

PUBLIC INFORMATION MEETING



SAUBLE BEACH SETTLEMENT AREA GROWTH STRATEGY



Growth Strategy Public Meeting



- To outline the Growth Strategy and work to date
- To meet the community members and gather information and comments from the public
- To identify issues and areas of concern not yet addressed
- To incorporate public input into the new planning policies

Sauble Beach Today



- Community of Sauble is located on the Shores of Lake Huron
- Seasonal, tourist-driven economy constrained by lack of services
- Desirable place to live as identified by new residential development
- Full municipal services =expansion & intensification



Elements of the Growth Strategy

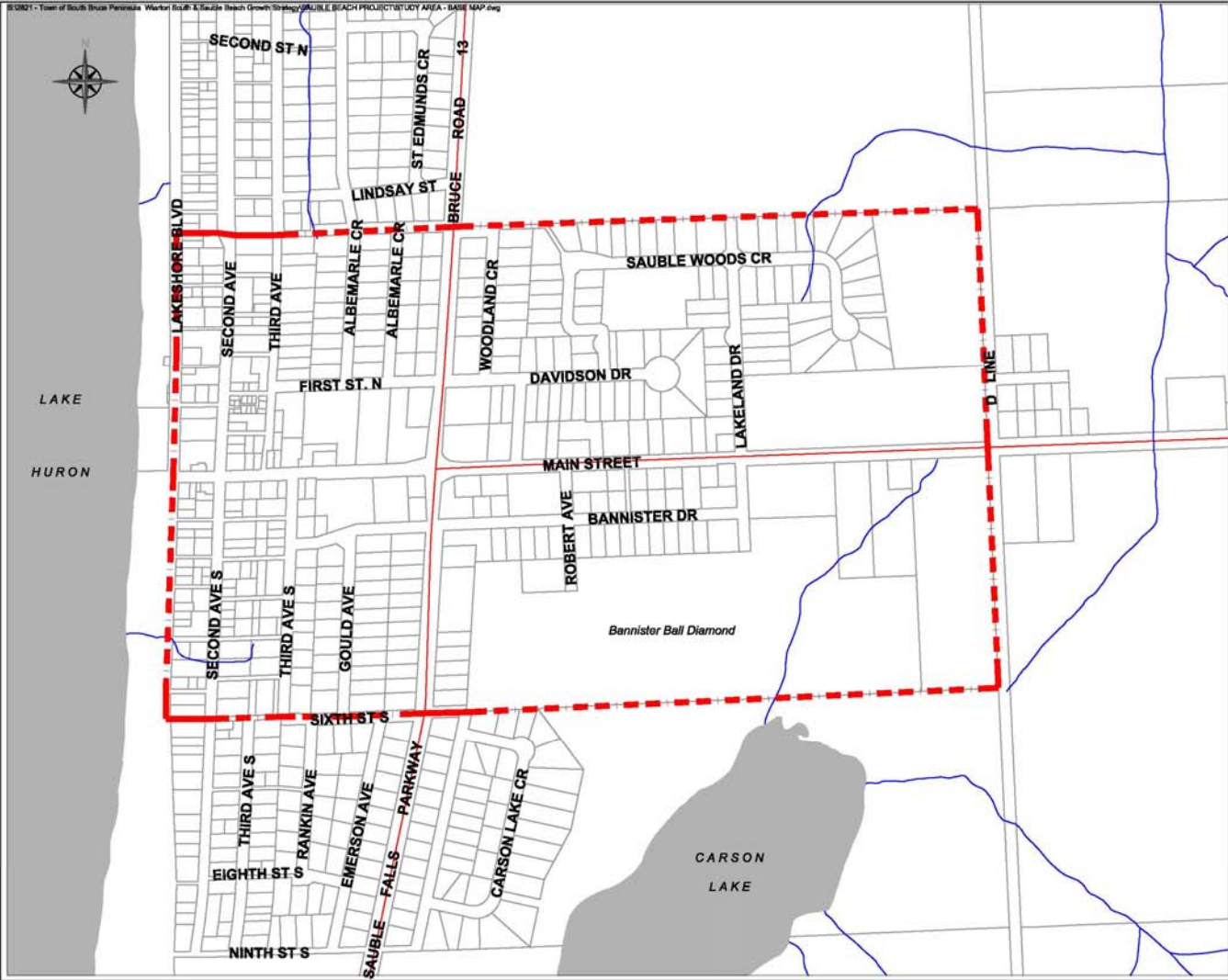


- Development of New Servicing Policies
- Development of new land use designations and policies
- Development of New Zoning Provisions
- Development of new site plan control policies

STUDY AREA



102021 - Town of South Bruce Peninsula - Market Study & Sauble Beach Growth Strategy - SAUBLE BEACH PROJECT STUDY AREA - BASE MAP.dwg



**GROWTH STRATEGY
FOR THE SAUBLE BEACH
CORE AREA**

STUDY AREA BOUNDARY

TOWN OF SOUTH BRUCE
PENINSULA
COUNTY OF BRUCE

LEGEND

 STUDY AREA BOUNDARY

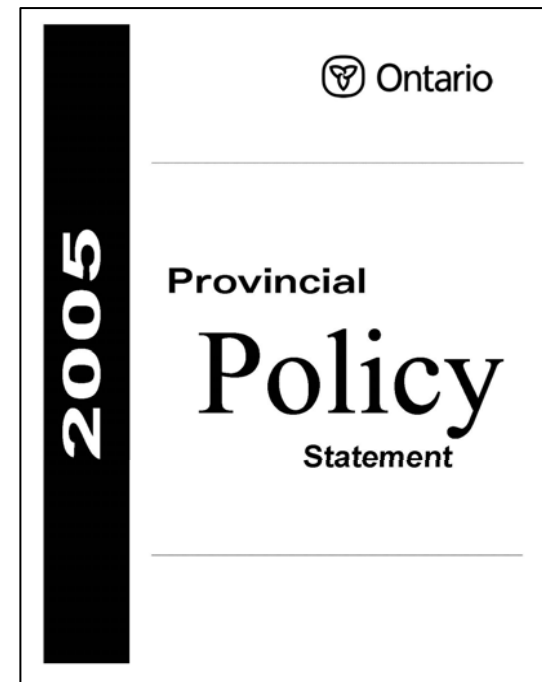
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Project No.	Drawn by	PLOTTED
2821	BPW	July 16, 2010 - 3:52pm
Drawing No.		
MAP 1 - STUDY AREA BOUNDARY		

PROVINCIAL POLICY STATEMENT



- Ministry of Municipal Affairs and Housing (MMAH) issues policy statements that provide direction on matters of provincial interest related to land use planning.
- Current Provincial Policy Statement (PPS) came into effect March 1, 2005.
- Any decision by an authority related to a planning matter “shall be consistent” with the PPS.
- Relevant Sections of the PPS are Sections 1 & 2 “Building Strong Communities” & “Wise Use & Management of Resources”



Settlement Areas – Key Elements



- Section 1.1.3 “Settlement Areas” of the PPS identifies settlement areas as the focus of growth & regeneration within municipalities
- Key Elements include:
 - Intensification
 - Compact Form
 - Mixed Use Redevelopment
 - Appropriate Infrastructure

Housing –Key Components

- Section 1.4 of the PPS includes housing policies
- Key Elements include:
 - Maintaining 10 year supply of housing stock
 - Providing a 3 year supply of serviced housing stock
 - Emphasis on Infill and Redevelopment
 - Emphasis on the provisions of affordable and low-income housing



PPS continued

- Section 1.5 of the PPS promotes safe streets, community facilities and spaces, recreational space, parks and trails
- Section 1.6 deals with servicing and identifies full municipal servicing as the provincial preference within settlement areas
- Section 1.8 of the PPS emphasizes energy efficiency and high air quality through good design
- Natural Heritage policies of the PPS must also be implemented during this planning process

Bruce County Official Plan (BCOP)



- BCOP designates Sauble Beach as a primary and secondary settlement area
- BCOP update includes new and relevant housing policy
- Key Elements include
 - Affordable and accessible housing
 - Upper-level apartments & accessory apartments, garden suites
 - Transitional and affordable senior's housing
 - Financial incentives for developers & municipal acquisition of land for affordable housing
- Other relevant sections of BCOP relate to “Seasonal to Permanent Residential Conversions” & “Natural Heritage” policy



Town of South Bruce Peninsula OP & ZBA

- **Downtown Core Official Plan Policy**
 - Current Designation – Shoreline Development
 - Proposed – Mix of Commercial, Residential and Future Residential
 - Policy review will include lot size, on-site servicing and conversion requirements
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- **Downtown Core Zoning By-law Provisions**
 - Current Zoning – Seasonal Commercial and Seasonal Residential
 - Proposed-New Permitted Uses in the R2 zone and reduced lot sizes
 - R3 and R3 zoning in sections of the core and along the Bruce Road 8 and Bruce Road 13 corridors.

Proposed Vision, Direction, Options

- **DOWNTOWN CORE**
- Narrow main street, widen pedestrian & cycle paths, angled parking
- Additional Seating Areas, municipal benches, private patios,
- Accessory residential units, intensification in downtown core, affordable & accessible housing for an aging population, granny suites, promotion of grant programs and municipal housing projects
- New lot area, coverage and frontage requirements, promotion of infill opportunities
- Increased Setbacks along east-west corridors for Vistas/Lookouts
- Grant Programs for Façade Improvements

Proposed Vision continued...

COMMUNITY DESIGN

- Human Scale Development-Low profile development close to the beach
- Connection between the Beach and Downtown
- Promotion of downtown apartments, patios, balconies, awnings
- Public Seating, eating areas, rest areas, park space, trails



COMMUNITY DESIGN cont.

- Allocation of east-west pedestrian pathway
- Public art and sculpture, community logo, streetlight flagging
- Focal Points and Town Square
- Consistent setbacks, building heights, materials and design



Proposed Vision continued

- **RESIDENTIAL AND HOUSING**
- Emphasis on affordable and accessible housing
- Senior's accommodation, granny flats, secondary suites
- Safety and Sustainability
- Promotion of neighbourhood commercial within walking distance
- Infill and new development to consider surrounding, existing development
- Connectivity, extensions and retention of safe walking and bike paths
- Deeper setbacks from east-west corridors to protect water views
- More intense development directed to Bruce 8 and 13 corridor

Proposed Vision continued

- **WATERFRONT**
- Mixed Commercial Development
- Low building profile development
- Promotion of neighbourhood commercial within walking distance
- Boardwalk and Shaded seating
- Focal Points, Lookouts, Cultural Heritage Information Stops
- Resource Protection
- Natural Heritage Inventory



ADDITIONAL RECOMMENDATIONS



- Resource Protection
- Natural Heritage Inventory
- Trail Network
- Municipal Land Acquisition
- Partnerships



NEXT STEPS

- FINAL REPORT
- DRAFT POLICIES
- PUBLIC MEETING

SAUBLE BEACH SETTLEMENT AREA GROWTH STRATEGY



QUESTIONS?