



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



November 20, 2025

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

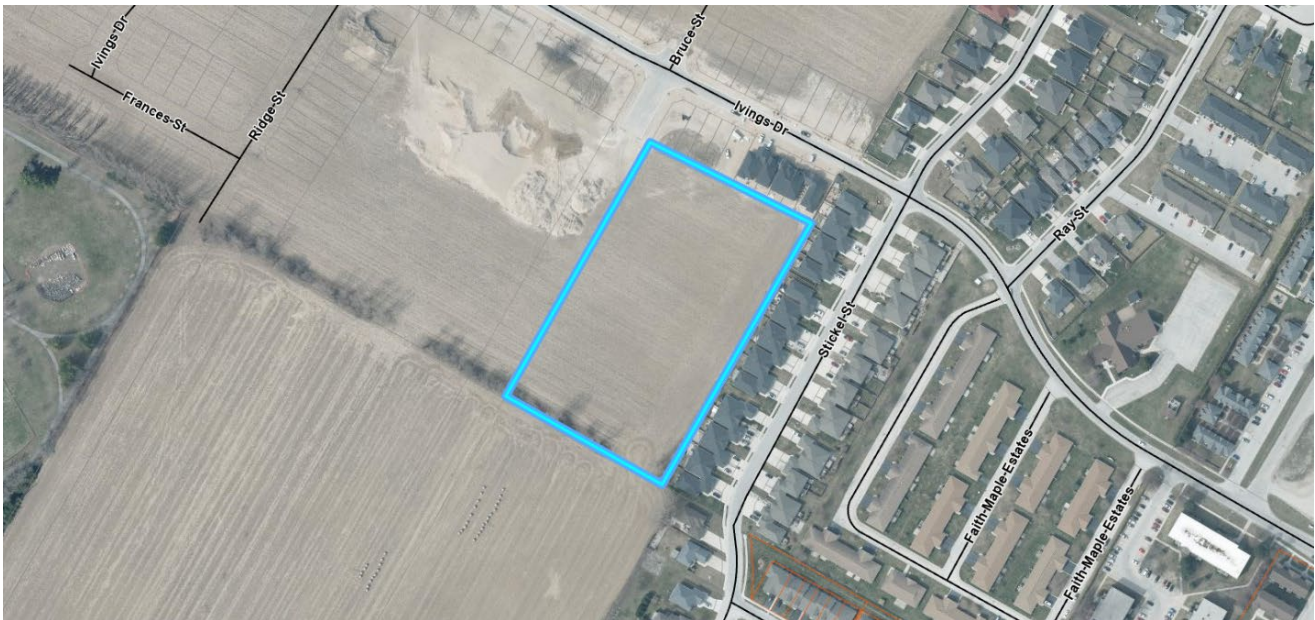
## Public Meeting Notice

**You're invited: Public Meeting to consider revised Draft Plan of Subdivision file 41T-2016-02 and Zoning By-law Amendment file Z-2025-047**

**December 15, 2025 at 6:30 p.m.**

**Town of Saugeen Shores Municipal Office (The Plex)**

A change is proposed in your neighbourhood: 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.



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

## 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 **December 5, 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](mailto: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 meeting

The Public Meeting will be held in a hybrid format (virtual and in-person) in Council Chambers at the Municipal Office located at 600 Tomlinson Drive, Port Elgin, ON N0H 2C0.

For information on how to participate in the public meeting, please visit the municipal website at [www.saugeenshores.ca/Meetings](http://www.saugeenshores.ca/Meetings). Please contact the Town at [clerk@saugeenshores.ca](mailto: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.

## Notice to Landlords

If you are a landlord of lands containing seven (7) or more residential units, please post a copy of this notice in a location that is visible to all the residents.

## 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 representatives), 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.

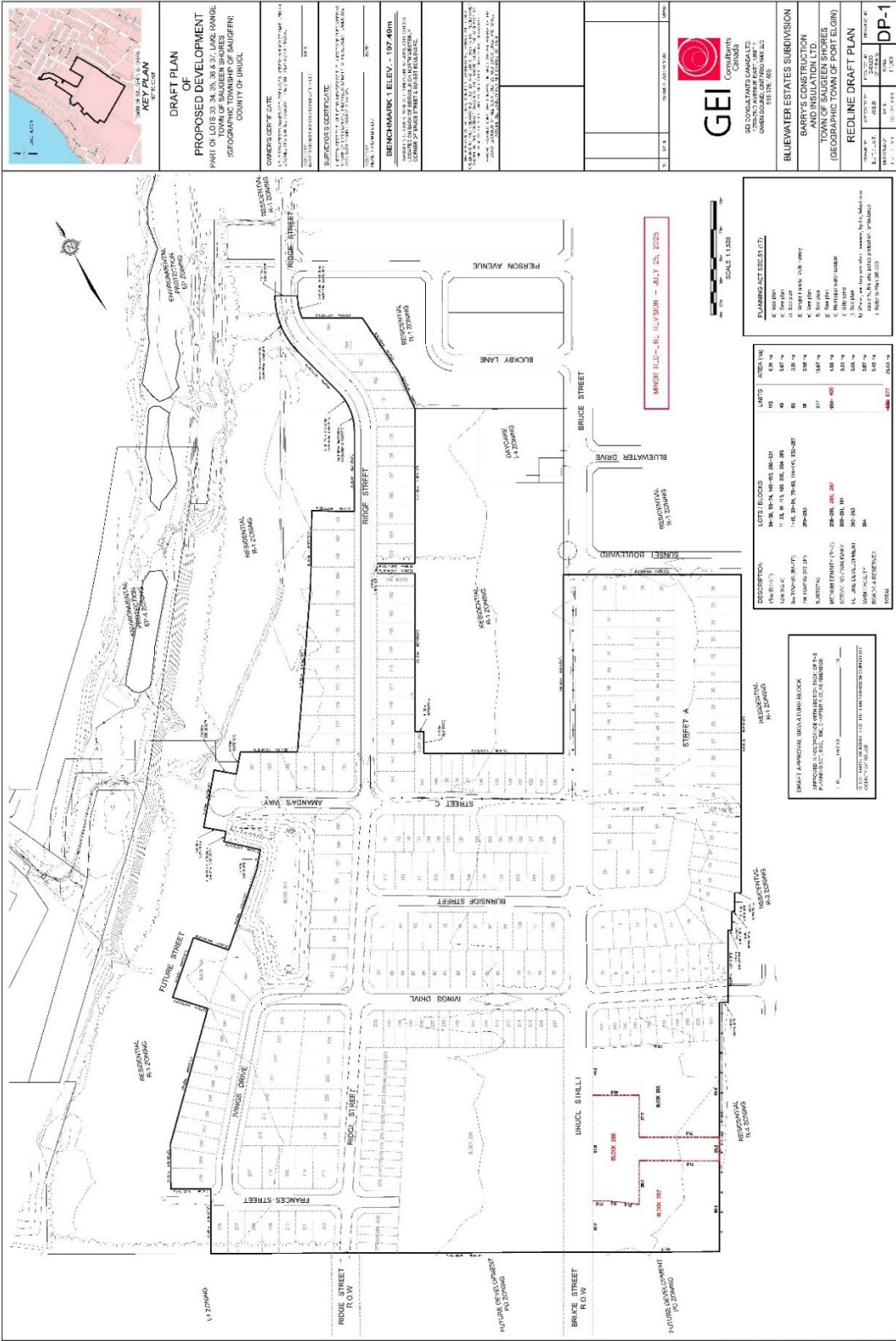
If a person or public body does not make oral submissions at a public meeting, if one is held, or make written submissions to the County of Bruce in respect of the proposed plan of subdivision/condominium before the County of Bruce gives or refuses to give approval to the draft plan of subdivision, the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

**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



**GEI**  
Geomatics Engineering Inc.  
240 CONSULTANTS CANADA LTD.  
ONE BROADVIEW AVE. SUITE 200  
MISSISSAUGA, ONTARIO L4X 1L3  
905.876.8855

**BLUEWATER ESTATES SUBDIVISION**  
BARRY'S CONSTRUCTION AND INSULATION LTD.  
TOWN OF SAUBER SHORES (GEOGRAPHIC TOWN OF PORT ELLIOT)  
REDLINE DRAFT PLAN

DATE: 2025  
DRAWN BY: [Name]  
CHECKED BY: [Name]  
SCALE: 1:1250

**DP-1**

