



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



April 20, 2022

File Number(s): L-2021-014 & Z-2021-071

Public Meeting Notice

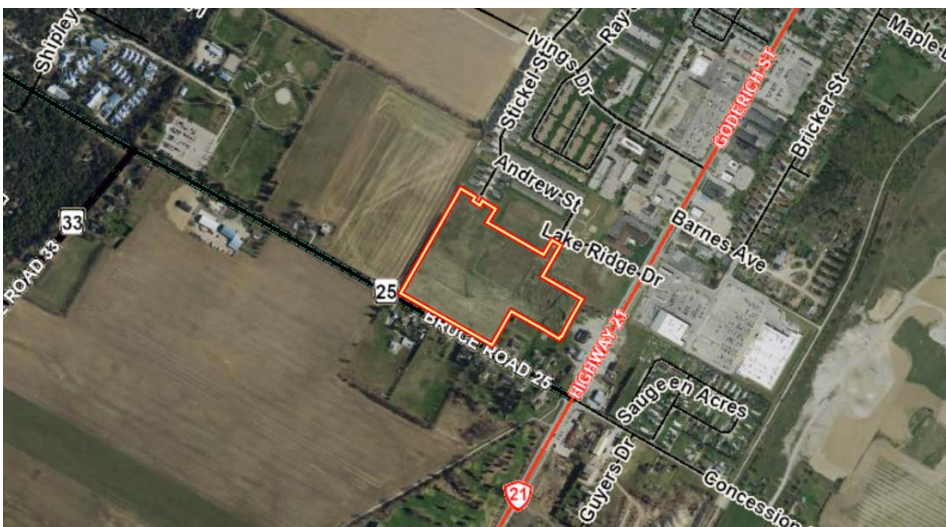
You're invited:

**On-line Public Meeting to consider
Local Official Plan Amendment File #L-2021-014 and
Zoning By-law Amendment File #Z-2021-071
May 16, 2022, 6:30 p.m.**

A change is proposed in your neighbourhood: The purpose of the applications is to:

- Amend the local Official Plan by increasing the maximum density permitted in the 'Residential' designation from 90 to 109.6 units per gross hectare.
- Amend the Zoning By-law by changing the current 'Residential Fourth Density Special Holding (R4-7-h-5)' zone to reduce the minimum lot area per dwelling unit to allow for a maximum of 124 units; to reduce the minimum visitor parking requirement from 0.25 to 0.097 parking spaces per unit (31 to 12 visitor parking spaces); and to remove the requirement for a parking area to be set back at least 3.0 m from the front lot line and for that parking area to occupy no more than 40% of the front yard.

If approved, the amendments would facilitate the construction of two 4-storey apartment buildings with a total of 124 residential units.



SAUGEEN RANGE
LAKE PT LOTS;31 AND
32 RP 3R10220 PARTS
2;AND 3, SAUGEEN
SHORES, ROLL NO.
411044000520705

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

Have your say

Comments and opinions submitted on these matters, including the originator's name and address, become part of the public record, may be viewed by the general public and may be published in a Planning Report and Council Agenda. Comments received after May 6, 2022 may not be included in the Planning report but will be considered if received prior to a decision being made, and included in the official record on file.

Before the meeting: You can submit comments by email bcplpe@brucecounty.on.ca, mail, or phone (226-909-5515) if you have any questions, concerns or objections about the application. Comments will be provided to the Committee for its consideration.

On the day of and during the Public Meeting you can participate by telephone or virtually.

How to access the public meeting

For information on how to participate in the public meeting, please visit the municipal website at www.saugeenshores.ca under "Public Meetings Calendar".

Please contact the Municipality at clerk@saugeenshores.ca or 519-832-2008 x100 if you have any questions regarding how to participate in the meeting.

Stay in the loop

If you'd like to be notified of the decision of the approval authority on the proposed application(s), you must make a written request to the Bruce County Planning Department.

Know your rights

Section 17(36) of the [Planning Act](#) outlines rights of appeal for Official Plan Amendment applications.

If a person or public body would otherwise have an ability to appeal the decision of the County of Bruce to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Town of Saugeen Shores before the proposed official plan (or official plan amendment) is adopted, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Town of Saugeen Shores before the proposed official plan (or official plan amendment) is adopted, the person or public body may not be added as a party to the hearing

of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

Section 34(11) of the [Planning Act](#) outlines rights of appeal for Zoning By-law Amendment applications.

If a person or public body would otherwise have an ability to appeal the decision of the Council of the Town of Saugeen Shores to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Town of Saugeen Shores before the by-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting, or make written submissions to the Town of Saugeen Shores before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

For more information please visit the Ontario Land Tribunal website at <https://olt.gov.on.ca/appeals-process/>.

Location plan

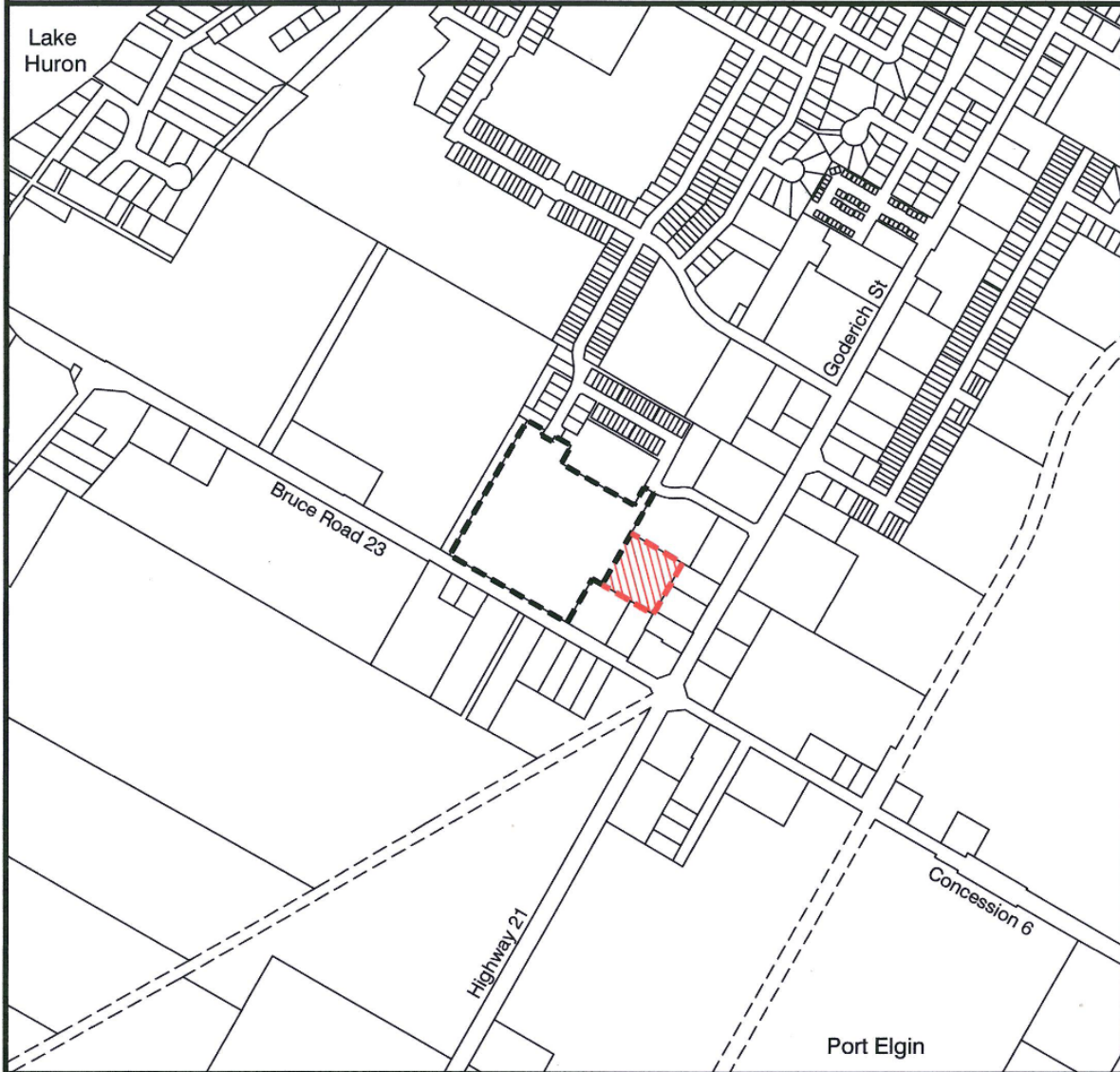
Figure 1: Location Map



Lands subject to proposed Official Plan Amendment and Zoning By-law Amendment



Remainder of lands owned by Barry's Construction and Insulation Ltd.
(not subject to this development proposal)



Proposed Apartment Complex
Port Elgin, ON



RON DAVIDSON
LAND USE PLANNING CONSULTANT INC
OWEN SOUND, ONTARIO
SCALE 1:10 000

