



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



March 20, 2026

File Numbers: S-2025-004, L-2025-016, Z-2025-027

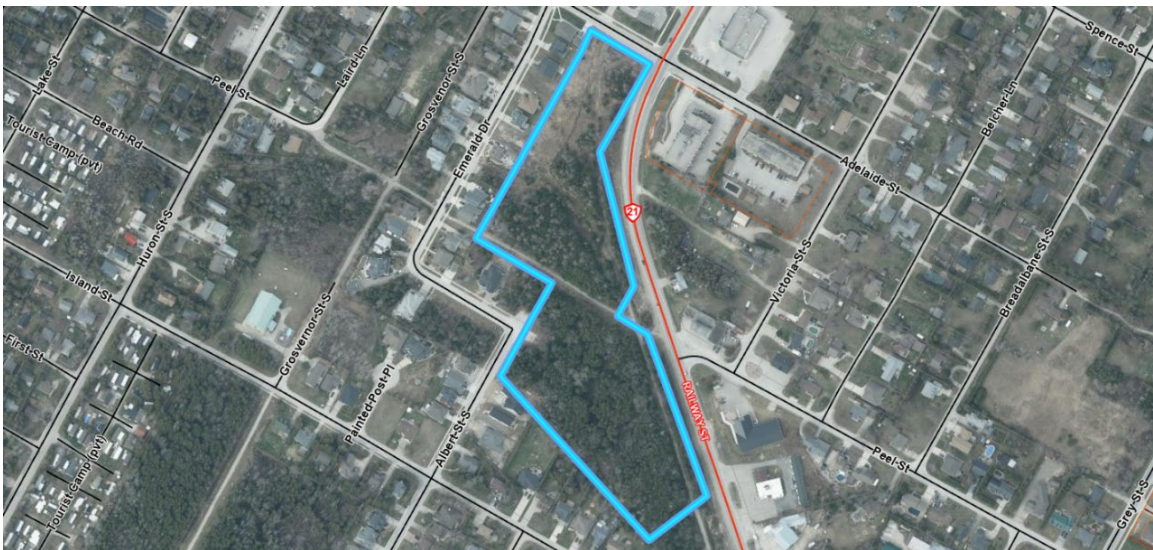
Public Meeting Notice

**You're invited to a Public Meeting to consider
Draft Plan of Subdivision file S-2025-004,
Local Official Plan Amendment file L-2025-016 and
Zoning By-Law Amendment file Z-2025-027**

April 20, 2026 at 6:30 p.m.

Town of Saugeen Shores Municipal Office (The Plex)

A change is proposed in your neighbourhood: The Site Plan and Supporting Materials have been updated. The purpose of the application is to create a residential subdivision consisting of 33 single detached lots (lots 1 to 33), and 18 townhouse lots (lots 34 to 51) fronting onto proposed Albert Street and Emerald Drive extensions. The proposal includes 1 highway commercial block (block 52), 2 walkway blocks (blocks 57 and 58), 2 stormwater management blocks (blocks 53 and 55), 2 open space blocks (blocks 54 and 56), highway widening blocks (blocks 60 and 61), and 0.3 m reserves (blocks 62 and 63). The proposal will be implemented through an Official Plan Amendment to amend designation boundaries and various Zoning By-law Amendments. If approved, the applications will facilitate a mixed-use development consisting of 51 residential units and a highway commercial block.



RP 3R5364 PT PARTS 9 17 21;PARTS 12 13 RP 3R7341 PT;PART 3
Town of Saugeen Shores (Southampton Town)
Roll Number 411048000442503

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: Julie Steeper

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 **April 7, 2026** 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, mail, or phone (226-909-5515) if you have any questions, concerns or objections about the application. Comments will be provided to the 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/agendas-meetings-minutes. Please contact the Town at 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 17(36) of the [Planning Act](#) outlines rights of appeal for Official Plan Amendment applications.

If a person or public body would otherwise have an ability to appeal the decision of the County of Bruce 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 proposed official plan (or official plan amendment) is adopted, 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 municipality before the proposed official plan (or official plan amendment) is adopted, 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 add the person or public body as a party.

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 company (or their representative), 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.

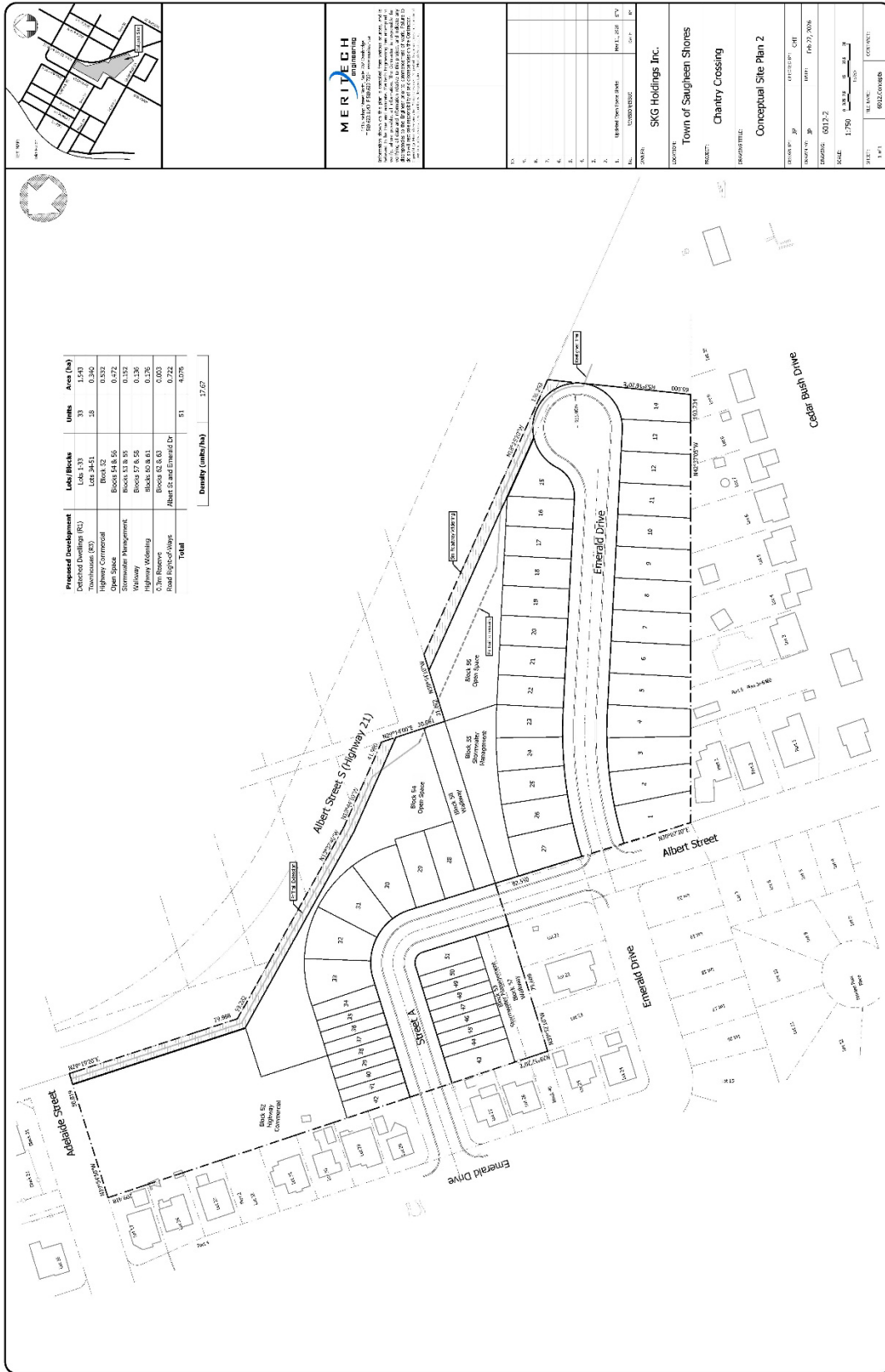
If a person or public body does not make oral submissions at a public meeting, if one is held, or make written submissions to the County of Bruce in respect of the proposed plan of subdivision/condominium before the County of Bruce gives or refuses to give approval to the draft plan of subdivision, the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



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