



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



February 6, 2025

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

Updated Meeting Notice

You're invited: Public Consultation Meeting where Council will consider amended Draft Plan of Subdivision File 41T-2011-01 and Zoning By-law Amendment File Z-2022-141 February 18, 2025 at 6:30 p.m.

Municipal Administration Centre

Meeting location has changed. The application remains unchanged.

The statutory public meeting for the applications was held at the Town of Saugeen Shores on August 21, 2023. **The applicant has revised its proposal and submitted updated documents in response to previous comments received.** The applicant proposes to amend the existing Draft Approved Plan of Subdivision to provide for a modified stormwater management facility, a more functional subdivision design and increased density. The revised proposal also now includes a school block. The changes will be implemented through a Zoning By-law Amendment which will re-zone the lands to Residential Second Density Special (R2-16), Residential Third Density Special (R3-15), Residential Fourth Density (R4) / Institutional Special (I-9), and Open Space (OS).



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

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

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 **February 10, 2025** 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 Council for its consideration.

How to access the public consultation meeting

The Public Meeting will be held in a hybrid format (virtual or in-person) at the Municipal Administration Centre located at 600 Tomlinson Drive, Port Elgin.

For information on how to participate in the 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 companies (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.

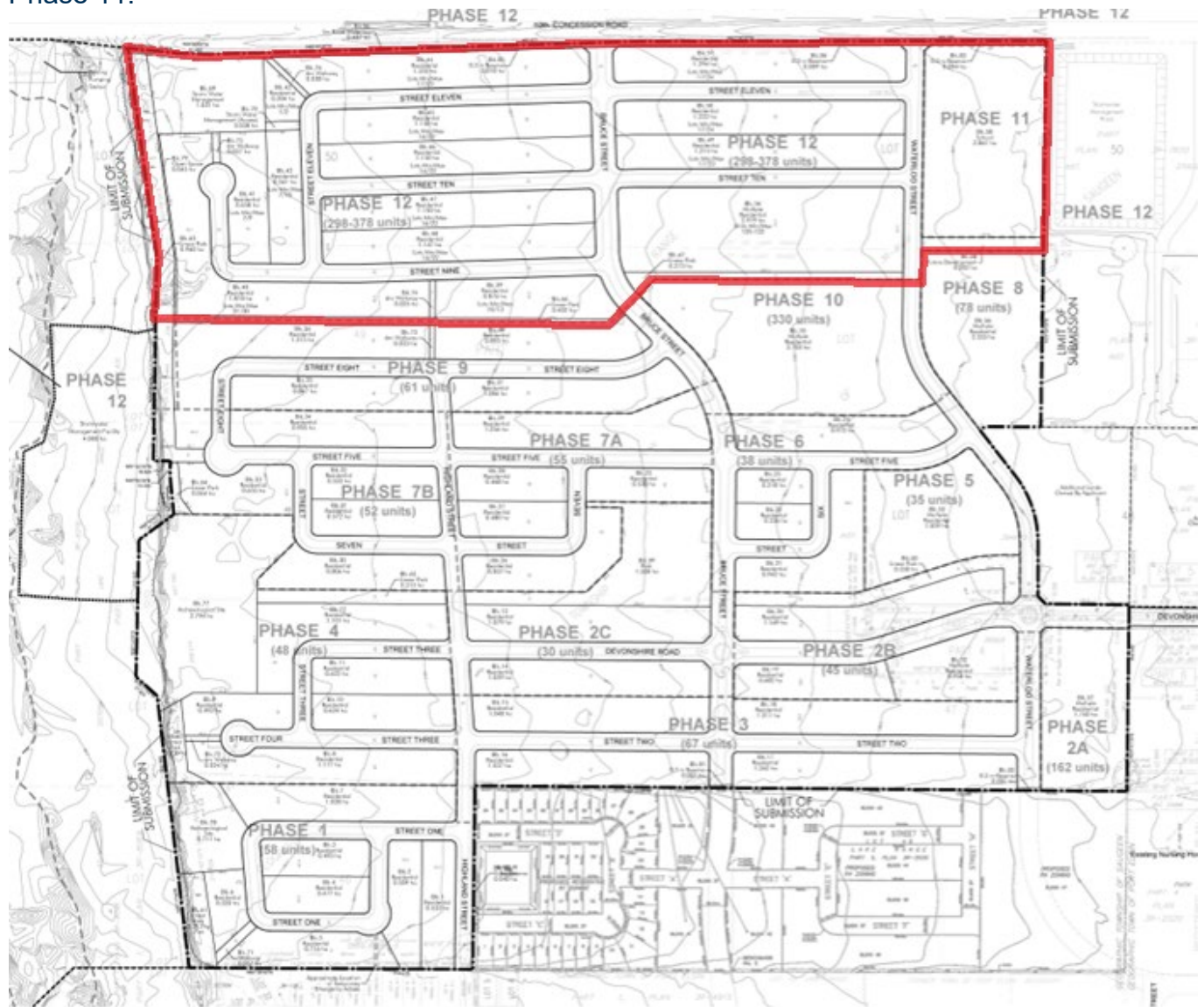
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Please note that third parties (anyone who is not a specified person or public body) do not have the right to appeal a decision to the Ontario Land Tribunal.

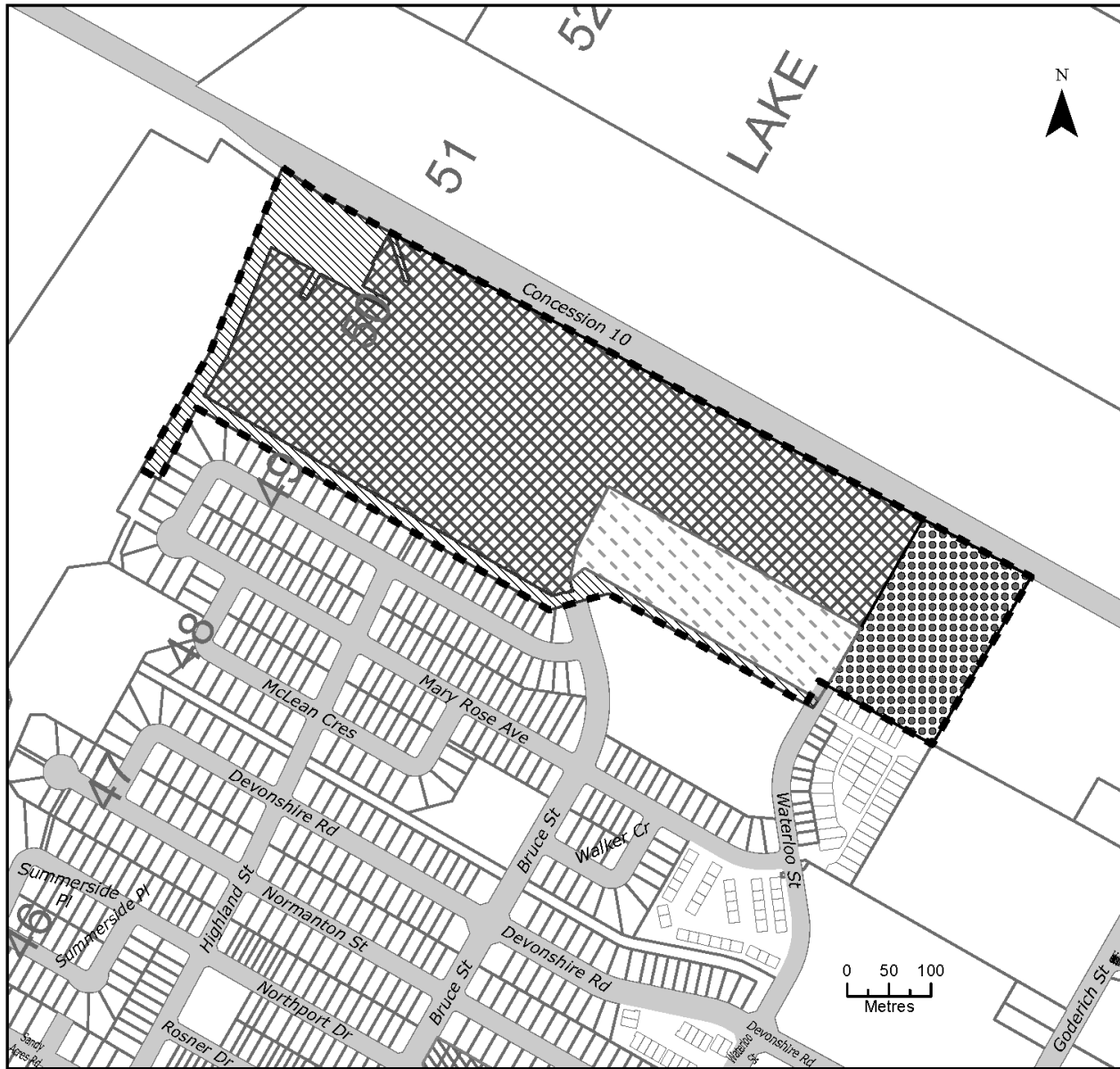
For more information please visit the Ontario Land Tribunal website at <https://olt.gov.on.ca/appeals-process/>.




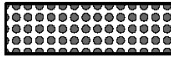

Site Plan

Amended subdivision layout shown in the area outlined in red. The proposed school site is in Phase 11.



Zoning Schedule



-  Subject Property
-  Lands to be zoned R2-16 - Residential Second Density Special
-  Lands to be zoned R3-15 - Residential Third Density Special
-  Lands to be zoned R4 - Residential Fourth Density / I-9 - Institutional Special
-  Lands to be zoned OS - Open Space