

**The Corporation of the Town of Saugeen Shores  
By-law 53-2023**

Being a By-law to adopt Amendment Number 24 to the Town of Saugeen Shores Local Official Plan 90-2012 for lands known municipally as PLAN 11 BLK 17 LOT 5 W PT; LOT 4 (Port Elgin Town), 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;

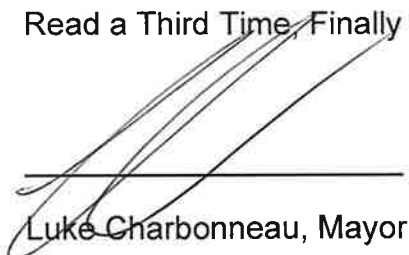
**And Whereas** the Amendment to the Official Plan is deemed to be appropriate and in the public interest;

**Now Therefore** the Council of the Corporation of the Town of Saugeen Shores enacts as follows:

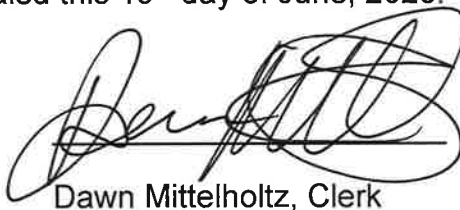
1. That Amendment Number 24 to the Town of Saugeen Shores Local Official Plan, a copy of which is attached to and forms part of this By-law, is hereby adopted.
2. That the Clerk is hereby directed to forward the adopted Amendment together with the necessary supporting documentation to the County of Bruce 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 June, 2023.

Read a Third Time, Finally Passed, and Sealed this 19<sup>th</sup> day of June, 2023.



Luke Charbonneau, Mayor



Dawn Mittelholtz, 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 24 to the Town of Saugeen Shores Local Official Plan 90-2012.

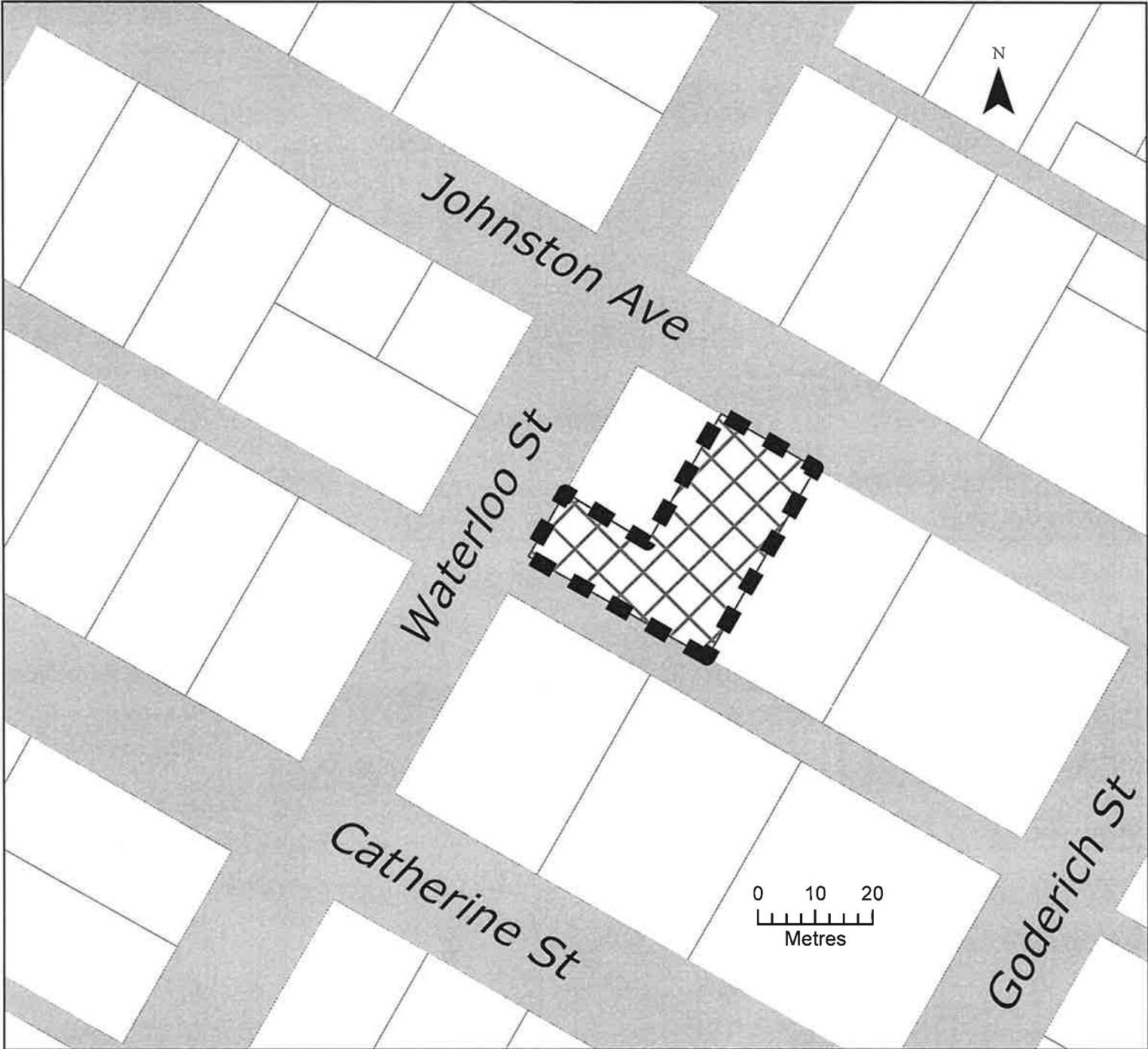
### **Details of the Amendment**

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 PLAN 11 BLK 17 LOT 5 W PT; LOT 4 (Port Elgin Town), Town of Saugeen Shores, as shown on Schedule ‘A’ to the by-law, from ‘Commercial Core Area’ to ‘Commercial Core Area - Exception’.
- (2) The Town of Saugeen Shores Local Official Plan is hereby amended by adding the following subsection to Section 3.10.5 – Commercial Core Area Exceptions:

L-2023-002 Slola

Notwithstanding the ‘High Density Development’ policies of this Plan, the lands described as part of PLAN 11 BLK 17 LOT 5 W PT; LOT 4 (Port Elgin Town), Town of Saugeen Shores, may be used for high density residential development where the maximum gross density shall not exceed 120 units per hectare.



**Schedule 'A'**  
**to**  
**Amendment NO. L-2023-002**  
**Saugeen Shores Official Plan**

570 JOHNSTON AVE  
PLAN 11 BLK 17 LOT 5 W PT; LOT 4  
Roll 411046000427500  
Town of Saugeen Shores (Town of Port Elgin)  
County of Bruce



Lands subject to Section 3.10.5.XX  
Commercial Core Area Exception

File: L-2023-002  
Applicant: 13652670 Ontario Inc  
c/o Cobide Engineering Inc., Dana Kieffer

Date: June 2023