



Committee Report

To: Councillor Steve Hammell, Chair and
Members of the Planning and Development Committee

From: Claire Dodds
Director of Planning and Development

Date: January 26, 2023

Re: Appeal of Market Street Local Official Plan, Zoning, and Plan of
Subdivision Applications

Staff Recommendation:

The report re: Appeal of Market Street Local Official Plan, Zoning, and Plan of Subdivision Applications is for Information.

Background:

15 Market St Corporation applied for the above noted applications to facilitate development of a Plan of Subdivision comprised of 12 detached dwelling lots, two apartment blocks (129 units in 3-four storey buildings) and one block for stormwater management, trails and conservation purposes.

These applications were initially submitted in late 2019 and deemed complete in early 2020. The applicant has been working with the County and municipalities through three revisions to refine their application over the past several years.

The Motions to adopt the Official Plan amendment and to approve the zoning by-law amendment were defeated by the Council of the Corporation of the Town of Saugeen Shores on November 21, 2022.

The Motion was defeated because of following stated reasons:

1. Compatibility with surround neighbourhood / Buffer
2. Traffic Concerns
3. Natural Heritage protection / Overdevelopment of the site
4. Adequacy of Affordable Housing.

Bruce County is the approval authority for the Local Official Plan Amendment and for the Plan of Subdivision.

Planning staff had recommended approval of the Local Official Plan Amendment and Zoning By-law Amendment applications.

Without local support on the Official Plan Amendment and Zoning By-law Amendment, the Plan of Subdivision application was not brought forward to County Council for a decision.

The proponent has appealed the Town's decision to refuse to adopt the official plan amendment and approve the zoning by-law amendment, and the County's failure to make a decision on the related draft plan of subdivision.

Financial/Staffing/Legal/IT Considerations:

Defense of the decision to refuse the application will be the responsibility of the Town of Saugeen Shores.

County Planning staff may be summoned to the Tribunal. Staff time will be required to prepare for the Tribunal hearing should staff be summoned.

Interdepartmental Consultation:

None.

Link to Strategic Goals and Elements:

None.

Report Author:

Jack Van Dorp,
Manager of Land Use Planning.

Departmental Approval:

Claire Dodds
Director of Planning and Development

Approved for Submission:

Derrick Thomson
Chief Administrative Officer