



County of Bruce
Planning & Development Department
1243 MacKenzie Rd
Port Elgin, ON N0H 2C6
brucecounty.on.ca
226-909-5515



March 31, 2022

Notice of Adoption Of the Town of Saugeen Shores

The Council of the Corporation of the Town of Saugeen Shores passed By-law 26-2022 on March 28, 2022, being a By-law to Adopt Amendment 17 to the Town of Saugeen Shores Official Plan.

File Number L-2021-012
For Lord Elgin Estates Development Limited c/o MHBC Planning
In Respect Of SAUGEEN CON LAKE RANGE PT; LOT 48 RP 3R10149 PARTS 1 2; AND 5 (Saugeen Township) Town of Saugeen Shores, Roll Number 411044000612010

Your opinion matters

A copy of the By-law is enclosed. Written and oral submissions to Council were considered as part of its deliberations and final decision on this matter.

The proposal

The purpose of the application is to amend the local Official Plan to add a site-specific provision to the Highway Commercial designation to permit high density residential uses. If approved, the amendment would facilitate a multi-unit apartment development.

The related Zoning By-law Amendment file is Z-2021-066.

Learn more

You can view limited information about the application at <https://brucecounty.on.ca/living/land-use>. Additional information, including the supporting materials, can be provided upon request by e-mailing bcplpe@brucecounty.on.ca or calling 226-909-5515. Information can also be viewed in person at the County of Bruce Planning Office noted above, between 8:30 a.m. and 4:30 p.m. (Monday to Friday).

The Planner on the file is: Coreena Smith

Know your rights

The Amendment is subject to final approval by the County of Bruce Approval Authority.

Any person or public body will be entitled to receive notice of the decision of the approval authority if a written request to be notified of the decision (including the person's or public body's address, fax number or email address) is made to the approval authority identified below.

County of Bruce Planning and Development
1243 MacKenzie Rd
Port Elgin, ON N0H 2C6
bcplpe@brucecounty.on.ca

The Corporation of the Town of Saugeen Shores

By-law 26 - 2022

Being a By-law to adopt Amendment Number 17 to the Town of Saugeen Shores Local Official Plan 90-2012 for lands known municipally as SAUGEEN CON LAKE RANGE PT; LOT 48 RP 3R10149 PARTS 1 2; AND 5 (Saugeen Township), Town of Saugeen Shores

Whereas the Corporation of the Town of Saugeen Shores is empowered to amend its Official Plan as required; and

Whereas the process for considering such an Amendment was in accordance with Sections 17 and 21 of the Planning Act, R.S.O. 1990 c.P.13; and

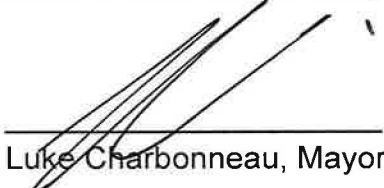
Whereas the Amendment to the Official Plan is deemed to be appropriate and in the public interest; now therefore be it

Resolved that the Council of the Corporation of the Town of Saugeen Shores enacts as follows:

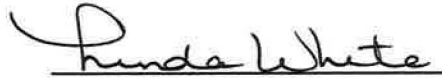
1. That Amendment Number 17 to the Town of Saugeen Shores Local Official Plan, a copy of which is attached to and forms part of this By-law, is hereby adopted.
2. That the Clerk is hereby directed to forward the adopted Amendment together with the necessary supporting documentation to the County of Bruce for final approval.
3. This By-law shall come into force and take effect pursuant to the provisions and regulations of the Planning Act, R.S.O. 1990, c.P.13.

Read a First and Second Time this 28th day of March, 2022.

Read a Third Time, Finally Passed, and Sealed this 28th day of March, 2022.



Luke Charbonneau, Mayor



Linda White, Clerk

Part B – The Amendment

Introductory Statement

All of this part of the document entitled “Part B – The Amendment” and consisting of the following text and attached map designated as Schedule ‘A’, constitutes Amendment Number 17 to the Town of Saugeen Shores Local Official Plan 90-2012.

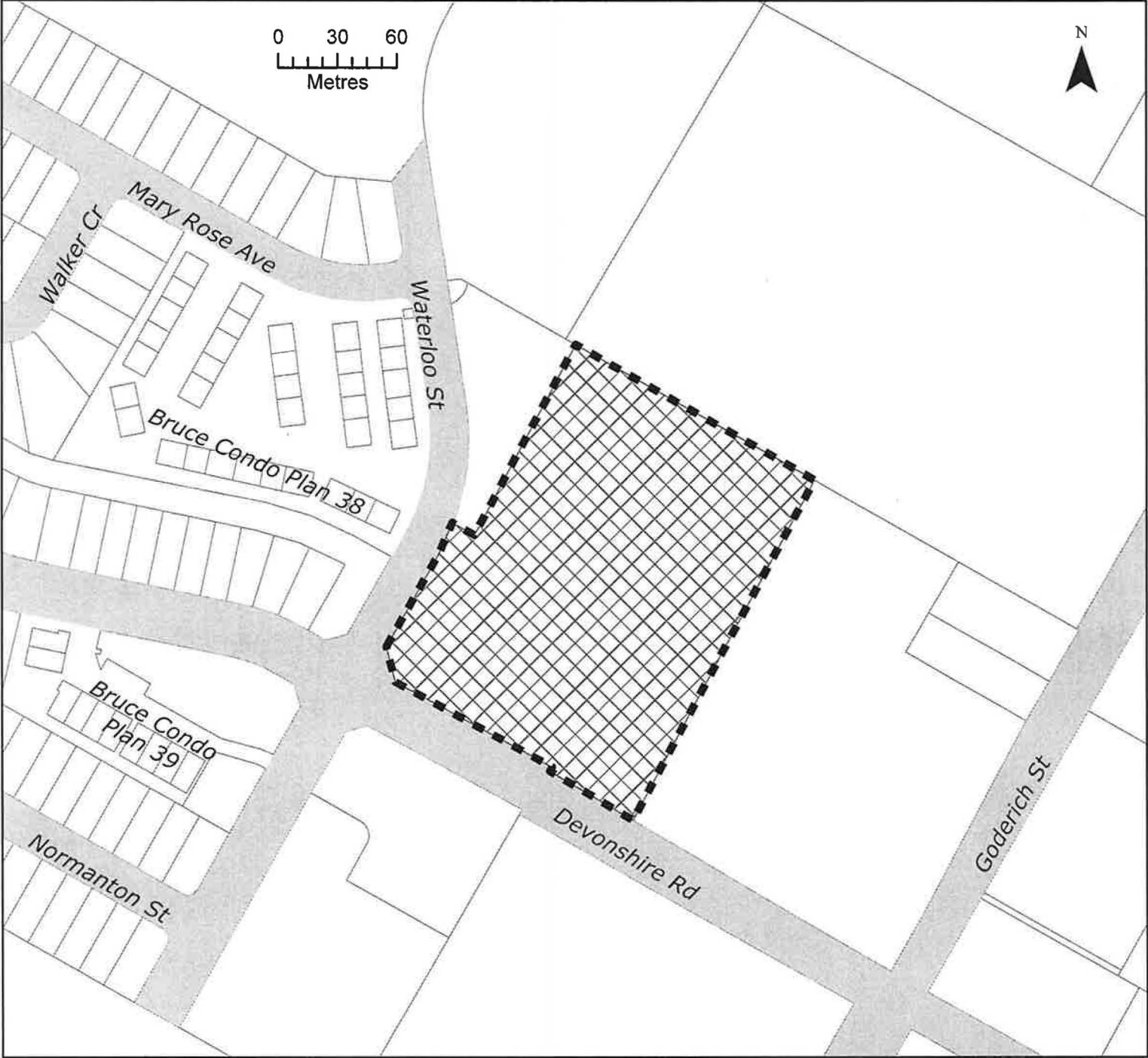
Details of the Amendment

The Town of Saugeen Shores Local Official Plan is proposed to be amended as follows:

- (1) “Schedule A: Land Use Plan” to the Town of Saugeen Shores Local Official Plan is hereby amended by changing the land use designation on lands described as SAUGEEN CON LAKE RANGE PT; LOT 48 RP 3R10149 PARTS 1 2; AND 5 (Saugeen Township), Town of Saugeen Shores, as shown on Schedule ‘A’ to the by-law, from ‘Highway Commercial’ and ‘Residential’ to ‘Highway Commercial - Exception’, ‘Highway Commercial’ and ‘Residential’.
- (2) The Town of Saugeen Shores Local Official Plan is hereby amended by adding the following subsection to Section 3.12.5 – Highway Commercial Exceptions:

3.12.5.3 L-2021-012 Lord Elgin

Notwithstanding the Highway Commercial designation policies of this Plan, the lands described as SAUGEEN CON LAKE RANGE PT; LOT 48 RP 3R10149 PARTS 1 2; AND 5 (Saugeen Township), Town of Saugeen Shores, may be developed as a mixed-use development consisting of high-density residential uses in addition to those uses permitted in the Highway Commercial designation in Section 3.12.3.



Schedule 'A'
to
Amendment NO. L-2021-012
Saugeen Shores Official Plan

1208 Goderich St
Concession Lake Range
PT; Lot 48 RP 3R10149 Parts 1 2; And 5
Roll 411044000612010
(geographic Township of Saugeen)
County of Bruce



Lands subject to Section 3.12.5.3 -
Highway Commercial Exception

File: L-2021-012
Z-2021-066

Applicant: Lord Elgin Estates Development Limited Date: December, 2021