



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

November 28, 2024

Notice of Decision Of the Approval Authority

A decision was made by the County of Bruce on November 21, 2024 **to approve** By-Law 2024-066 for a Bruce County Official Plan Amendment in relation to:

File Number C-2023-004
For 2128080 Ontario Inc.
In Respect Of 5331 BRUCE ROAD 3 - SAUGEEN CON 12 LOTS 10 AND;11 PLAN 154
PT LOTS K AND L, Town of Saugeen Shores (Saugeen Township),
Roll Number 41104400020370

Your opinion matters

A copy of the Decision and Amendment is enclosed. Written and oral submissions to Council were considered by Council as part of its deliberations and final decision on this matter.

The proposal

A change is proposed, and we're asking for your input. The purpose is to redesignate a portion of the property from Agricultural Areas to Agricultural Areas with Exceptions to permit a concrete manufacturing plant with outdoor storage, parking and a stormwater management pond, and a future polyvinyl chloride (PVC) extrusion manufacturing facility. The application will facilitate a partial relocation and expansion of Carson's Supply, a commercial business located in Port Elgin. The related Zoning By-law Amendment file is Z-2023-056 which is proposed to rezone that same area from Agricultural (A) to Agricultural Commercial Special (AC2-x) and Open Space (OS) to facilitate the proposed use.

Learn more

Additional information about the application is available online at <https://www.brucecounty.on.ca/active-planning-applications>. 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

Last Date For Appeal Of This Decision

December 18, 2024

No person or public body shall be added as a party to the hearing of the appeal unless, before the plan was adopted, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the opinion of the Ontario Land Tribunal, there are reasonable grounds to add the person or public body as a party.

Please note that third parties (anyone who is not a specified person or public body) do not have the right to appeal a decision to the Ontario Land Tribunal.

For more information please visit the Ontario Land Tribunal website at <https://olt.gov.on.ca/appeals-process/>.

Appeals are to be filed with the Approval Authority:

Bruce County
Planning and Development

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

Decision

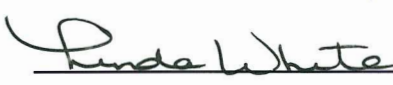
With respect to a County Official Plan Amendment
Subsection 17(34) of the Planning Act, R.S.O. 1990

The Approval Authority of the County of Bruce hereby approves Amendment
Number C-2023-004 to the Bruce County Official Plan.

Dated at the County of Bruce this 21st day of November, 2024.



Chris Peabody
Warden



Linda White
Clerk

Owner: 2128080 Ontario Inc.
Agent: Cobide Engineering Inc.
Municipality: Town of Saugeen Shores
File Number: C-2023-004



By-law Number 2024-066

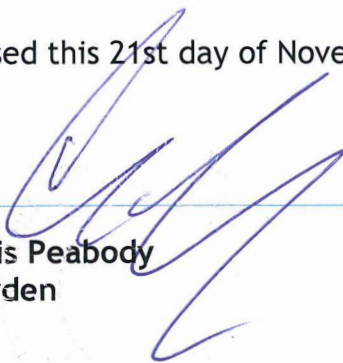
**A by-law to adopt Amendment Number C-2023-004 (Carson)
to the County of Bruce Official Plan**

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 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.

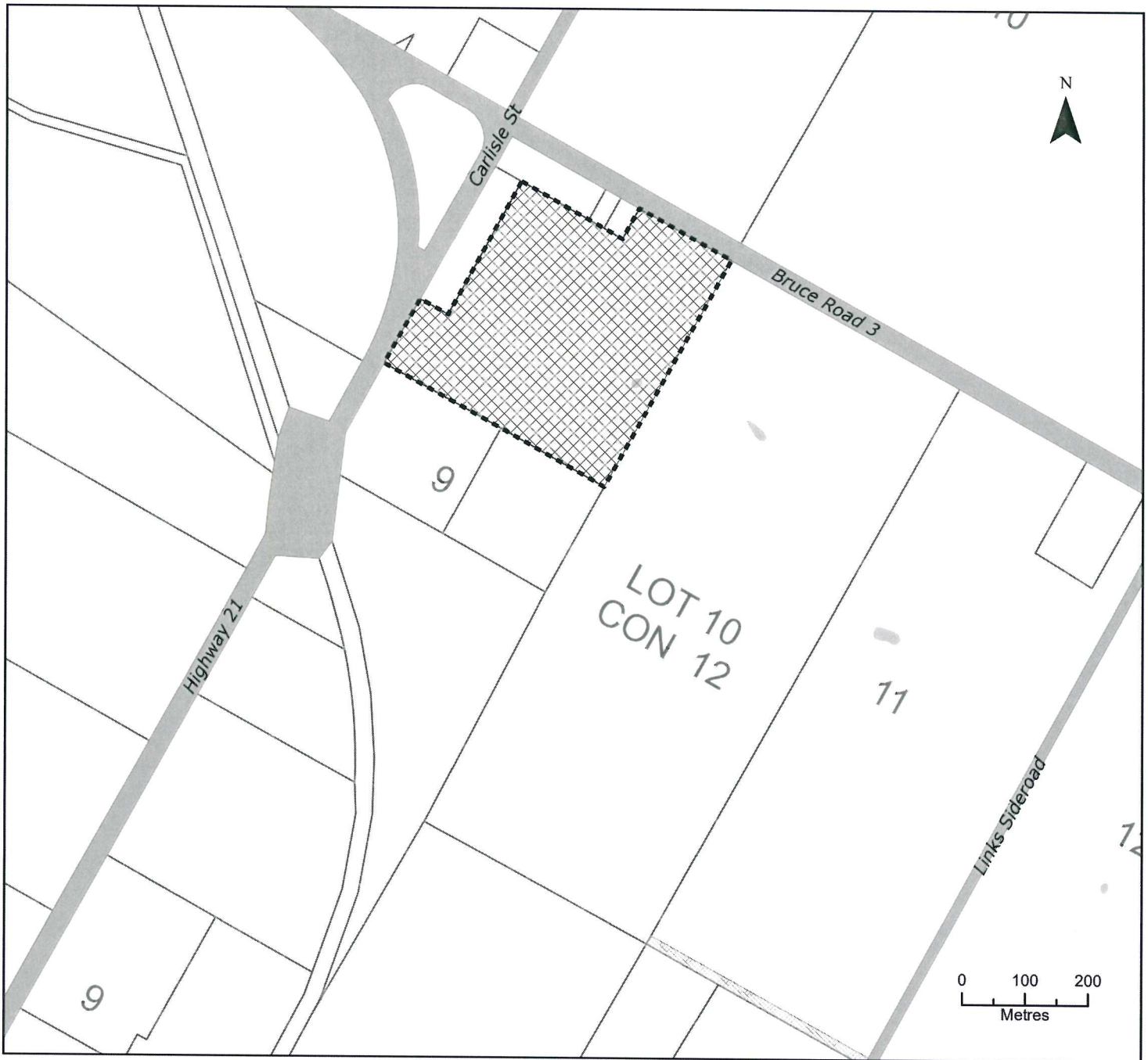
The Amendment

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