



County of Bruce
Planning & Development Department
1243 MacKenzie Road
Port Elgin, ON N0H 2C6
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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)**

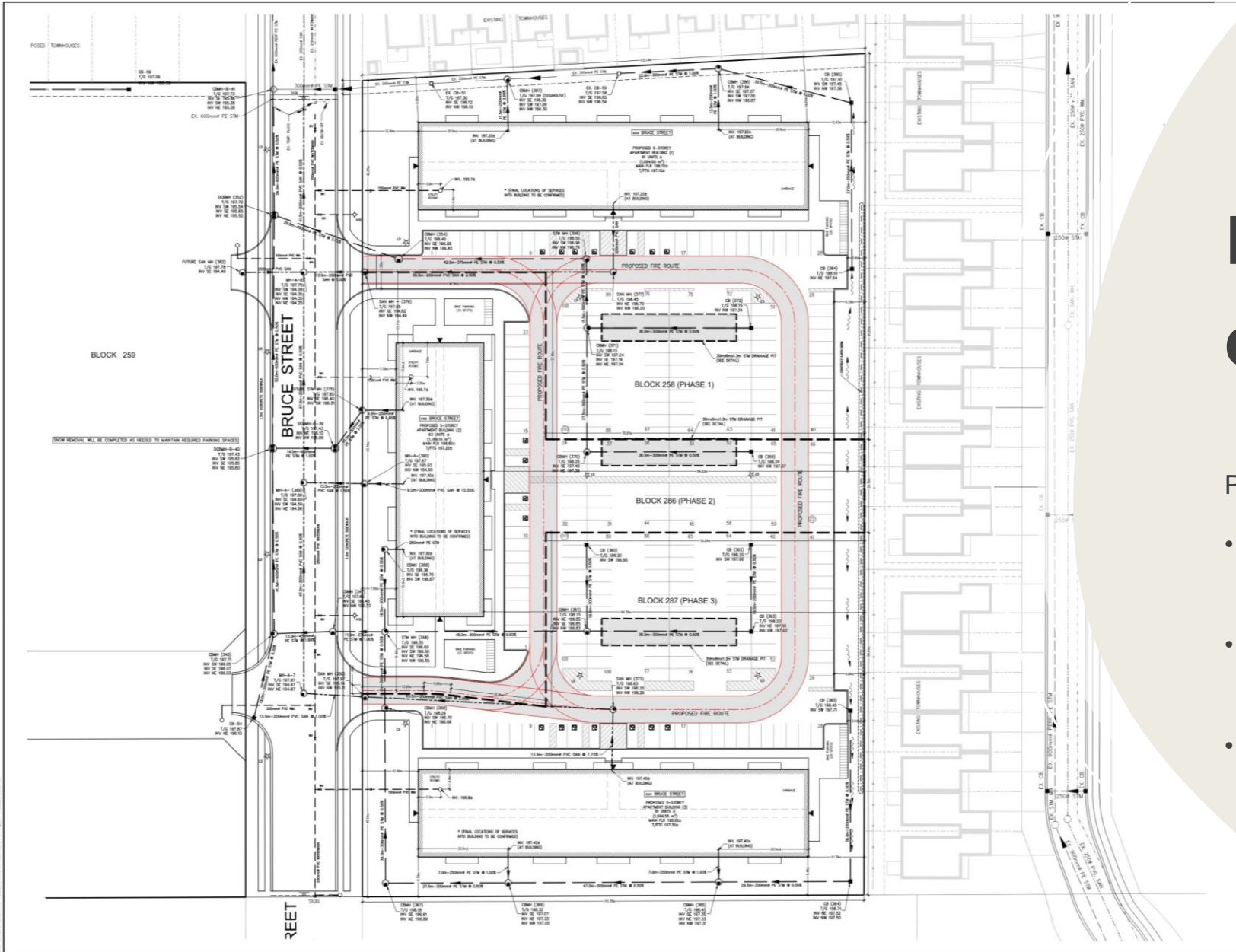
A change is proposed in your neighbourhood: The purpose of the application is to facilitate the development of three apartment buildings with 245 residential units on Block 258 of the current Draft Approved Plan of Subdivision. A Zoning By-law Amendment is proposed to provide relief from the lot area, 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

Bluewater Estates Apartments

Barry's Construction



Project overview

Proposed Three Phase Development

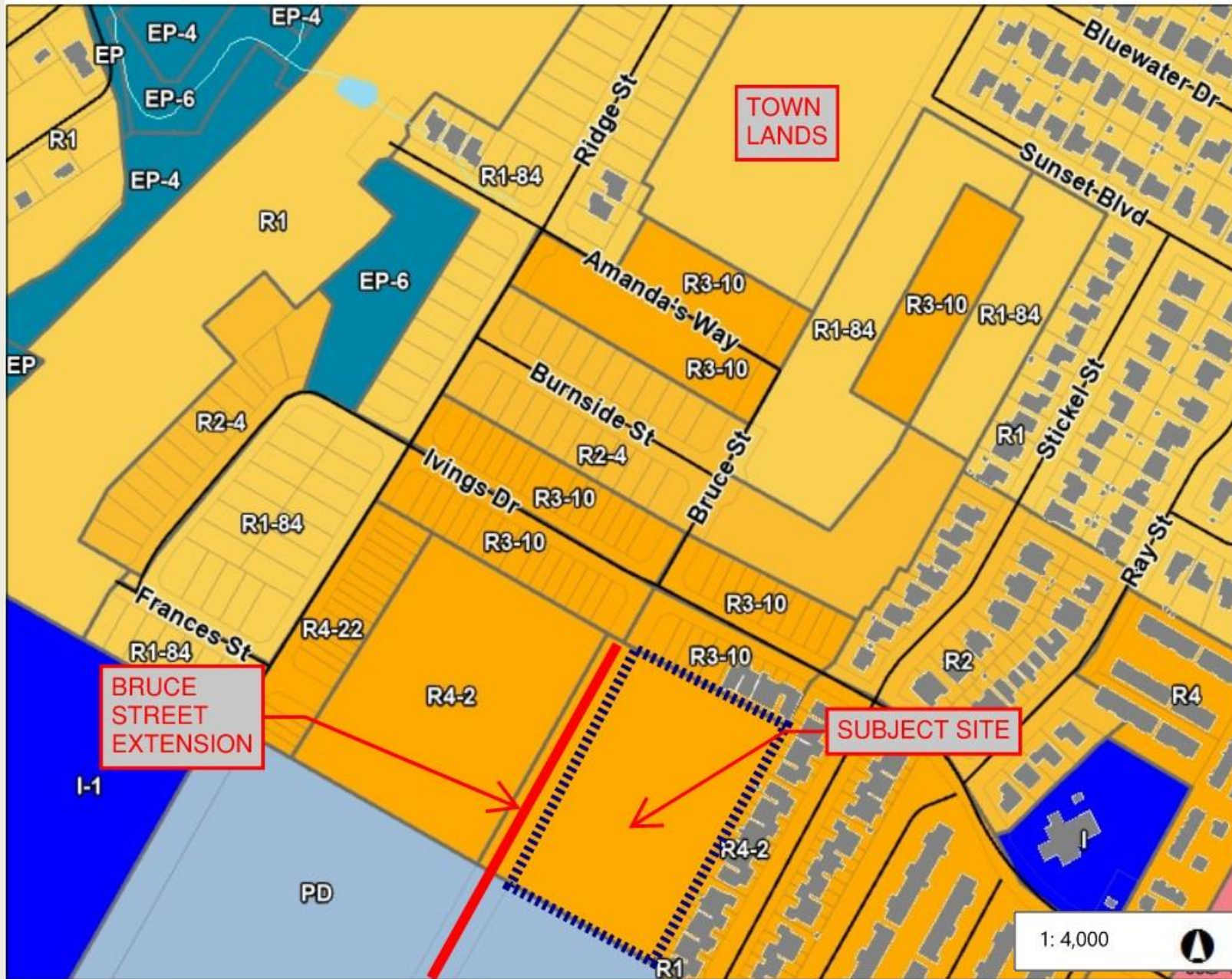
- Phase 1 – Approx. 91 Unit apartment building
- Phase 2 – Approx. 65 Unit Apartment building
- Phase 3 – Approx. 91 Unit apartment building

TO (GEOGRAPHIC)	
CONCEPT	
DESIGNED BY L.V.T.	DATE AUG 22, 2023
APPROVED BY W.L.D.	SCALE 1:500

Zoning

- Current Zoning is R4 Zoning which permits apartment dwellings

	Block 258 (north)	Block 286 (mid)	Block 287 (south)
Lot Area	9,620m² to 7,753m²	6,820m² to 5,340m²	9,620m² to 7,533m²
Building Height	12m to 17.5m		
Open Space	30% to 28.3%	30% to 24.5%	30% to 24.5%



Proposed Amendments

- **Lot Area** –Lot area is calculated based on the number of units being proposed. This is directly tied to density.
- The Recent OP amendments increased the intensification target for development properties within the settlement area to '*limit sprawl, increase diversity of housing and overall density of housing*'. The target for med/high density development was also increased to encourage '*greater intensification/development of housing*'
- **Landscape Open Space** – Minimum landscape open space is proposed to be decreased from 30% to 28%-24.5%
- **Building Height** –Maximum building height is proposed to be increased from 12.0m to 17.5m to permit 5 storey construction

R4-21 Lands

- Previous Zoning By-law 31-2022 amendment was approved outside of the expanded height special policy area on Bruce Street at the north end of Port Elgin
- Proposal included 3 buildings with 330 units and located on a collector road.
- Amendment allowed for up to 21m in height or approx. 6 storeys
- **Approved** - An apartment dwelling at a height of 17.5m (maximum) shall have a minimum interior setback of 9.0m to the southern lot line (adjacent to single family homes)

Shadow Study

- The study compares the difference in shadow casting between the proposed buildings and buildings currently permitted under R4 zoning
- The buildings currently permitted for R4 zoning have been shown at a height of 12m and moved to a 5m setback per existing R4 provisions.
- Very little difference is noticeable between the two scenarios



Proposed 9.9m to 14.6m Setback

Proposed Buildings at 17.5m in Height



17M EQUINOX – SEPTEMBER 21st, 8 am

17M EQUINOX – SEPTEMBER 21st, 10 am

17M EQUINOX – SEPTEMBER 21st, 12 am



12M EQUINOX – SEPTEMBER 21st, 8 am

12M EQUINOX – SEPTEMBER 21st, 10 am

12M EQUINOX – SEPTEMBER 21st, 12 am

5.0m Setback per R4 Zoning

Permitted Buildings at 12m in Height

Traffic

- Traffic report is pending

Official Plan

- Section 3.4.3.3 discusses the Development Criteria for High Density Residential,
 - (a) frontage or access to an arterial or collector roads, and/or, be located within or in proximity to, the Core Commercial designation*
 - The Site fronts onto a collector road
 - b) located in close proximity to community facilities such as schools, shopping and recreation facilities;*
 - Schools, shopping centers and recreational facilities are all nearby
 - c) the adequacy of municipal services to accommodate the proposed density of development;*
 - Full municipal services are available, and the existing stormwater management system can be utilized
 - d) the adequacy of off-street parking facilities to service the proposed development;*
 - Sufficient parking is being proposed
 - e) the proposed development is appropriately setback, landscaped and buffered from surrounding residential properties;*
 - Setbacks meet the current R4 zoning for Apartment Buildings and are in line with previous similar approvals. Landscape buffering and fencing will be provided.
 - f) the provision of suitable landscaping and on-site amenities.*
 - Landscaping plan will be submitted at the site plan stage

Rental units

- Each unit includes in suite washer/dryer, dishwasher, air conditioning, fiber optic connection etc.
- Each unit includes 70ft² balcony
- 10 Affordable units will be included in Phase 1 development through CMHC agreement. (pending agreement)
- 19 Barrier free units will be included in Phase 1. Barrier free access to building and each floor
- Phase 1 would include,
 - 21 one-bedroom units
 - 58 two-bedroom units
 - 12 three-bedroom units
 - Electric car chargers





Construction Process

- Pre-fabricated Concrete Structure made in Bruce County
- Utilize existing municipal services on Bruce Street
- 12-14 Months Construction timeline





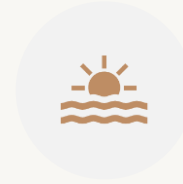
Changing Markets and Demand

- Initial Draft Plan was approved in 2010
- Initial plan was for some type of medium density development with R4 zoning.
- Since 2010, policy direction and housing demands have changed significantly at the local, provincial and federal levels of government. As well as viable financing opportunities.
- The Major Component Replacement Project, new local job opportunities and a lack of local rental units have continued to sustain demand for different housing types in Port Elgin.
- Since 2022 several low-rise apartment applications have come before Council for approval.
- Saugeen Shores has grown significantly since 2010, and increased housing intensity has been a focus of Council to ensure efficient use of serviced land.
- The official plan, zoning by-law, development charges and other policies have been updated to reflect new local housing needs. These changes have been effective.
- Overall housing demands have shifted locally.

Summary



We continue to see strong demand for rental units in Port Elgin as compared to other local areas



Currently, there are very few sites available in Saugeen Shores for purpose-built apartments



Recent changes at all levels of government have been made to encourage higher density housing



Rental rates have trended lower over the last 16 months with the additional supply of rental units being provided



Current R4 zoning permits rental apartment buildings on this site