



## Planning Report

**To:** Town of Saugeen Shores Council

**From:** Coreena Smith, Senior Development Planner

**Date:** December 15, 2025

**Re:** Minor Revision to Draft Plan of Subdivision - 41T-2016-02.46 and Zoning By-law Amendment - Z-2025-047 (Bluewater)

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### Recommendation:

That Minor Revision to Draft Plan of Subdivision - 41T-2016-02.46 and Zoning By-law Amendment - Z-2025-047 (Bluewater) by Barry's Construction and Insulation Ltd. be received for information.

### Summary:

The purpose of the application is to facilitate the development of three apartment buildings with 245 residential units on Block 258 of the current Draft Approved Plan of Subdivision. A Zoning By-law Amendment is proposed to provide relief from the lot area, building height, and landscaped open space provisions of the Zoning By-law. A minor revision to the Draft Approved Plan of Subdivision is proposed to allow for the development of the apartment buildings on three separate lots.

The purpose of this public meeting is to present the proposal to Council and to obtain feedback from Council and the community. At a later date, staff will present a recommendation report which will also address comments arising from this meeting.

## Airphoto



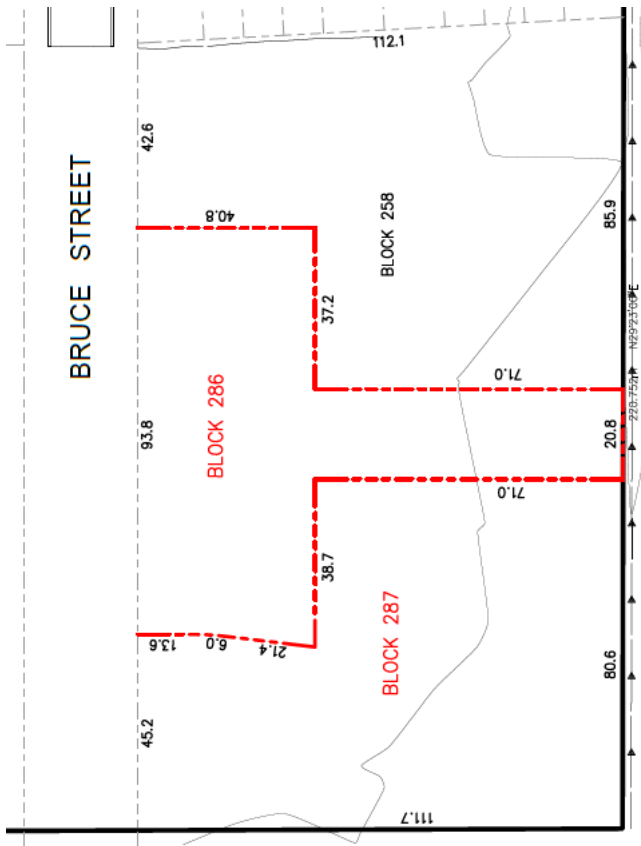
SAUGEEN LAKE RANGE PT LOT 33;RP 3R8329 PT PART 21  
Town of Saugeen Shores (Port Elgin Town), Roll Number: 411046000440315

## Image of the Site





## Proposed Revisions to Block 258 on the Redline Draft Plan



### Planning Considerations:

The following section provides an overview of the planning considerations relating to this application, including relevant agency comments (attached), public comments (attached) and planning policy sections.

### Background

The 26.03 ha Bluewater Estates development is located in the south end of Port Elgin, northwest of Highway 21 and Bruce Road 25.

The County granted draft approval for the subject residential Plan of Subdivision in November 2016. A major revision and extension were granted in January 2018. Final approval was issued for Phase 1 in July 2019. A second major revision was approved in July 2022 along with a subsequent minor revision in November 2022.

The current Plan of Subdivision is approved for 538 residential units (277 single detached and townhouse units and 261 residential units in two larger development blocks). There are also three blocks for servicing/walkways, two blocks for future development and one block for a stormwater management facility.

An application has been submitted to revise part of the Plan of Subdivision and amend the zoning. The proposal was circulated for agency and public comments which are attached to this report. The applicant provided a further submission of amended and additional information in response to comments received. County staff anticipate further comments on the second submission including those from Town staff. A summary of the application is provided below. At a later date, staff will present a recommendation report which will address comments from agencies and the public.

### Modified Draft Plan and Conditions of Draft Approval

The revision to the Plan of Subdivision proposes to increase the number of residential units on the two larger development blocks (Blocks 258 and 259) from 261 to 395. The unit increase is proposed specifically on Block 258. Two hundred and forty-five (245) residential units are proposed on Block 258 in three apartment buildings. A minor revision to the Draft Approved Plan of Subdivision is proposed to allow for the development of the apartment buildings on three separate lots. Block 258 is proposed to be relabeled to Blocks 258, 286 and 287.

If approved, the total number of units in the Bluewater Estates Draft Approved Plan of Subdivision would increase from 538 to 672, which represents an increase of 134 residential units. There are no proposed modifications to the road network.

Bruce County is the approval authority for Draft Plans of Subdivision. The applicant is proposing revisions to the project as discussed above that require modification to the conditions of draft approval. The modified conditions will be presented to Town Council in a future staff report before being forwarded to the County for a decision.

### Zoning By-law Amendment

The subject lands are zoned Residential Fourth Density Special (R4-2) in the Town of Saugeen Shores Zoning By-law. The Residential Fourth Density (R4) zone permits:

- a) apartment building
- b) triplex building
- c) fourplex building
- d) nursing home
- e) home for the aged
- f) retirement home
- g) street townhouse building
- h) townhouse building
- i) home occupation in a street townhouse building, subject to section 3.12
- j) additional residential units in accordance with subsection 3.37
- k) home-based child care (limited to street townhouse building)
- l) unlicensed child care (limited to street townhouse building)
- m) child care centre

The provisions of the R4-2 special zone also permit:

A seniors complex consisting of one or more of those uses normally permitted in the R4 zone, in addition to a retirement lodge, retirement home, community centre and a continuum-of-care facility in accordance with the R4 zone provisions.

The applicant is proposing a single apartment building on each of three new blocks.

A Zoning By-law Amendment is proposed to provide relief from the lot area, building height, and landscaped open space provisions of the Zoning By-law for the three proposed blocks.

The proposed amendments are as follows:

<b>Revised Block 258 (91 units)</b>		
Zoning By-law Regulation	Required	Proposed
Minimum Lot Area	9,620 m <sup>2</sup>	7,752 m <sup>2</sup>
Maximum Building Height	12.0 m	17.5 m
Minimum Landscaped Open Space	30%	28.3%

<b>New Block 286 (63 units)</b>		
Zoning By-law Regulation	Required	Proposed
Minimum Lot Area	6,820 m <sup>2</sup>	5,340 m <sup>2</sup>
Maximum Building Height	12.0 m	17.5 m
Minimum Landscaped Open Space	30%	24.6%

<b>New Block 287 (91 units)</b>		
Zoning By-law Regulation	Required	Proposed
Minimum Lot Area	9,620 m <sup>2</sup>	7,533 m <sup>2</sup>
Maximum Building Height	12.0 m	17.5 m
Minimum Landscaped Open Space	30%	24.5%

### Minimum Lot Area

The proposed reduction in lot area is a reflection of the increased density proposed on the three blocks. In the R4 zone, the minimum lot area for apartment buildings is calculated at 230 m<sup>2</sup> per unit for the first four (4) units, plus 100 m<sup>2</sup> for each additional unit. The applicant is proposing a higher density which reduces the lot area per unit. For example, the minimum lot area would be calculated at 230 m<sup>2</sup> per unit for the first four (4) units, plus

78.53 m<sup>2</sup> for each additional unit on revised Block 258 if approved. It would be 74.92 m<sup>2</sup> and 76.01 m<sup>2</sup> for each additional unit beyond the first four on Blocks 286 and 287 respectively.

### Maximum Building Height

The applicant is proposing three apartment buildings that are 5 storeys in height. The applicant is seeking to increase the permitted height in the R4-2 zone from 12 m (3 to 4 storeys) to 17.5 m (~5 storeys).

A height of 17.5 m is permitted elsewhere in Port Elgin in the Town’s Zoning By-law. The allowable building height on all lands between the southerly Town limit and Concession 10 in the north, between Waterloo Street and Bricker Street, is 20 m. The subject lands are not included in the area where a 20 m maximum building height is permitted. The applicant is seeking an amendment for that reason.

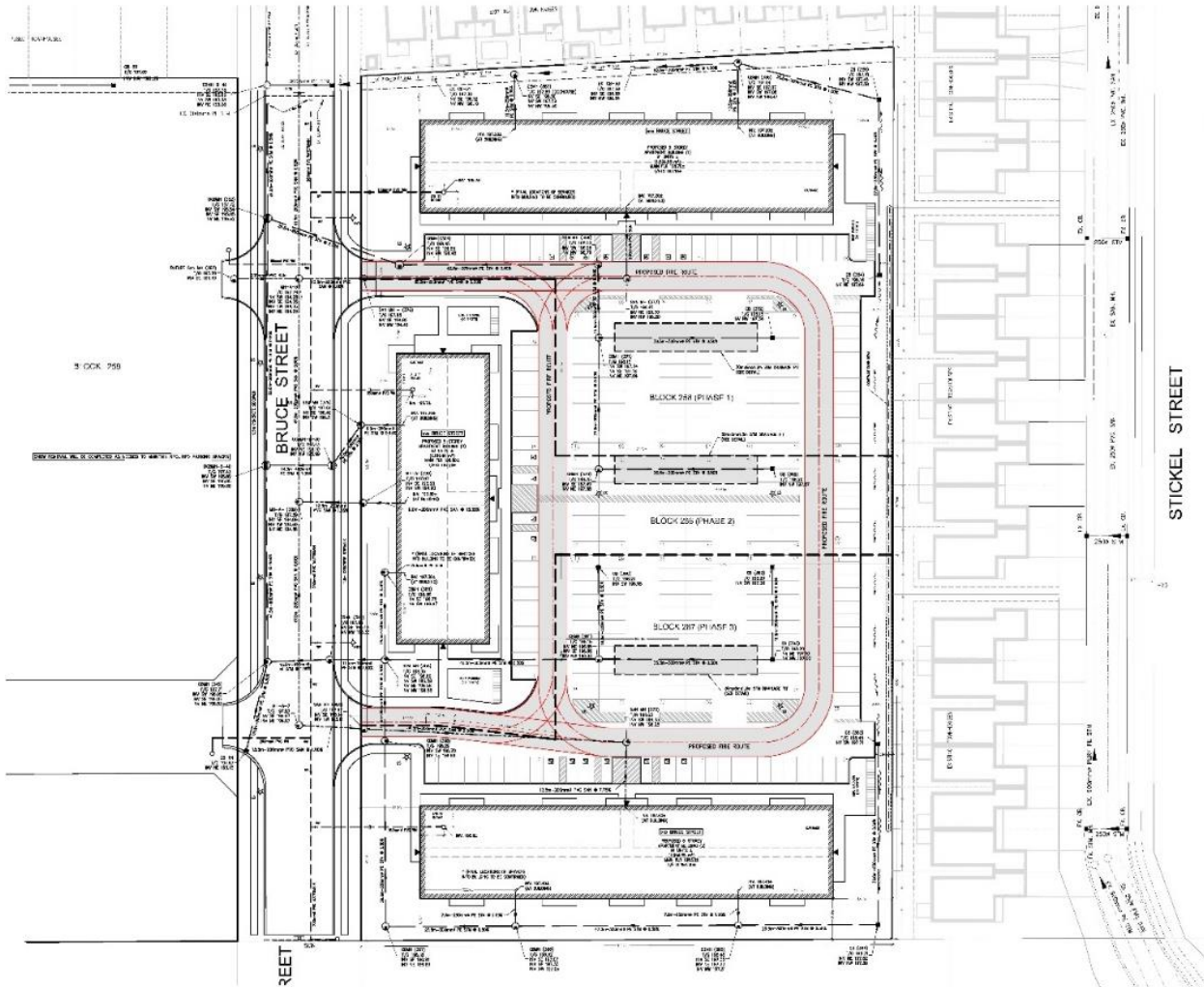
### Minimum Landscaped Open Space

The applicant is seeking to reduce the minimum landscaped open space on each of the proposed blocks. The relief originally requested was specific to Block 286 only. This was later updated in response to comments from Town staff who sought to distinguish between the relief requested from the required lot area versus the proposed lot area as shown in the chart below.

Minimum Landscaped Open Space	R4 Zone Regulation	% of Required Lot Area	% of Proposed Lot Area
Revised Block 258	30%	28.3%	35.2%
New Block 286	30%	24.6%	31.4%
New Block 287	30%	24.5%	31.2%

The Town of Saugeen Shores is the approval authority for the Zoning By-law Amendment. County staff will provide a recommendation on the Zoning By-law Amendment in a future report to Council.

## Site Plan of Block 258 (full version attached separately)



## Density

Density targets are a tool to achieve the efficient use of land and infrastructure in Settlement Areas. The Bruce County Official Plan and the local Official Plan require the residential portion of all multi-unit developments that will be serviced with municipal sewer and water to achieve a minimum density of 15 units per gross hectare.<sup>1</sup> With the increase in the number of units, the density of the entire development is proposed to increase from 21 to 26 units per gross hectare which continues to satisfy County and Town targets. This is the density across the entire subdivision including those phases that have already received final approval and those still in the draft approval stage.

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<sup>1</sup> Gross hectare means the total area of the proposed development minus the area of any lands designated or zoned Hazard, Natural Environment, Natural Hazard, or similar constraint in the County of Bruce Official Plan, local Official Plan or Comprehensive Zoning By-law.

In the Saugeen Shores Official Plan, medium density is any development with more than 4 units in a building and a maximum density of 90 units per gross hectare<sup>2</sup> while high density is any development of more than 90 units per gross hectare. There is no maximum for high density development.<sup>3</sup> The density on Blocks 258, 286 and 287 is proposed to be 117, 118 and 121 units per gross hectare, respectively. The density on the combined blocks is proposed to increase from 54 to 119 units per gross hectare. This is considered high density development in the Town's Official Plan.

### High Density Development

When considering new high density residential development, the Town Official Plan indicates the proposal shall satisfy the following criteria:

- a) frontage or access to arterial or collector roads, and/or, be located within or in proximity to, the Core Commercial designation;
- b) located in close proximity to community facilities such as schools, shopping and recreation facilities;
- c) the adequacy of municipal services to accommodate the proposed density of development;
- d) the adequacy of off-street parking facilities to service the proposed development;
- e) the proposed development is appropriately setback, landscaped and buffered from surrounding residential properties; and
- f) the provision of suitable landscaping and on-site amenities.

The proposal will be evaluated against these high density development criteria and presented in a future report to Council once further agency and public comments are received.

### Range and Mix of Housing Types

The Bluewater Estates development provides a range and mix of housing types to meet the projected requirements of current and future residents. The Draft Approved Plan of Subdivision includes single detached and townhouse units with varying frontages and densities. Blocks 258 and 259 are the current medium density blocks which permit apartment, townhouse, fourplex and triplex buildings. The applicant is proposing to increase the number of dwelling units specific to Block 258 through the introduction of 3 high density apartment buildings, each on its own lot. The units will be for rental purposes. The proposal will contribute to a greater range of housing choices in the area if approved, which conforms with County and local Official Plan policies. The project would also continue to meet the County and Town targets requiring 30% to 35% of proposed dwelling units to be medium density or higher.

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<sup>2</sup> The medium density threshold was increased from 40 to 90 units per gross hectare through updates to the Town's Official Plan and Zoning By-law in 2024.

<sup>3</sup> The high density cap was removed through updates to the Town's Official Plan and Zoning By-law in 2024.

## Transportation

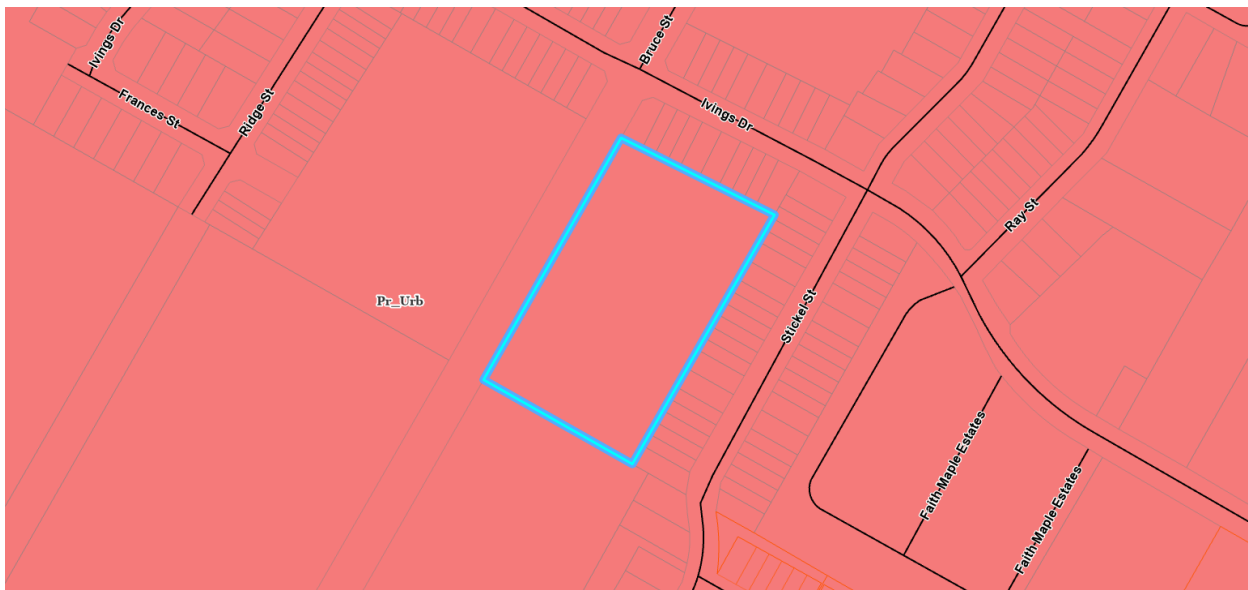
One of the objectives of the County and local Official Plans is to ensure new development does not create traffic hazards. The efficient movement of traffic is supported.

The development does not propose any modifications to the previously approved road network. A Transportation Impact Study was previously prepared in support of the broader Bluewater Estates subdivision. Town staff have requested an update to the Transportation Impact Study to account for the increase in the number of residential units and to address the impacts to the surrounding road network until Bruce Street is fully built out. The applicant has retained a consultant to undertake this work. The results of that assessment will be presented in a future staff report.

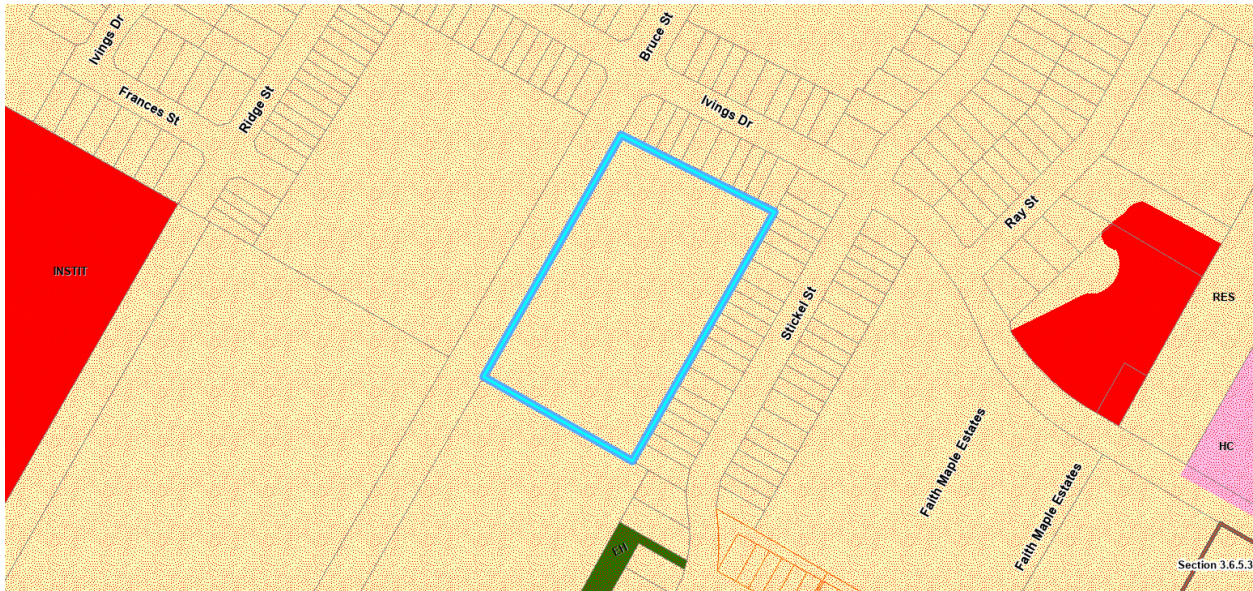
## Appendices

- County Official Plan Map (included below)
- Local Official Plan Map (included below)
- Local Zoning Map (included below)
- List of Supporting Documents and Studies (included below)
- Consolidated Agency Comments (attached)
- Consolidated Public Comments (attached)
- Redline Draft Plan (attached)
- Amended Apartment SP3 Block 258 (attached)
- Public Meeting Notice (attached)

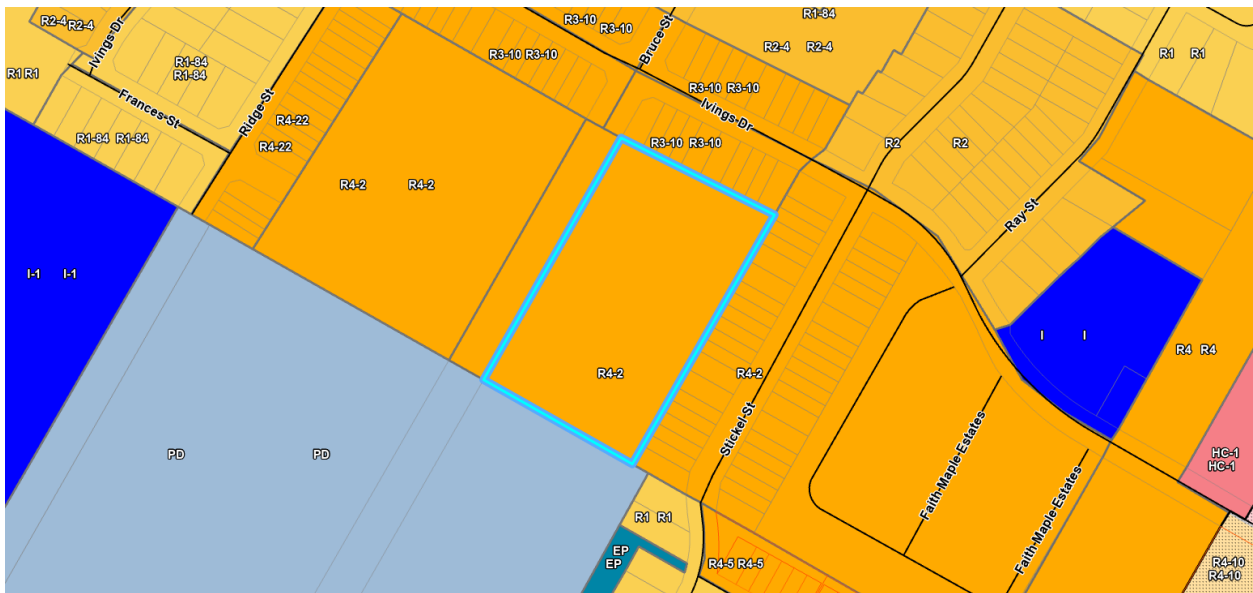
## County Official Plan Map (Designated Primary Urban Communities)



## Local Official Plan Map (Designated Residential, also within the Community Improvement Plan Area)



## Local Zoning Map (Zoned R4-2 - Residential Fourth Density)



## List of Supporting Documents and Studies

The following documents can be viewed in full at [Planning Saugeen Shores | Bruce County](#):

### First Submission

- Cover Letter
- Apartment SP1a Block 258

- Planning Justification Report
- Functional Servicing Update
- Stormwater Management Letter
- Geotechnical Investigation
- Natural Heritage Letter of Opinion
- Archaeological Assessment
- Apartment SP3 Block 258
- Redline Draft Plan
- Application
- Subdivision Application

### Second Submission

- Response Letter
- Open Space Calculations
- Amenity Plan
- Shadow Study
- Amended Apartment SP1a Block 258
- Amended Apartment SP3 Block 258