



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



September 21, 2022

Notice of Adoption Of the Town of Saugeen Shores

The Council of the Corporation of the Town of Saugeen Shores passed By-law 75-2022 on the September 19, 2022, being a By-law to Adopt Amendment 21 to the Local Official Plan.

File Number L-2021-014
For JK Development GP2 Limited
In Respect Of SAUGEEN RANGE LAKE PT LOTS;31 AND 32 RP 3R10220
PARTS 2;AND 3, SAUGEEN SHORES, Roll Number 411044000520705

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 by increasing the maximum density permitted in the 'Residential' designation. If approved, the amendment would facilitate the construction of two 4-storey apartment buildings with a total of 124 residential units. The related Zoning By-law Amendment file is Z-2021-071.

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
Lakeshore Hub
1243 Mackenzie Road
Port Elgin, ON N0H 2C6
bcplpe@brucecounty.on.ca

The Corporation of the Town of Saugeen Shores

By-law 75 - 2022

Being a By-law to adopt Amendment Number 21 to the Town of Saugeen Shores Local Official Plan 90-2012 for lands known municipally as part of SAUGEEN RANGE LAKE PT LOTS;31 AND 32 RP 3R10220 PARTS 2;AND 3, 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 21 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 19th day of September, 2022.

Read a Third Time, Finally Passed, and Sealed this 19th day of September, 2022.



Luke Charbonneau, Mayor



Debra Roth, 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 21 to the Town of Saugeen Shores Local Official Plan 90-2012.

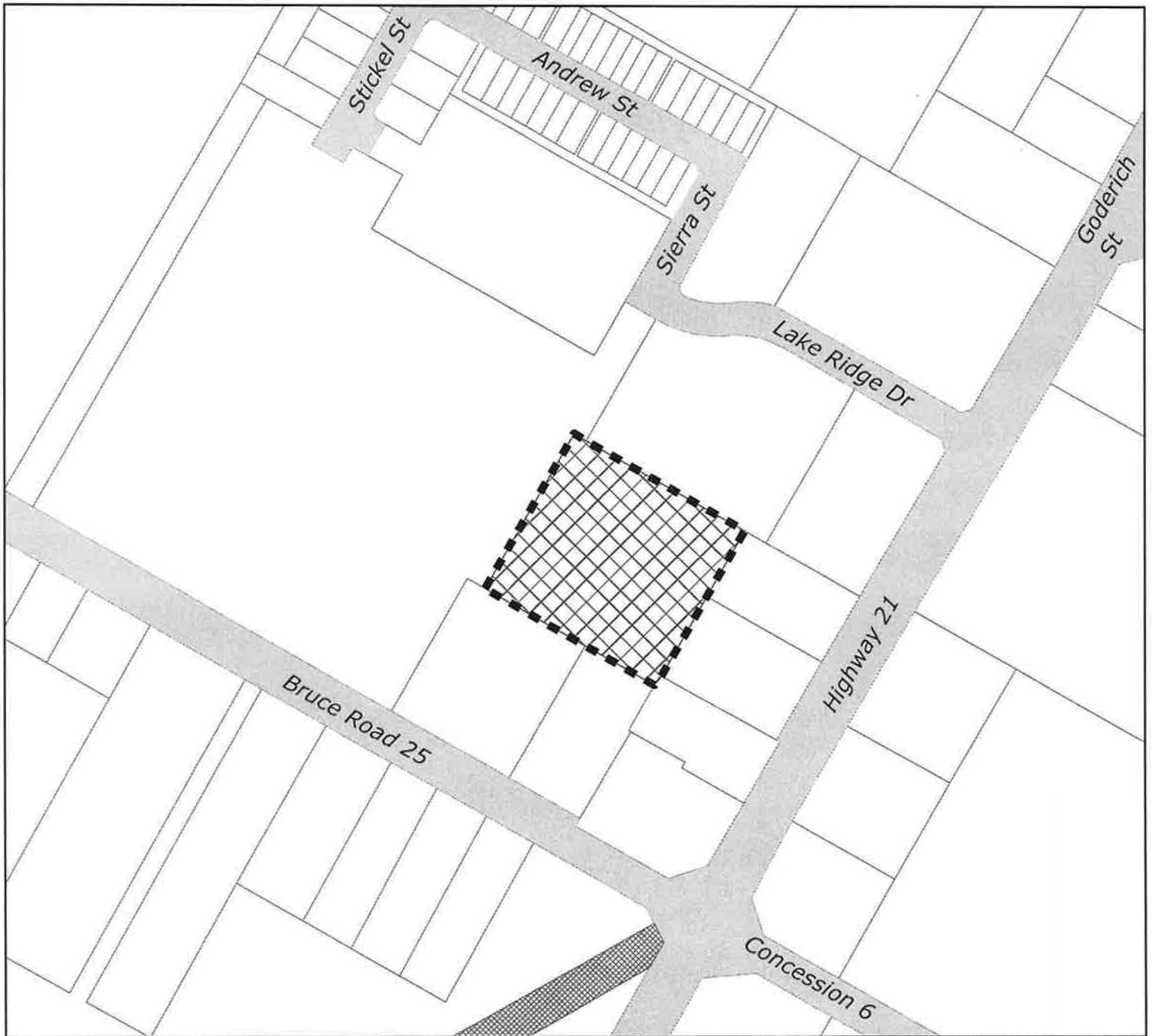
Details of the Amendment

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 part of SAUGEEN RANGE LAKE PT LOTS;31 AND 32 RP 3R10220 PARTS 2;AND 3, Town of Saugeen Shores, as shown on Schedule ‘A’ to the by-law, from ‘Residential’ to ‘Residential - Exception’.
- (2) The Town of Saugeen Shores Local Official Plan is hereby amended by adding the following subsection to Section 3.6.5 – Residential Exceptions:

L-2021-014 JK Development GP2 Limited

Notwithstanding the ‘High Density Development’ policies of this Plan, the lands described as part of SAUGEEN RANGE LAKE PT LOTS;31 AND 32 RP 3R10220 PARTS 2;AND 3, Town of Saugeen Shores, may be used for high density residential development where the maximum gross density shall not exceed 110 units per hectare.



Schedule 'A'
 to
Amendment NO. L-2021-014
Saugeen Shores Official Plan

30 Bruce Road 25
 Range Lake PT Lots;31 and
 32 RP 3R10220 Parts 2;and 3
 Roll 411044000520705
 Town of Saugeen Shores
 (Saugeen Township)
 County of Bruce



Lands subject to Section 3.6.5 -
 Residential Exception

File: L-2021-014

Applicant:
 JK Development GP2 Limited c/o John Knifton
 c/o Ron Davidson Land Use Planning Consultant Inc

Date: September, 2022