

**From:** [The Learning Academy](#)  
**To:** [Bruce County Planning - Lakeshore Hub](#)  
**Subject:** 570 Johnston Avenue  
**Date:** Tuesday, March 28, 2023 7:27:41 PM

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Good evening,

I received information about the proposed 12 unit apartment building for Johnston Avenue. I understand there is to be a planning meeting on April 17.

Could you please provide me with additional information about this build:

- how many stories
- Town of Saugeen Shores bylaw on amount of open/clear space required per lot
- if the house on lot 5 is a registered historic home

If we have questions or other concerns about this build, do we contact you in advance or bring our concerns to the April 17 meeting?

Thanks,

Sincerely,  
Stacey Pequegnat

**From:** [Andy Kerr](#)  
**To:** [Bruce County Planning - Lakeshore Hub](#)  
**Cc:** [REDACTED]  
**Subject:** Consent Application Notice File B 2023 005 B 2023 006 B 2023 025  
**Date:** Saturday, April 8, 2023 1:31:54 PM

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**\*\* [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 County of Bruce

My name is Ken MacMillan, I own the property at 582 Johnson St, Port Elgin adjacent to the proposed notice site.

My property is directly to the East of this notice proposal. The impact to my property will be significant.

My property has been in my family since 1996 and I purchased the property from my father. We loved the mature neighbourhood and the fact that we lived beside a designated heritage home was part of our decision to buy, build and reside in down town Port Elgin. I have some questions that I need answered, and I am in opposition to this proposed development.

There seems to be some very bad decisions being made to cram new apartments in between heritage homes, and ruin the cultural landscape of the legacy down town of Port Elgin. There are many run down houses, empty lots and existing building areas that this proposed apartment should be placed somewhere other than this location.

The large mature trees and neighbourhood will be impacted greatly. The existing trees are already under stress and the excavation and building of this proposed building will be the end of the trees.

What happened to the heritage designation of the property that this apartment will crowd over?

The map provided shows a 6 foot lot line to the building. This also concerns me greatly as the overhang from the roof and potential building attachments (decks patios) will reduce my privacy and affect the amount of natural light on that side of my house. This deeply concerns me.

I received this letter on April 5<sup>th</sup>, 2023 and it seems a little under handed that the letter arrived the same day as the response was expected.

Please keep me in the communication process for any actions, decisions or impacts to the proposed notice.

Please contact me at [REDACTED] as I would like to have more information provided as it is not anywhere I could find on the Bruce county website.

Thank you for your time. I am not in favour of this development as there are much better locations for a new apartment complex.

Ken MacMillan

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**Subject:** L2023-02, L2023-09 Johnston Ave

Jay Pausner, Good Day.

The employees at town office gave me your card when I asked who I should direct my concerns.

I realize I am late on submitting my concerns on the original application. I hope it will matter when they come back to committee with a counter proposal.

I have few issues with the proposed development.

I worry a three story apartment as proposed has no way of being compatible with the current neighbourhood, unless they are comparing to the stripe of businesses along Goderich. An imposing three story apartment building would darken the neighbourhood removing canopy and greenspace.

Parking is a major concern for me. I feel there should be one handicap space for each accessible unit. Having more cars backing onto Waterloo at any intersection is a hazard and a disaster waiting to happen. The bed and breakfast rarely had a full parking lot so it wasn't an issue before. It is already a challenge to get parking when conducting business in said stripe of businesses on Goderich at Johnston. Having apartment dwellers using up the few spots on Johnston is short sighted. I am also concerned who is responsible for the year round maintenance of the inlay parking spots proposed on Johnston, say snow removal and such.

Thank you for your time.

**Blair Welch**

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