



## Planning Report

**To:** Town of Saugeen Shores Council

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

**Date:** April 20, 2026

**Re:** Consent for Lot Addition - B-2024-086 (Taylor)

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### Recommendation:

That Council receive the Consent for Lot Addition - B-2024-086 (Taylor) report for information.

### Summary:

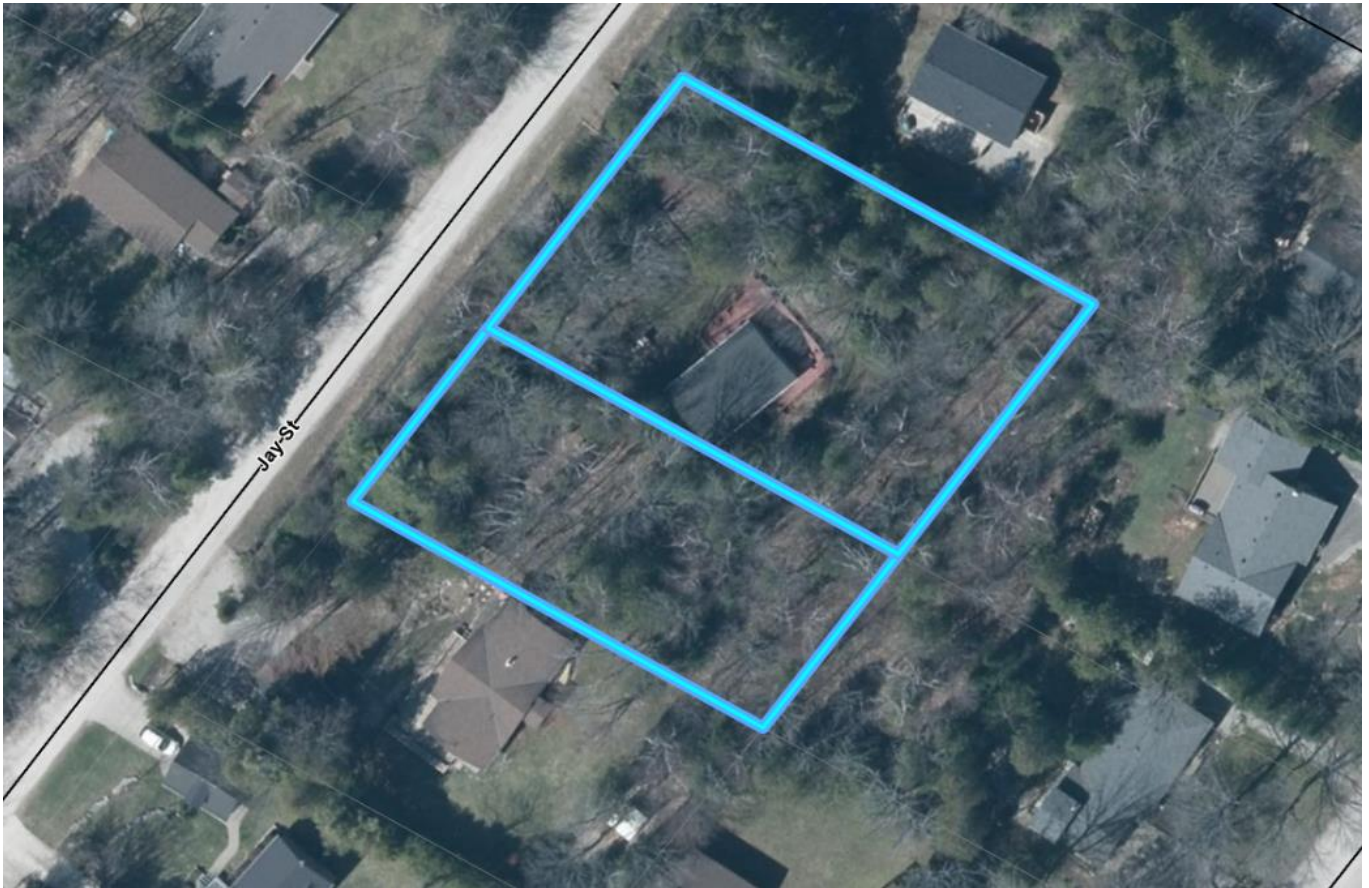
This report provides an update to Council regarding the resolution of Consent Application B-2024-086 (Taylor), affecting Lots 35 and 36, Plan 497, which was originally considered by Council on December 15, 2025 as a lot creation proposal.

The application was previously presented to Council to provide an opportunity to consider a proposed condition of consent which would have required the proponent to enter into an agreement with the municipality in the creation of a new lot. Saugeen Shores Council defeated a motion to verify conditions inclusive of that condition.

Following further staff review, it was determined that because the land consists of 2 lots in a plan of subdivision this application could be more appropriately addressed as a lot addition to correct the encroachment of the residence on Lot 36 onto Lot 35 and facilitate the transfer of the balance of Lot 35 without the encumbrance of the encroaching dwelling. Lot additions to correct encroachments related to existing lots are not subject to the same servicing policies. The applicant modified their request and the application was approved without requiring a servicing related condition.

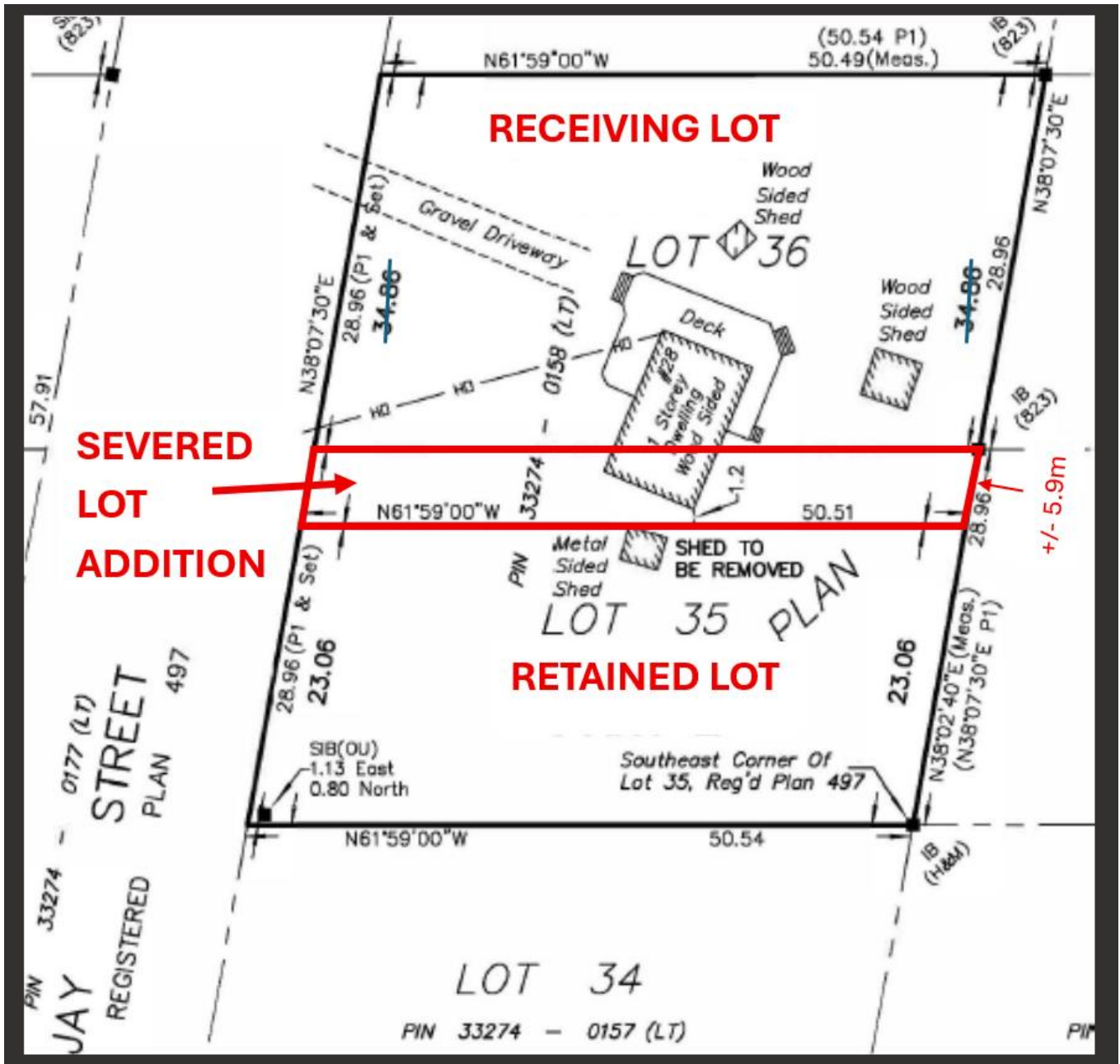
The matter was thereby resolved in a manner consistent with the Planning Act and applicable Bruce County Official Plan policies. Bruce County conditionally approved the revised consent application on March 13, 2026, subject to revised conditions.

## Aerial Photograph



28 JAY ST - PLAN 497 LOT 36 JAY E  
Town of Saugeen Shores (Saugeen Township)  
Roll Number 411044000505200  
PLAN 497 LOT 35 JAY E  
Town of Saugeen Shores (Saugeen Township)  
Roll Number 411044000505100

## Revised Site Plan



### Planning Analysis:

The following section provides an overview of the planning considerations that were factored into the staff recommendation for this application.

## Revised Application and Title Status

The subject lands consist of Lots 35 and 36, Plan 497, which are two whole lots within a registered plan of subdivision. Although the lots are in common ownership, they do not merge on title automatically under the Planning Act.

The only way that whole lots in a plan of subdivision merge on title is if a by-law is passed by the local municipality; Section 50(4) of the Planning Act provides that the council of a local municipality may, by by-law, designate any plan of subdivision, or part thereof, that has been registered for eight years or more, such that it is deemed not to be a registered plan of subdivision for the purposes of subsection 50(3).

Town of Saugeen Shores staff confirmed that the municipality has no record of any deeming by-law applicable to the subject lands. As such, the property consists of 2 separately conveyable lots, albeit with a dwelling on the lot line between them. The original lot creation proposal would have resulted in a remnant parcel that would not merge with Lot 36.

Following further review, staff identified an alternative pathway for the applicant. The application could be revised from lot creation to a lot addition. The revised purpose of the application is to correct the existing encroachment of the residence on Lot 36 onto Lot 35 and to facilitate the transfer of the balance of Lot 35 without the encumbrance of the encroaching dwelling. This revised approach more appropriately reflects the legal and physical circumstances of the property.

## Bruce County Official Plan Polices

The Bruce County Official Plan provides policies for lot adjustments and lot additions.

Section 6.24.5.2.2 permits lot adjustments in non-agricultural designations for legal and technical reasons, such as easements, deed corrections, quit claims, and minor boundary adjustments that do not create new lots.

Section 6.24.5.2.3 exempts boundary adjustments and lot additions from servicing or lot area policies that would otherwise apply to lots with private sewage systems, and provides that lots receiving additions should not become significantly larger than the lots giving up land - except where necessary to correct an encroachment.

## Revised Application and Next Steps

After discussion with the applicant, they revised the application to correct the existing encroachment of the residence on Lot 36 onto Lot 35. The revised application is consistent with the intent of Section 6.24.5.2.2 of the Bruce County Official Plan, as it addresses an existing encroachment rather than creating a new standalone residential lot.

Bruce County subsequently conditionally approved the revised application, subject to conditions including preparation of a reference plan, removal of the shed on the retained parcel, and adoption of a deeming by-law for Lot 36 (so that it will merge with the lot addition). The revised application and associated conditions provide an appropriate resolution to the file and address the existing encroachment in a manner consistent with the Planning Act and applicable Bruce County Official Plan policies.

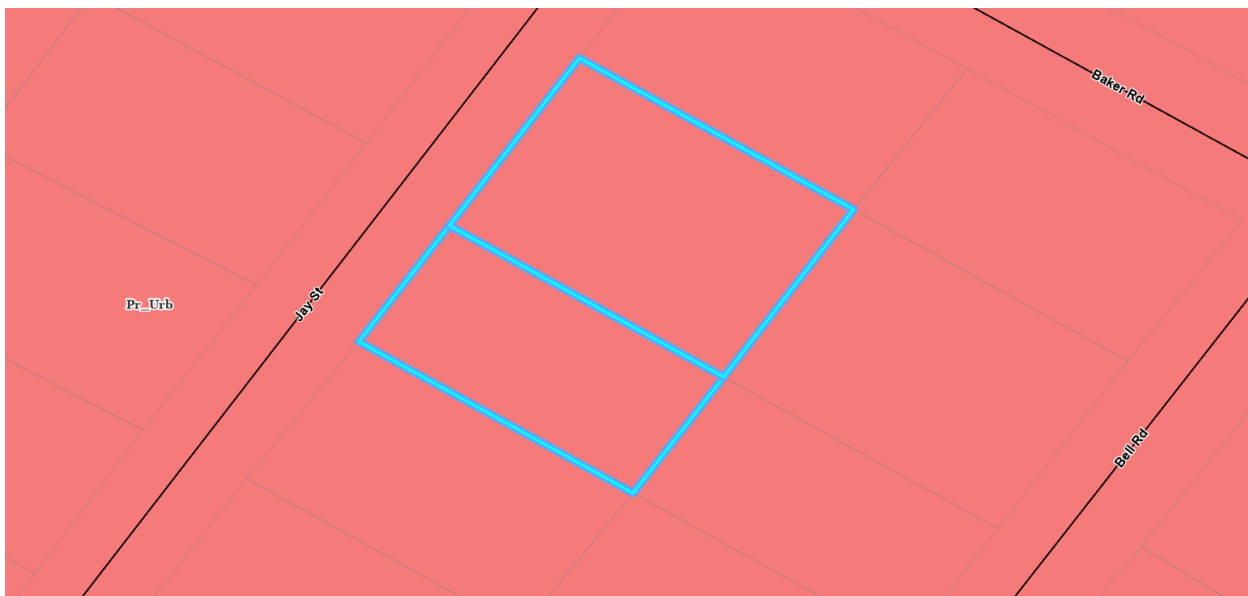
The applicant is working to meet the conditions required to obtain final approval of the consent.

Staff training has also been provided to increase staff capacity to identify opportunities to review lot addition versus lot creation policies in future cases.

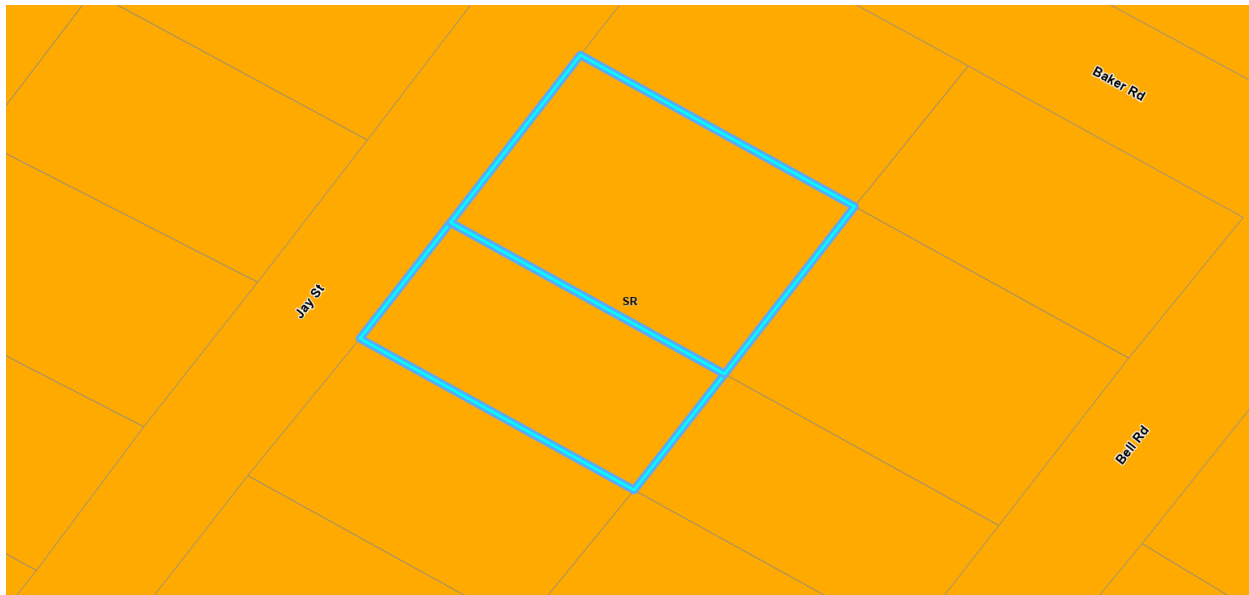
### Appendices

- County Official Plan Map (included below)
- Local Official Plan Map (included below)
- Local Zoning Map (included below)
- Notice of Decision (attached)

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



### Local Official Plan Map (Designated Shoreline Residential)



### Local Zoning Map (Zoned Residential First Density 'R1-2')

