



By-law Number 2024-_____

**A by-law to adopt Amendment Number C-2023-004
to the County of Bruce Official Plan**

Authority is provided in Sections 17 and 21 of the Planning Act, R.S.O. 1990, as amended.

The Council for the Corporation of the County of Bruce enacts By-law 2024-_____ as follows:

1. Amendment Number C-2023-004 to the County of Bruce Official Plan attached and forming part of this by-law is approved.
2. That this By-law come into force and take effect on the day of the final passing thereof, subject to the provisions of the Planning Act, R.S.O. 1990, as amended.

Passed this 21st day of November, 2024

Chris Peabody
Warden

Linda White
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 C-2023-004 to the Bruce County Official Plan.

The Official Plan Amendment amends a portion of the Agricultural Areas designation of the County Official Plan to permit a non-agricultural use in a prime agricultural area. The proposed use is industrial in the form of a concrete manufacturing and pre-cast concrete facility and a polyvinyl chloride (PVC) injection and extrusion manufacturing facility, with outdoor storage, a parking area and a stormwater management pond.

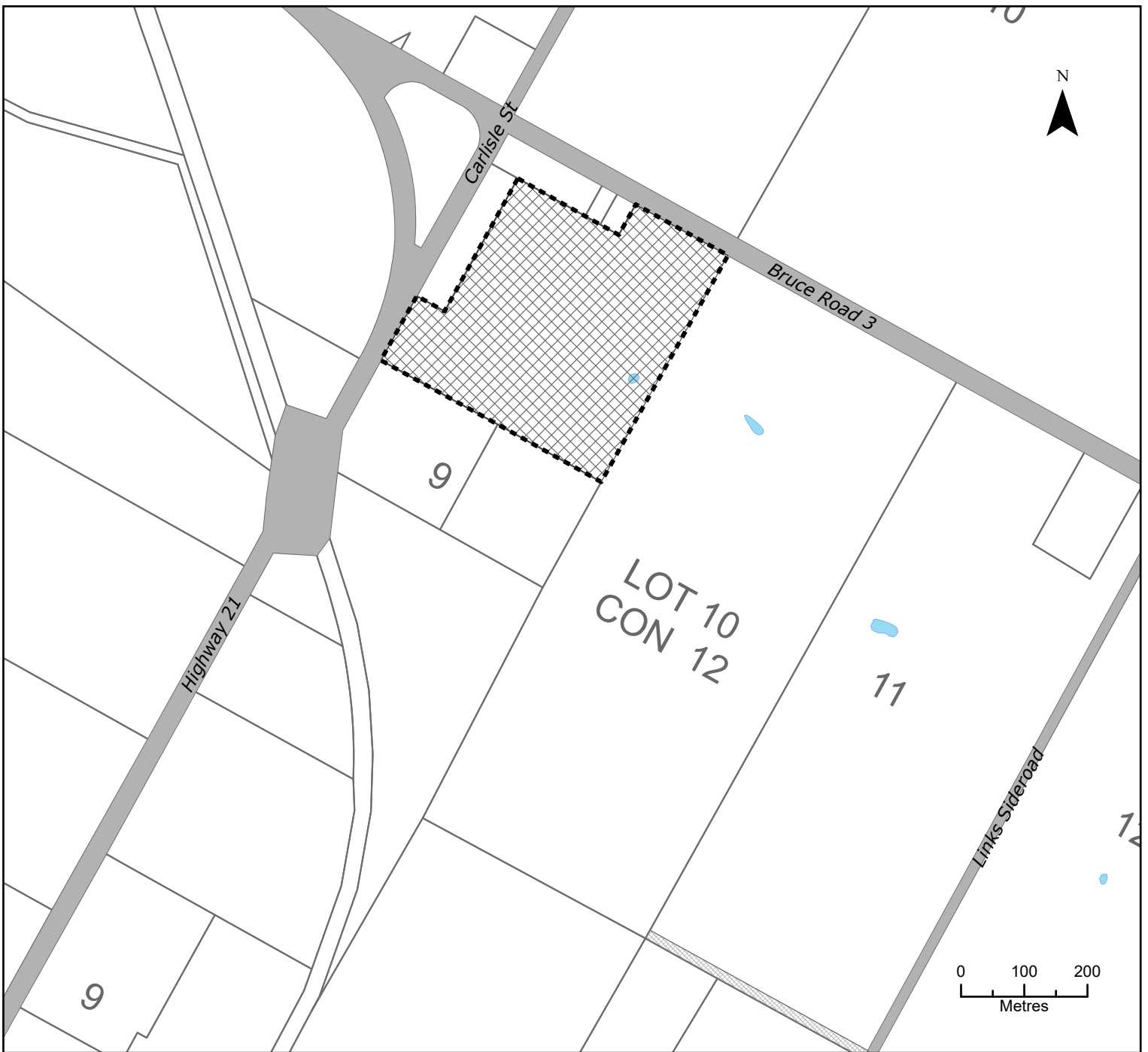
The Amendment

1. Schedule A: Land Use is amended by adding the following reference to a portion of the lands at SAUGEEN CON 12 LOTS 10 AND;11 PLAN 154 PT LOTS K AND L (Saugeen Township), Town of Saugeen Shores, as shown on the attached Schedule ‘A’:

‘Section 5.5.13.110’

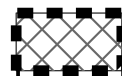
2. The Bruce County Official Plan is amended by adding the following subsection to Section 5.5.13 - Exceptions - Agricultural Areas:

“2128080 Ontario Inc. c/o Cobide Engineering Inc. (C-2023-004)
Notwithstanding the policies of Section 5.5.4 [Permitted Uses - Agricultural Areas] of this Plan, on the lands subject to Site Specific Policy Area 5.5.13.110 at SAUGEEN CON 12 LOTS 10 AND;11 PLAN 154 PT LOTS K AND L (Saugeen Township), Town of Saugeen Shores, a concrete manufacturing and pre-cast concrete facility and a polyvinyl chloride (PVC) injection and extrusion manufacturing facility, with outdoor storage, a parking area and a stormwater management pond, shall also be permitted uses. The site-specific zoning and site plan control shall outline the area where the industrial use, outdoor storage, and stormwater management pond are permitted, and shall identify minimum separation distances to sensitive land uses and other measures to avoid, minimize or mitigate any potential adverse effects from odour, noise, dust, light, vibration and/or other contaminants on adjacent land uses which shall include visual screening.”



Schedule 'A'
to
Amendment NO. C-2023-004
Bruce County Official Plan

5331 BRUCE ROAD 3
CON 12 LOTS 10 AND;11
PLAN 154 PT LOTS K AND L
Roll 411044000203700
Town of Saugeen Shores
(Saugeen Township)
County of Bruce



Lands subject to Section 5.5.13.110 –
Exceptions – Agricultural Areas

File: C-2023-004
Z-2023-056

Applicant: 2128080 Ontario Inc.
c/o Cobide Engineering Inc., c/o Dana Kieffer

Date: November 2024