

Public Comments Sauble Growth Strategy	Responses to Public Comments
<p>The public would like to see a Growth Strategy which contains more than one option for Growth including a “No Growth” scenario.</p>	<p>The original Request for Proposal requests a Growth Strategy which focuses on the development of new planning policy as it relates to the installation of municipal water and sewer services in the core area of Sauble Beach. The impetus for the Growth Strategy is the advent of services within this area of the Town.</p>
<p>Lack of Population and Growth Numbers</p>	<p>During the preparation of the Growth Strategy, Cuesta Planning reviewed the following documents in order to ascertain a general trend in the Sauble Beach area with respect to population and housing growth.</p> <p>Building Permits for new residential development within the Town of South Bruce Peninsula for the years of 2005 to 2009 were reviewed. The subject properties were then plotted on a map of the area in order to ascertain where new residential growth was occurring. It was concluded that 67% of new residential was expected to occur within the area of Sauble with 30% being within the core area of Sauble Beach.</p> <p>We also reviewed the Bruce County Housing Study which was completed for the County of Bruce.</p> <p>As part of the Bruce County Official Plan 5-year review update, the County of Bruce prepared population growth numbers for the County and its lower tier municipalities. The statistical review was based on population data from the most recent StatsCan census and economic factors. It was concluded through this process that the Town of South Bruce Peninsula was a municipality within the County where growth could be expected and to which therefore, growth was allocated. Growth allocation was also based</p>

	<p>on full municipal services and therefore the County directed new residential growth to the Wiaraton Settlement area.</p> <p>However, with the advent of additional services in the Sauble area and given the fact the most new residential growth (building permits) has occurred in the Sauble area, it can be anticipated that the population in the Sauble area will rise.</p> <p>Therefore, the Growth Strategy reviewed the Bruce County Housing Study, the Bruce County Official Plan 5-year review data, dealing with population growth and allocation of growth and the municipal building permits from 2005 to 2009.in order to conclude that new growth is expected to occur in this area of the municipality provided servicing requirements are met.</p>
<p>How will traffic congestion be considered as part of this process?</p>	<p>At this point in time, we have not considered any traffic study as part of the Growth Strategy process.</p>
<p>The 15-20 time frame for the Growth Strategy is too long.</p>	<p>The new policies which will be developed through this process will be incorporated into the Town’s Official Plan and Zoning By-law through the amendment process. The intent of an Official Plan is to provide a broad long-range vision for the Town while the zoning by-law provides more detailed provisions. Both the Town’s Official Plan and zoning by-law must undergo regular (5-year) updates at which time, such policies may be amended, removed or supplemented to better reflect the direction and vision of the Town. As stated at the meeting, the intention of the Town is to develop policy currently for this area in order to avoid playing “catch-up” at a later date, once full services are a reality.</p> <p>Once these draft policies are prepared and deemed acceptable to the Town. an additional public meeting will be held where members of the public will be able</p>

	to provide additional comments.
What is the Study Area?	The Study area will be further refined through additional mapping once the area to be serviced has been defined through the EA process. Some members of the public were concerned that the policies were too far-reaching and did not accurately reflect the on-the-ground core study area. Once again, the mapping will be further refined prior to any policy being incorporated into policy documents. Additionally, it is important to keep in mind that the intention of the policies is to provide a vision for the Sauble Beach community as a whole and once the policies are in place, it will be easier to incorporate additional areas through mapping amendments.
How will be dunes and beach be protected?	Recommendation from studies completed to date as well as additional recommendations from subsequent Environmental Impact Studies will be incorporated into the new policies where appropriate. The environmental integrity of Sauble's natural features will remain a priority within any new policy, provision or guideline contemplated by the Town. Any development near these natural features should adhere to any requirements outlined in the natural Heritage Studies.
Senior Housing/Long Term Care	Concern was expressed by members of the public with regard to the adequacy of senior's housing and long term care facilities within the Sauble Area. Additional comments indicated that second floor apartments in the downtown core may not be suitable for senior's housing. Cuesta remains of the opinion that accessory apartments, granny suites and private senior's care facilities should be promoted within the Sauble area. Additionally, recommendations with respect to municipal acquisition of appropriate building stock and lands for the purposes of long-term care facilities will be outlined within the growth strategy policies.
How will the Sauble River be protected?	Cuesta will recommend that any

	<p>environmental study prepared for the Growth Strategy include a review of the present condition of the river and recommendations in regard to rehabilitation and mitigation. It is important to note that the Sauble River runs through Grey and Bruce Counties and the approach to environmental protection varies within lower-tier municipalities complicating the issues of protection and rehabilitation.</p>
<p>Public Restrooms</p>	<p>Throughout the public information meeting, it became apparent that additional public washrooms and rest rooms were needed in the public areas of downtown. Cuesta will recommend to the Town that additional lands be either acquired or dedicated to this use and will identify specific areas to which this use may be directed.</p>
<p>Social Housing</p>	<p>Concern was expressed at the meeting that Sauble Beach did not have the infrastructure (i.e. public transit) or jobs necessary to make social housing projects work within the community. It should be noted that the province provides direction to upper tier planning authorities in regard to affordable and lower-income housing. The County of Bruce recently completed a housing study which indicated that 30% of new housing in the County should be geared toward lower income households. As a primary settlement area it can be expected that Sauble Beach will contain this type of residential development and redevelopment.</p>
<p>Branding</p>	<p>Some concern was expressed with respect to the Branding of the Sauble community within the new community design guidelines developed by the County of Bruce Planning Department. Cuesta will forward these comments along to the planning staff in order that the staff incorporate public comments with respect to design and colour schemes. It should be noted that the design guidelines are simply that;; Guidelines. The guidelines provide</p>

	<p>direction and inspiration for new development and facade improvement in order to create a unified appearance throughout the community, however these guidelines are not requirements. The guidelines also attempted to create unique community design identities throughout the County.</p>
Community Centre Development	<p>At the public meeting there was a desire expressed by the citizens of Sauble Beach for the Town to invest more money into the Community Centre at the Beach. Cuesta will re-examine and potentially supplement existing policies in this regard with a view to providing a 4-season, multi-generational community facility for Sauble Beach.</p>
Community Members on Growth Strategy Board	<p>Council always has the option of creating advisory committees for special projects.</p>
Growth Strategy should include existing infrastructure, employments opportunities, demographics of existing population and main function of area	<p>The growth strategy should recognize the existing character and function of the community but also provide direction for a gradual transformation of the community when services are provided.</p>
4 Season Community	<p>It became apparent at the Public Meeting that the Growth Strategy needed to take into account off-season land uses and community needs. The Growth Strategy will be reviewed in order to review changes in patterns and use during the low season. Additional uses for the Community Centre should be contemplated during policy review.</p>
Shoreline Activity/Development	<p>There was concern expressed with regard to any commercial development occurring on the beach itself. It should be noted that environmental restrictions will apply with respect to any development along the shoreline. It is anticipated that development will occur along the east side of the shore road. It is possible that construction of a boardwalk or seating areas may occur along the west side of the shore road, however, development will not occur without taking into consideration the environmental recommendations and policies of the Official Plan. It is possible</p>

	<p>that additional policies will be developed with respect to the land use and development along the Sauble River, particularly the mouth of the Sauble River, where some commercial marine activity is likely to occur. Once the area to be serviced has been finalized, it can be determined whether or not these policies will become relevant in regard to Sauble River.</p>
Main Street	<p>It was suggested that the main intersection/traffic lights be developed to be more aesthetically pleasing as the main entrance to the community. This area should certainly be reviewed in this regard.</p>
Bike Trails	<p>Within the Growth Strategy paper, Cuesta suggested a walking/bike trail linking the core area to the Sauble River area. It was also suggested that paved bike trails be considered along Sauble Falls Parkway from Sauble River to Southampton and paved bike trails along Bruce Road 8 to the D-line. This suggestion will be investigated with the County of Bruce Roads Department as it would appear that some of these trails are now in development along the Parkway.</p>
New Commercial Development may affect Existing Local Businesses	<p>Some concern was expressed that the community of Sauble can only support the existing business and even now, there is difficulty in the off-season maintaining these downtown businesses. It should be noted that although new zoning provisions will permit some new commercial development, the market will dictate what type and scale of new commercial development will occur in these newly zoned areas.</p>