

October 5, 2022

Jack Van Dorp
Manager of Land Use Planning
Department: Planning & Development
30 Park St.
Walkerton, ON N0G2V0

Dear Mr. Van Dorp:

**RE: Bruce County Official Plan Review, Official Plan Amendment C-2022-012
BluView Developments Inc., Port Elgin lands
OUR FILE 21111C**

On behalf of our client, BluView Developments Inc., we have been monitoring the Official Plan Review for the County of Bruce and submit this letter for consideration in advance of the Statutory Public Meeting on October 6, 2022 for the Growth Management Amendment.

Our client has lands on offer for the property located north of the Saugeen Shores Rail Trail, west of Bruce Road 25, and east of Bruce Road 33, in the Town of Saugeen Shores, Bruce County (the 'subject land'). The property has Assessment Parcel #411044000506400 and is not municipally addressed. Our client is proposing to develop the property with residential uses including a mix of detached dwellings, townhouses, and apartment units.

The subject land is designated both Primary Urban Communities and Agricultural Areas on Schedule 'A' (Land Use Plan) of the in-effect County of Bruce Official Plan. The subject land has two designations under the Saugeen Shores Official Plan: Residential (identified in beige) and Parks and Open Space (identified in green) on Schedule 'A' in the provided excerpt. A portion of the property is located outside of the Local Plan / Settlement Area Boundary (identified with a red dashed



Saugeen Shores Official Plan - Schedule 'A' Land Use Plan (subject land shown in blue)

line) which means it is not included in the Saugeen Shores Official Plan.

We note that proposed Policy 4.4.3.2 provides that:

A majority of forecasted residential and employment growth is planned to be accommodated within areas designated by this Plan as Primary Urban Communities, Secondary Urban Communities and Hamlet Communities.

Further, proposed Policy 4.4.3.9 provides that:

If growth proceeds in accordance with the forecasts outlined in this plan, the Saugeen Shores Primary Urban Areas are expected to become constrained with respect to current employment and commercial land supply over the 25 year plan horizon.

Although the proposed policies do not contemplate a settlement area boundary expansion for residential development, we are requesting that the subject lands be considered as a future settlement area boundary expansion. This will support the population and household forecasted for the County and specifically to accommodate the forecasted growth for the Town of Saugeen Shores. We are currently completing our own analysis to understand the supply of residential lands in Saugeen Shores and whether the settlement area can accommodate residential growth within the planning horizon.

We believe there is merit in considering the subject lands as part of a future settlement area boundary expansion, based on the following:

- The lands are within and adjacent to the existing settlement area boundary;
- The lands can be serviced by municipal services;
- Bruce County is considering a realignment of County Road 33 through the subject lands which provides access to the regional road network; and
- The current settlement area boundary is circuitous and doesn't align to the property fabric of the subject lands which hinders the development of the entire property.

Through this submission, we reserve the right to appeal any decision related to this Official Plan Amendment. Thank you for considering this submission and we welcome the opportunity to further discuss the above anytime.

Yours truly,

MHBC



Pierre J. Chauvin, MA, MCIP, RPP
Partner

c. *Nizar Mawani, BluView Developments Inc.*
Jay Pausner, Saugeen Shores