

Council hears pitch for Sauble-area subdivision

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By Rob Gowan

70 leasehold residences proposed

A residential development of just over 70 homes with its own communal water and sewage system is being proposed for the Silver Lake area near Sauble Beach.

The development, to be known as Maple Ridge, would be located on more than 50 acres of land on the east side of Bruce Rd. 13 and backing onto Silver Lake.

It would include 57 sites for single family residences and two blocks where 14 multi-residential units - likely in the form of four to six-unit structures - would be located.

Planning consultant Ron Davidson and lawyer Nathan Martin described the development to South Bruce Peninsula council on Tuesday.

Known as a residential leasehold development, it would have the appearance of a subdivision, but the land would continue to be owned by John Raeburn and his family, who own nearby Carson's Camp and who are proposing the development.

It would include an indoor swimming pool, exercise room, sauna and hot tub, community centre, office and a commercial building containing some shops.

The Raeburn family would own and manage the site, including the roads and water and sewage systems. Dwellings would be owned by people leasing the lots.

After the presentation to council, Tim Raeburn said the development would benefit the area.

"People are going to go into Sauble to shop, they are going to go into Sauble for the beach, they are going to go into Sauble for all the other things that you need to do," said Raeburn.

The development is expected to attract people with homes in other communities and may include seniors who travel south for the winter. It is expected most of the residents will not live there full-time, though it would be permitted.

The cost of the homes have not yet been set, but Raeburn said there are no land costs.

"They will be more affordable for anyone who wants to come and buy a single family home in Sauble or to do that sort of thing," he said. "The advantage is people want to come to Sauble and this is an economic way for them to be able to come and enjoy the landscape and the natural beauty we have in the area."

Lisa Gow said the family has had a large number of people express an interest in the type of community they are planning. She said they purchased the property about eight years.

"We have a large clientele of people that spend their summers in Sauble and are very keen . . . to have a location in Sauble Beach that they could come to in the wintertime and enjoy our winter season," said Gow.

It is not yet known when development will proceed, but it will be no sooner than 2015. Official

plan and zoning bylaw amendments are still required.

The Ministry of Environment also requires a maintenance agreement to be signed between the town and the developer. It would ensure proper operation and maintenance of the water and sewage systems.

Council directed staff Tuesday to have the town's solicitor review the maintenance agreement and other items of concern with respect to the development.

Coun. Janice Jackson, whose ward includes Sauble Beach, said she feels the proposed development is fantastic for the area.

"I am looking forward to it. I hope they have no obstacles really to overcome," she said. "I think they are going to get full support from town hall and this council."