



Planning Report

To: Town of Saugeen Shores Council

From: Jake Bousfield-Bastedo, Intermediate Planner

Date: February 18, 2025

Re: Zoning By-law Amendment Z-2024-074 (Suhr)

Recommendation:

Subject to a review of submissions arising from the public meeting:

That Council approve Zoning By-law Amendment Z-2024-074 (Suhr) and By-law 16-2025.

Summary:

The application proposes to apply a holding provision to areas of the property with high archaeological potential. If approved, the proposed amendment would facilitate a consent to sever a roughly 39 ha parcel from the subject lands, leaving a retained 41 ha parcel.

The by-law associated with this report is included in the By-law section of the Agenda.

Airphoto



1906 BRUCE ROAD 40 - SAUGEEN CON 5 PT LOTS 27 AND;28
Town of Saugeen Shores (Saugeen Township)
Roll Number 411044000118300

Planning Analysis:

The following section provides an overview of the planning considerations that were factored into the staff recommendation for this application, including relevant agency comments (attached), and planning policy sections.

Land Division in Agricultural Areas

Retaining adequately large farm parcels supports farming operations and minimizes impacts to the farming community that are associated with non-agricultural uses. Lot creation in agricultural areas is therefore discouraged in the Provincial Planning Statement (PPS, 2024) and the Bruce County Official Plan. An exception is in cases where sufficient lot sizes are maintained to allow for the continuation of agricultural uses. The requested Zoning By-law Amendment would facilitate a severance that will generally recreate two original township lots (roughly 40 ha). The severed and retained parcels meet the minimum lot areas as laid out in the Bruce County Official Plan and Town of Saugeen Shores Zoning By-law. The proposal is consistent with policies for land division in the Bruce County Official Plan and the PPS.

The eastern portion of the property is zoned 'A-1' Agricultural Special, with a small carve-out around a farm dwelling footprint. The A-1 zoning precludes residential development and is typically applied through a surplus farm dwelling severance. A previous owner of this eastern portion may have made an application for a surplus farm dwelling severance and obtained the zoning but never completed the severance. This zoning will not apply to the proposed severed parcel and will not hinder the development of the retained which already contains a farm dwelling.

Town of Saugeen Shores staff noted through their review that Blind Line, to the north of the parcel, may not be on a municipally owned road allowance. The Town requested through their comments that the location of the road is surveyed and appropriate lands are transferred to the Town. Conditions will be placed upon the subsequent severance to ensure this requirement is implemented.

Cultural Heritage

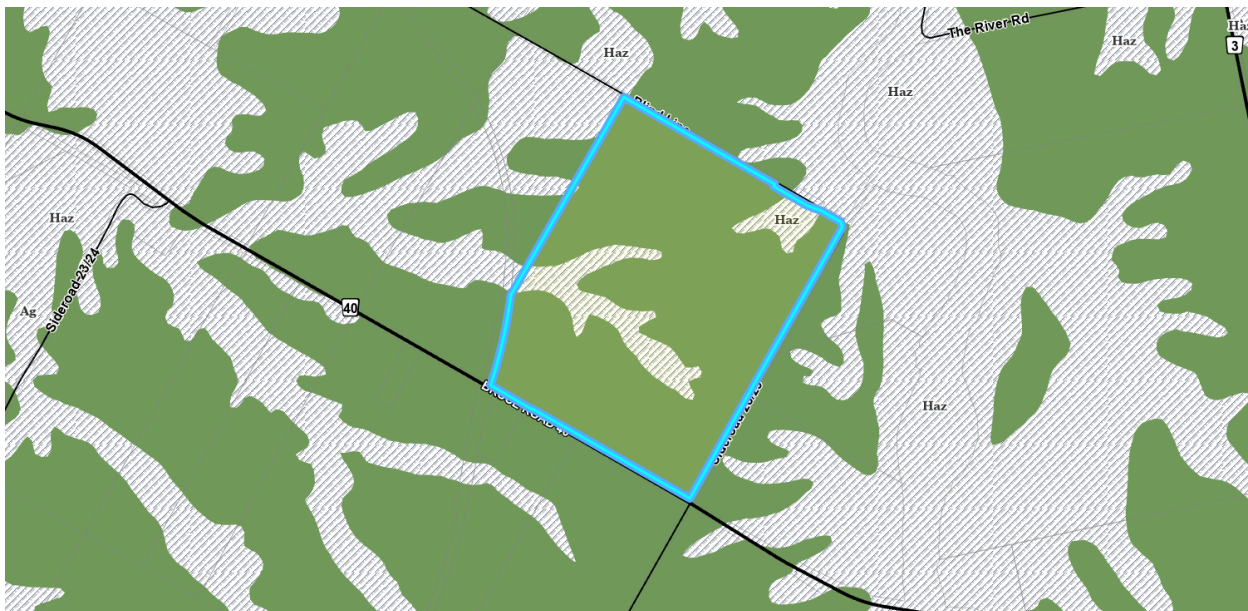
Both the County and local Official Plans require an evaluation of the significance of cultural heritage resources and an assessment of impacts in support of a development application. Policies within the PPS regarding cultural heritage prohibit development and site alteration on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved. The proposed holding provision would ensure that future development on the subject lands undergoes appropriate assessment.

Through Housekeeping Amendments to the Town’s Zoning By-law in late 2024, changes were made to streamline the process for Surplus Farm Dwelling severances and automatically apply archaeology related holdings where needed and avoid the requirement for a public meeting and Council decision. These provisions are not applicable to the proposal in question as it is not related to a Surplus Farm Dwelling severance.

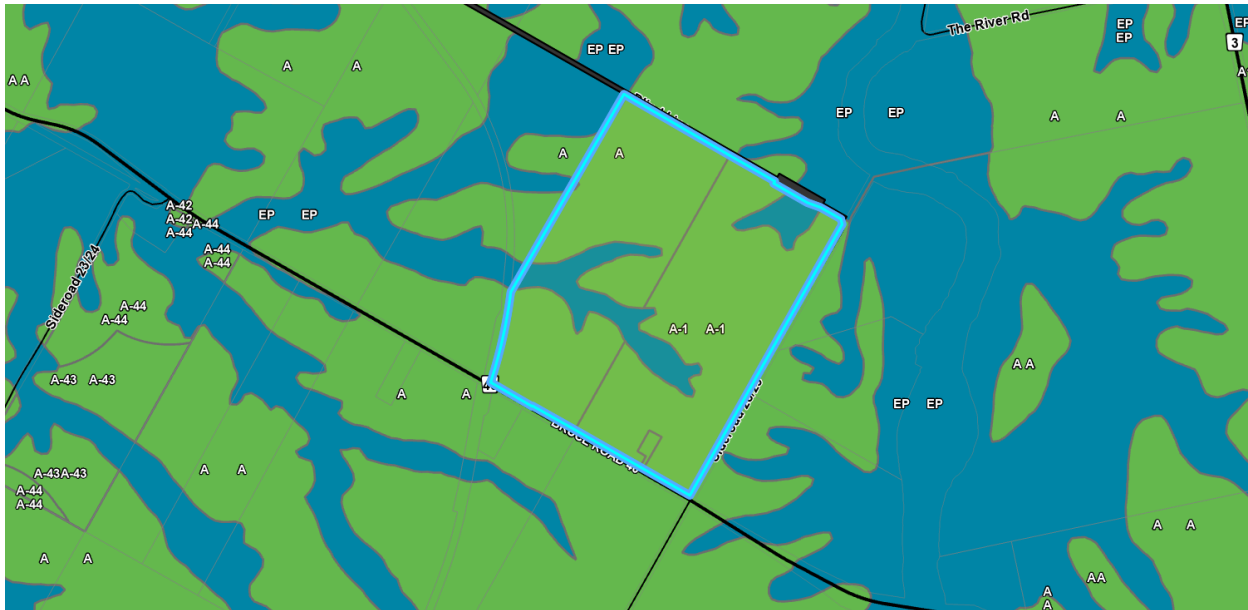
Appendices

- County Official Plan Map
- Local Zoning Map
- Agency Comments
- Updated Public Notice - February 18, 2025
- Site Plan

County Official Plan Map (Designated Agricultural Areas and Hazard Areas)



Local Zoning Map (Zoned A - Agricultural, A-1 - Agricultural, EP - Environmental Protection)



Agency Comments

Saugeen Valley Conservation Authority: (attached).

Bruce County Transportation and Environmental Services: *No comment.*

Town of Saugeen Shores: *The Town of Saugeen Shores has reviewed the updated circulation and is generally supportive of the application that will re-create two original parcels that have merged on title.*

The subject property is located north of Bruce Road 40, East of Sideroad 28/29, and south of Blind Line. The Town is requesting, prior to a Decision being made by the Approval Authority on the Consent Application, or as a Condition of Consent, that a surveyor be hired by the applicant to attend the property and identify the location of the travelled portion of Blind Line. If the travelled road is wholly or partially on the subject lands, the Town requests the transfer of lands to the Town as road widening.

The Town will not be seeking parkland dedication associated with this application.

Historic Saugeen Métis: *The Historic Saugeen Métis (HSM) Lands, Waters and Consultation Department has reviewed the relevant documents and has no objection to the proposed Zoning By-law Amendment and Consent as presented.*

Hydro One: *There is no conflict with Hydro One plant related to this severance. Hydro One has no comments or requirements related to this application*

Public Comments

No comments were received from the public at the time of writing this report.