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**THE CORPORATION OF THE TOWN OF SAUGEEN SHORES**  
**PLANNING MEETING MINUTES**  
**June 21, 2021**

The Planning Meeting of the Corporation of the Town of Saugeen Shores was held electronically on Monday June 21, 2021 at 6:30 PM.

**PRESENT** - All Members Participated Electronically

Mayor Luke Charbonneau  
Deputy Mayor Don Matheson  
Vice-Deputy Mayor Mike Myatt  
Councillor Matt Carr  
Councillor Cheryl Grace  
Councillor Dave Myette  
Councillor John Rich  
Councillor Jami Smith

**STAFF MEMBERS**

Kara Van Myall, CAO  
Linda White, Clerk  
Amanda Froese, Director, Infrastructure and Development Services  
Jay Pausner, Supervisor, Development Services  
Barbara Mugabe , Planner  
Daniel Kingsbury, Planner

**ABSENT**

Councillor Kristan Shrider

**1. Call to Order**

Mayor Charbonneau called the meeting to order at 6:30 p.m.

**2. Additions, Deletions, Amendments to the Agenda**

**3. Disclosure of Pecuniary Interest and Nature Thereof**

No pecuniary interests were disclosed.

## 4. Public Meetings

### 4.1. **Z-2021-001** **2536112 Ontario Inc c/o Sabbagh** **Plan 697 Lots 1 TO 31**

Barbara Mugabe, Planner presented her report dated June 21, 2021 regarding the subject file. The purpose of the application is to change the zoning on the portion to be developed from Planned Development (PD) to Residential First Density Special Holding (R1-90-H) and (R1-91-H). The R1 zone only permits one single detached dwelling on a parcel therefore the special provision is required to permit three units on development area (R1-90-H) and seven units on development area (R1-91-H). If approved, the amendment will permit a total of ten (10) single detached dwellings in two development areas separated by a small swath of land owned by the Town. The majority of the site is intended to be rezoned to Environmental Protection (EP), given the presence of natural heritage features, including wetlands.

Ron Davidson, Planner for the applicant spoke in support of the application and explained the property was previously draft planned many years ago for 32 lots; however, based on current environmental protections the property has a potential of 10 single detached dwellings. The development will be one piece of property serviced from a private road; the 10 detached dwellings are in keeping with the neighbourhood.

John Morton of AWS Environmental Consulting Inc. presented the findings of the Natural Heritage Environmental Impact Study for the subject lands. Mr. Morton offered that chain link fences may restrict wildlife movement; therefore, suggested a split rail fences be used in this development. Mr. Morton confirmed the design and layout of the corridor on Lot 10 is sufficient. Emerald ash bore and fallen trees serve an ecological purpose and should be left untouched unless they cause a safety concern near buildings.

Mr. Peter Sabbagh, owner of the subject lands, expressed his desire to develop this property for the purpose of creating longer term rental units for employees in the area; he is not in support of Airbnb type rentals. The units will be approximately 1500 - 1800 square feet with no basements or secondary units.

Laura Swanson, Engineer for the development explained the final design has not been completed and the drainage will be dealt with at the site plan stage.

Dave Hawthorne of 88 Ottawa Avenue questioned the wildlife corridor that cuts across Copway Street and noted that no development is allowed within the corridor yet a sidewalk goes through the corridor. Mr. Morton explained the purpose and design of the corridor and confirmed the design and layout of the corridor is sufficient for large mammals.

Mr. Hawthorne expressed concern that the subject lands may be used for Airbnb rentals; Mr. Sabbagh confirm Airbnbs are not being considered.

Josh Smith of 106 Ottawa Avenue expressed environmental concerns with the proposal and requested the petition signed by 575 people be added to the file. Mr. Smith sees a lot of animals on the subject lands, including turtles which were not included in the environmental impact report and fears the wildlife will be forced onto the road as the existing wildlife corridors are being diminished.

Comments from the Committee included:

- maintaining natural greenspace in this development is important.
- appreciate the proposed zoning was changed from R3 to R1
- public comments will continue to be received through the draft plan of subdivision and site plan stages.
- ash trees on municipal property are the Town's responsibility; trees on the subject property will be subject to site plan control.
- the public expressed concern that the Public Notice is difficult to read and the County website is difficult to navigate. Staff are to ensure the plans are easy to read and understand.
- ensure the trail linkage remains with Copway Trail
- consider whether private roads provide orderly development and takes into consideration future development on neighbouring vacant land.

This report was presented for information and to obtain public input. The Planner will consider the input received and prepare a recommendation for future consideration.

[Sabbagh Presentation](#)

[Sabbagh Planning Report](#)

[Sabbagh Draft By-law](#)

**4.2. S-2021-002  
Snyder Development Corp.  
Draft Plan of Subdivision**

## **Lake Range PT Lots 46 TO 50; 3R9253 Parts 7 TO 9 PT; Part 11**

Daniel Kingsbury, Senior Planner presented his report dated June 21, 2021 regarding the subject file. The propose of the application is to receive draft plan approval for the following development. Snyder Development Corp Inc. is proposing to develop a 10.65-hectare parcel of land in Port Elgin into a residential subdivision comprising:

- 50 single detached dwelling lots;
- 2 walkway blocks;
- 4 lot enlargements of neighbouring properties;
- 3 utility blocks;
- 4 road reserves to prohibit unauthorized access points to lots; and
- 1 internal road extending Acton Drive north to Concession 10.

55 new residential units are proposed, five of which are proposed to be secondary suites within a principle dwelling. This subdivision was previously Draft Plan approved in 2010; however, the draft approval lapsed on August 19, 2020 in accordance with Planning Act Section 51(32) - Lapse of Approval. The Planning Act requires a new subdivision application to be filed if draft approval lapses.

Ron Davidson, Planner for the applicant, spoke in support of the application and explained the land was previously draft plan approved but unfortunately the draft plan of subdivision lapsed. The same house and lot fabric is being proposed as previously draft plan approved.

Wayne Kaufman and Deb Kaufman expressed their are in support of the application and have the following concerns:

- Concern that it appears Block 63 will allow Cutter Road to be opened up. Steve Cobean, Engineer for the Applicant confirmed there is no intent to open Cutter Road.
- Developing a swampy area and concern that surface water will flow onto Kaufman's property. Steve Cobean, Engineer generally explained the drainage flow and indicated the final engineered drawings will be available at the plan of subdivision approval stage.
- Sanitary sewer - expressed interest in connecting to the sanitary sewer on Cutter Road. The final design of the sanitary sewer has not been done. If there is potential for properties outside the plan of subdivision to connect they will be contacted and will be informed of the connection cost.
- Traffic flow on Cutter Road - requested a turnaround be constructed on Cutter Road as traffic currently turns around on private property.

Susan Dunlop of 84 North Shore Road expressed concern regarding drainage from the bush onto her property and the lack of maintenance to remove the phragmites from the existing ditch. The Director of Infrastructure and Development responded that the Town is responsible for maintaining the ditches on municipal road allowances.

Comments from the Committee and information provided in the responses included:

- surface water will be controlled within the subdivision and should not have an impact on the adjacent lands or Hilly Lane.
- the trail system will be enhanced and additional trail connections are being proposed
- the sanitary sewer force main on Concession 10 will not be impacted by this development, as the flow goes back to Acton Drive.
- only temporary disruption in water service will be experienced at the time final connections are being made. 48 hours notice will be given to the residents.
- the Town has acquired approximately 80 hectares of woodlands from all phases of this development
- encourage additional secondary suites within this phase of development.

This report was presented for information and to obtain public input. The Planner will consider the input received and prepare a recommendation for future consideration.

[Snyder Presentation](#)

[Snyder Planning Report](#)

#### **4.3. Public Information Centre for Water and Waste Water Servicing Master Plan**

This Public Information Centre was held to present the draft Water and Wastewater Servicing Master Plan. of BM ROSS and Associates presented the findings and recommendations of the draft Water and Wastewater Servicing Master Plan. The primary purpose of a Water and Wastewater Servicing Master Plan is to identify the future water and wastewater servicing needs of Saugeen Shores. The Plan recommends specific projects for high, medium and low priority. Over the last year or so, the Town has circulated or provided notice of our intention to update the Master Plan to: Stakeholder Groups; First Nations; Agencies; and Residents and Businesses of Saugeen Shores.

The Public Meeting was opened to comments from the public.

Mr. Dave Reynolds questioned why the Plan did not consider storm water; it was explained that a separate environmental assessment is being completed for storm water and should be available in the summer.

Committee members sought clarification to the draft Plan. No comments were received that are required to be incorporated into the Plan. BM Ross will finalize the report final document, which will come back to Council shortly once any revisions are made.

[Water and Waste Water Servicing Master Plan PIC Information Report](#)  
[Water and Waste Water Servicing Master Plan PIC Presentation](#)  
[Draft Water and Waste Water Servicing Master Plan](#)

## **5. Adoption of Minutes**

## **6. Committee of Whole**

### **6.1 Delegations**

### **6.2 Reports**

#### **6.2.1 Z-2020-069 Earnest Properties Inc. Saugeen Street**

Barbara Mugabe, Planner presented her report dated June 21, 2021 regarding the subject file. Ms. Mugabe presented staff's response to the comments received at the public meeting held on May 17, 2021 and, as well, staff's recommendation. The application proposes to change the zoning from Residential First Density (R1) to Residential Fourth Density Special Holding (R4-20-H). If approved, the proposed amendment would facilitate the construction of four (4) bungalow townhouses with front porches and rear decks. The special provisions relate to lot area, lot coverage and yard setbacks of some of the units. The Holding provision is to prohibit development until such time as the site plan approval has been granted. No change is proposed to the Environmental Protection (EP) zoned frontage.

[Earnest Presentation](#)  
[Earnest Planning Report](#)  
[Earnest Draft By-law](#)

The Committee recommended that Zoning By-law Amendment Z-2020-069 for lands described as Southampton PT Lot D N; Clarendon St RP 3R9974 Part;1 (geographic Town of Southampton) be approved and that the amending by-law be forwarded to Council for adoption.

CARRIED

**6.2.2**      **Z-2021-021**  
**Earnest Properties Inc.**  
**83 Victoria Street**

Daniel Kingsbury, Senior Planner presented his report dated June 21, 2021 regarding the subject file. Mr. Kingsbury presented staff's response to the comments received at the public meeting held on May 17, 2021 and, as well, staff's recommendation. The application proposes to rezone the lands from Residential First Density (R1) to Residential Second Density (R2) to facilitate the construction of a semi-detached dwelling. The lands are located at 83 Victoria Street South in Southampton. An associated consent application has been filed to sever the land down the common wall of the semi-detached structure.

[Earnest Presentation](#)

[Earnest Planning Report](#)

[Earnest Draft By-law](#)

The Committee recommended that the Zoning By-law Amendment Application Z-2021-021 for the lands described as Town Plot Part Lot 16 W Victoria (geographic Town of Southampton) be approved and the necessary by-law be forwarded to Council for adoption.

CARRIED

**6.2.3**      **Z-2020-044**  
**Town of Saugeen Shores**

Daniel Kingsbury, Senior Planner presented his report dated June 21, 2021 regarding the subject file. Mr. Kingsbury presented staff's response

to the comments received at the public meeting held on May 17, 2021 and, as well, staff's recommendation. The application proposes to provision in the Town's Zoning Bylaw that will make it easier for attainable and affordable housing to be created. Proposed modifications to the Zoning Bylaw include changes to the provisions for building height, yard encroachments for structures associated with persons with disabilities, secondary dwelling units, permitted uses and regulations associated with the Residential First Density, Residential Second Density, Residential Third Density and Residential Fourth Density zones. The proposed modifications represent the 'low hanging fruit' that can be implemented in a timely manner to address housing supply.

[Saugeen Shores Planning Report](#)

[Saugeen Shores Draft By-law](#)

The Committee recommended that the Zoning By-law Amendment Application Z-2021-044 for the entirety of the lands within the Town of Saugeen Shores be approved and the necessary by-law be forwarded to Council for adoption.

CARRIED

**7. Council**

**7.1 Reports**

**7.2 By-laws**

**8. Confirmatory By-law**

**9. Adjournment**

**9.1. Adjournment**

Moved By:

Deputy Mayor Matheson

Seconded By:

Councillor Grace



That this Planning Committee Meeting of June 21st, 2021 hereby  
adjourns at 9:57 p.m.

CARRIED

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Luke Charbonneau, MAYOR

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Linda White, CLERK