



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



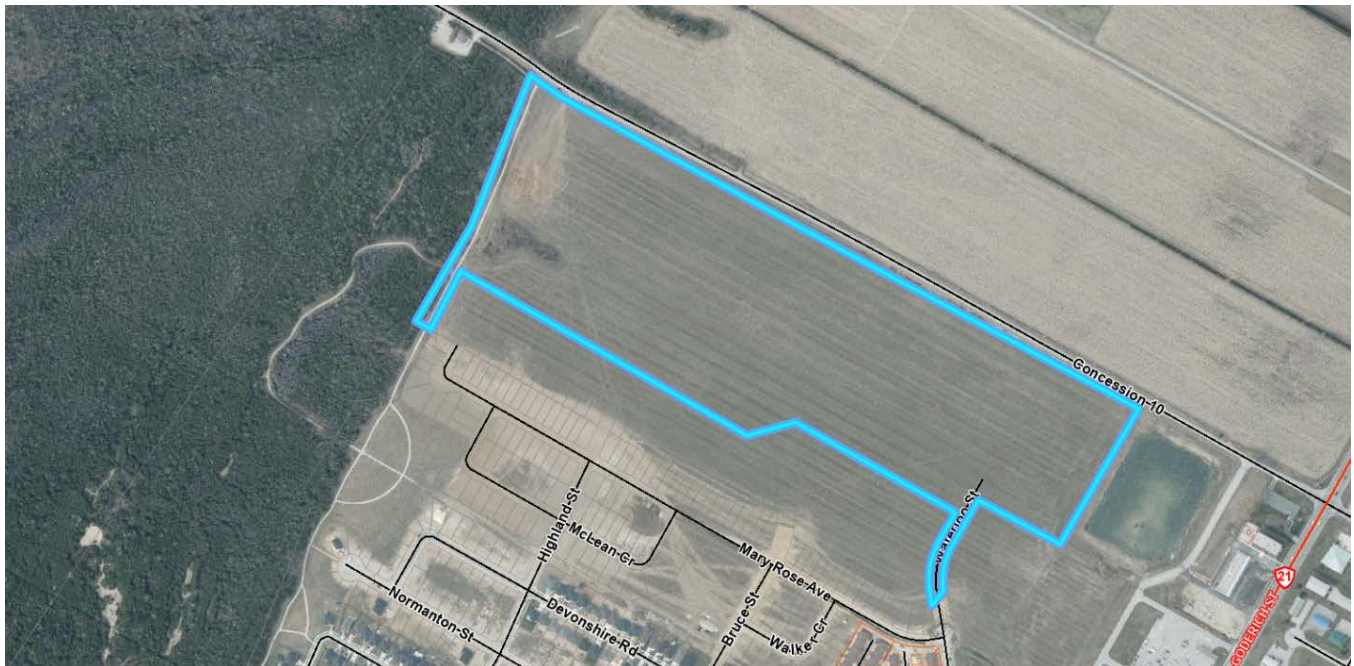
July 20, 2023

File Numbers: 41T-2011-01, Z-2022-141

Public Meeting Notice

**You're invited to a Public Meeting to consider Draft Plan of Subdivision File 41T-2011-01 and Zoning By-law Amendment File Z-2022-141
August 21, 2023 at 6:30 p.m.**

A change is proposed in your neighbourhood: The applicant proposes to amend an existing Draft Approved Plan of Subdivision to provide for a modified stormwater management facility, a more functional subdivision design and increased density. The changes will be implemented through a Zoning By-law Amendment which will re-zone a portion of the lands to Residential Second Density Special (R2-XX), Residential Third Density Special (R3-XX), Residential Fourth Density (R4) and Open Space (OS). Special provisions are proposed in the R2-XX and R3-XX zones to modify the minimum lot area, minimum lot frontage and maximum lot coverage for specified dwelling types.



SAUGEEN CON LAKE RANGE PT; LOTS 45 TO 50 RP 3R8287 PT; PART 1 RP 3R9253
PART 3 PT; PART 12
Town of Saugeen Shores (Saugeen Township)
Roll Number 411044000624904

Learn more

You can view limited information about the application at <https://brucecounty.on.ca/living/land-use>. Additional information, including the supporting materials, can be provided upon request by emailing bcplpe@brucecounty.on.ca or calling 226-909-5515. 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

Have your say

Comments and opinions submitted on these matters, including the originator's name and address, become part of the public record, may be viewed by the general public and may be published in a Planning Report and Council Agenda. Comments received after **August 9, 2023** may not be included in the Planning report but will be considered if received prior to a decision being made, and included in the official record on file.

Before the meeting: You can submit comments by email bcplpe@brucecounty.on.ca, mail, or phone (226-909-5515) if you have any questions, concerns or objections about the application. Comments will be provided to the Committee for its consideration.

How to access the public meeting

For information on how to participate in the online public meeting, please visit the municipal website at <https://www.saugeenshores.ca/en/index.aspx> under "News and Public notices."

Please contact the Municipality at clerk@saugeenshores.ca or 519-832-2008, extension 100 if you have any questions regarding how to participate in the meeting.

Stay in the loop

If you'd like to be notified of the decision of the approval authority on the proposed application(s), you must make a written request to the Bruce County Planning Department.

Know your rights

Section 34(11) of the [Planning Act](#) outlines rights of appeal for Zoning By-law Amendment applications.

If a person or public body would otherwise have an ability to appeal the decision of the Council of municipality to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to municipality before the by-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting, or make written submissions to the municipality before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

Section 51(39) of the of the [Planning Act](#) outlines rights of appeal for Plan of Subdivision/Condominium applications. Only the applicant, a public body, various utility company (or their representative), the Minister and the Municipality can appeal the approval or refusal of draft plan of subdivision, lapsing provisions or any condition of draft plan approval.

If a person or public body does not make oral submissions at a public meeting, if one is held, or make written submissions to the County of Bruce in respect of the proposed plan of subdivision/condominium before the County of Bruce gives or refuses to give approval to the draft plan of subdivision, the person or public body is not entitled to appeal the decision of County of Bruce to the Ontario Land Tribunal.

If a person or public body does not make oral submissions at a public meeting, if one is held, or make written submissions to County of Bruce in respect of the proposed plan of subdivision/condominium before the County of Bruce gives or refuses to give approval to the draft plan of subdivision, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

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

Appendix A: Zoning By-law Amendment

- (R1) Residential First Density Zone
- (R2) Residential Second Density Zone
- (R3) Residential Third Density Zone
- (R4) Residential Fourth Density Zone
- (HC) Highway Commercial Zone
- (CR) Office Commercial Zone
- (OR) Office Residential Zone
- (LI) Light Industrial Zone
- (OS) Open Space Zone
- (PD) Future Development Zone

Proposed Zoning By-law Amendment

- Lands to be re-zoned to OS
- Lands to be re-zoned to R2-XX
- Lands to be re-zoned to R3-XX
- Lands to be re-zoned to R4

Notes:
• For information purposes only

DATE: October 3, 2022

FILE: Y509F

SCALE: NTS

DRAWN: GC



SYNOPSIS: MTRP-PHASE 1, LAMBTON COUNTY

