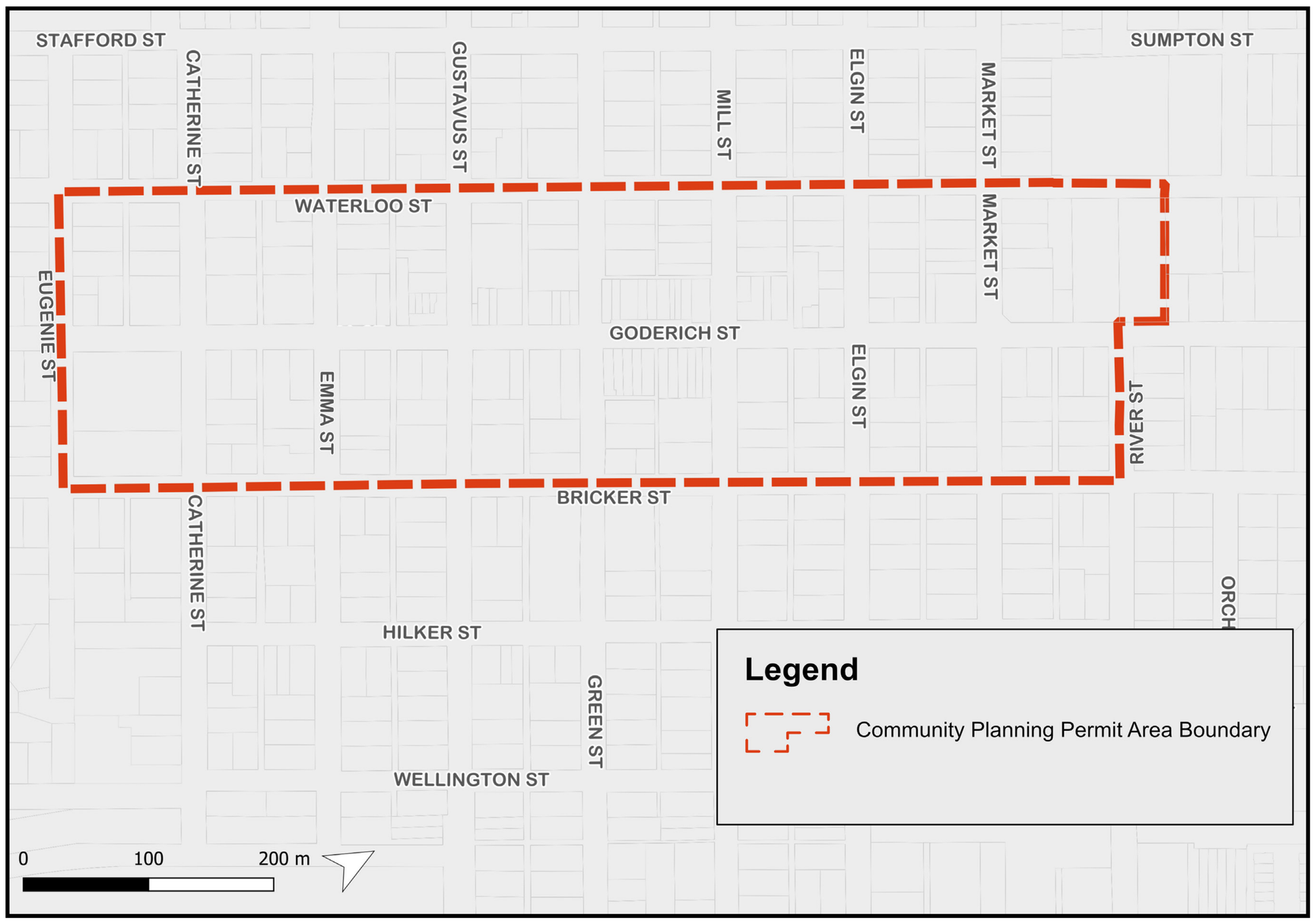
Differences between a Zoning-based System and a CPPS

While a CPPS and Zoning-based system are both means to regulate growth and development, they differ in some significant ways. Some of the most significant differences between the two systems are outlined below.

Zoning-based System	CPPS
A Zoning By-law includes a set of fixed regulations. These regulations may be altered through a Minor Variance or Zoning By-law Amendment, based on principles of good planning, whether the proposed development meets the intent of planning policy and other tests. In practice, the Zoning By-law is amended frequently on a site-by-site basis in response to specific applications.	**A CPP By-law can include a set of regulations with a greater deal of variability and flexibility.** The draft CPP By-law includes 3 classes of development. Class 1 includes a base set of regulations; Class 2 a set of variations to that base determined to be minor in nature; Class 3 which includes variations deemed not minor in nature. Different classes of development have different application fees, requirements for public notice and approval authority. Once approved, for a period of 5 years, a CPP By-law can only be amended by a resolution of Council.
Zoning By-law amendments, Minor Variances and Site Plan Applications are separate applications with their own timelines. Planning Act decision timelines are 90 days for a Zoning By-law Amendment, 30 days for a Minor Variance Application and 60 days for a Site Plan Application.	**The CPPS replaces a multi-step development application process into one single application and approval process.** The timeline for a decision established by the Planning Act for an application under a CPPS is 45 days.
Development applications requiring changes to the Zoning By-law are subject to public notice and public decision-making processes. Under a Zoning By-law, applications for a Minor Variance and Zoning By-law Amendment are subject to public processes, either at the Committee of Adjustment or at Council.	**Changes to the CPP By-law are generally not part of the development application process.** Under a CPP By-law, because the degree of variation has already been established through public consultation at the time the By-law is created, decisions on Class 1 and 2 applications will be delegated to staff and not be subject to a public process. Class 3 applications will have requirements for public notice and be subject to a public process and a decision by Council.
Zoning By-law regulations are generally quantitative in nature. If the regulations are met, the proposed development can be developed as-of-right.	**CPP By-law regulation includes quantitative standards, but also greater scope for qualitative matters to be addressed.** Approval criteria in the draft By-law not only requires quantitative standards to be satisfied, but also that the development is consistent with the intent of the Official Plan and municipal guidelines, which can address qualitative matters, such as character, materials and other design considerations.

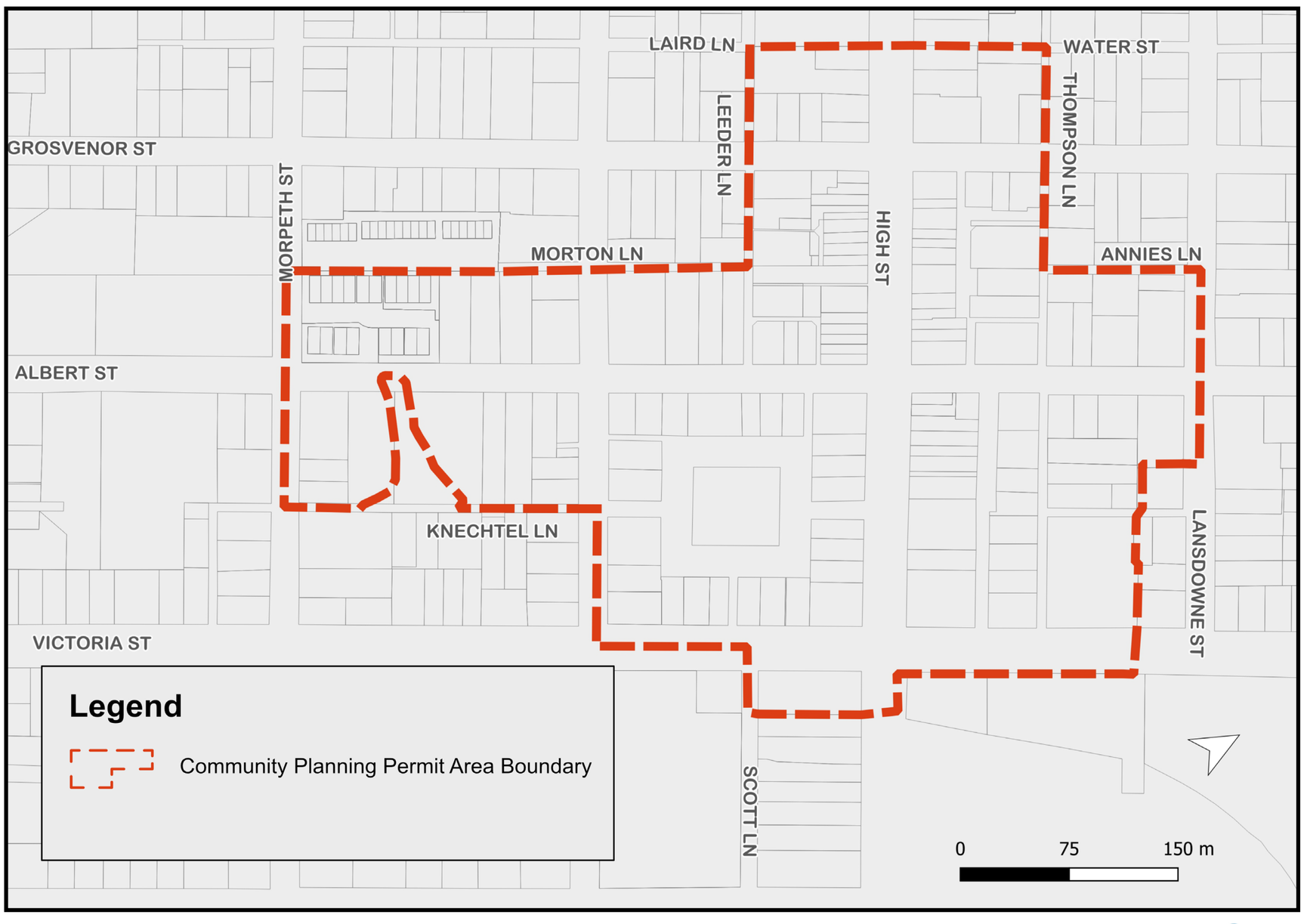
CPP Area

The CPP By-law will replace the Zoning By-law and Site Plan Control By-law within the CPP Area, as identified on Schedules A1 and A2 of the by-law.



Community Planning Permit By-law

Schedule A1: Community Planning Permit Area Boundary (Port Elgin)



Community Planning Permit By-law

Schedule A2: Community Planning Permit Area Boundary (Southampton)

Structure of the CPP By-law

The CPP By-law includes sections that establish how the CPPS will work and be administered, clarifies issues of interpretation and includes sets of regulations that pertain to the entire CPP Area, as well as those that pertain to particular precincts and sites.

Section 1: Administration

- Brings the by-law into effect over a particular area of the Town and addresses issues of transition from the old zoning by-law and site plan by-law.
- Establishes what kinds of development require a development permit and details different classes of permit, the approval authority for each and requirements for public notice.
- Lays out the process of applying for a CPP, approval criteria and the conditions and agreements that accompany the issuing of a CPP.

Section 2: Interpretation

- Supports the interpretation of the by-law through clarification of the meaning of words and measurements.
- Outlines a set of technical revisions that can be made without amendment to the CPP By-law.
- Establishes site-specific provisions.

Section 3: Definitions

- Defines the key terms that are used throughout the CPP By-law.

Section 4: General Provisions

- Includes regulations that apply to all development within the entire CPP area, regardless of Precinct.
- Among the major subjects addressed in this section are parking, loading areas, accessory uses, legal non-conforming uses and landscaping.
- Outlines requirements that pertain to particular uses, for example group homes, bed and breakfast establishments and adult stores.
- Provides clarification on the interpretation of other regulations, for example, lot coverage, stepbacks and yard requirements.

Section 5-8: Precinct Specific Sections

- Details regulations that pertain to 5 precincts:
  - Port Elgin Main Street Precinct
  - Southampton Main Street Precinct;
  - Transition Precinct;
  - Institutional Precinct;
  - Open Space Precinct;
- For each precinct:
  - Provides a high level statement of intent:
  - Outlines permitted uses;
  - Establishes regulations related to heights, building location and massing, landscaping and transparency;
  - Includes additional regulations on other matters, for example, related to the location of residential units in mixed use buildings.

Section 9: Site Specific Provisions

- Includes regulations that pertain to particular sites within the CPP area.

Schedules

- Indicates the boundaries of the CPP area, the precincts contained within and areas to which site-specific regulations apply.

Classes of Development and Exemptions

One goal of the CPPS is to streamline the development approval process. The draft CPP By-law establishes what kinds of development require a CPP and what kinds are exempt. It classifies applications based on the level of variation required from the base standards in order to make decisions efficiently and with the appropriate level of process.

Class of Permit	Description	Approval Authority	Public Notice
Class 1	Application meets all development standards and general regulations of this By-law and addresses the criteria for Community Planning Permit approval as established in Section 1.12 to the satisfaction of the Approval Authority. No variation is required.	Director of Development Services or delegates.	No notice required.
Class 2	Application addresses the criteria for Community Planning Permit approval as established in Section 1.12 to the satisfaction of the Approval Authority, and: • Requires variation(s) from the development standards of this By-law, within the Class 2 variation limits established by Sections 5 to 8 or that are otherwise minor in nature; and/or • Requires minor variation(s) from the general regulations established in Section 4.	Director of Development Services or delegates.	No notice required.
Class 3	Application addresses the criteria for Community Planning Permit approval as established in Section 1.12 to the satisfaction of the Approval Authority, and: • Requires variation(s) from the development standards of this by-law, as per the Class 3 variation limits established by Sections 5 to 8; • Requires variation(s) from the general regulations established in Section 4 that is not minor in nature; and/or • Requires the approval of a use not currently permitted.	Council or a Committee of Council.	Post notification on website for public access. Notice shall be mailed to every owner of land within 120 metres of the subject property. Notice shall be provided by on-site signage which includes an explanation of the application, contact name and phone number to obtain more information or to submit comments.

Exemptions

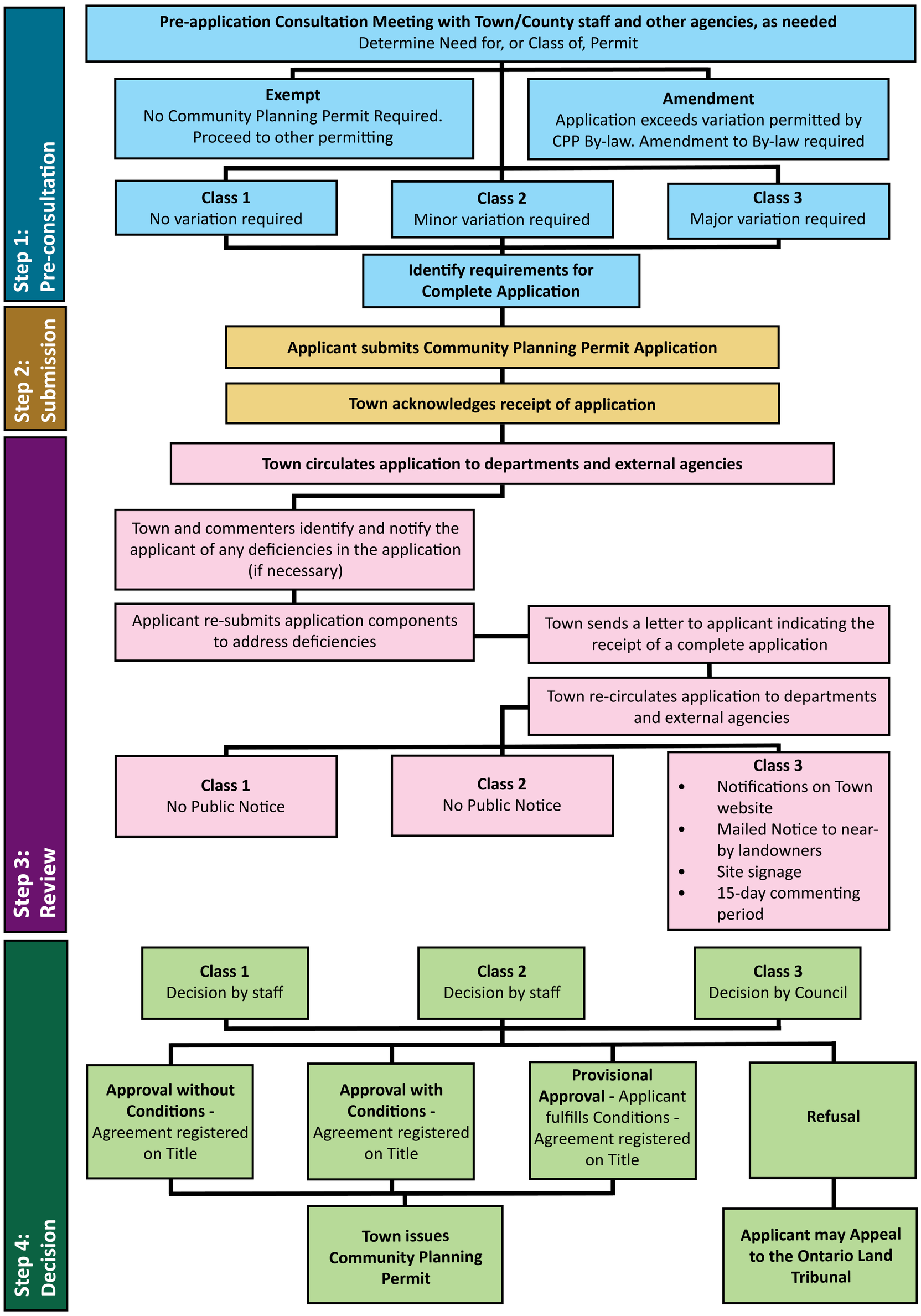
The following types of development shall not require a Community Planning Permit:

a. An activity involving only site alteration or tree removal subject to other Town by-laws;
b. Any development consistent with a previous Site Plan Control approval;
c. Infrastructure projects initiated by a public authority;
d. Any maintenance, repairs or interior renovations to existing development provided that there is no change in use, nor change to building or structure dimensions or location;
e. Repairing or rebuilding a building or structure which constitutes a legal non-conforming use;
f. A development of 4 residential units or less that meets all the requirements and associated provisions of this By-law;
g. An accessory building or structure of less than 50 m2 that meets requirements;
h. Swimming pools, hot tubs, and porches that meet all the requirements; and
i. Placement of a portable classroom on a school site of a district school board, if the school site was in existence on January 1, 2007.

CPP Application Review Process

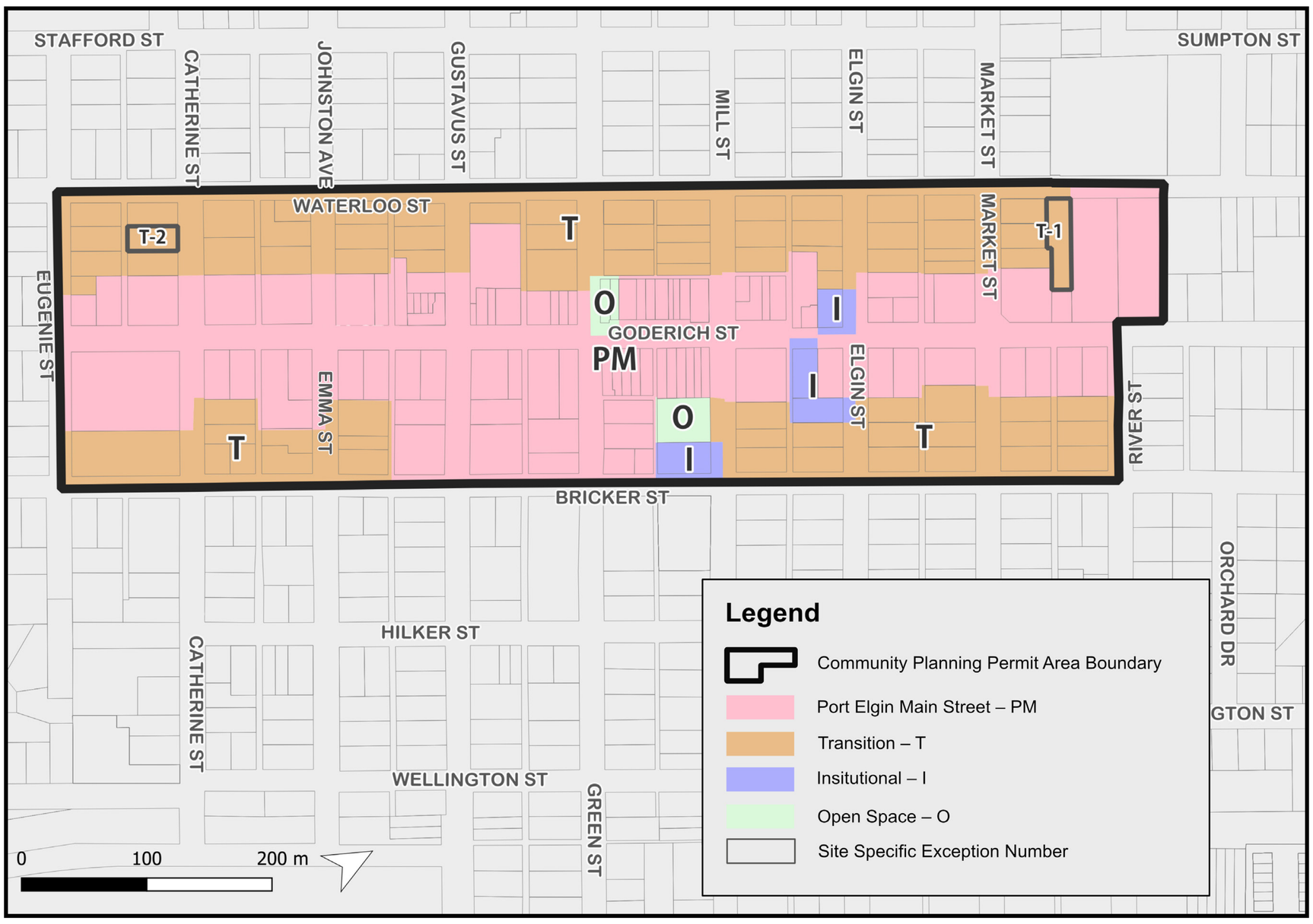
The CPP By-law establishes the application review process, including key steps such as pre-consultation, determining the class of application and the requirements for a complete application, the application review process, requirements for public notice, the decision-making authority and conditions of approval.

Figure 1. Community Planning Permit application process



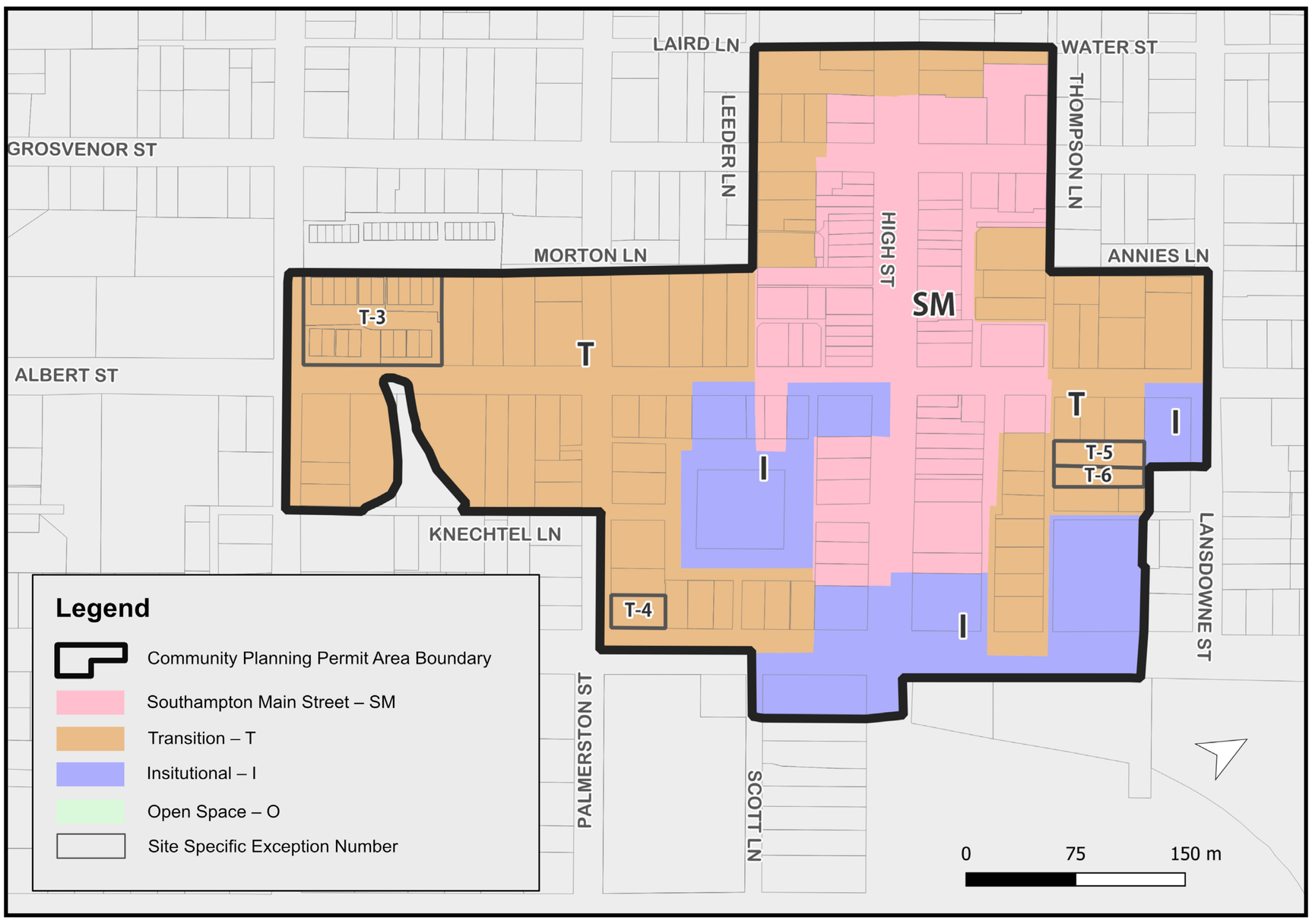
Precincts

Schedules B1 and B2 of the CPP By-law lay out the boundaries of Precincts that correspond to specific sets of standards for development.



Community Planning Permit By-law

Schedule B1: Community Planning Permit Precincts (Port Elgin)



Community Planning Permit By-law

Schedule B2: Community Planning Permit Precincts (Southampton)

Main Street Precincts

The Port Elgin Main Street Precinct (PM) and Southampton Main Street Precinct (SM) are 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.

Permitted Uses

Permitted Uses

Uses Permitted in the Port Elgin Main Street Precinct (PM) and Southampton Main Street Precinct (SM) are:

Non-residential Uses:

Art gallery, Assembly hall, Bed and Breakfast Establishment (1), Bake shop, Caterer's establishment, Child care centre, Dry cleaning distribution outlet, Duplicating establishment, Financial establishment, Funeral home, Health care clinic, Hotel, Laundromat, Library, Museum, Office, Parking lot, Personal service shop, Place of entertainment, Post Office, Printing establishment, Private club, Restaurant, excluding a drive-through restaurant, Retail store, Home based child care (2) and Unlicensed child care (2).

Residential Uses:

PM: Residential Unit, Additional residential unit (3)

SM: Residential unit, Single detached building, Semi-detached building, Duplex building, Triplex building, Fourplex building, Street townhouse building, Townhouse building, Apartment building

Notes:
(1) Limited to legally existing single detached buildings.
(2) Limited to legally existing single detached and semi-detached buildings.
(3) Additional Residential Units are permitted in legally non-conforming uses, subject to the provisions of Section 4.2.

Additional Provisions

Additional provisions are in place to ensure that commercial uses continue to be the main use along the street frontage in order to preserve the economic function of the Core Commercial areas and to enliven and animate the street.





Image 1: Southhampton Main Street, Town of Saugeen Shores.

Image 2: Port Elgin Main Street, Town of Saugeen Shores

Credits: GPA

Main Street Precincts

Regulations - Port Elgin Main Street Precinct (PM)

Standard	Requirement	Class 2 Permit variation	Class 3 Permit variation	Comparing Existing CC Zone
Lot				
Building Coverage (maximum)	75%	None	Greater than 75%	50%
Landscaped Area (minimum)	15%	None	Less than 15%	10%
Building Setbacks				
Front Yard Setback (minimum/ maximum)	0 m / 2 m	0.5 m	Greater than 2.5 m	0 - 1.22 m
Exterior side yard setback (minimum/ maximum)	0 m / 2 m	0.5 m	Greater than 2.5 m	0 - 1.22 m
Interior Side Yard Setback (minimum)	0 m	N/A	N/A	0 m
Rear Yard Setback (minimum)	6 m	0.5 m	Less than 5.5 m	10 m (6 m for CC-2)
Build-to				
Front Build-to (minimum)	80%	10%	Less than 70%	N/A
Exterior Side Build-to (minimum)	40%	10%	Less than 30%	N/A
Massing				
Building Height (maximum)	14 m	Minor variation to permit up to 4 storeys	Variation to permit greater than 4 storeys	10m (or up to 20m*)
Building Width (maximum)	50 m	5 m	Greater than 55 m	N/A
Ground Storey Height (minimum/ maximum)	4 m / 5 m	None	Less than 4 m or greater than 5 m	3.6 - 4.5m
Finished Floor Elevation (maximum)	0.5 m	0.25 m	Greater than 0.75 m	N/A
Transparency				
Ground Storey (minimum)				
Front Façade	50%	5%	Less than 45%	80%
Exterior Side Façade	25%	5%	Less than 20%	
Upper Storeys (minimum)				
Front Façade	15%	5%	Less than 10%	
Exterior Side Façade	15%	5%	Less than 10%	25%
Entrances				
Street-facing Entrance Spacing, Front Façade (maximum)	10 m	2 m	Greater than 12 m	N/A

* Subject to additional interior side yard and rear yard setbacks (Zoning By-law s.3.10.4)

Main Street Precincts

Regulations - Southampton Main Street Precinct (SM)

Standard	Requirement	Class 2 Permit variation	Class 3 Permit variation	Comparing Existing CC-2 Zone
Lot				
Building Coverage (maximum)	75%	None	Greater than 75%	50%
Landscaped Area (minimum)	15%	None	Less than 15%	10%
Yard Setbacks				
Front Yard Setback (minimum/ maximum)	0 m / 1 m	0.5 m	Greater than 1.5 m	0 - 1.22 m
Exterior side yard setback (minimum/ maximum)	0 m / 1 m	0.5 m	Greater than 1.5 m	0 - 1.22 m
Interior Side Yard Setback (minimum)	0 m	N/A	N/A	0 m
Rear Yard Setback (minimum)	6 m	0.5 m	Less than 5.5 m	6 m
Build-to				
Front Build-to (minimum)	80%	10%	Less than 70%	N/A
Exterior Side Build-to (minimum)	40%	10%	Less than 30%	N/A
Massing				
Building Height (maximum)	10 m	Minor variation to permit up to 3 storeys	Variation to permit greater than 3 storeys	10 m
Building Width (maximum)	50 m	5 m	Greater than 55 m	N/A
Ground Storey Height (minimum/ maximum)	3.5 m / 5 m	None	Less than 3.5m or greater than 5 m	3.6-4.5 m
Finished Floor Elevation (maximum)	0.5 m	0.25 m	Greater than 0.75 m	N/A
Transparency				
Ground Storey (minimum)				N/A
Front Façade	50%	5%	Less than 45%	N/A
Exterior Side Façade	25%	5%	Less than 20%	80%
Upper Storeys (minimum)				N/A
Front Façade	15%	5%	Less than 10%	N/A
Exterior Side Façade	15%	5%	Less than 10%	25%
Entrances				
Street-facing Entrance Spacing, Front Façade (maximum)	10 m	2 m	Greater than 12 m	N/A

Transition Precincts

The Transition Precinct (T) is intended to support moderate intensification in the outer parts of the Port Elgin and Southampton Core Commercial Areas, transitioning between the Main Street Precincts and surrounding neighborhoods. Change will align with community character and reference existing built form patterns and typologies while also permitting intensification.

Permitted Uses

Uses Permitted in the Transition Precinct (T) are:

Non-residential Uses

Art gallery, Assembly hall, Bake shop, Bed and Breakfast Establishment, Caterer's establishment, Child care centre, Dry cleaner' s distribution outlet, Duplicating establishment, Financial establishment, Funeral home, Health care clinic, Hotel, Laundromat, Library, Museum, Office, Parking lot, Personal service shop, Place of entertainment, Post Office, Printing establishment, Private club, Restaurant, excluding a drive-through restaurant, Retail store, Home based child care (1), Unlicensed child care (1).

Residential Uses

Residential unit, Single detached building, Semi-detached building, Duplex building, Triplex building, Fourplex building, Additional residential unit, Street townhouse building, Townhouse building, Apartment building

Notes:
(1) Limited to legally existing single detached and semi-detached buildings.

Additional Provisions Regulations - Transition Precinct (T)

Standard	Requirement	Class 2 Permit variation	Class 3 Permit variation	Comparing Existing CC-2 & R-1 Zone
Lot				
Building Coverage (maximum)	50%	None	Greater than 50%	50%/45%
Landscaped Area (minimum)	25%	None	Less than 25%	10%/30%
Yard Setbacks				
Front Yard Setback (minimum/ maximum)	3 m / 6 m	0.5 m	Less than 2.5 m and greater than 6.5	0 - 1.22 m/ 6 m
Exterior side yard setback (minimum/ maximum)	3 m / 6 m	0.5 m	Less than 2.5 m and greater than 6.5	0 - 1.22 m/ 4.5 m
Interior Side Yard Setback (minimum)	1 m except townhouses)	0.5 m	Less than 0.5 m	0 m/ 1.22 m (0 m for attached)
Rear Yard Setback (minimum)	7.5 m	0.5 m	Less than 7 m	6 m/ 7.5 m
Build-to				
Front Build-to (minimum)	60%	10%	Less than 50%	N/A
Exterior Side Build-to (minimum)	30%	10%	Less than 20%	N/A
Massing				
Building Height (maximum)	10 m	Minor variation to permit up to 3 storeys	Variation to permit greater than 3 storeys	10 m/ 10 m
Building Width (maximum)	50 m	5 m	Greater than 55 m	N/A
Ground Storey Height (minimum/ maximum)	3 m/ 4 m	None	Less than 3 m or greater than 4 m	3.6 - 4.5 m/ N/A
Finished Foor Elevation (Maximum)	1.5 m	0.25 m	Greater than 1.75 m	N/A
Entrances				
Street-facing Entrance Spacing, Front Façade (maximum)	20 m	2 m	Greater than 22 m	N/A

Institutional Precincts

The Institutional Precinct (I) is intended to support the presence and activities of a variety of organizations and associations with charitable, educational, religious or benevolent objectives and whose activities are carried out not for profit or gain. Institutional uses often contribute to the cultural and built heritage of the Saugeen Shores community.

Permitted Uses

Uses Permitted in the Institutional Precinct (I) are:

Non-residential Uses

Assembly hall, Cemetery, Community centre, Child care centre, Funeral home, Health care clinic, Institutional use, Museum, Place of worship, Public buildings and uses, Private club, Public park, School, School - commercial, Home based child care (1), Unlicensed child care (1), Small-scale commercial office (rental)

Residential Uses

Continuum-of-care facility, Group home type 2, Home for the aged, Nursing home, Retirement home

Notes:

(1) Limited to legally existing single detached and semi-detached buildings.

Regulations – Institutional Precinct (I)

Standard	Requirement	Class 2 Permit variation	Class 3 Permit variation	Comparing Existing Insitutional Zone
Lot				
Building Coverage (maximum)	30%	None	Greater than 30%	30%
Landscaped Area (minimum)	25%	None	Less than 25%	25%
Yard Setbacks				
Front Yard Setback (minimum/ maximum)	3 m	0.5 m	Less than 2.5 m	7.5 m
Exterior side yard setback (minimum/ maximum)	3 m	0.5 m	Less than 2.5 m	7.5 m
Interior Side Yard Setback (minimum)	1 m	0.5 m	Less than 0.5 m	5 m
Rear Yard Setback (minimum)	6 m	0.5 m	Less than 5.5 m	7.5 m
Massing				
Building Height (maximum)	15 m	None	Greater than 15 m	15 m
Building Width (maximum)	50 m	5 m	5 m	N/A
Entrances				
Street-facing Entrance Spacing, Front Façade (maximum)	20 m	2 m	2 m	N/A

Open Space Precincts

The Open Space Precinct (O) is intended to contribute to the quality of life in Saugeen Shores by providing opportunities for all ages for active and passive recreation. Lands within this precinct also serve as outdoor venues for social, cultural, interpretive and other activities and community events and provide for the protection of lands which contribute to scenic vistas or have important natural qualities.

Permitted Uses

Uses Permitted in the Institutional Precinct (O) are:

Open space, and Public Park.

Regulations – Open Space Precinct (O)

Standard	Requirement	Class 2 Permit variation	Class 3 Permit variation	Existing Open Space Zone
Lot				
Building Coverage (maximum)	10%	None	Greater than 10%	25%
Yard Setbacks				
Front Yard Setback (minimum/ maximum)	3 m	0.5 m	Less than 2.5 m	15 m
Exterior side yard setback (minimum/ maximum)	3 m	0.5 m	Less than 2.5 m	15 m
Interior Side Yard Setback (minimum)	3 m	0.5 m	Less than 2.5 m	15 m
Rear Yard Setback (minimum)	3 m	0.5 m	Less than 2.5 m	15 m
Massing				
Building Height (maximum)	10 m	None	Greater than 10 m	10 m



Image 3: Coulter's Parkette

Credits: Town of Saugeen Shores



Image 4: Cenotaph Park, Port Elgin

Credits: Town of Saugeen Shores

Approach to Heritage

Heritage and community character have been identified as important issues in our previous public consultations. A number of elements of the CPP By-law help ensure these matters are considered when making decisions on development applications.

- Criteria for approval that include:
  - The proposal is compatible with, and sensitive to, the planned context and area character; (1.12.1.c)
  - For proposals for a property designated under Part IV of the Ontario Heritage Act, or adjacent properties, the proposal conserves the heritage values, attributes and character of the designated property and mitigates visual and physical impact on it. (1.12.1.j)
- The ability to require a heritage impact assessment as part of a condition of a CPP. (1.20.5.p)
- The potential to create supporting Urban Design Guidelines, the intent of which would need to be satisfied by CPP applications (stronger role that in a zoning-based system). Urban Design Guidelines could address matters such as: materials and colours; interaction with heritage buildings; landscape design; and tree canopy.
- The potential for the Director of Development Services to refer an application to Council for review and decision. (1.11.5)

Official Plan Amendment

The Official Plan is being amended to fine tune its policies with the direction of the Community Planning Permit By-law and to support its implementation. Key changes are noted below.

- Increasing the emphasis on providing additional housing in the Core Commercial designation.
- Indicating that areas falling within the Core Commercial designation are the subject of a CPP By-law.
- Adding that new development within the Core Commercial designation shall be in keeping with the character of these areas.
- Adding reference to the CPPS and CPP By-law to the section on downtown improvement.
- Updating the specifics included in the CPPS section to reflect the CPP By-law, including approval criteria.

What We Heard

Public and stakeholder consultations occurred in June 2025 and March 2026 on the focus and direction of the CPPS. Below are some of the key messages that were expressed.

Affordability
- Strong desire for housing diversity and affordability
- Concern that intensification would not necessarily bring affordability.

Preservation Heritage and Character
- Worry about the impact of new buildings and intensification on the character of the downtowns and heritage buildings, particularly greater heights.

Infrastructure Implications
- Concern about the impact of increased lot coverage on stormwater management and the pressures on the municipal sewer systems, already under strain.

Streamlined Process and Public Oversight
- Some focused on the benefit of speeding up the system and providing more predictability.
- Others were concerned that a streamlined process would mean fewer opportunities for public input.

Parking
- The amount of parking should reflect the small town reality: people drive, absence of public transit and seasonal parking restrictions.

Right Place for Intensification
- Some positive to have more people closer to the amenities of the downtowns and less reliant on cars. Promoting intensification and a mix of uses as a way of improving vitality.
- Others felt that intensification should go near but outside the downtowns, allowing them to preserve their character.

Key Changes

Based on feedback at consultations, the draft CPP By-law incorporates changes relative to what was presented in March 2026.

- Added the measures included in the Approach to Heritage Section on Board 15.
- Eliminated the Southampton Active Main Street Precinct that covered properties along Albert Street, applying the Transition Precinct to these areas:
  - Reduced heights from 20 m to 10 m
  - Increased minimum front, rear, exterior side and interior side setbacks
  - Removed transparency requirements
- Reduced heights in other Precincts:
  - Port Elgin Main Street Precinct – from 20 m to 14 m
  - Southampton Main Street Precinct (High Street) – from 14 m to 10 m
  - Transition Precinct – from 12 m to 10 m
- Removed stepback and transition requirements, as these were addressed with height reductions
- Future direction for built form guidance that addresses issues of heritage, character, transitions, stormwater management, etc.