

October 20, 2025

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

ATTENTION: Coreena Smith, Senior Development Planner

Dear Coreena,

RE: Request for Agency Comments – Bluewater Estates 41T-2016-02.46
Minor Revision to Draft Plan of Subdivision
Zoning By-law Amendment File Z-2025-047
SAUGEEN LAKE RANGE PT LOT 33;RP 3R8329 PT PART 21 (Port Elgin)
Town of Saugeen Shores, Roll Number 411046000440315

A Request for Agency Comments has been circulated to the Town for the above-noted application. The purpose of the application is to facilitate the development of three apartment buildings with 259 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, landscaped open space, and parking 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.

In general, Town staff are supportive of development proposals that will add residential units to the Saugeen Shores housing supply. High-density developments often represent the efficient use of land, infrastructure, and services. The Town has recently approved amendments to the Official Plan and Zoning By-law relating to density, which allows for an increase in the number of units that can be permitted. However, the extent to which a property can be developed may be limited based on the location and size of the property.

The following comments are offered:

Requested Relief

- Lot Area

The application is requesting relief from the minimum lot area requirements. The lot area provisions for the Residential Fourth Density (R4) Zone are based on the



number of units proposed, which is to ensure that the development is proportionate to the size of the property. Lots proposed for high-density apartment buildings should be of a sufficient size to allow for parking requirements, adequate amenity space, and buffering. Town staff question the appropriateness of the requested reduction and have concerns with the lack of amenity space proposed.

- Building Height

The maximum building height of the Residential Fourth Density (R4) Zone is 12 m. Schedule 'C – Map 1' of Town of Saugeen Shores Zoning By-law 75-2006 delineates the areas of Saugeen Shores where the Section 3.10.4 Maximum Permit Height Regulations allow for apartment buildings to exceed the maximum height requirements of the applicable zone. The intent of the by-law provisions is to direct higher density developments that will exceed the 12 m maximum building height regulations to the pre-determined areas. The subject lands are not located within the area where the Section 3.10.4 provisions apply.

- Landscaped Open Space

The Landscaped Open Space requirements are based on a percentage of the Lot Area. For the Residential Fourth Density (R4) Zone, the Landscaped Open Space requirement is 30%. The request for relief from the required Lot Area in turn lessens the requirements for Landscaped Open Space.

The Town is requesting the area calculations (sq. m) for the proposed Landscaped Open Space for each proposed lot be provided. Town staff are of the opinion that calculating the required Landscaped Open Space based upon the Lot Area requirements per unit, as opposed to the proposed Lot Area (that requires relief), would be appropriate. Furthermore, Town staff question the appropriateness of allowing for the percentage of Landscaped Open Space to be disproportionate the number of units for each of the proposed lots.

- Parking

Proposed Block 258 – Building 1 (Phase 1 – North) is shown to be deficient by 1 required parking space. Generally, town staff do not have concerns with the requested relief.

Additional Town Comments

- This proposal is very similar to the Northport Meadows apartments; however, the proposed apartments in Bluewater Estates are proposed to be in an area that is



predominantly residential. Additional information should be provided by the developer to demonstrate what is being done to mitigate the potential impacts this development will have on the area.

- The Request for Agency Comments indicates that the proposed Minor Revision to the Draft Plan of Subdivision is required for legal purposes. The Town is requesting clarification on this statement.
- The proposed apartment blocks will front onto a portion of Bruce Street that has not yet been constructed. The Town will work with the developer to determine how to appropriately address this. An easement in favour of the developer will be needed to established access to the proposed apartment blocks.
- Town staff are requesting the preparation of a Traffic Impact Study (TIS) or an addendum to the original TIS, as the vehicular trips per peak hour is expected to exceed 100 vehicles per hours based on Development Trips calculated using the “First Principles” method.
- The fire route for the development crosses the property boundaries for proposed Block 258, 286 and 287. Easements or agreements will be required to ensure that each property allows access to these fire routes.
- A photograph of the recently constructed apartment in the north end of Port Elgin was referenced in the Planning Justification Report but not included.
- Maximum Lot Coverage for the Residential Fourth Density (R4) Zone is 45%.
- The minimum required number of accessible parking spaces proposed Block 286 – Building 2 (Phase 2 – West) is 3, as per Section 3.24 a) of the By-law.
- Dimensions for one standard parking space and one accessible parking space should be included on the Site Plan to confirm compliance with the zoning provisions.
- The minimum required number of bicycle parking spaces proposed Block 286 – Building 2 (Phase 2 – West) is 6, as per Sections 3.34.4 and 3.24.12 of the By-law. Where the required number of parking spaces is a fraction, it should be rounded up to the next whole number.



- Dimensions for bicycle parking spaces should be included on the Site Plan to confirm compliance with section 3.24.13 Bicycle Parking Space Design Standards (minimum 1.8 m length and 0.6 m width per stall).
- Parking aisle widths should be included on the Site Plan to ensure compliance with the zoning provisions (3.24.5). With the proposed division of Block 258 into three separate blocks, the developer should verify that each parking area maintains the minimum aisle width, or request the appropriate relief.
- A snow storage area or note regarding the removal of snow from the site should be included in the Site Plan.
- The Planning Justification Report indicates that a 1.83-metre-high wooden fence is proposed to be erected along the southerly, easterly, and northerly boundaries of the site. It may be appropriate to add the fencing requirement to the proposed Zoning By-law. Town staff are requesting information to demonstrate that proposed fence will not interfere with the proposed earthen berm and stormwater water management infrastructure shown on SP3.
- The apartment blocks will be subject to Site Plan Control, either individually or as a whole. Additional information, including but not necessarily limited to, Engineering Drawings and a Landscape Plan, will be required to be submitted to the Town for review.

It is acknowledged that some of the above comments will be addressed at the Site Plan Control stage. Additional comments from the Town's Engineering Department may be forthcoming. Details related to demonstrating compliance with the Town of Saugeen Shores Zoning By-law 75-2006 should be provided, and relief requested for inclusion in the proposed Zoning By-law Amendment, if required.

Thank you for the opportunity to provide comments. Town staff recommend scheduling a joint meeting with Town staff, the County Planner, and the developer to discuss the Town comments, and so that the Town can assist in providing information to resolve the issues identified. Please ensure the Owner receives a copy of the Town comments.

Sincerely,



Candace Hamm
Development Services Officer

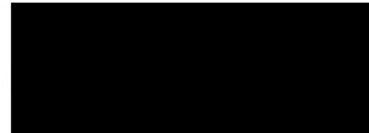
ch/

County Official Plan	No Change
Local Official Plan	No Change
Zoning By-law	EP-6 - Environmental Protection, R1 - Residential First Density, R1-84 - Residential First Density, R2-4 - Residential Second Density, R3-10 - Residential Third Density, R4-2 - Residential Fourth Density, R4-XX - Residential Fourth Density

File Number: Z-2025-047

Agency: Bruce County Transportation Services

No Comment: Title: Eng. Technician Signature:




Comments:

Zoning By-law	EP-6 - Environmental Protection, R1 - Residential First Density, R1-84 - Residential First Density, R2-4 - Residential Second Density, R3-10 - Residential Third Density, R4-2 - Residential Fourth Density
Designations and Zones	Proposed
County Official Plan	No Change
Local Official Plan	No Change
Zoning By-law	EP-6 - Environmental Protection, R1 - Residential First Density, R1-84 - Residential First Density, R2-4 - Residential Second Density, R3-10 - Residential Third Density, R4-2 - Residential Fourth Density, R4-XX - Residential Fourth Density

File Number: 41T-2016-02, Z-2025-047

Agency: Bruce County Transportation Services

No Comment: Title: Eng. Technician Signature: 

Comments:



1078 Bruce Road 12 | P.O. Box 150 | Formosa ON
Canada | N0G 1W0 | 519-364-1255
www.saugeenconservation.ca
publicinfo@svca.on.ca

SENT ELECTRONICALLY CJSmith@brucecounty.on.ca and bcplpe@brucecounty.on.ca

October 20, 2025

County of Bruce
Planning & Development Department
1243 Mackenzie Rd
Port Elgin, ON N0H 2C6

Attention: Coreena Smith, Planner

Dear Coreena,

RE: Proposed Zoning Amendment Z-2025-047 (Bluewater)
Saugeen Lake Range Part Lot 33; 3R8329 Part Part 21
Roll No.: 411046000440315
Geographic Town of Port Elgin
Town of Saugeen Shores

The above-noted application has been received by the Saugeen Valley Conservation Authority (SVCA) in accordance with the Mandatory Programs and Services Regulation (Ontario Regulation 686/21) made under the *Conservation Authorities Act* (CA Act). SVCA staff have reviewed the proposal for consistency with SVCA's environmental planning and regulation policies (https://www.saugeenconservation.ca/en/permits-and-planning/resources/Environmental-Regulations/January-2019-Consolidated-Manual_Interim.pdf) made in conformance with the Provincial Planning Statement, CA Act, O. Regulation 41/24, and associated provincial guidelines. Where a Memorandum of Agreement (MOA) exists between a planning partner and the SVCA, staff have reviewed the application for conformity with the natural hazard policies of the applicable Municipality or County.

Purpose

The purpose of the application is to facilitate the development of three apartment buildings with 259 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, landscaped open space, and parking 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 minor revision is needed for legal purposes and does not change the functionality of the existing block.

Drinking Water Source Protection

The property appears to SVCA staff to not be located within an area that is subject to the local Drinking Water Source Protection Plan.

Summary

The property is part of the larger, 41T-2016-02 subdivision. SVCA staff find the application acceptable. The subject property to this application does not contain any floodplains, watercourses, shorelines, wetlands, valley slopes or other natural hazard features of interest to SVCA or as per our MOA with the County of Bruce. As such, it is the opinion of SVCA staff that the application is consistent with the Natural Hazard policies of the Provincial Policy Statement (PPS, 2024) and the local Official Plan. Additionally, the property is not in a SVCA regulated area, and therefore, a permit from the SVCA is not required for development activities related to this application that occur on the subject property.

Please inform this office of any decision made by County/Town regarding this application. We respectfully request to receive a copy of the decision and notice of any appeals filed.

Should you have any questions, or require this information in an accessible format, please contact the undersigned at m.oberle@svca.on.ca.

Sincerely,

Michael Oberle
Environmental Planning Technician
Environment Planning and Regulations Department
Saugeen Valley Conservation Authority
MO/

cc: Jay Pausner, Supervisor – Development Services, Town of Saugeen Shores (via email)
Josh Planz, CBO, Town of Saugeen Shores (via email)
Dana Mitchell, Zoning Coordinator, Town of Saugeen Shores (via email)
Candace, Hamm, Development Officer, Town of Saugeen Shores (via email)

From: [Mike Oberle](#)
To: [Coreena Smith](#); [Bruce County Planning - Lakeshore Hub](#)
Subject: SVCA comments Updated Notice 41T-2016-02 Z47 Bluewater
Date: Thursday, November 27, 2025 2:41:12 PM

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Hi Coreen,

This email is further to the email of below regarding the above referenced files.

Regarding the update, SVCA has no additional comments to offer.

I trust that this is helpful.

Any questions, please ask.

Kind regards,

Mike

Michael Oberle

Environmental Planning Technician

Saugeen Valley Conservation Authority

Cell: 519-373-4175

1078 Bruce Road 12, PO Box 150, Formosa, ON N0G 1W0

m.oberle@svca.on.ca

www.saugeenconservation.ca

From: Klarika Hamer <KHamer@brucecounty.on.ca>

Sent: November 20, 2025 12:28 PM

To: Bruce County Planning - Lakeshore Hub <bcplpe@brucecounty.on.ca>

Cc: Coreena Smith <CJSmith@brucecounty.on.ca>

Subject: Updated Request for Agency Comments and Public Meeting Notice 41T-2016-02 Z47 Bluewater

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Good afternoon,

Please see the attached Updated Request for Agency Comments and Public Meeting Notice

for Draft Plan of Subdivision file 41T-2016-02 and Zoning By-law Amendment file Z-2025-047.

The following Second Submission supporting materials are available online at <https://www.brucecounty.on.ca/active-planning-applications>.

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

Stuart - the Development Sign that is required to be posted at the property is being sent to you via courier. Please have the sign posted immediately upon receipt. Once posted, please email a picture of the posted sign to bcplpe@brucecounty.on.ca.

Kind regards,

Klarika Hamer
Applications Technician
Planning and Development
Corporation of the County of Bruce

Office: 226-901-1601
Direct: 226-909-3359
www.brucecounty.on.ca

From: [Westario Power Engineering](#)
To: [Klarika Hamer](#)
Subject: Re: Request for Agency Comments Z47 Bluewater
Date: Thursday, October 16, 2025 9:16:40 AM

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Hi Klarika,

No comment from Westario at this time. Barry's has already engaged with us regarding this development.

Thanks,

Engineering

WESTARIO POWER INC. || *"Powering People's Lives"*

RR #2, 24 Eastridge Rd

Walkerton, ON N0G 2V0

P: (519) 507-6937

From: Klarika Hamer <KHamer@brucecounty.on.ca>
Sent: Monday, September 29, 2025 3:36 PM
To: Bruce County Planning - Lakeshore Hub <bcplpe@brucecounty.on.ca>
Cc: Coreena Smith <CJSmith@brucecounty.on.ca>
Subject: Request for Agency Comments Z47 Bluewater

CAUTION: This email originated from outside of the Westario Power network. **Do not click** links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon,

Please see the attached Application, Subdivision Application, Site Plan (Redline Draft Plan, Apartment SP3 Block 258), Request for Agency Comments and Notice of Complete Application for Zoning By-law Amendment file Z-2025-047.

The following supporting materials are available online at
<https://www.brucecounty.on.ca/active-planning-applications>.

1. Cover Letter
2. Apartment SP1a Block 258
3. Planning Justification Report
4. Functional Servicing Update
5. Stormwater Management Letter
6. Geotechnical Investigation
7. Natural Heritage Letter of Opinion
8. Archaeological Assessment

SVCA - Please be advised that \$390.00 has been collected on behalf of the SVCA for the review of this Application.

A Public Meeting will be scheduled for this file and a notice will be distributed once scheduled.

Stuart - the Development Sign that is required to be posted at the property is being sent to you via courier. Please have the sign posted immediately upon receipt. Once posted, please email a picture of the posted sign to bcplpe@brucecounty.on.ca.

Kind regards,

Klarika Hamer
Applications Technician
Planning and Development
Corporation of the County of Bruce

Office: 226-909-1601
Direct: 226-909-3359
www.brucecounty.on.ca



Orange Shirt Day / National Day for Truth and Reconciliation | September 30

Join us in reflecting, supporting, and participating in global conversations on September 30th, as we commemorate the thousands of First Nations, Métis, and Inuit children across Canada affected by the residential school systems.



We honour the healing journey of all those affected by the generational impacts of these institutions.

Original artwork by Taylor Cameron, Saugeen First Nation.

To learn more visit [Orangeshirt Society - Creating Awareness \(orangeshirtday.org\)](http://Orangeshirtday.org)

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CANADA POST
955 Highbury Ave N
London ON N5Y 1A3
[CANADAPOST.CA](http://canadapost.ca)

POSTES CANADA
955 Highbury Ave N
London ON N5Y 1A3
[POSTESCANADA.CA](http://postescanada.ca)

October 2, 2025

Klarika Hamer

Applications Technician | Planning and Development | Corporation of the County of Bruce
519-909-3359 | www.brucecounty.on.ca

Request for Agency Comments Z47 Bluewater - Apartment SP3 Block 258

Canada Post has reviewed the proposal for the above noted Development Application and has determined that the project adheres to the multi-unit policy and will be serviced by developer/owner installed Lock Box Assembly.

Multi-unit buildings and complexes (residential and commercial) with a common lobby, common indoor or sheltered space, require a centralized lock box assembly which is to be provided by, installed by, and maintained by the developer/owner at the owner's expense. Buildings with 100 units or more MUST have a rear loading Lock Box Assembly with dedicated secure mail room.

Should the description of the project change, please provide an updated plan in order for us to assess the impact of the change on mail service.

Canada Post appreciates the opportunity to comment on the above noted application and looks forward to working with you in the future.

The complete guide to Canada Post's Delivery Standards can be found at:
https://www.canadapost.ca/cpo/mc/assets/pdf/business/standardsmanual_en.pdf

you require any further information or have any questions or concerns, please contact the undersigned.

Regards,



Darren Stevens
Delivery Services Officer
955 Highbury Ave
London ON N5Y 1A3
519-281-3428
darren.stevens@canadapost.ca

From: [STEVENS, Darren](#)
To: [Klarika Hamer](#); [Bruce County Planning - Lakeshore Hub](#)
Subject: RE: Updated Request for Agency Comments and Public Meeting Notice 41T-2016-02 Z47 Bluewater
Date: Thursday, November 20, 2025 2:51:20 PM

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Good afternoon,

Currently Canada Post does not have any additional comments for this application.

Kind regards,

DARREN STEVENS | DELIVERY PLANNING | CANADA POST | 955 Highbury Ave N, London ON N5Y 1A3 | 519-281-3428

From: Klarika Hamer <KHamer@brucecounty.on.ca>
Sent: November-20-25 12:28 PM
To: Bruce County Planning - Lakeshore Hub <bcplpe@brucecounty.on.ca>
Cc: Coreena Smith <CJSmith@brucecounty.on.ca>
Subject: Updated Request for Agency Comments and Public Meeting Notice 41T-2016-02 Z47 Bluewater

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[Report Suspicious](#) ?

Good afternoon,

Please see the attached Updated Request for Agency Comments and Public Meeting Notice for Draft Plan of Subdivision file 41T-2016-02 and Zoning By-law Amendment file Z-2025-047.

The following Second Submission supporting materials are available online at <https://www.brucecounty.on.ca/active-planning-applications>.

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

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Kind regards,

Klarika Hamer
Applications Technician
Planning and Development
Corporation of the County of Bruce

Office: 226-901-1601
Direct: 226-909-3359
www.brucecounty.on.ca



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If you have received this communication in error, please notify the sender immediately and delete all copies (electronic or otherwise). Thank you for your cooperation.

From: hsmrcc@bmts.com
To: [Bruce County Planning - Lakeshore Hub](#)
Subject: Re: Request for Comments - Town of Saugeen Shores (Barry's Construction) - Proposed Zoning By-law Amendment and Plan of Subdivision
Date: Wednesday, December 3, 2025 11:15:54 AM
Attachments: [image001.png](#)

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Town of Saugeen Shores

Re: File number 41T-2016-02, Z-2025-047

The Historic Saugeen Métis (HSM) Lands, Waters and Consultation Department has reviewed the updated plans and additional information.

HSM does not support the proposed Zoning By-law Amendment with regards to the open space provision. Regardless of the reported natural heritage value of the land, all land has value and potential to contribute to biodiversity, climate change mitigation and adaptation, soil health, air quality, water quality, etc. This potential cannot be realized if open spaces are not maintained. Ideally, open spaces should be landscaped using native species rather than lawn. However, even if diverse native species are not planted now, maintaining open spaces ensures future opportunities for enhanced environmental practices. Human health is intrinsically tied to the health of the environment and having an abundance of native species planted within subdivisions reduces pollution, cools homes (which is becoming increasingly important during heat waves), and provides habitat for pollinators.

All decision makers have a responsibility to ensure a healthy environment for future generations and HSM encourages the County, Municipality, and developer to take this into account.

Thank you for the opportunity to review this matter.

Regards,

Neala

Neala MacLeod Farley
Coordinator, Lands, Waters & Consultation
Historic Saugeen Métis 204 High Street
Southampton, ON saugeenmetis.com
519-483-4000