

DRAFT
OFFICIAL PLAN REVIEW REPORT
OF THE
AD HOC PUBLIC ADVISORY COMMITTEE

BACKGROUND

The Committee has reviewed the public submissions, material from the public meeting, the consultant's report and the Town of Saugeen Shores Official Plan.

The Committee held three meetings supported by Town staff.

From this review, five topics for the Official Plan Review are set out below.

The Official Plan, our community's plan, establishes the direction of development and conservation in Saugeen Shores. The Plan needs, therefore, to provide clear public and private directions in its objectives and policies.

RECOMMENDATIONS

1. That objectives and policies in the Official Plan be developed and/or strengthened to ensure that:
 - a) The downtowns of Port Elgin and Southampton be the focus for mixed commercial, residential and institutional development;
 - b) A variety of affordable housing for ownership and rental be enabled through such means as policies, financial incentives, and advocacy with senior levels of government;
 - c) Environmental policies are clarified and strengthened to protect the natural features and processes including a community tree preservation by-law;

- d) Cultural heritage is recognized for its value to the community through clear, proactive policies and the designation of heritage districts; and**
 - e) The Design Guidelines now become part of the Official Plan.**
- 2. That supportive policies from related studies, such as transportation and sewer and water, be included in the Official Plan where these policies enable the objectives and policies for different neighbourhoods of Saugeen Shores.**
 - 3. That clear policies be established by replacing words such as "may", "consider" and "endeavour to provide" with "shall" and "will provide" in order to indicate actions rather than speculations.**

SUPPORTING INFORMATION

The Official Plan should provide clear direction on land use development and conservation in the Town of Saugeen Shores. Frequently in the five priorities areas identified through the public review, namely the downtowns of Port Elgin and Southampton, affordable housing, environmental protection, cultural heritage and the design guidelines, the policies are weakened by including phrases such as "may pursue" or "will encourage" rather than directional ones such as "will pursue" or "will require".

The efforts and work of many people can be easily negated by loosely worded policies. As a more specific example, a Special Policy Area, referring to the residential portion of Southampton along Lake Huron south of the Saugeen River, no doubt is a Special Area but the policies refer to "may result" and the policy links to tree protection and compatible infrastructure such as multipurpose local streets for walking, biking and

driving are missing. There are other examples where interrelated policies need to be clear so that our community's Official Plan provides direction for integrating new development, downtown areas are supported, and cultural and natural features are protected.

**Submitted by
Ad Hoc Public Advisory Committee**

**Olivia Barwell Chair
Stacey Pequegnat
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