



Town of Saugeen Shores

600 Tomlinson Drive, P.O. Box 820
Port Elgin ON N0H 2C0

May 5, 2025

County of Bruce
Planning & Development Department
1243 MacKenzie Road
Port Elgin, ON N0H 2C6
SENT VIA E-MAIL: bcplpe@brucecounty.on.ca

ATTENTION: Julie Steeper, Intermediate Planner

Dear Julie,

RE: Request for Agency Comments
Consent Application B-2024-086 Taylor
28 JAY ST – PLAN 497 LOT 36 JAY E (Saugeen Township)
Town of Saugeen Shores, Roll Number 411044000505200
PLAN 497 LOT 35 JAY E (Saugeen Township)
Town of Saugeen Shores, Roll Number 411044000505100

The Town of Saugeen Shores has reviewed the Request for Agency Comments, and the materials provided with the circulation. Staff are generally supportive of the application to create a new residential lot; however, the Town has concerns with one of the preliminary conditions of approval drafted by the County.

Staff are requesting that Preliminary Condition of Approval No. 6, which requires the owner to enter into a development agreement with the Town, be revised slightly. The Town suggests the following:

6. That the Town provide written confirmation that:
 - a. The new lot shall be serviced by an advanced tertiary sewage disposal system that meets the specifications of the CAN/BNQ 3680-600 NI standard (50% nitrate removal), as amended from time to time or by connection to a Municipal sewage disposal system; and
 - b. The septic system on the retained lot shall not be replaced except with an advanced tertiary sewage disposal system that meets the specifications of the CAN/BNQ 3680-600 NI standard (50% nitrate removal), as amended from time to time or by connection to a Municipal sewage disposal system.

Town staff are of the opinion that a Zoning By-law Amendment to change the site-specific zone provisions to require tertiary sewage disposal systems on the proposed severed and



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retained parcels should be considered, as this planning mechanism is preferable, from the Town's perspective, over the requirement of a development agreement.

The Town will be seeking 5% cash in-lieu of parkland dedication for the proposed severed lot.

Please ensure the property owners receive a copy of the Town comments.

Thank you for the opportunity to provide comments. Please do not hesitate to contact me, should questions arise.

Sincerely,



Candace Hamm
Development Services Officer

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