

From: [REDACTED]
To: [Bruce County Planning - Lakeshore Hub](#)
Subject: Planning amendment for 1208 Goderich St Port Elgin
Date: Thursday, December 9, 2021 1:10:30 PM

** [CAUTION]: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To whom it may concern;

My wife Mary-Lyn and I are against the amendment to change the present zoning for this area. We would like it to remain as is.

We feel that a high density residence will make the area more congested and this will over burden roadways and access routes.

The present zoning to the north already includes townhouse developments and another high density residence use. Devonshire Rd already seems over burdened by present daily traffic volumes.

If you allow this zoning change, you will definitely overwhelm the infrastructure of the area.

Goderich St is already very busy and this proposed change will create a nightmare scenario for the future. I can't even imagine what it will be like in the summer.

Sincerely
Trevor Bain
1070 Waterloo St
Port Elgin
N0H2C3

Sent from my iPad

From: [REDACTED]
To: [Bruce County Planning - Lakeshore Hub](#)
Subject: File number L-2021-012 & Z-2021-066
Date: Thursday, December 9, 2021 1:14:08 PM

** [CAUTION]: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

> This is email is to inform of my objection to the proposed Local Official Plan Amendment and Zoning By-law Amendment.

>

> Please notify me of the decision of the approval authority on the proposed application.

>

> Katherine Samson

> 10-1050 Waterloo St

> Port Elgin, On

> N0H 2C3

From: [REDACTED]
To: [Bruce County Planning - Lakeshore Hub](#)
Subject: Zoning change file number L-2021-012 and Z-2021-067
Date: Thursday, December 9, 2021 12:20:38 PM

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We object to the proposed local official plan amendment and zoning bylaw amendment for file number L-2021-012 and Z-2021-067 for the following reasons: (change from commercial to residential use)

- 1) increased noise pollution levels resulting from 178 unit apartment buildings.
- 2) insufficient planning for traffic flow. (The existing apartment buildings plus the new hotel, new townhouses, additional apartment building north of the new townhomes plus the 178 apartment building complex being proposed). This will create unsafe traffic conditions.

Fir these reasons I do not support the change in zoning.

Barbara Scott. Leroy Scott

1054 Waterloo Street
Port Elgin, ON
N0H 2C3

[REDACTED]

Sent from my iPad

From: [REDACTED]
To: [Bruce County Planning - Lakeshore Hub](#)
Cc: [REDACTED]
Subject: Objection to Proposed Plan and By-law Amendment
Date: Friday, December 10, 2021 8:58:26 AM

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from: **Murray and Irene Howe, 13-1050 Waterloo Street, Port Elgin, Ont. N0H2C3**

We are submitting a formal objection to the following Local Official Plan Amendment and Zoning By-law Amendment:

File Number L-2021-012 & Z-2021-066.

1208 Goderich Street - Saugeen Con Lake Range Pt: Lot 48 RP 3R10149 Parts 1,2; and 5 (Saugeen Township) Town of Saugeen Shores, Roll Number 411044000612010

We have major concerns on changing this location listed above into a large complex of apartment buildings (3) and parking lots. Waterloo Street and Devonshire St (Summerside) has become a major residential area of the community now and traffic has certainly increased. With 3 apartment buildings across from the existing 3 apartment buildings it would create even more traffic.

My understanding at the original purchase of our property (condo) is that a proposed commercial building would occupy this designated location and was looking forward to that.

Please consider our objection to this proposal.

Murray and Irene Howe

From: [REDACTED]
To: [Bruce County Planning - Lakeshore Hub](#)
Subject: Re: File number L-2021-012 and Z-2021-066
Date: Friday, December 10, 2021 10:43:21 AM

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Sorry I sent to quickly.. I what my OBJECTION to be documented. Thank you
Lucy Karamath

On Fri, Dec 10, 2021 at 10:41 AM Lucy Karamath [REDACTED] wrote:

We live at 1050 Waterloo St, in the Townhouses. When we purchased this home we were given no indication that there would be an apartment complex going up across the street from us or we would never have bought here. We were under the impression that a Retail Development would be going up and that would have been fine. We **STRONGLY OBJECT** to what they are trying to do now. The traffic and the congestion that would happen would be ridiculous . What are they thinking. There are so many other places that they could build and here should **NOT BE ONE OF THE PLACES.**

From: [REDACTED]
To: [Bruce County Planning - Lakeshore Hub](#)
Subject: File Numbers L-2021-012 and Z-2021-066
Date: Monday, December 13, 2021 1:25:10 PM
Attachments: [B1F78595BBA6d4A158EFC981800866D34.png](#)

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To : County of Bruce Planning Department, Planning Committee and County Council

From: Robert and Brenda Farmer
1050 Waterloo Street, Unit #6, Port Elgin, Ontario N0H 2C3

Regarding the application to make changes to the Official Plans of the County of Bruce and the Municipality of Saugeen Shores

We are writing today to register our objections to the proposed changes to the official plan designation of the vacant lands immediately east of our residential property at 1050 Waterloo Street.

The land that is the subject of this application is designated by the current OP as Highway Commercial. This is a very well located parcel of Commercial Land in a community in which the supply of well located vacant commercial land is at a shortage.

To remove this parcel of land from the sparse commercial inventory in the community is in my opinion not wise and should be discouraged by all means.

To remove this commercial land use from the immediate neighbourhood is also not a positive direction as the neighbourhood is quickly developing with a large quantity of single family and multiple residential units and there are few commercial properties to serve this immediate north end neighbourhood.

The owner of this subject property currently advertises the availability of this land on the Saugeen Shores municipal website, and the parcel of land in question is clearly identified as part of the "Village Centre" Commercial area. A copy of the drawing from this sales listing is included on the following page in this letter.

When Brenda and I purchased our Condominium property in 2019 we actually looked forward to more commercial development in this immediate area. As we age we want to remain active and having shops located in this neighbourhood allows us and the large number of other seniors moving to this neighbourhood good walking opportunities in the neighbourhood. We were aware that this very parcel of land in question was considered to be a "Village Centre" Commercial area as the land owner advertised. This is the same land owner that sold the lands at 1050 Waterloo to our developer.

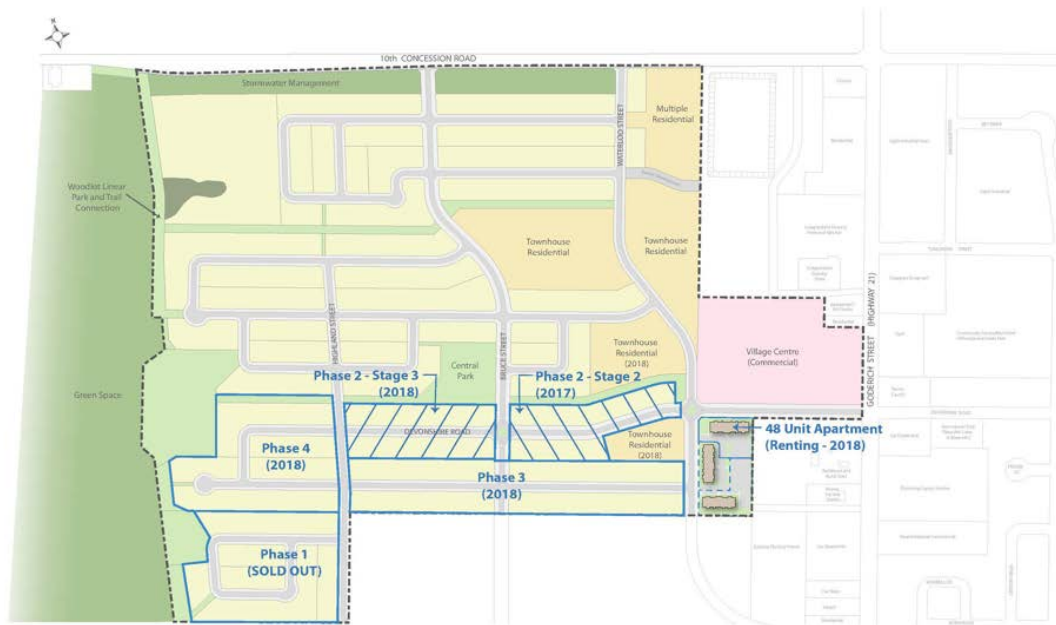
When we purchased our property we were also very aware of the extent of the low and medium density residential development already planned for this immediate area. We purchased in Troon Estates, a 35 unit Condo development, there is another condominium development ½ block south at Devonshire Road and Waterloo, and two larger townhouse style developments to be located immediately north of us on Waterloo Street. These are all identified on the sketch attached here. Also of note on this sketch is the existence of the three large multi-residential apartments on Waterloo Street immediately south of the subject property vacant lands, built on land originally designated for that purpose. Also of note on this top edge of this sketch is the large section of land that is designated for Multiple Residential development at the corner of Waterloo Street and Concession 10, only one half of a block north of the lands that are the subject of this request. Why should the subject lands be taken out of the Commercial zone designation when there is an existing unused supply of suitable lands for Multiple Residential development on the same block?

I feel that the Official Plan as it is written provides a good balance of commercial and residential land uses in this immediate neighbourhood, and that the addition of another 178 apartment units on this site would upset that balance.

We are adamantly opposed to the changes to the Official Plan and related zoning changes to the property in question.

Thank you for your consideration.

Yours Truly;
Robert and Brenda Farmer



From: [REDACTED]
To: [Bruce County Planning - Lakeshore Hub](#)
Subject: File number: L-2021-012 & Z-2021-066
Date: Monday, December 13, 2021 2:26:09 PM

** [CAUTION]: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Please be advised that Kenneth M Jones & Sheila M Jones object to the Local Official Plan Amendment & the Zoning By-law Amendment

Ken & Sheila.
Have a Good Day!

From: [REDACTED]
To: [Bruce County Planning - Lakeshore Hub](#)
Subject: Zoning By-law Amendment.
Date: Monday, December 13, 2021 6:15:06 PM

**** [CAUTION]:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am a Condo owner at Troon Estates. My Condo is on Waterloo St. facing the property in question. I absolutely oppose this Zoning amendment to residential.

When I purchased my Condo this property was classified commercial. I do not want to be looking out my front door at three large apartments. The traffic on this street is bad enough. Three more apartments is not acceptable. Please stop this Amendment and keep this property as it is. COMERCIAL.

Thank You
Darlene Grant
Property Owner and Tax Payer.
1066 Waterloo St.,
Port Elgin, Ont.,

From: Elaine Esplen
To: [Bruce County Planning - Lakeshore Hub](#)
Subject: Planning Amendment
Date: Friday, December 10, 2021 1:00:44 PM

** [CAUTION]: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To Whom It May Concern

As a resident of the Troon Estate Condos I am writing to express my extreme opposition to the Amendment of the local Official Plan to add a site-specific provision to the Highway Commercial Designation to permit high density residential uses and to amend the zoning By-Law to add a site-specific provision to permit residential uses which would facilitate a multi unit apartment development.

When I purchased my Condo#1058 Waterloo Street this area immediately across the street was zoned Highway Commercial and no indication that this would ever change. We certainly don't need to be looking at high rise apartments in this small area which could be put to much better use. The area is much too small and confined in which to put these high rise apartments. Highway 21 and Devonshire are already busy thoroughfares and with all these extra people and vehicles it would become overwhelmed.

I moved here thinking I would have peace and tranquility in this area not a zoo. This will certainly have an impact on our new hotels as it will infringe on their space as well. I understand their clientele enjoy looking out on the open green space too. A nice family restaurant in this area would be much more acceptable. What is wrong with a little open space or is it all about money?

Elaine Esplen
File # bcplpe@brucecounty.on.ca
L-2021-012 and Z 2021-066

From: Len Noel
To: [Bruce County Planning - Lakeshore Hub](#)
Subject: File # L-2021-012 & z 2021 066
Date: Friday, December 10, 2021 10:04:11 AM

** [CAUTION]: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

This email is to inform of my objection to the proposed local official plan amendment and zoning by-law amendment.

Please notify me of the decision of The approval authority on the proposed application.
Noel.1050 Unit 5 Waterloo St. Port Elgin , On. N0H 2C3

Charles Leonard

From: [REDACTED]
To: [Bruce County Planning - Lakeshore Hub](#)
Subject: File Number L-2021-012 & Z-2021-067
Date: Thursday, December 9, 2021 3:51:40 PM

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To the Bruce County Planning Department.

We do not agree with and are strongly opposed to making amendments to “The local official plan” and “Zoning By-laws” to accommodate “High Density Residential use” in the area east of Waterloo Street and north of Devonshire Road. (This area is directly east of our residence). We feel Bruce County and Saugeen Shores would be making a big mistake by allowing this “High Density Development “ to proceed. The Town is growing at a very fast rate and we need to preserve “green space” and control density so we do not push our infrastructure and services beyond their capacity.

Ron and Brenda Siddon
1062 Waterloo St.
Port Elgin, On.
N0H 2C3

From: [REDACTED]
To: [Bruce County Planning - Lakeshore Hub](#)
Subject: Proposed Official Plan and Zoning Bylaw Amendments File Numbers L-2021-012 & Z-2021-067
Date: Tuesday, December 14, 2021 12:11:29 PM

**** [CAUTION]:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

In response to your November 26, 2021 Public Meeting Notice I wish to submit the following initial comments regarding the above noted proposed official plan and zoning bylaw amendments:

1. We are not in support of the proposed amendments.
2. The overall official plan does not permit or anticipate new High Density Residential in this location.
3. The planning for the local Summerside community did not include these lands as part of the local residential community.
4. High Density Residential use is not consistent with the intended role and function of Highway Commercial designation lands.
4. The proposed building height and density are not compatible with the height and density of the predominately low-medium density residential development in the area.

Please provide us with notice of any further information and/or consideration of these applications. Thank you.

Gerald & Katherine Murphy
9-1050 Waterloo Street, Saugeen Shores, On N0H 2C3

From: [REDACTED]
To: [Sarah A. Elliott](#)
Subject: Fwd: File #L-2021-012 &Z-2021-066
Date: Wednesday, December 15, 2021 9:47:48 AM

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Sent from my iPad

Begin forwarded message:

From: Audrey Ribey [REDACTED]
Date: December 15, 2021 at 8:27:16 AM EST
To: bcpipe@brucecounty.on.ca
Subject: File #L-2021-012 &Z-2021-066

I am resident & owner @ 1020 Waterloo St , Troon Estates, Port Elgin, On and would like to register my opposition to the proposed amendment to the official plan from Hwy Commercial to residential high density. I believe there is an area north of us near con 10 already rated this way. When I purchased my unit we were led to believe there would be several restaurants & a strip mall, with entrance from Devonshire to be developed on this land.

I believe a change to high density in this area will negatively affect my units value. If we need anything different in this area it is probably more park land .

If indeed this goes ahead, I believe there should be a landscaped berm to protect the residents on Waterloo from noise & views of parking lot.

As a lifetime ,proud resident of Bruce County I sincerely hope this decision is made for the current residents to continue to enjoy our homes

Please do not amend this designation

Audrey RIBEY
Sent from my iPad

From: [REDACTED]
To: [Bruce County Planning - Lakeshore Hub](#)
Subject: File # L-2021-012 and Z-2021-066 (may be 067) Lakeshore Hub
Date: Wednesday, December 15, 2021 2:36:18 PM

**** [CAUTION]:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Coreena:

I am objecting to the change in zoning from commercial to R 4 density residential.

There are inconsistencies in the information given and these may call into question the results of the study.

The first point is that the rezoning includes the existing Hotel. There will be a hotel rezoned to high density residential. Is this acceptable? Should the boundaries be re-defined?

The second point is that the traffic study shows inconsistencies.

Case 1 includes a Shopping Centre with its traffic. The Shopping Centre contributes significantly to the traffic flow on Devonshire Rd.

In case 2 the Shopping Centre is not included even though the area is not affected by the rezoning and the Shopping Centre, should be going ahead, independently of the rezoning.

The traffic study should use consistent practices and only change items directly affected by the re-zoning.

John Van Berlo
Unit 27 1050 Waterloo St.
Port Elgin, Ontario

Marlene & Bruce Giles
25 - 1050 Waterloo Street
Port Elgin, On N0H 2C3

County of Bruce
Planning and Development Department
1243 McKenzie Road
Port Elgin, ON, N0H 2C6

Attention: Coreena Smith

Re File Number L-2021-012 & Z-2021-067



On Monday, December 13 we received a revised concept plan re the above file. This was made available following our phone call to Coreena Smith. (I have no idea why copies were not forwarded to all who received the mailing of the original).

This requested change places Building "B" in position to unnecessarily change the view from the units in Troon Estates which face Waterloo Street. From the Concept Plan 1 it is impossible to accurately determine the building setback from Waterloo Street but we believe that it is east of the existing storm water retention pond which Ms Smith agreed remains as is.

Our suggestion is to move Building "B" to the easterly edge of the site and turn it 90 degrees. This leaves less impact on the current residential units and permits the applicant to achieve the same result. The parking would change accordingly.

Any consideration is appreciated.

Sincerely,



Marlene and Bruce Giles

Coreena Smith

From: Allison Wiber <allison.wiber@saugeenshores.ca>
Sent: Monday, December 20, 2021 8:03 PM
To: Coreena Smith; Jay.Pausner
Subject: FW: Rezoning Devonshire Waterloo Area

** [CAUTION]: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi guys! As per my previous email, here are Mark's comments/questions for you re: Lord Elgin Estates file

Thanks again,

Allison Wiber
Administrative Assistant / Licensing
Clerk's Department | Town of Saugeen Shores
600 Tomlinson Drive, Box 820, Port Elgin ON N0H 2C0 T 519-832-2008 x100 | F 519-832-2140 E
allison.wiber@saugeenshores.ca | saugeenshores.ca

-----Original Message-----

From: Mark And Debby Pennarun <[REDACTED]>
Sent: Monday, December 20, 2021 8:01 PM
To: allison.wiber@saugeenshores.ca
Subject: Rezoning Devonshire Waterloo Area

Hi Allison-

Just listened to the public council meeting at 6:30 pm concerning the rezoning proposal.

I have a couple of questions.

Are these proposed apartments supposed to be affordable housing?

When the traffic study was done in 2016 the west side of Devonshire did not exist. Now we have the 3 four floor apartments, Troon Estates, Devonshire Place (10 condos & 8 more under construction) & at least 4 new subdivisions. Other Port Elgin residents take Devonshire to avoid town.

We live in a condo at 560 Devonshire Rd. In the morning & evening the traffic is heavy & too fast on Devonshire. The traffic study needs to be updated.

Looking forward to your response. Thank you.

Mark Pennarun

Sent from my iPad