



Ready-to-Build Housing Designs Made in Saugeen Shores

Housing Solutions Toolkit – Saugeen Shores

The Town of Saugeen Shores, with funding from CMHC's Housing Accelerator Fund and Bruce Power SEED, has developed a Housing Solutions Toolkit to reduce barriers to housing development.

The toolkit aims to:

- Simplify approvals and lower development costs
- Provide pre-approved plans for Additional Residential Units (ARUs) and multiplexes
- Encourage innovative, affordable housing
- Educate residents on building options

Using the Catalog

This catalog includes renderings and floor plans for seven housing types, from a one-storey ARU to two-, three-, and four-plex designs.

To build one of these, contact the Town to request the pre-approved construction drawings.

Where Can These Units Be Built?

ARUs are allowed “as of right” by provincial rules, meaning they can be built on most residential lots. However, only a small number of homeowners typically add them.

In late 2024, Saugeen Shores Council approved up to four units per residential lot to support more housing options.

Analysis shows that most lots can accommodate these designs—especially if vacant or if the existing home is removed. The Town worked with consultants to remove barriers and streamline approvals.

This catalog highlights the results and design options.



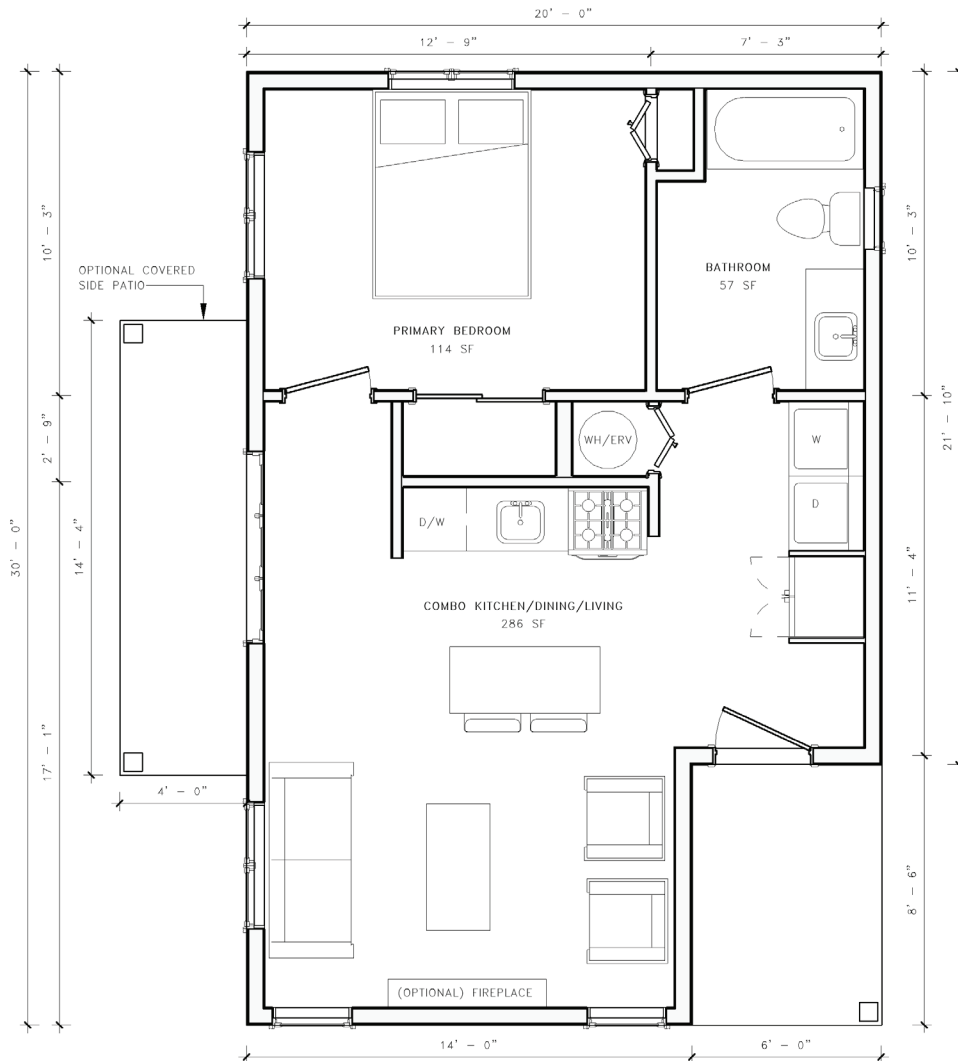
For more information, please visit: www.saugeenshores.ca/Ready-to-Build



Lakeside Cottage - ARU

One bedroom
551 ft²

Lakeside Cottage - artistic rendering from the rear



Ground Floor

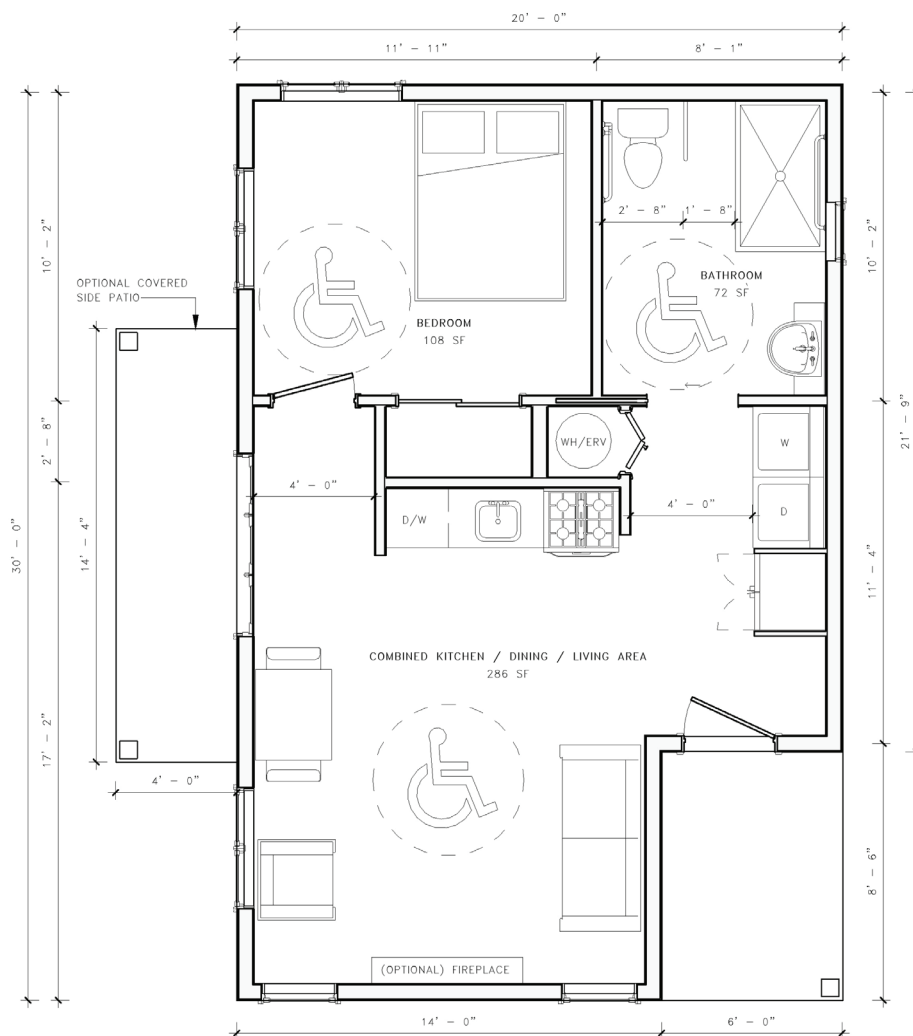
This cozy, single-storey ARU offers a warm, cottage-like feel, perfect for blending into backyards throughout Saugeen Shores. Thoughtfully designed, the layout features a welcoming living room just off the entry, leading into a spacious central eat-in kitchen ideal for everyday living or entertaining. At the rear, you'll find a private bedroom and a full washroom complete with in-suite laundry for added convenience. An optional covered side porch adds a touch of outdoor living and extra curb appeal.



Lakeside Cottage - ARU (Barrier-Free)

One bedroom
551 ft²

Lakeside Cottage - artistic rendering from the front



With an alternate layout to the original Lakeside Cottage, this ARU includes barrier-free design including a larger washroom with roll in shower, larger bedroom, and an accessible living room/ kitchen. It also has a side-by-side washer/dryer, ideal for seniors to age in place.

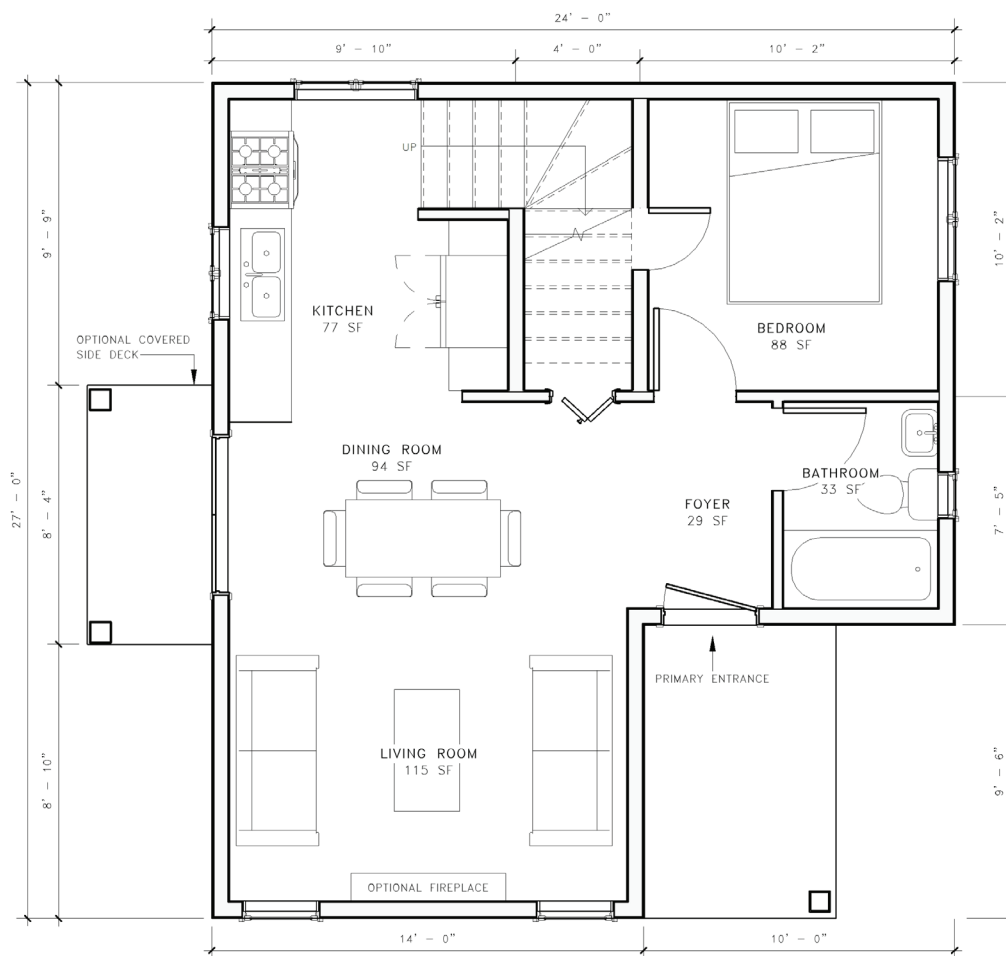
Ground Floor Plan



Maplevue Suite - ARU

Two bedroom
807 ft²

Maplevue Suite - artistic rendering from the rear



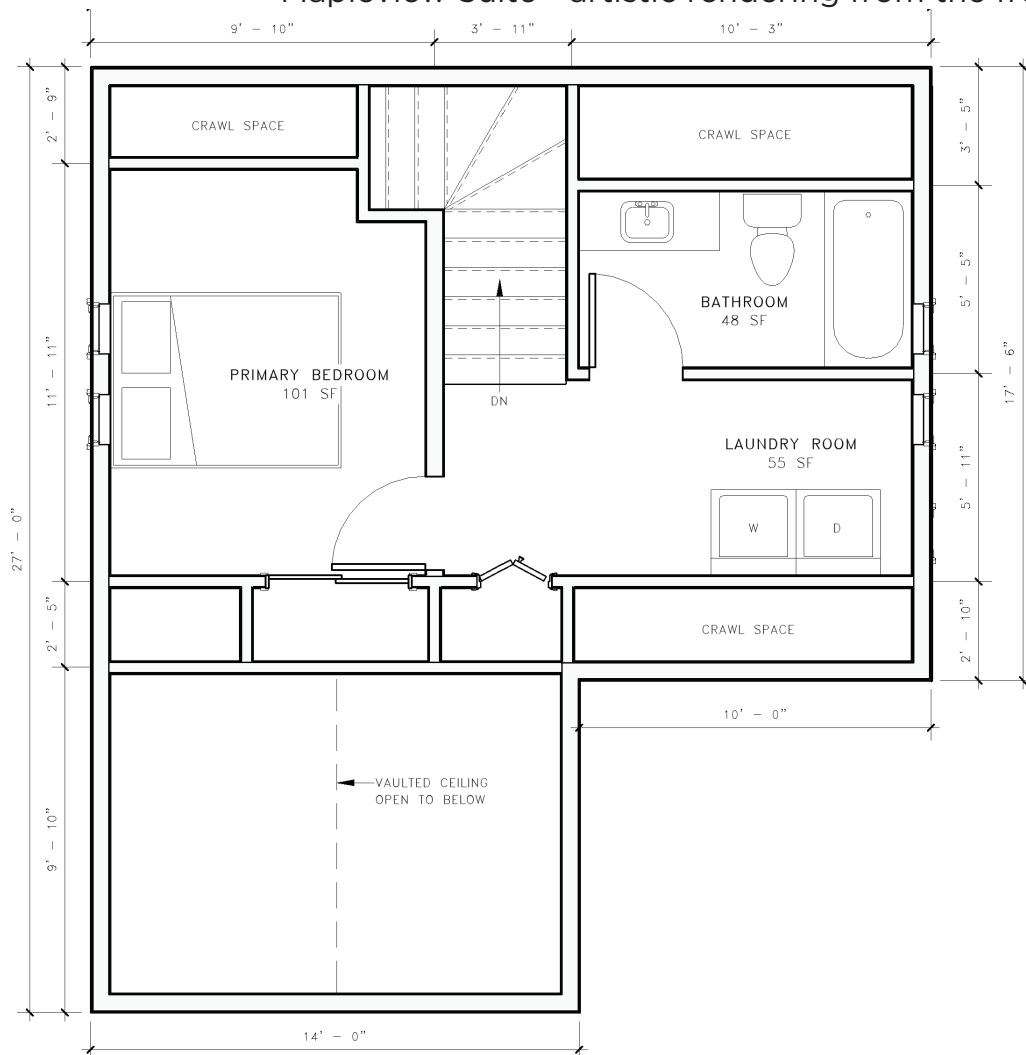
Designed for adaptability and comfort, this two-storey ARU suits a range of household sizes and life stages. The main floor features a welcoming front living room with a cathedral ceiling, a well-appointed rear kitchen, a convenient ground-floor bedroom, and a powder room. Upstairs is a second bedroom, a full bathroom, and an in-suite laundry room. Homeowners may choose to replace the cathedral ceiling with a third bedroom upstairs, maximizing interior space without expanding the footprint.



Maplevue Suite - ARU

Two bedroom
807 ft²

Maplevue Suite - artistic rendering from the front



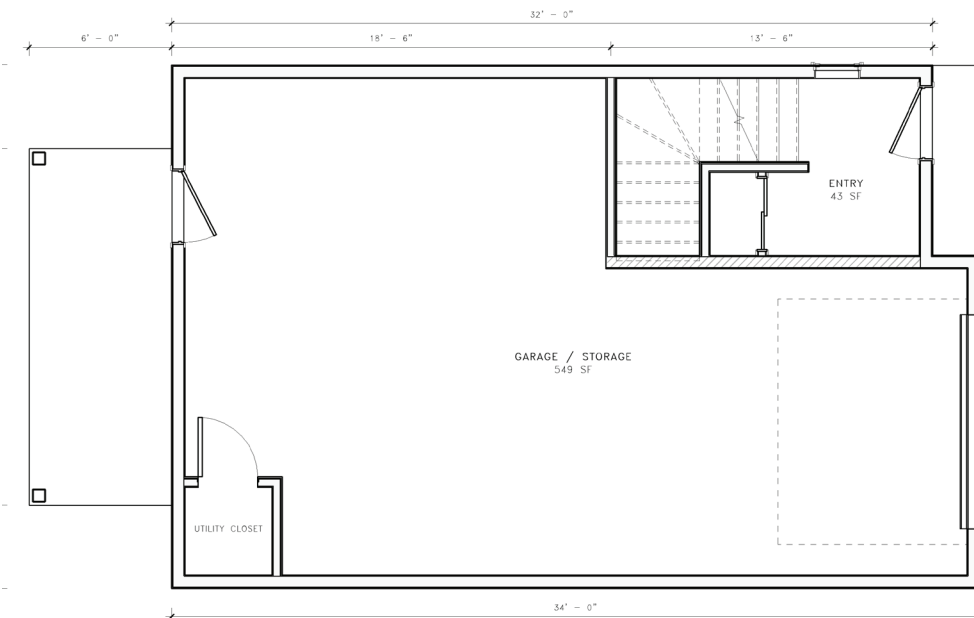
The second-floor gabled roof is thoughtfully designed with dormers, adding interior headroom while maintaining a modest, neighborhood-friendly scale. An optional side porch adds charm and additional outdoor space, making this ARU a harmonious addition to any residential lot in Saugeen Shores.



McBride's Loft - ARU

Two bedroom unit
above Garage
732 ft²

McBride's Loft - artistic rendering from the front



Ground Floor Plan

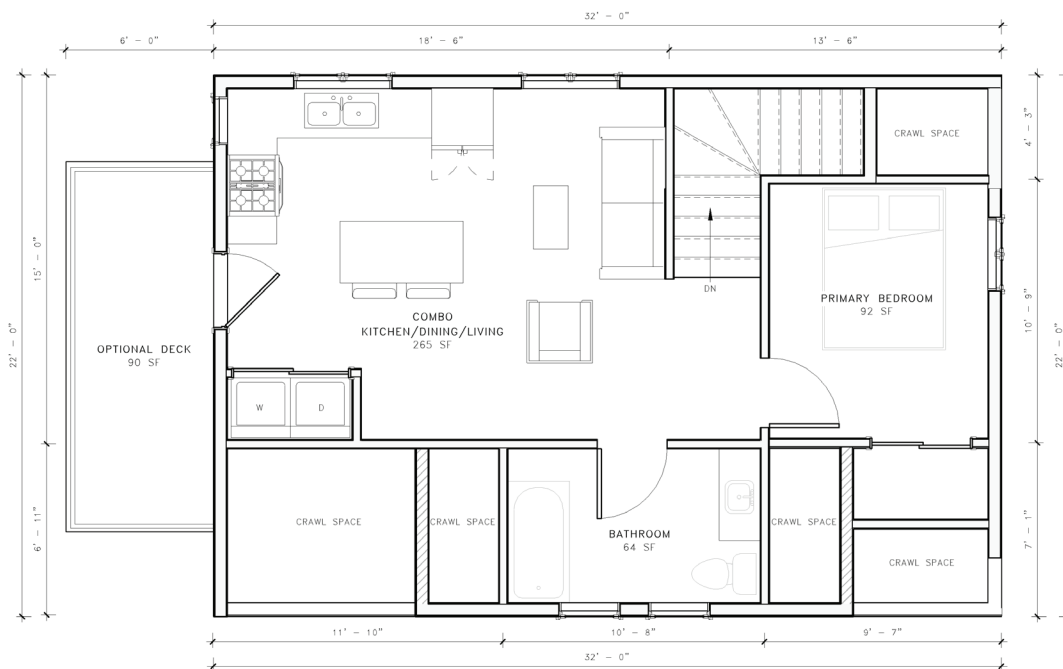
Blending practicality with thoughtful design, this carriage-style ARU offers comfortable living above a spacious single-car garage and workshop. The garage can serve the main dwelling or be dedicated to the ARU tenant, with a private interior stair leading to the upper-level suite.



McBride's Loft - ARU

Two bedroom unit
above Garage
732 ft²

McBride's Loft - artistic rendering from the rear



Second Floor Plan

Upstairs, the unit includes a well-proportioned bedroom, full bathroom, and a dedicated office space—perfect for remote work or study. The open-concept living room and dine-in kitchen create a welcoming, functional space, while in-suite laundry adds convenience. Tucked into the slope of the roof, the upper floor maintains a low profile that helps the ARU blend seamlessly into established neighbourhoods, offering modern living without disrupting traditional streetscapes.



Chantry Islander Duplex

Four bedroom &
garage unit
+
2 bedroom unit
2,366 ft² total

Chantry Islander - artistic rendering from the front



This thoughtfully designed duplex features a spacious 1620ft² 4-bedroom main residence with an attached garage, paired with an attached 746ft², 2-bedroom secondary unit — both crafted as a two-storey home. The second dwelling offers flexibility as either an in-law suite or a potential rental unit, ideal for generating supplemental income.



Chantry Islander Duplex

Four bedroom & garage unit
+
2 bedroom unit
2,366 ft² total

Chantry Islander - artistic rendering from the front



The main home's ground floor includes a dedicated front office, perfect for working from home or client meetings. Both homes welcome visitors with charming front porches that add character and street appeal. At the rear, each unit boasts a generous eat-in kitchen with large windows that frame views of the backyard, creating a bright and inviting space for daily living and entertaining. The homes can be built at-grade, or with additional storage space in basements as shown in the renderings.



Miramichi Trio - Triplex

1 x four bedroom
& garage unit
+
1 x 2 bedroom
unit
+
1 x 2 bedroom
basement unit
3,280 ft² total

Miramichi Trio - artistic rendering from the front



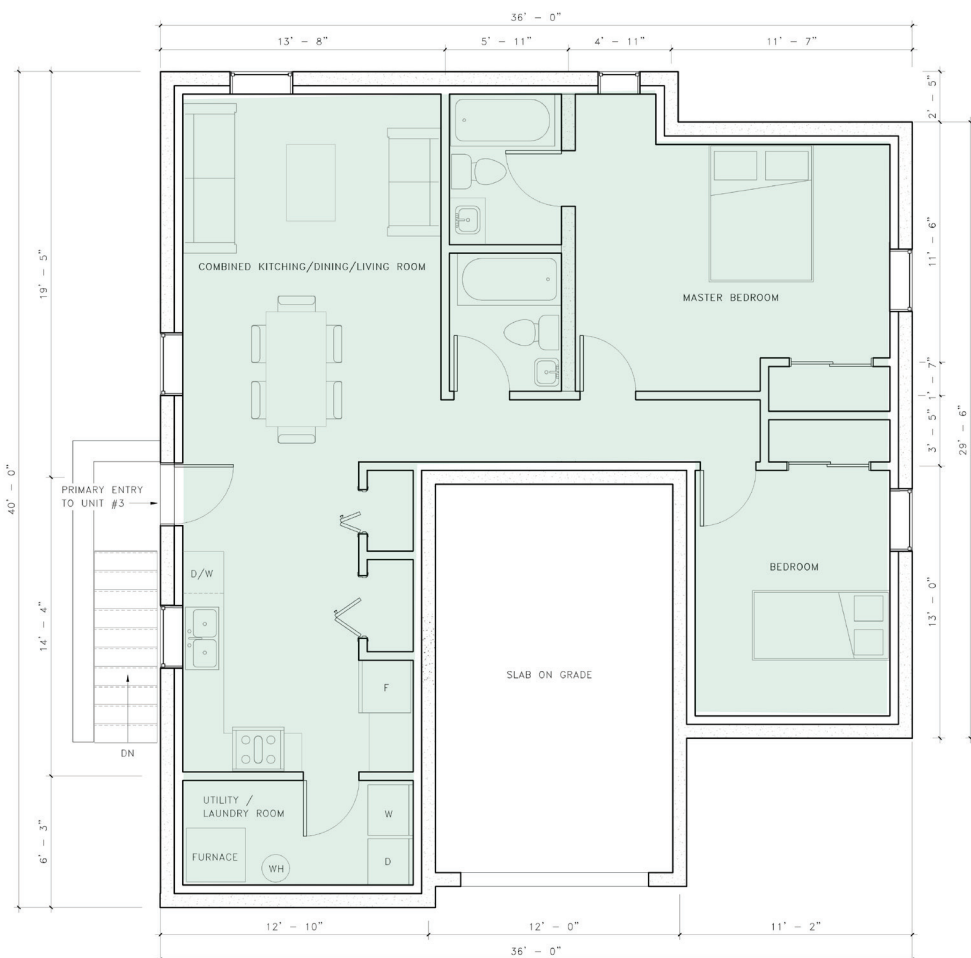
Building on the duplex concept, this triplex design introduces a third self-contained unit within the same efficient footprint — maximizing both functionality and income potential. The primary residence is an 1,620 ft², two-storey, 4-bedroom home complete with an attached garage and a ground-level home office. A secondary 746 ft², 2-bedroom unit occupies two storeys as well, ideal for extended family or rental use.



Miramichi Trio - Triplex

1 x four bedroom
& garage unit
+
1 x 2 bedroom
unit
+
1 x 2 bedroom
basement unit
3,280 ft² total

Miramichi Trio - artistic rendering from the front



Basement Plan

The third unit — a well-appointed 915 ft² suite — is located on the lower level beneath both dwellings. With its own private entrance and full amenities, this unit creates an excellent rental income opportunity for the homeowner, while maintaining privacy and independence from the other residences. This layout retains shared features such as front porches for both above-ground homes and generous eat-in kitchens at the rear, designed to capture backyard views and provide a bright, comfortable living experience.



Miramichi Trio - Triplex

1 x four bedroom
& garage unit
+
1 x 2 bedroom
unit
+
1 x 2 bedroom
basement unit
3,280 ft² total

Miramichi Trio - artistic rendering from the front



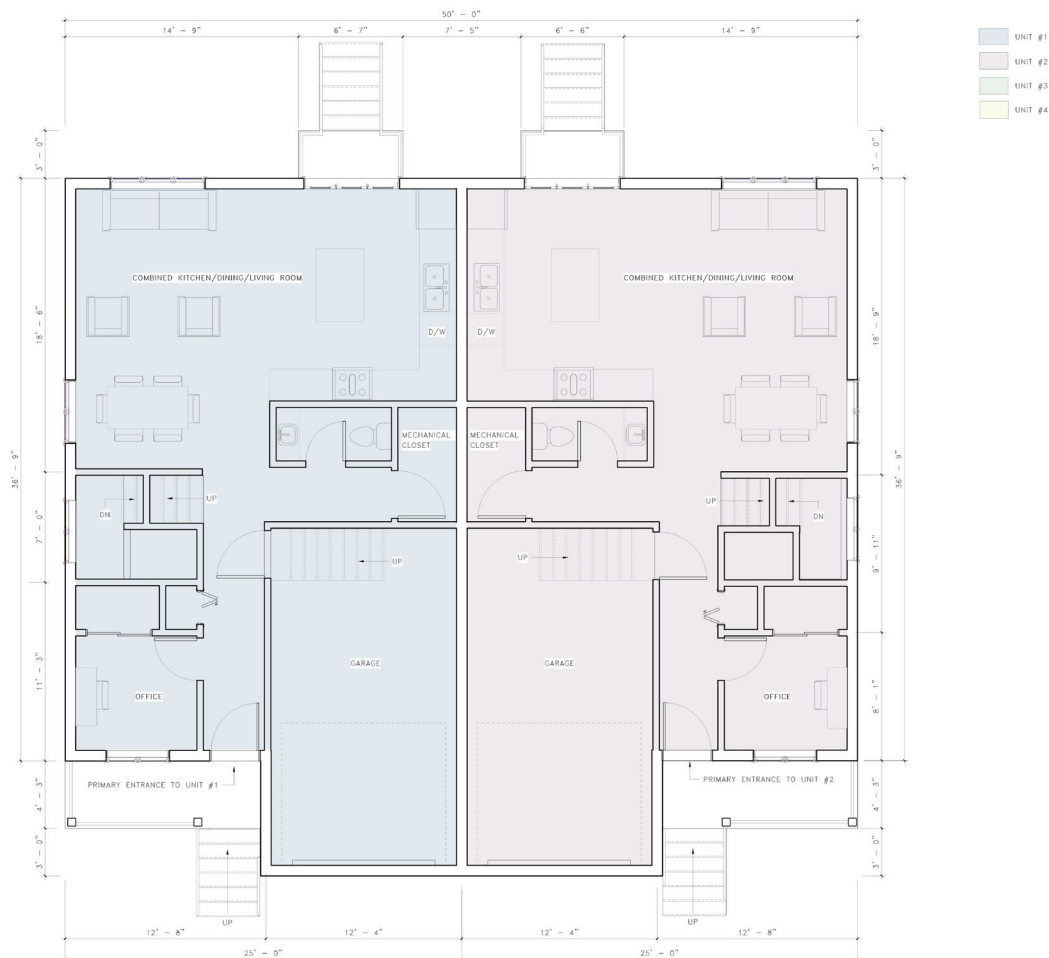
Second Floor Plan



Heffernan's House Fourplex

2x Four bedroom
& garage units
+
2x 2 bedroom
basement units
4,902 ft² total

Heffernan's House - artistic rendering from the front



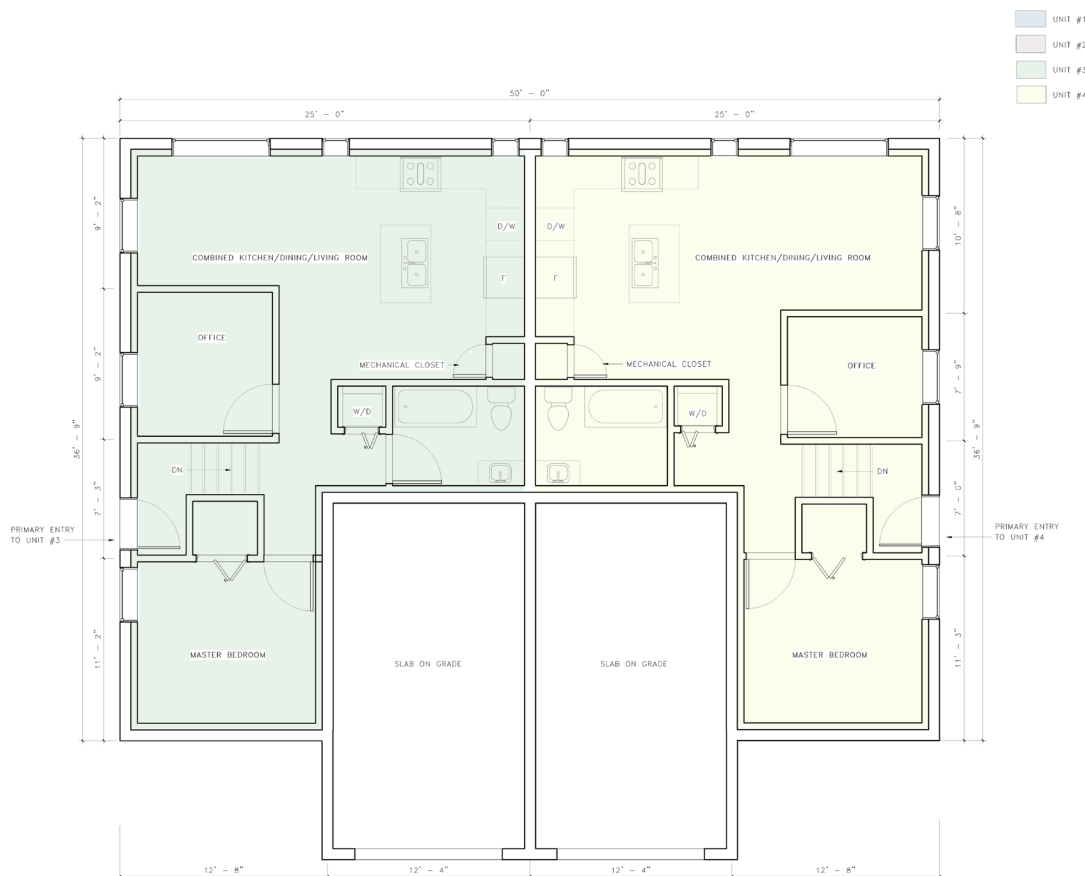
This fourplex features two spacious 1766 ft² homes, each with an attached garage, front office, open-concept great room at the rear, and four-bedroom second floor with upstairs laundry and master walk-in closet. The front entry to the two primary dwellings includes a welcoming front porch. While the floor plans of the units are mirrored for efficiency, the front elevation is varied to increase curb appeal.



Heffernan's House Fourplex

2x Four bedroom & garage units
+
2x 2 bedroom basement units
4,902 ft² total

Heffernan's House - artistic rendering from the front



Basement Plan

Below, two 685 ft² basement apartments with private side entrances offer open living/kitchen/dining areas, in-suite laundry, and two bedrooms (or one plus office). Ideal for extended family or rental income, this design maximizes flexibility and functionality within a compact footprint.



Heffernan's House Fourplex

2x Four bedroom & garage units +
2x 2 bedroom basement units
4,902 ft² total

Heffernan's House - artistic rendering from the front



Second Floor Plan



Contact Us:

saugeenshores.ca/Ready-to-Build

building@saugeenshores.ca

519.832.2008 ext. 163