Saugeen Shores

Nodes and Corridor Study +
Community Planning Permit System
Implementation

Briefing Note 5: What to Build

March 24, 2026



Briefing Note 5:
What to Build

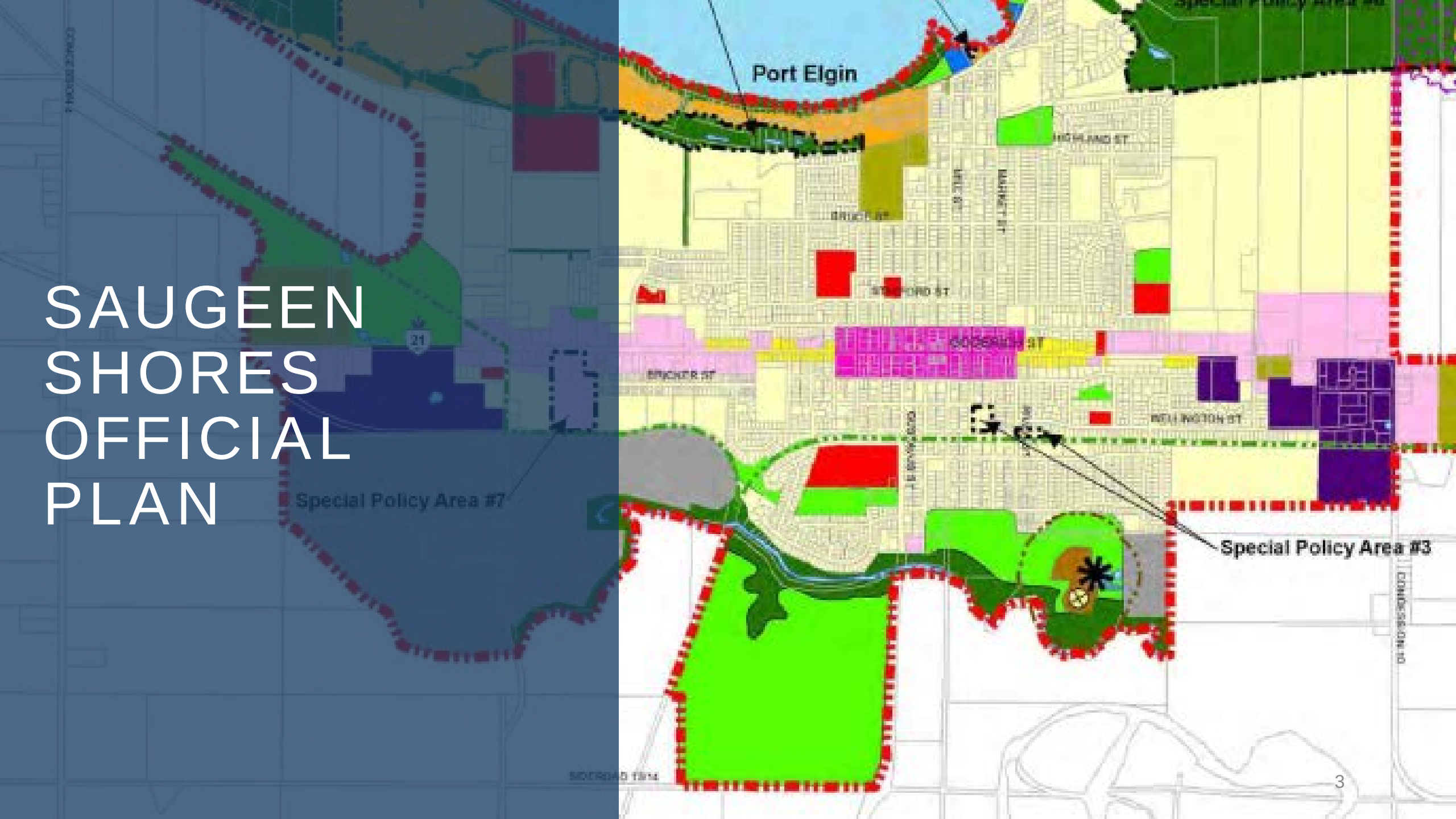
The Town of Saugeen Shores is undertaking a Nodes and Corridors Study and Community Planning Permit System (CPPS) to guide future growth and support a broader mix of housing options.

At the centre of the CPPS is the Community Planning Permit (CPP) By-law. The CPP By-law will replace the Zoning By-law in the areas of focus. Although they function in different ways, zoning and CPP systems ultimately do the same thing. They define, through regulation, what can be built on any particular site.

This briefing note:

- Provides a reminder of the policies of the Official Plan that need to be balanced in managing growth and change in the Port Elgin and Southampton downtown areas.
- Describes a general approach to intensification to be implemented through a CPP By-law.
- Outlines proposed CPP By-law regulations that will determine what will be permitted in the downtowns and compares them to what is permitted by the current Zoning By-law.

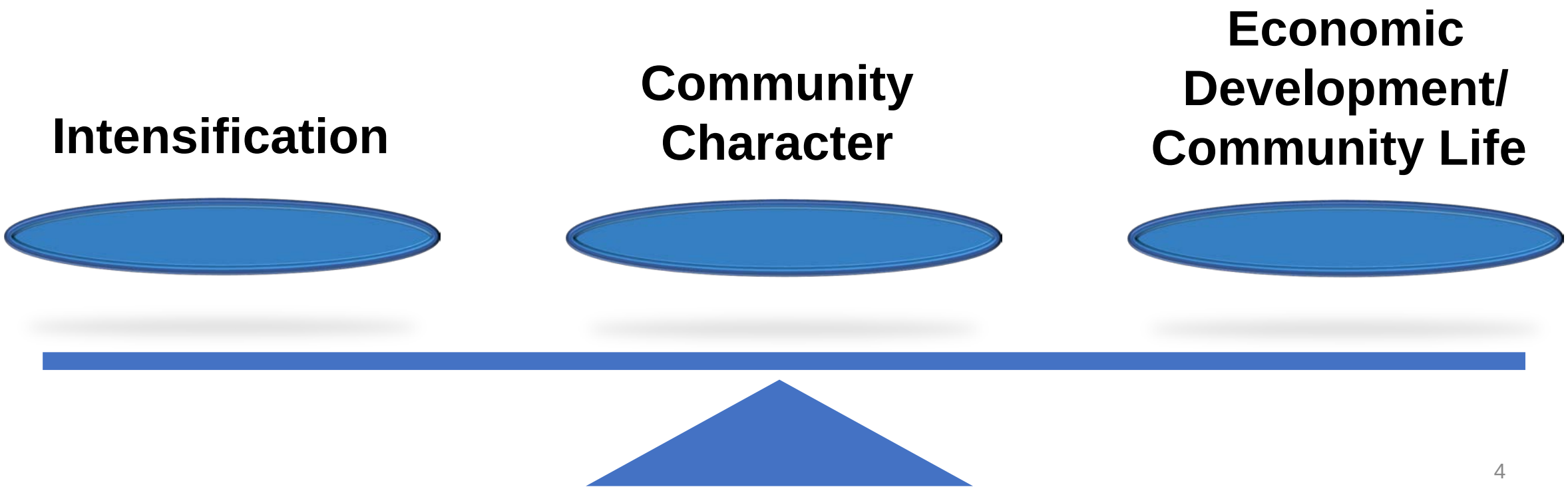
SAUGEEN SHORES OFFICIAL PLAN



Managing Growth and Change

The Official Plan (OP) for the Town of Saugeen Shores is a policy document that establishes how the town will grow and develop. The CPPS implements the directions established in the OP through regulation.

The driver of the shift to a CPPS is to improve the supply, diversity and affordability of housing. However, the CPPS is also a general tool intended to implement all the policies of the OP. The CPPS will have to guide all kinds of development, not just residential. It will need to balance the OP's objectives for the downtowns, the most prominent of which are:



APPROACH TO INTENS-IFICATION





General Principles for Proposed Permit Areas

- Allow for incremental intensification, while respecting traditional context.
- Allow for a broad range of residential, office and retail uses.
- Overall simplification of standards.
- Focus on built form and building envelope, rather than number of units.
- Moderate impact of taller buildings through front or exterior side stepback requirements.
- Ensure a good relationship between buildings and the public street and sidewalk.
- Flexibility on meeting parking requirements.
- Requirement for ground-floor non-residential uses in certain established commercial areas.
- Higher maximum lot coverages to allow for the possibility of fewer parking spaces.
- Permission for some or all of landscaping requirements to be met with green roofs.

PORT ELGIN
CORE COMMERCIAL AREA

Regulations for Port Elgin Core Commercial Area

The slides that follow outline the proposed regulations that establish the scope of potential development within the Port Elgin Core Commercial Area. They are juxtaposed with those of the existing zoning by-law to clarify the extent to which development permission will change.*

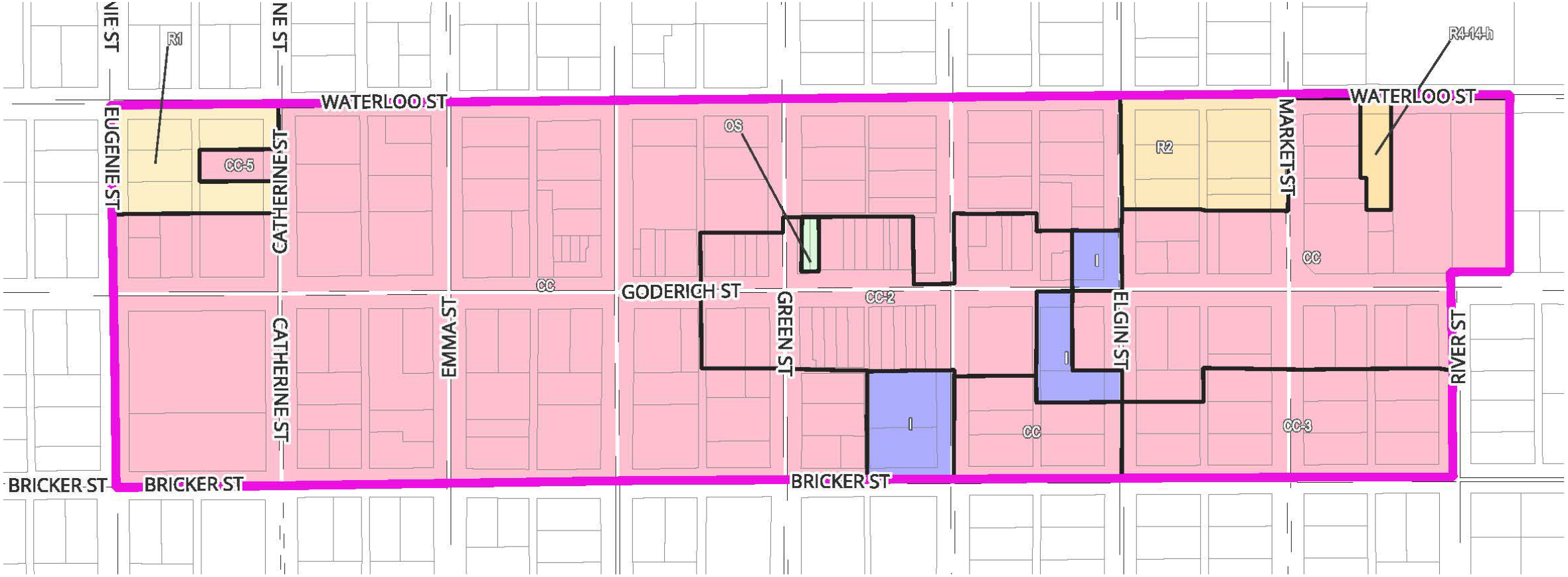
Just as a Zoning By-law has different zones, a CPP By-law has different permit areas that include a set of regulations that apply to the areas they cover.

The slides that follow cover:

- Existing Zoning Map
- Proposed Permit Area Map
- Proposed Approach to the “Port Elgin Active Main Street” Permit Area
  - Breakdown slides that explain key concepts, proposed changes and the intent behind the changes
- Proposed Approach to the “Port Elgin Transition” Permit Area

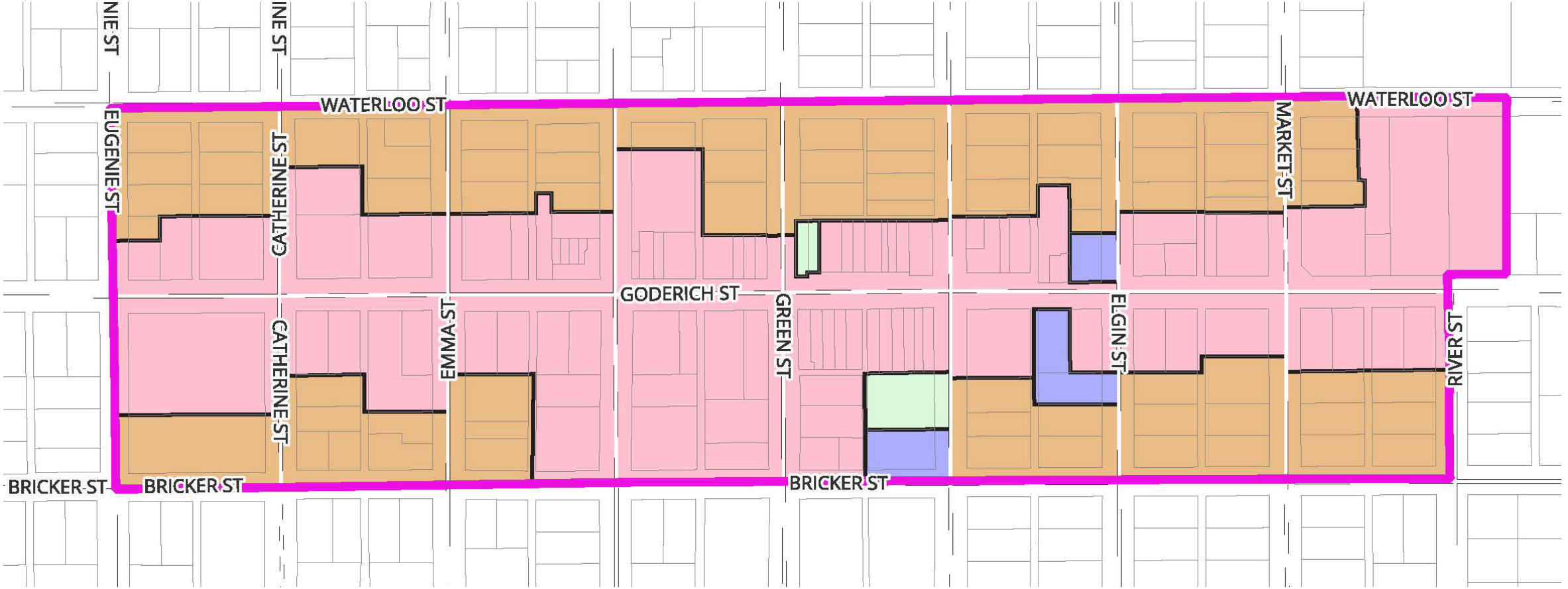
** Note:* *Existing zones and proposed permit areas do not align perfectly, so the comparison provides a general idea of the potential change, that would need to be verified on a site-by-site basis.*

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

Proposed Permit Area Map



- Port Elgin Active Main Street
- Port Elgin Transition
- Institutional
- Open Space

“Port Elgin Active Main Street” Permit Area



Overview

A permit area intended to support moderate intensification in Port Elgin’s Core Commercial Area, with a streetwall aligned to the scale of existing traditional buildings. Applied to properties fronting Goderich Street and some going over to Bricker Street.

Rear angular planes or other transitional tools would not be required here, since the rear portion of the blocks would be designated as “Port Elgin Transition” permit area.

“Port Elgin Active Main Street” Permit Area

Key Standards Comparison*

	NEW PERMIT AREA	OLD CC ZONE
Building Height (max)	20m (5-6 storeys)	10m (or up to 20m**)
Front/Exterior Side Stepback (min)	3m above 4 storeys	n/a
Front/Exterior Side Yard Setback (min/max)	0-2m	0-1.22m
Interior Side Yard Setback (min)	0m	0m
Rear Yard Setback (min)	6m	10m (6m for CC-2)
Coverage (max)	75%	50%
Landscaped Area (min)	10% (may be on roof)	10%
Ground Floor Façade Transparency (min)	50%	80%
Upper Floor Façade Transparency (min)	15%	25%
Ground Floor Height (min/max)	4-5m	3.6-4.5m
Ground Floor Elevation (max)	0.5m	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 on this and other slides. Additional standards will be included in the CPP By-law.
** Subject to additional interior side yard and rear yard setbacks (Zoning By-law s.3.10.4)

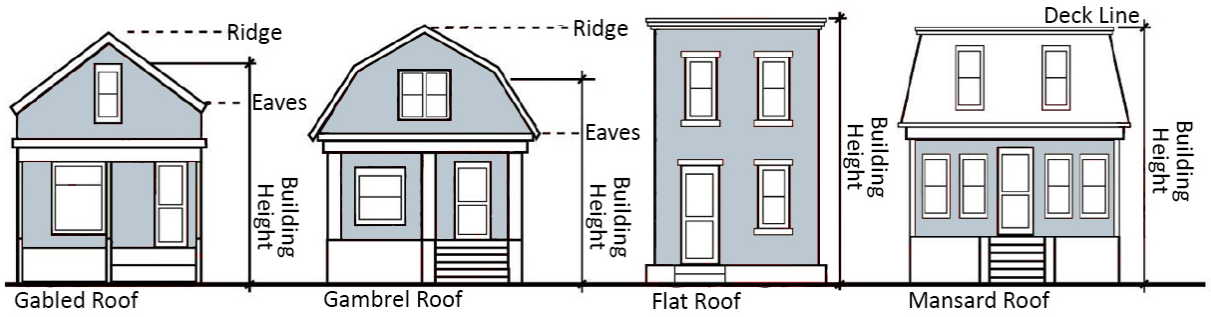
Breakdown: Height and Stepback

Height

The distance from grade to the top of a building.

Change: Increases maximum building height from 10m (3 storeys) or 20m in some conditions to 20m (5-6 storeys)

Intent: To allow for greater intensification to support the creation of new housing.

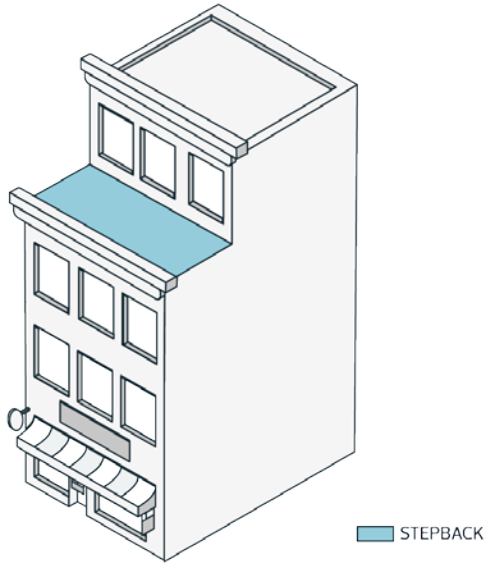


Stepback

The distance between the main façade of a building and the façade of a recessed upper floor.

Change: Introduces a stepback requirement of 3m above 4 storeys

Intent: Stepbacks break up the massing of a building and reduce its visual impact from the ground.



Breakdown: Setback

Setback

The distance from the property line to the building.

Front and Exterior Side Setback

Change: 0-1.22m to 0-2 (min/max)

Intent: To maintain the presence of the building close to the public sidewalk to encourage the animation of the street by ground floor businesses, but allowing some flexibility for expanding the public realm.

Rear Setback

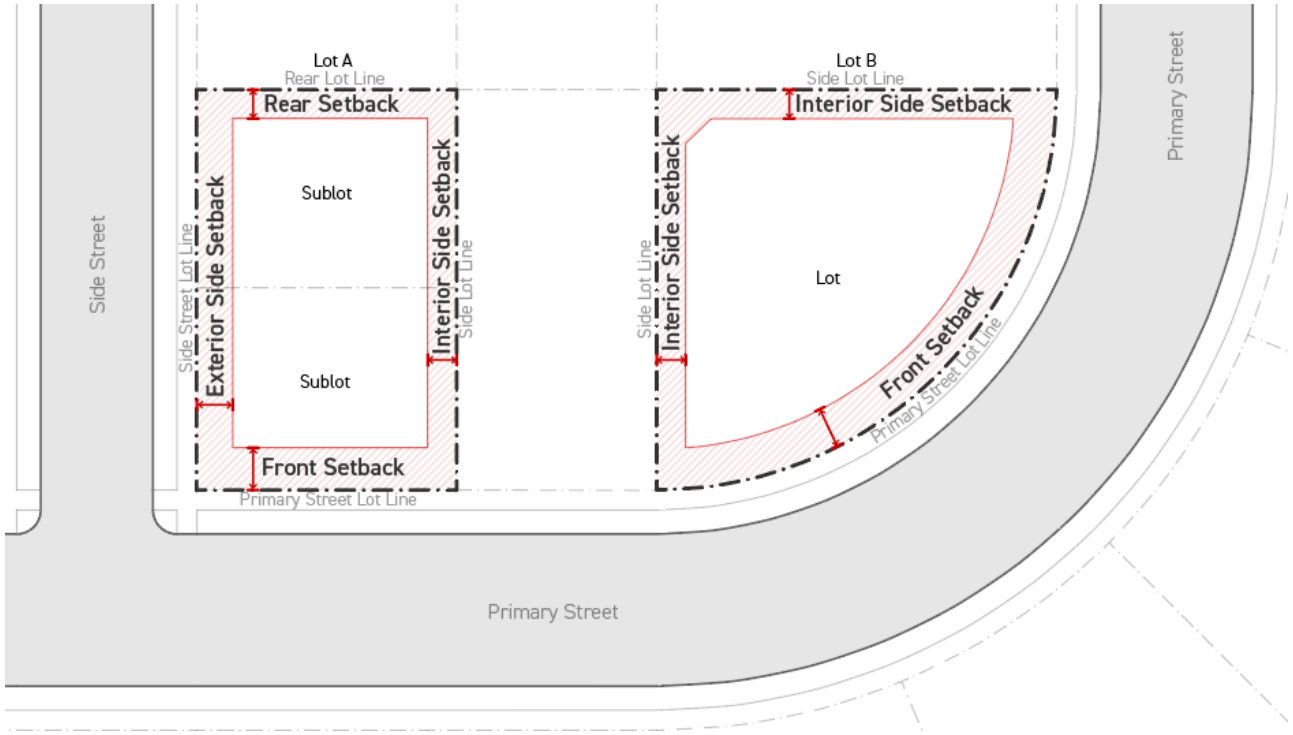
Change: 10m (6m in CC-2) to 6m (min)

Intent: To allow more building on a site while creating a transition to properties to the rear.

Interior Side Setback

No Change: 0m (min)

Intent: To allow for a consistent presence of building relative to the sidewalk (i.e. to maintain a continuous streetwall framing the street).



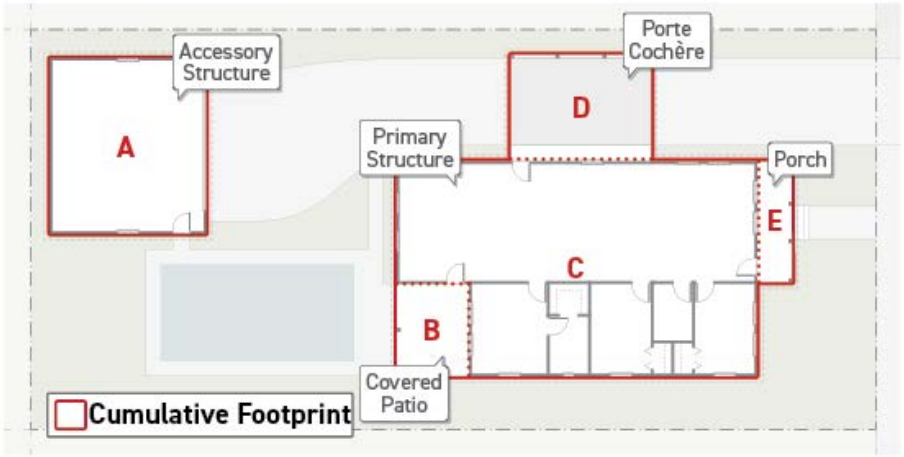
Breakdown: Coverage and Landscaped Area

Coverage

The percentage of a site covered by buildings.

Change: Maximum coverage increases from 50% to 75%.

Intent: To provide flexibility in developing a site, especially if less parking area is desired.



Landscaped Area

An area suitable for the growth and maintenance of grass, flowers, bushes and other landscaping. It may also include a surfaced walk or patio area.

Change: Minimum landscaped area stays at 10% but may be provided as a green roof.

Intent: To provide flexibility in how landscaped area is provided.



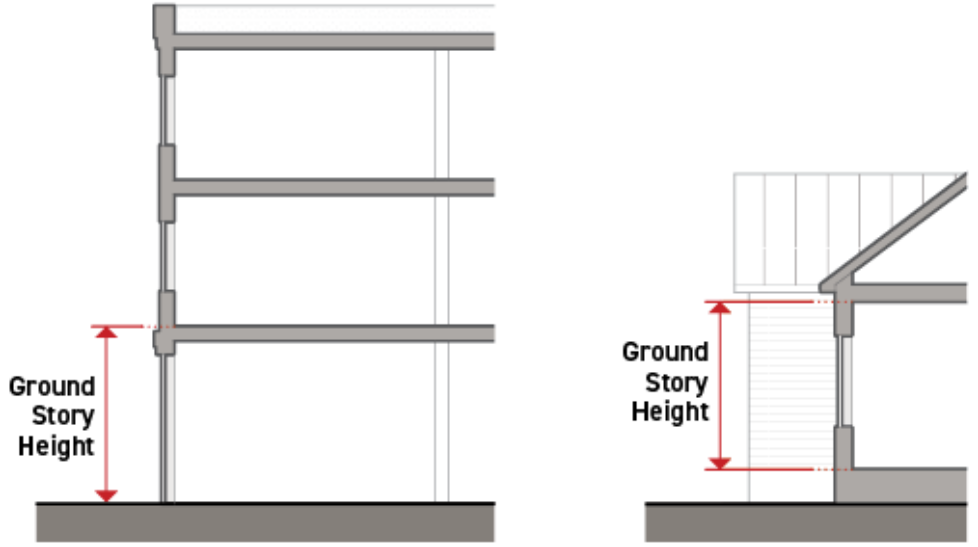
Breakdown: Ground Floor

Ground Floor Height

The vertical measurement of the ground floor.

Change: From 3.6-4.5m to 4-5m

Intent: Modest increase in range of heights permitted to allow the option of larger scale retail.



Ground Floor Elevation

The distance of the ground floor from the ground.

Change: Introduces a maximum elevation of 0.5m

Intent: To promote an active relationship between the ground floor use and the public sidewalk.



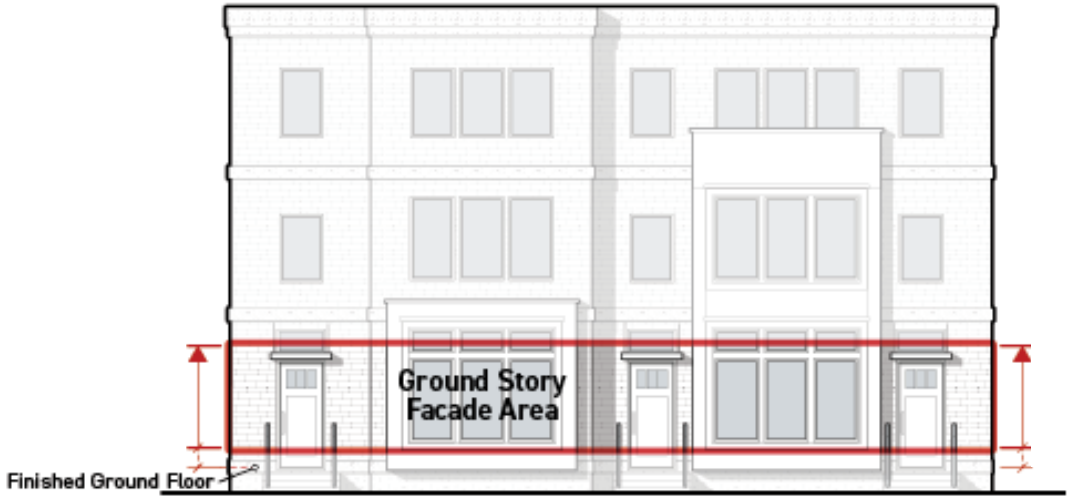
Breakdown: Ground Floor

Ground Floor Transparency

The percentage of the ground floor façade occupied by transparent and unobstructed glass features (windows and doors).

Change: Changes minimum transparency from 80% to 50%.

Intent: To allow for more flexibility in new development, especially for achieving more traditional main street retail facades (which tend to have less glass than some modern ones).

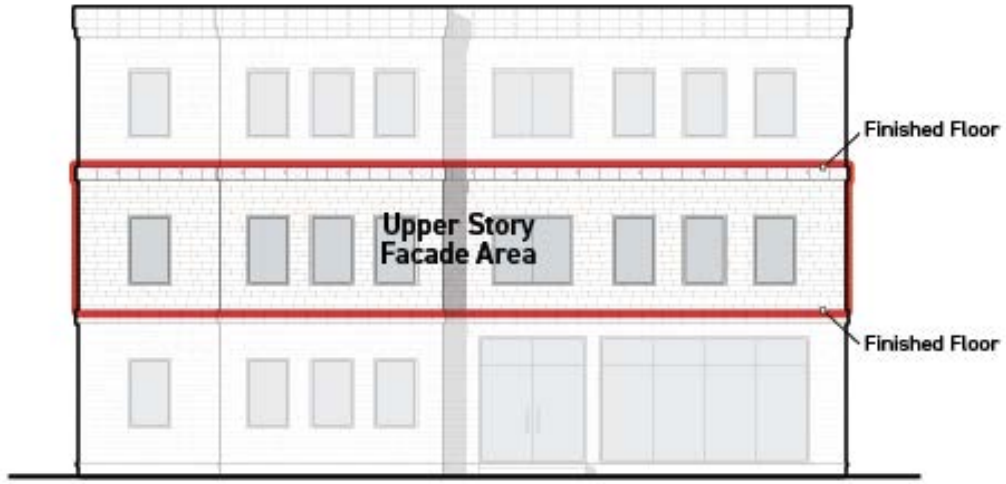


Upper Floor Transparency

The percentage of the upper floor façade occupied by transparent and unobstructed glass features (windows).

Change: Changes minimum transparency from 25% to 15%.

Intent: Similarly, to allow for more flexibility and traditional-style architecture.



Breakdown: Use

Use

The kinds of uses that can occupy a building.

Change: A change from non-residential with accessory residential dwelling units permitted behind or above those units to a mixed of uses with a ground floor non-residential requirement.

Intent: To locate uses like retail on the ground floor to animate the relationship between the building and the public sidewalk. Flexibility in use is allowed above the ground floor.



“Port Elgin Transition” Permit Area



Overview

A permit area intended to support moderate intensification in the outer parts of the Port Elgin Core Commercial Area, transitioning between the “Port Elgin Active Main Street” permit area and surrounding neighborhoods.

To align with the existing house-form character, landscaped front setbacks and stepbacks above the third storey would be required. Residential typologies could include detached and semi-detached houses, townhouses and small apartments.

“Port Elgin Transition” Permit Area

Key Standards Comparison*

	NEW PERMIT AREA	OLD CC ZONE
Building Height (max)	12m (3-4 storeys)	10m (up to 20m**)
Front/Exterior Side Stepback (min)	3m above 3 storeys	n/a
Front/Exterior Side Yard Setback (min)	3m (no maximum)	0-1.22m
Interior Side Yard Setback (min)	3m	0m
Rear Yard Setback (min)	7.5m	10m
Coverage (max)	50%	50%
Landscaped Area (min)	25% (may be on roof)	10%
Ground Floor Height (min/max)	3-4m	3.6-4.5m
Ground Floor Elevation (max)	1.5m	n/a
Uses	Mixed use in any combination (ground floor residential allowed)	Non-residential with accessory residential units permitted

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

SOUTHAMPTON
CORE COMMERCIAL AREA

Regulations for Southampton Core Commercial Area

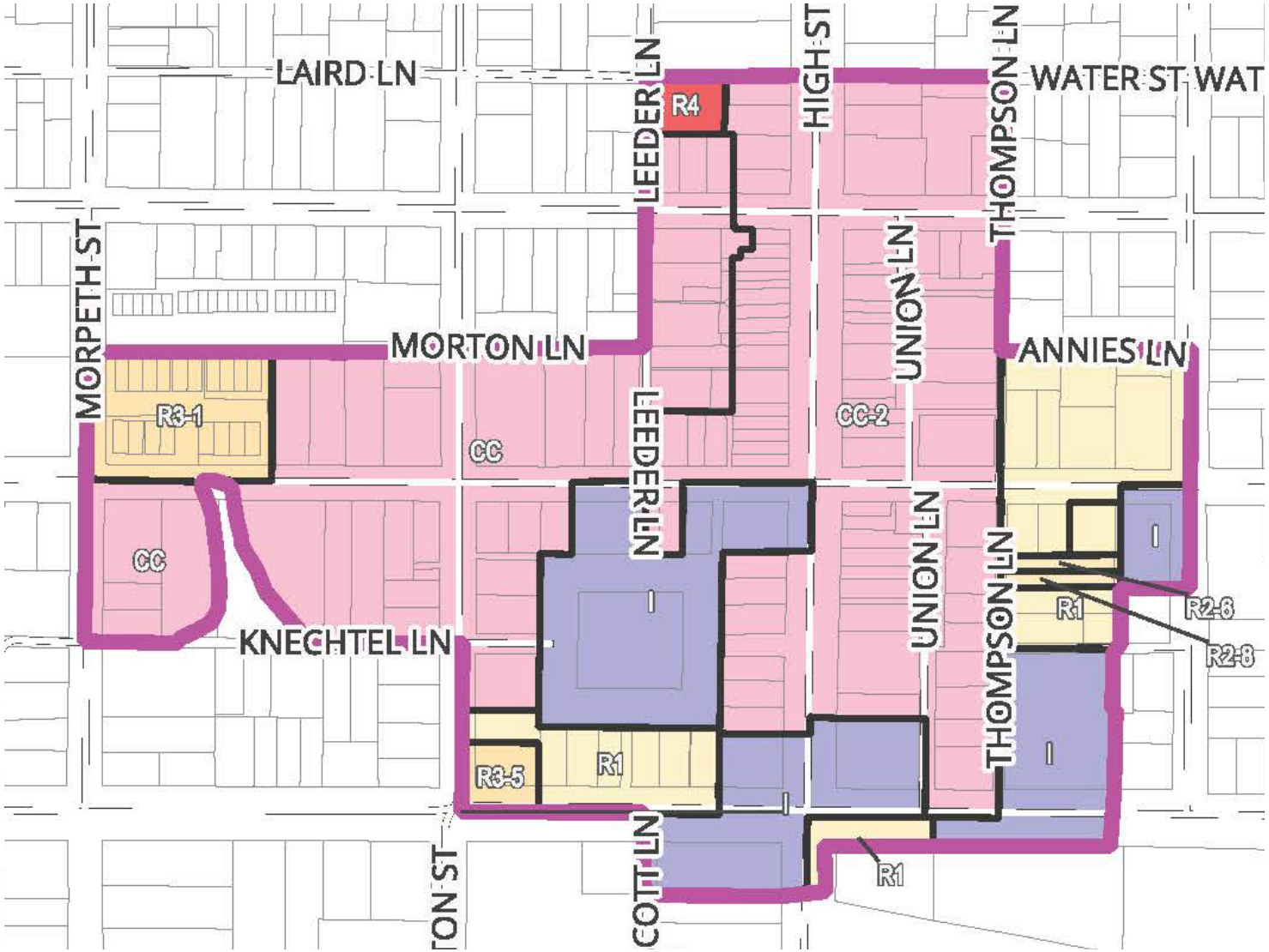
The slides that follow outline the proposed regulations that establish the scope of potential development within the Southampton Core Commercial Area. They are juxtaposed with those of the existing zoning by-law to clarify the extent to which development permission will change.*

The slides that follow cover:

- Existing Zoning Map
- Proposed Permit Area Map
- Proposed Approach to the “Southampton High Street” Permit Area
- Proposed Approach to the “Southampton Active Main Street” Permit Area
- Proposed Approach to the “Southampton Transition” Permit Area

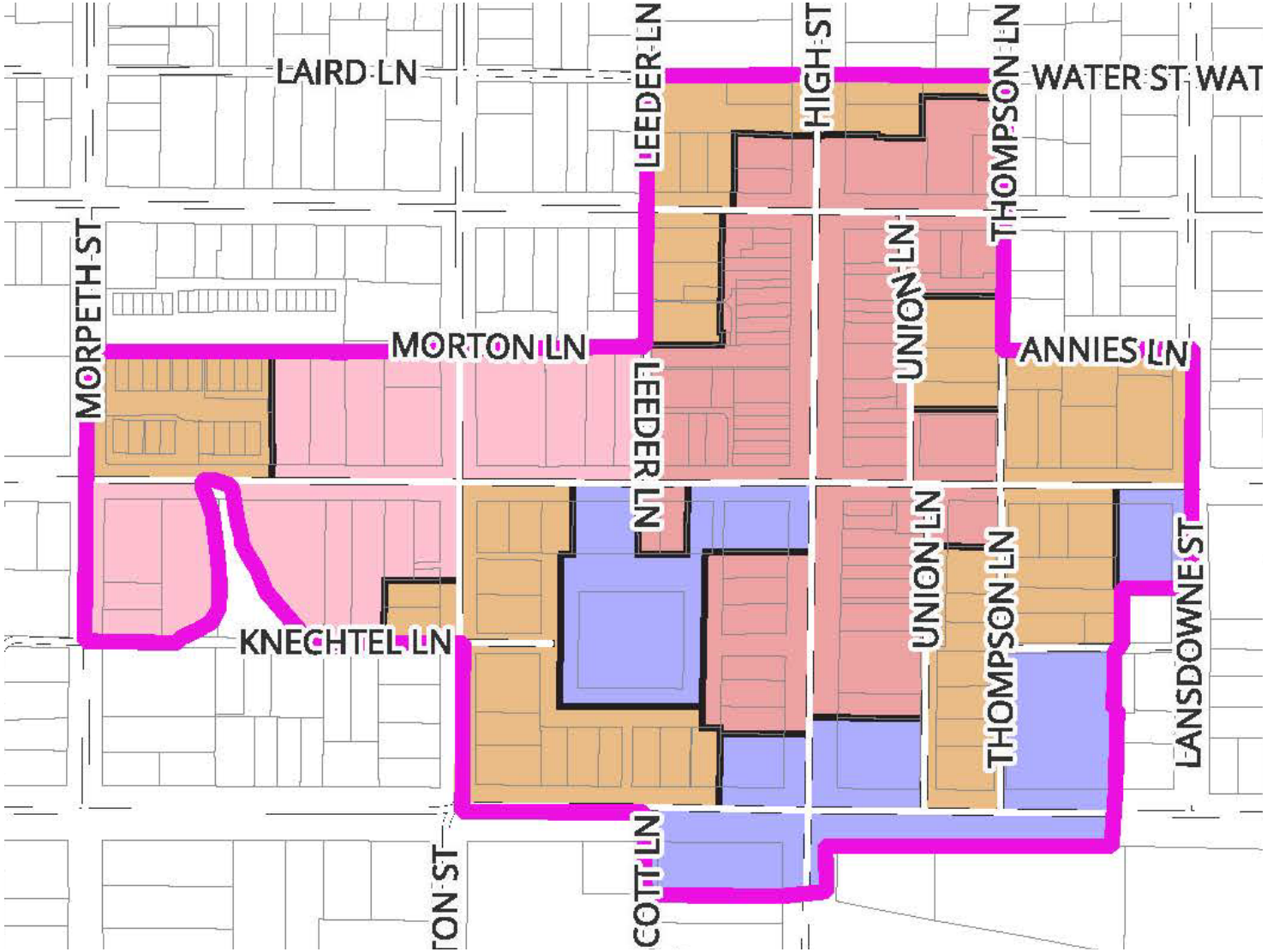
** Note: Existing zones and proposed permit areas do not align perfectly, so the comparison provides a general idea of the potential change, that would need to be verified on a site-by-site basis.*

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

Proposed Permit Area Map



- Southampton High Street
- Southampton Active Main Street
- Southampton Transition
- Institutional

“Southampton High Street” Permit Area



Overview

A permit area intended to preserve the High Street portion of Southampton’s Core Commercial Area (as well as some adjacent commercial properties) allowing for only moderate height increases.

“Southampton High Street” Permit Area

Key Standards Comparison*

	NEW PERMIT AREA	OLD CC-2 ZONE
Building Height (max)	14m (3-4 storeys)	10m
Front/Exterior Side Stepback (min)	1m above 3 storeys	n/a
Front/Exterior Side Yard Setback (min/max)	0-1m	0-1.22m
Interior Side Yard Setback (min)	0m	0m
Rear Yard Setback (min)	6m	6m for CC-2
Coverage (max)	75%	50%
Landscaped Area (min)	10% (may be on roof)	10%
Ground Floor Transparency (min)	50%	80%
Upper Floor Transparency (min)	15%	25%
Ground Floor Height (min/max)	3.5-5m	3.6-4.5m
Ground Floor Elevation (max)	0.5m	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 on this and other slides. Additional standards will be included in the CPP By-law.

“Southampton Active Main Street” Permit Area



Overview

A permit area intended to allow the portion of Albert Street that runs through Southampton’s Core Commercial Area to continue its transition to a more intensive and mixed use character over time. With relatively deep lots, much of this permit area can support greater height than High Street.

Rear transition standards would need to apply where lots back onto surrounding low-rise residential-zoned areas. Front setbacks allow for expansion of the public realm.

“Southampton Active Main Street” Permit Area

Key Standards Comparison*

	NEW PERMIT AREA	OLD CC ZONE
Building Height (max)	20m (6 storeys)	10m
Front/Exterior Side Stepback (min)	3m above 4 storeys	n/a
Front/Exterior Side Yard Setback (min/max)	1-3m	0-1.22m
Interior Side Yard Setback (min)	0m	0m
Rear Yard Setback (min)	7.5m	10m (6m for CC-2)
Coverage (max)	50%	50%
Landscaped Area (min)	25% (may be on roof)	10%
Ground Floor Transparency (min)	15%	80%
Upper Floor Transparency (min)	10%	25%
Ground Floor Height (min/max)	3-5m	3.6-4.5m
Ground Floor Elevation (max)	1.5m	n/a
Uses	Mixed use in any combination (ground floor residential allowed)	Non-residential with accessory residential units permitted

* A selection of key standards is shown on this and other slides. Additional standards will be included in the CPP By-law.

“Southampton Transition” Permit Area



Overview

A permit area intended to support moderate intensification in the outer parts of the Southampton Core Commercial Area, transitioning between the “High Street” and “Southampton Active Main Street” permit areas and surrounding neighborhoods.

To align with the existing house-form character, landscaped front setbacks and stepbacks above the third storey would be required. Residential typologies could include detached and semi-detached houses, townhouses and small apartments, while commercial uses would also be allowed.

“Southampton Transition” Permit Area

Key Standards Comparison*

	NEW PERMIT AREA	OLD CC-2 ZONE / OLD R-1 ZONE
Building Height (max)	12m (3-4 storeys)	10m / 10m
Front/Exterior Side Stepback (min)	3m above 3 storeys	n/a
Front/Exterior Side Yard Setback (min)	3m (no maximum)	0-1.22m / 6m (front) 4.5m (exterior side yard)
Interior Side Yard Setback (min)	3m	0m / 1.2m (0m for attached)
Rear Yard Setback (min)	7.5m	6m / 7.5m
Coverage (max)	50%	50% / 45%
Landscaped Area (min)	25% (may be on roof)	10% / 30%
Ground Floor Height (min/max)	3-4m	n/a
Ground Floor Elevation (min/max)	1.5m	3.6-4.5m / n/a
Uses	Mixed use in any combination (ground floor residential allowed)	Non-residential with accessory residential units permitted / Residential uses with 1-4 dwelling units and limited non-residential uses

* A selection of key standards is shown on this and other slides. Additional standards will be included in the CPP By-law.

URBAN DESIGN GUIDELINES

Potential Scope of Urban Design Guidelines

In addition to the CPP By-law, the Town may update urban design guidelines for the downtowns that would augment built form standards by addressing more subjective topics or those that relate to specific contexts. They include:

- Cladding materials and colours
- Height and massing response to special sites (e.g. corners and view termini)
- Height transition to residential areas (this could also be in standards)
- Roof design
- Parking design and access
- Lighting
- Commercial signage
- Tree planting and landscaping
- Stormwater management and energy efficiency

Where possible, guidelines can be adapted from existing documents, including *Saugeen Shores Urban Existing Neighbourhoods Design Guidelines* and the *Saugeen Shores Design Guidelines: Port Elgin Downtown District.*