

Town of Saugeen Shores

## **Official Plan Review**

# **Key Issues Discussion Paper**

Prepared for:

Town of Saugeen Shores

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GSP Group

**DRAFT** July 6, 2020



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Appendix A: Town of Saugeen Shores OP Review Summary of Findings from Online Survey #1:  
Identifying Issues and Setting Priorities

# 1. Introduction: Reviewing the Official Plan

The Town of Saugeen Shores has initiated a review of its Official Plan. Official Plans are policy documents that direct the orderly development and management of land uses, resources, facilities, and services with the ultimate goals of ensuring efficient, liveable, healthy, and safe communities.

The current Official Plan was adopted by Town Council in 2012 and approved by Bruce County in 2014. Since then, the Town has changed and grown. Between the 2011 and 2016 census years, the Town experienced an 8.3% population increase (+1,054 people) and has grown by over 20% in the past 15 years (Statistics Canada, 2017; Statistics Canada, 2002). Saugeen Shores is the fastest growing municipality in Bruce County, representing approximately 55% of the County's overall population growth. The population is becoming more year-round, with cottage conversions and a lower rate of seasonal dwelling construction as compared with permanent residences. Saugeen Shores is forecast to grow at a faster rate than the historical average in the immediate future (Hemson, 2018).

It is good planning to periodically review the Official Plan to ensure that it remains relevant in the face of changing community needs. The Province of Ontario, through the *Planning Act*, requires that Official Plans be regularly reviewed and updated to conform with Provincial laws and policies.

The Official Plan Review process will take place over a couple of years and will be led by Town Planning and Development Staff. The Objective of the Official Plan Review is to strategically focus on aspects of the Official Plan that community members, the Official Plan Review Ad-hoc Public Advisory Committee, Town Council, and Staff identify as priority issues. The Review will result in a scoped update, rather than creating an entirely new Official Plan. This approach affirms that there are good planning policies already in place in the current Official Plan, follows the guidance of the 2017 Corporate Strategic Plan, and stewards the Town's financial resources by identifying priority issues to address.

The Town has hired GSP Group planning consultants to support the Review process by analyzing relevant information and assessing key issues that need to be addressed through the Official Plan Review.

This report provides an overview of the key issues that are emerging as a focus for the Official Plan Review. The purpose of this paper is to provide grist for a community discussion on priorities for development and land use as the Review process moves forward.

The identification of key issues was informed by reviewing:

- Themes in the following initial public consultations led by Town Staff:
  - An online survey made available on the Town's website from mid-

August to the end of September 2019, with 234 respondents. The purpose of this survey was to gather input on how Town residents assess the Town's progress towards a range of land use planning objectives, answering questions using a 1-10 Likert scale (1 = not at all meeting objectives to 10=meeting objectives extremely well). To inform the thematic scope of the OP Review, the online survey also asked respondents to select their top four issues as priorities to address through the OP Review. The final question in the survey asked for any further comments related to land use planning issues to inform the Review process. The findings from the survey are summarized in Appendix A.

- A Council meeting on August 19, 2019, which included a presentation by Town Staff announcing the initiation of the Official Plan Review and provided an opportunity for public questions and answers about the process.
- Town Staff meetings with community stakeholder groups to get a sense of priority issues in the summer and fall of 2019.
- Written submissions received by Town Staff (letters and emails).
- Feedback given to Town Staff at the Town's booth at the Farmers Market on August 14, 2019, and the cruise nite on August 15, 2019.
- Town of Saugeen Shores Official Plan section 6.17 policies directing the Official Plan Review process;
- Town-provided information on development, and relevant reports;
- Bruce County information on housing, land use, natural heritage/ environment and other relevant issues;
- Provincial laws, policies, and guidelines, including the recent updates and the need to conform to the most recent laws and policies;
- Statistics Canada census data; and
- Canada Mortgage and Housing Corporation housing data.

This report is organized by emergent key issues of focus including housing, natural heritage, and urban design, placemaking and heritage.

## 1.2 Provincial Law and Policy Conformity

### 1.2.1 *Planning Act* (updated June 6, 2019)

The Ontario *Planning Act*, R.S.O. 1990, c.P.13, as amended gives municipalities the statutory authority to prepare and adopt Official Plans and to zone land. The *Planning Act* has been amended since the Town of Saugeen Shores Official Plan was adopted in 2012, including recent changes established on June 6, 2019 through Bill 108 and as part of the More Homes, More Choice: Ontario's Housing Supply Action Plan.

The following sections of this report highlight the key changes to the *Planning Act* where there are implications for the emerging key themes.

### 1.2.2 Provincial Policy Statement

The Provincial Policy Statement (PPS) is issued under *Planning Act* section 3, and all decisions affecting land use planning matters must be consistent with the PPS. The current Saugeen Shores OP was prepared for consistency with the Provincial Policy Statement 2005. The Provincial Policy Statement was updated in 2014 and again in 2020. which is the current version in effect. The recent changes to the PPS introduced in 2020 are intended to “help increase the supply of housing, support jobs and reduce barriers and costs in the land use planning system” (MMAH, 2019, July 22, proposal summary, online). The final version of the new PPS 2020 was released in February 2020 and came into effect on May 1, 2020.

Key changes to the PPS with bearing on the specific emerging issues of housing, natural environment and urban design, placemaking and heritage are outlined in the following sections of this report.

Policy directions from the new PPS 2020 that may impact the OP Review generally include:

- Increasing the planning horizon from 20 to 25 years (1.1.2).
- Adding flexibility to the process for settlement area boundary expansions to allow minor adjustments subject to specific tests, with study requirements proportionate to the size and scale of development (1.1.3.8, 1.1.3.9).
- Directing the preparation for impacts of a changing climate (Vision, 1.1.1(i), 1.1.3.2(d), 1.6.1, 1.6.6.1(b)(2), 1.6.6.7(c), 1.8.1, 2.2.1(c), 3.1.3, definition of “impacts of a changing climate.”
- Enhancing stormwater management policies to protect water and support climate resiliency (1.6.6.7(a), 1.6.6.7(c), 1.6.6.7(d)).
- Promoting the on-site local reuse of excess soil (3.2.3).
- Strengthening flooding and hazard policies (3.1).

- Supporting a broad range of energy types and opportunities for increased energy supply (1.6.11.1).
- Enhancing municipal engagement with Indigenous communities related to land use planning to help inform decision-making, build relationships, and address issues upfront through the approvals process (Vision, 1.2.2, 2.6.5).
- Encouraging municipalities conducting an Official Plan review or update to assess locally identified employment areas to ensure that designations are appropriate (1.3.2.2).
- Providing municipalities with greater control over employment area conversions to support forms of development and job creation appropriate to the local context.
- Facilitating conditions for economic development by requiring the identification of strategic sites for investment, monitoring availability and suitability of employment sites, including those considered “market-ready,” and addressing potential barriers to investment (1.3.1(c)).
- Providing further direction for land use compatibility and buffering around manufacturing and other industrial uses (1.2.6.1, 1.2.6.2, 1.3.2.3, definition of “major facilities”).

### 1.2.3 Current Saugeen Shores Official Plan

The current Official Plan includes policies to direct the Official Plan Review:

#### 6.17 OFFICIAL PLAN REVIEW PROCESS

6.17.1 The assumptions, objectives and policies of this Plan shall be reviewed at least once every five years at a meeting of Council, which shall be advertised in accordance with the Planning Act, as amended.

6.17.2 The five-year review shall consist of an assessment of:

- a) the effectiveness of the Plan in protecting water quality, natural and cultural heritage resources, natural resources and habitat and the general environment within the Town;
- b) the continuing relevance of the vision that forms the basis of all policies found in this Plan;
- c) the degree to which the objectives of this Plan have been met;
- d) the amount and location of lands available for urban development;
- e) whether the Town has realized a desirable balance of commercial and industrial assessment in relation to residential assessment;
- f) the Town's role within the County and its relationship with other municipalities;

- g) development trends in the County and their effect on development in the Town;
- h) review of the appropriateness of sewage, water and stormwater infrastructure to accommodate planned development;
- i) the nature of any Province-wide planning initiatives and their implications on the Town of Saugeen Shores; and,
- j) regard to provincial interests under Section 2 of the Planning Act, as amended from time to time, and, consistency with the Provincial Policy Statement, 2005, as amended or revised from time to time.

Town Council and Staff are proceeding with the OP Review in a manner that ensures it is updated in accordance with all relevant changes to the Provincial planning framework and the Bruce County Official Plan since the current OP was approved, as required by the *Planning Act*. For matters additional to the Provincial requirements, Town Council and Staff are proceeding with a scoped review that reflects the priorities of the community.

Town Council and Staff, through consultation with residents, may determine that additional studies are necessary to fulfill the requirements of OP Section 6.17.2 to, for example, assess infrastructure provision to accommodate planned development, water and environmental protection, cultural heritage protection, the amount and location of lands available for further development, and the balance of land designated for residential, commercial, industrial uses, and recreation where people can live, work, and play. This report summarizes community priorities identified to date in the context of three emerging key issues.

## 2. Key Issue: Housing & Growth Management

### 2.1 Saugeen Shores Housing Snapshot

The Growth Management strategy in the current Official Plan is intended to provide an appropriate amount of housing to accommodate 5,000 new residents, both year-round and seasonally by 2031. In the years following the adoption of the current Official Plan up to the 2016 census, the Town's population increased by 20% of this anticipated growth (Statistics Canada, 2017).

Over half of the dwelling units in the Town were constructed prior to 1980 (Figure 1). Older dwellings require maintenance, repairs, and upgrades. 4.24% of dwellings in Saugeen Shores require major repairs, which includes needing major repairs such as defective plumbing or electrical wiring, and dwellings needing structural repairs to walls, floors or ceilings, and not including regular maintenance, remodelling or additions. (Statistics Canada, 2017, 2016 census, 25% sample data).

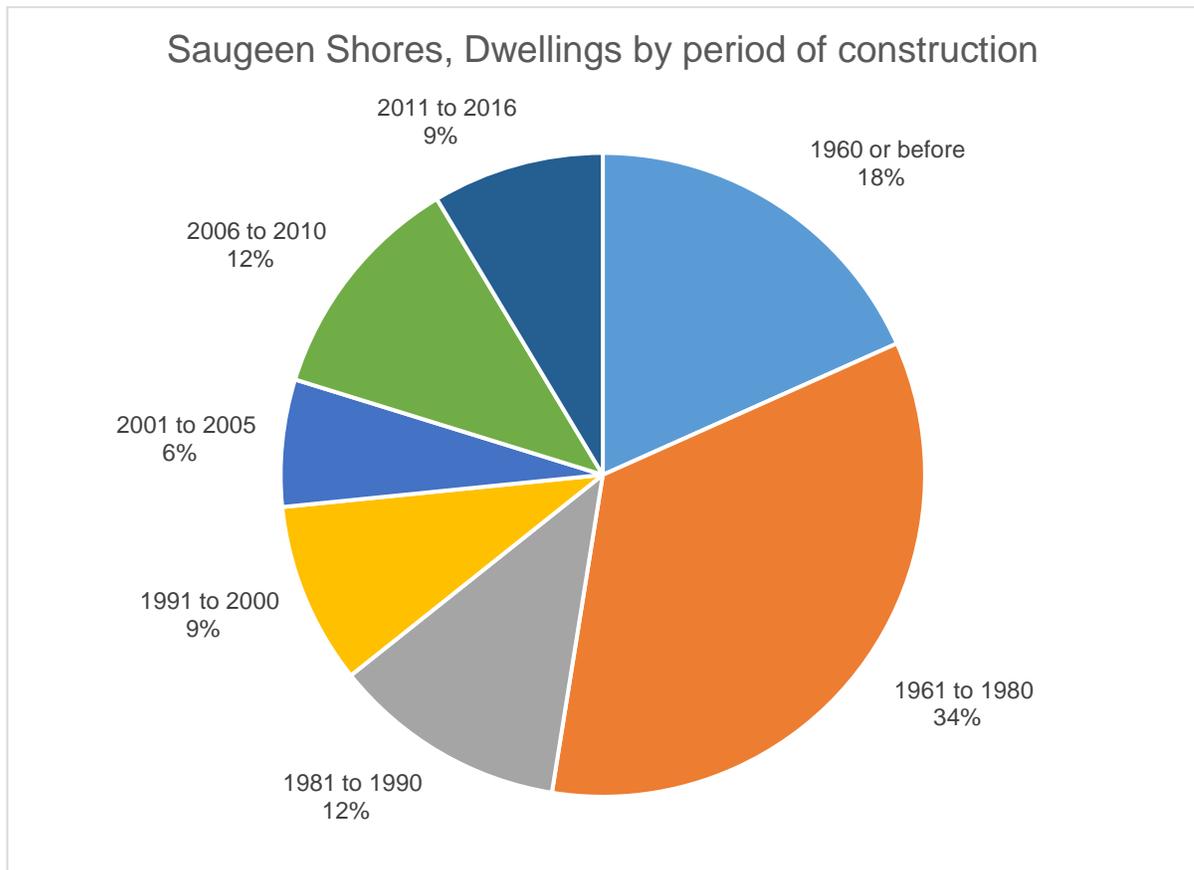


Figure 1: Dwellings by Period of construction (Data Source: Statistics Canada, 2017. 2016 census, Saugeen Shores profile, 25% sample data. Chart by GSP Group)

The Town of Saugeen Shores' housing stock is comprised of 77% single-detached houses, followed by units in low-rise apartment buildings (10%), row houses (6%), and semi-detached houses (5%) (Figure 2).

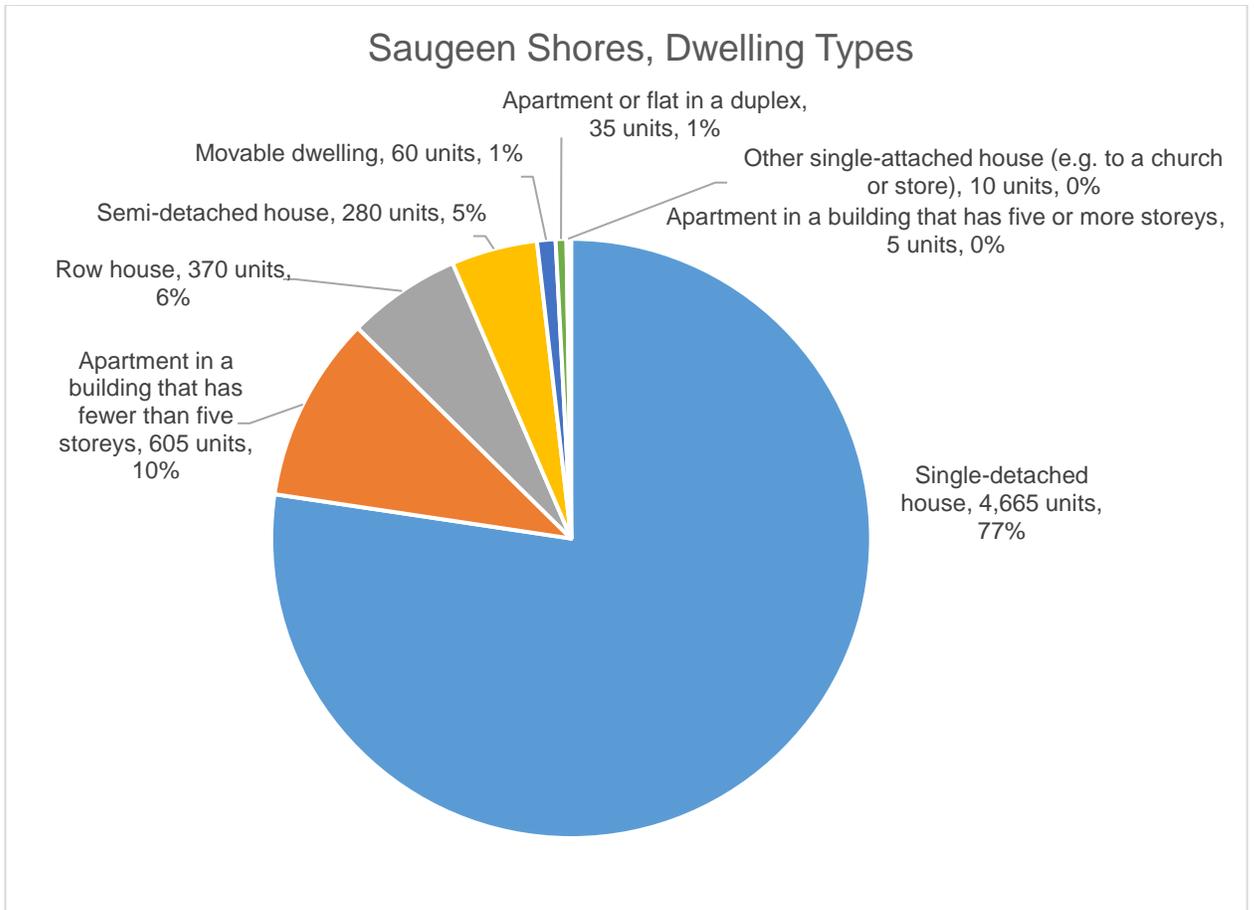


Figure 2: Dwellings by Type, total (Data Source: Statistics Canada, 2017. 2016 census, Saugeen Shores profile, 100% data. Chart by GSP Group)

Table 1 and Figure 3 show new housing construction based on annual building permits data for the time period between 2010 and 2019.

	New Detached House Building Permits Issued	New Multi-family Building Permits Issued
2010	102	14
2011	101	14
2012	88	9
2013	77	10
2014	55	5
2015	46	4
2016	66	20 (85 units)
2017	108	34 (95 units)
2018	107	22 (160 units)
2019	128	17 (36 units)

Table 1: Saugeen Shores New Housing Construction data based on municipal annual building permit data, 2010-2019 (Data Source: Town of Saugeen Shores. Number of units in multi-family not available for 2010-2015)

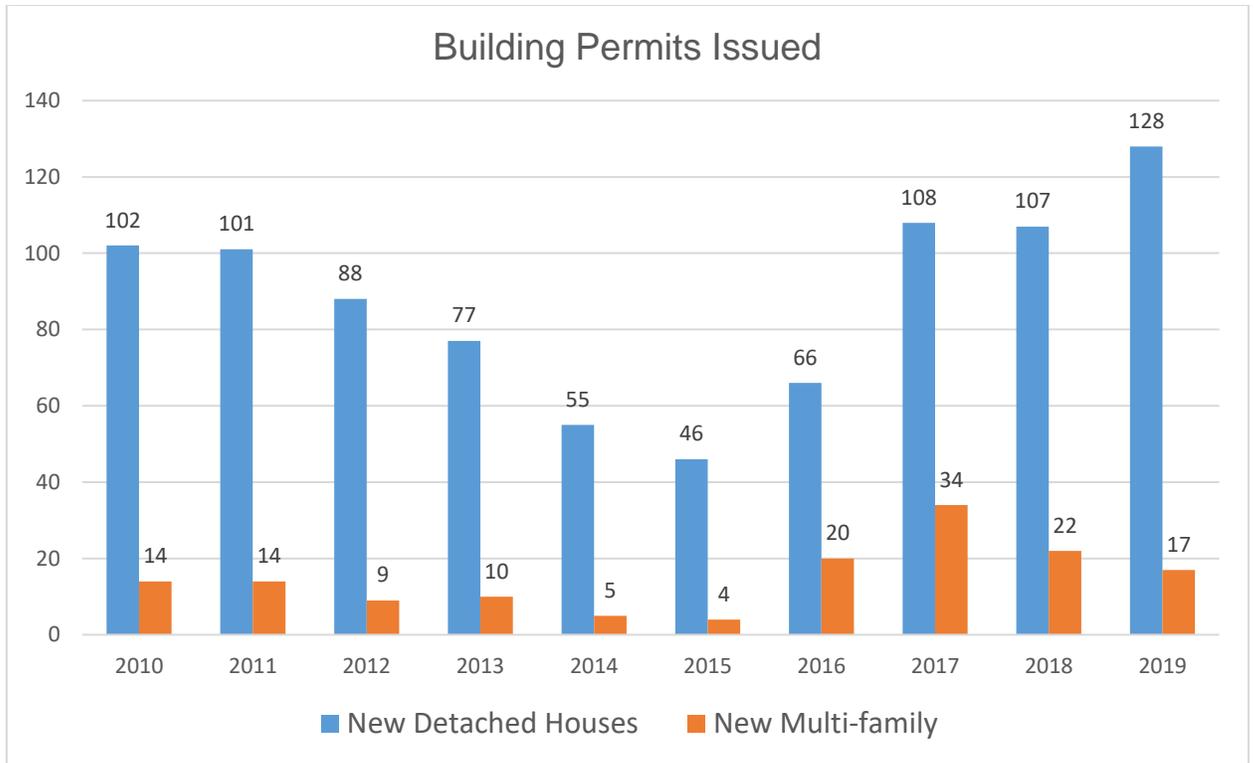


Figure 3: Saugeen Shores New Housing Construction data based on municipal annual building permit data, 2010-2019 (Source: Town of Saugeen Shores)

The average resale price for a home in Bruce County in 2018 was \$351,681, which limits affordability to 20% of households in the County based on income (Bruce County, 2019). The Realtors Association of Grey Bruce Owen Sound market updates indicate an “ongoing supply shortage” throughout the broader region, which has had the general impact of increased home sale prices, though the housing market experiences typical seasonal ups and downs and the monthly average sale price can be skewed upward by the sales of extremely high-value properties (RAGBOS, 2019).

While average incomes in Saugeen Shores are higher than the County and Provincial averages, 18% of owner and tenant households spend more than 30% of income on shelter costs (Statistics Canada, 2017). Low-income households face financial a strain where rental prices have increased, and affordable rental stock has decreased throughout the County (Bruce County, 2017). Average market rent for rental housing in Saugeen Shores (and Kincardine) is: 1 bedroom: \$733/month; 2 bedroom: \$961/month; 3 bedroom \$1,076/month; 4 bedroom \$1,299/month (Bruce County, 2017). 16.1% of all rentals in Bruce County are subsidized. Saugeen Shores is considered a high waitlist area for Bruce County administered social housing (Bruce County, 2017). Across Bruce County, the limited supply of housing options, the need to maintain older dwelling units, increased housing costs, increased costs of utilities, decreasing rental vacancy rates, and limited social support services in the County compound housing affordability constraints (Bruce County 2017; Bruce County 2019).

## 2.2 Provincial Law and Policy Related to Housing

### 2.2.1 *Planning Act* (updated June 6, 2019)

The *Planning Act* requires that municipalities address key issues of “Provincial Interest” including: 2(j) “the adequate provision of a full range of housing, including affordable housing.”

To encourage the provision of housing options, the *Planning Act* was updated in 2012 to require Official Plans to include policies authorizing “the use of a second residential unit” with some restrictions that have now been lifted in the June 2019 update. The *Planning Act* now states:

16(3) “An official plan shall contain policies that authorize the use of additional residential units by authorizing,

(a) the use of two residential units in a detached house, semi-detached house or rowhouse; and

(b) the use of a residential unit in a building or structure ancillary to a detached house, semi-detached house or rowhouse.”

The *Planning Act* enables affordable housing to be considered a community improvement, for the purposes of establishing policies related to Community Improvement Project Areas:

28 (1.1) “Without limiting the generality of the definition of “community improvement” in subsection (1), for greater certainty, it includes the provision of affordable housing. 2006, c. 23, s. 14 (2).”

While the *Planning Act* was amended to permit Inclusionary Zoning since the Saugeen Shores Official Plan was adopted, these provisions have been scaled back with the June 2019 amendments to the *Act*, and now may be adopted only in an identified protected major transit station area, or required where an Official Plan is prescribed for the purpose of inclusionary zoning. Neither of these scenarios apply to the current context of the Saugeen Shores Official Plan Review.

The *Planning Act* also specifies certain requirements when affordable housing units are proposed as part of the subdivision of land in Part VI of the Act.

### 2.2.2 Provincial Policy Statement, 2020

Key changes introduced in the new PPS 2020 that impact planning for housing in Saugeen Shores include:

- Increasing the housing land supply from 10 to 12 years (1.4.1(a));

- Increase flexibility for municipalities related to the phasing of development (1.1.3.7) and compact form (1.1.3.6);
- Supporting development that meets current and future housing needs, and adding language about housing options and market-based needs (Vision, 1.4.1, 1.4.3, definition of “housing options”);
- Supporting municipalities in meeting affordable housing targets by requiring alignment with Housing and Homelessness Plans (1.4.3(a));
- Supporting the development of long-term care homes (1.4.3(b)(1), Definitions of “special needs” and “public service facilities”);
- Requiring municipalities to take action to fast-track development applications for certain proposals that support housing and job-related growth and development to the extent practical (4.7).

## 2.3 Bruce County Housing and Homelessness Plan

### 2.3.1 Bruce County Housing Targets

Bruce County established the *Long-Term Housing Strategy (2013-2023)* in 2013, completed a progress report in 2017, and conducted a full review and update in 2019, resulting in the *Bruce County Housing and Homelessness Plan Update 2019-2023*. The updated *Housing and Homelessness Plan* identifies the following housing issues across Bruce County:

1. Supportive and accessible housing continue to be lacking (especially for seniors and individuals with development disabilities and mental health concerns);
2. Employment trends continue to influence the demand for affordable housing (Bruce Power programs and projects are increasing overall demand for housing);
3. Lack of housing options (lack of emergency shelters, transitional housing for men exiting provincial institutions, male-headed families and youth);
4. Maintaining the existing stock continues to be a challenge in Bruce County (older homes across the County, and including the Bruce County Housing Corporation affordable housing stock);
5. High cost of utilities (supportive programs and subsidies are available, but costs continue to be an issue);
6. Location and lack of transportation are new issues emerging in this update (more affordable housing is often found away from employment, services and other supports, which produces challenges for employment and

maintaining affordable housing);

7. Affordability and availability are the two most prevalent concerns among residents (in addition to low-income earners, middle income earners are increasingly feeling the strain of housing costs);
8. New housing starts in Bruce County are not diversified (71% of housing starts in the County from 2011 to 2016 were single detached) (Bruce County 2019, pp. 12-13).

The 2019 update identifies the exploration of tiny homes, secondary units and other “non-traditional forms of housing” as options to increase the affordable housing stock (Bruce County, 2019, p. 18).

The following targets were adopted by County Council in 2013:

- **Unit type:** 70% low density; 30% Medium Density; implemented through Bruce County Official Plan, Section 4.4.4.2.5(iii)
  - b) The County shall encourage local Official Plans to require a minimum of 30% of all new residential development to occur in the form of medium and high density;
  - h) Local Official Plans shall not preclude medium density residential development from occurring along local roads where municipal water and sanitary sewers are available;
- **Tenure:** 70% ownership; 30% rental; implemented through Bruce County Official Plan, Section 4.4.4.2.5(iii)
  - “c) The County shall encourage local Official Plans to require a minimum of 30% of all new residential development to be available as rental housing;”
- **Affordability:** 30% of all new supply be “affordable housing,” which adopts the approach that housing is affordable if “shelter costs account for less than 30 per cent of before-tax household income.” (Bruce County, 2017, p. 6-7); implemented through Bruce County Official Plan, Section 4.4.4.2.5(iii):
  - “a) The County and local municipalities shall strive to ensure that 30% of new residential development and residential intensification be affordable to meet the housing needs of incomes up to the 60th percentile in the local municipalities;

Between the years 2013 and 2023, the County aims to create 445 additional affordable housing units through new supply of affordable ownership, rental, and special needs units through partnerships with private, non-profit and government

sectors. The Long Term Housing Strategy identifies the goal to “make planning rules more flexible” (Bruce County, 2013 p. 7, 11), by allowing secondary suites, accessory apartments, and encouraging the use of Community Improvement Plans (CIPs) to encourage a more diverse housing stock.

Bruce County Official Plan Amendment 99 (OPA 99) was adopted in 2009 and came into force and effect in 2011. Local municipal plans are required to support housing choice, variety, and support the development and maintenance of affordable and special needs housing as part of the broader goal of creating complete communities. The Bruce County Official Plan encourages local municipalities to monitor housing development including form, tenure, and affordability (Bruce County 2013, Section 4.4.4.2.5(iii)(i)).

## **2.4 Town of Saugeen Shores Current Official Plan**

### **1.2.1 Growth Management**

#### **1.2.1.1 Goal**

It is the goal of this Plan to provide an appropriate amount of housing and employment lands to accommodate an additional 5,000 permanent and seasonal residents and 1,125 jobs through 2031.

#### **1.2.1.2 Objectives**

- a) To phase new development in a manner that will ensure that the appropriate physical and social infrastructure is available to ensure that new development does not adversely impact the character of the community or the lifestyle enjoyed by the residents of Saugeen Shores.
- b) To require a minimum of 10% of all new growth to occur in the Built-up Area through intensification.
- c) To encourage the efficient use of land in the Settlement Area.
- d) To prohibit new development that would limit the future expansion of the Settlement Area.
- e) To identify housing opportunities in association with the recreational amenities of the Town.
- f) To identify opportunities for residential infill in the Settlement Area.
- g) To ensure that there are sufficient opportunities for employment growth to ensure a balance between employment and residential growth in the community.

### **1.2.2 Housing**

#### **1.2.2.1 Goal**

It is the goal of this Plan to provide opportunities for a range of housing types and densities to accommodate a diversity of lifestyles, age groups, income levels and persons with special needs and to ensure that new housing styles are in character with existing neighbourhoods.

### **1.2.2.2 Objectives**

- a) To encourage all levels of government and the private sector to provide for the development of affordable rental and ownership housing in a variety of forms and locations in the Settlement Area that are accessible and safe.
- b) To designate sufficient lands to support a variety of housing styles.
- c) To require a minimum of 30% of all new housing to be medium or high density development.
- d) To make the most efficient use of infrastructure possible by encouraging infilling and intensification within the existing built-up areas of the Town.
- e) To ensure that new housing is designed to maintain the character of existing built form of the area.
- f) To encourage and assist, where possible, in the development of an adequate supply of affordable housing.
- g) The Town will target a minimum of 30% of new housing be provided as affordable housing.
- h) To expedite the development approval process and other administrative requirements for affordable housing initiatives.
- i) To apply more innovative and flexible zoning to affordable housing initiatives.
- j) To promote the construction of assisted rental housing to meet the needs of low-income households.
- k) To monitor dwelling unit activity including the number of affordable and accessible units that is created.
- l) Implementing senior government housing programs.
- m) Working with the County of Bruce to enact a Municipal Housing Facilities By-law under section 210 of the Municipal Act to enable the provision of incentives to the public and private sectors to create new affordable housing
- n) Giving initial consideration to the provision of affordable housing where Town-owned lands are deemed surplus to the needs of the Municipality and are being considered for sale and/or alternate use.
- o) Endeavoring to provide a grant-in-lieu of residential development charges, and shall consider waiving other fees, such as planning fees and building permit fees, to promote affordable housing developments.

### **3.3.3 Housing**

- 3.3.3.1 Where appropriate, alternative standards for residential development may be implemented to reduce housing costs and to achieve urban design objectives. Where such alternative standards are proposed, they shall be supported by appropriate studies that assess the impacts and benefits of such alternative standards, all of which would be subject to Town approval.
- 3.3.3.2 The Town will target a minimum of 30% of new housing units in the form of medium and high density multi-unit development.

- 3.3.3.3 The Town will encourage the development of rental housing in the Settlement Area.
- 3.3.3.4 The Town recognizes that the desired housing mix for the Settlement Area includes housing at the lower and upper ends of the housing market. Opportunities for high-end housing associated with a recreational amenity or environmental feature should be considered in order to provide a broad range of housing choices. Limited high-end housing of this nature will be considered by an amendment to this Plan. The amendment will establish lot size and density and the relationship of the housing to the recreational amenity or environmental feature.

**3.4 GENERAL RESIDENTIAL DEVELOPMENT POLICIES**

**3.4.1 Low Density Development**

**3.4.1.1 Identification**

3.4.1.1.1 The Town considers single detached, semi-detached, duplex dwellings, and converted dwellings with no more than two units to be low-density residential development. Unless the criteria set out below for Medium or High Density Development have been met, the lands designated “Residential” on Schedule ‘A’ are for low density residential development.

**3.4.1.2 Minimum/Maximum Density**

3.4.1.2.1 Although existing densities within the Residential designation are in the order of 7 to 11 units per gross hectare, the Town encourages better utilization of existing designated residential lands. In a desire to promote efficient development, the following minimum and maximum gross residential densities will be permitted when assessing applications for new Low Density Residential development:

<b>Housing Types</b>	<b>Maximum Density</b>	<b>Minimum Density for Greenfield Development</b>
<u>Low Density</u>		
Single-detached	22 units per gross hectare	15 units per gross hectare
Semi-detached	30 units per gross hectare	20 units per gross hectare

Approval may be granted for developments that do not meet this density when justified and appropriate. An applicant / developer requesting a reduced density must providing planning justification at the time of application.

**3.4.2 Medium Density Development Policies**

**3.4.2.1 Identification**

3.4.2.1.1 The Town considers medium density development to be any combination of more than two units that is not considered high density development in accordance with the policies of this Plan. Medium density residential uses are permitted in the Greenfield Area or vacant designated lands in the Built-up Area, subject to the following policies:

### **3.4.2.2 Maximum Density**

3.4.2.2.1 The following maximum gross residential densities will be permitted when assessing applications for new Medium Density Residential.

<b>Housing Type</b>	<b>Maximum Density</b>
<u>Medium Density</u> Triplexes, fourplexes, townhouses, apartment buildings and other forms of multi-unit dwellings having 3 or more units	40 units per gross hectare

### **3.4.2.3 Development Criteria for Medium Density Residential**

3.4.2.3.1 In considering the development of new medium density residential development proposed by Planning Act applications, Council shall be satisfied that the proposal satisfies the following criteria:

- a) respects the character of existing development, in terms of height, bulk, massing and density using existing land uses adjacent to and near the subject property as a guide to the nature of existing development characteristics;
- b) will not cause a traffic hazard and the surrounding road network has sufficient capacity to accommodate the expected increases in traffic;
- c) Medium Density Residential uses will be encouraged in proximity to arterial or collector roads;
- d) the development can be appropriately serviced with municipal water and sanitary services; and,
- e) the proposed development is appropriately setback, landscaped and buffered from surrounding residential properties.

3.4.2.3.2 All medium density residential development may be subject to Site Plan Control.

3.4.2.3.3 When existing detached dwellings are converted to apartment and/or other compatible uses, the exterior architectural design shall be maintained.

### **3.4.3 High Density Development Policies**

#### **3.4.3.1 Identification**

3.4.3.1.1 The Town considers development of more than 40 units per gross hectare to be high density residential development. High density residential development may be permitted in the Residential designation and the Core Commercial designation subject to the following policies:

#### **3.4.3.2 Maximum Density**

3.4.3.2.1 High density residential development shall be limited to a maximum gross density of 90 units per hectare.

3.4.3.3 Development Criteria for High Density Residential

3.4.3.3.1 In considering the development of new high density residential development proposed by Planning Act applications, Council shall be satisfied that the proposal satisfies the following criteria:

- a) frontage or access to an arterial or collector roads, and/or, be located within or in proximity to, the Core Commercial designation;
- b) located in close proximity to community facilities such as schools, shopping and recreation facilities;
- c) the adequacy of municipal services to accommodate the proposed density of development;
- d) the adequacy of off-street parking facilities to service the proposed development;
- e) the proposed development is appropriately setback, landscaped and buffered from surrounding residential properties; and,
- f) the provision of suitable landscaping and on-site amenities.

3.4.3.3.2 High Density development may be permitted by rezoning locations within or adjacent to the Core Commercial Areas without an amendment to this Plan. Where such proposals are considered within the Core Commercial Area, a mixed residential and commercial form of development will be encouraged.

3.4.3.3.3 High Density development shall be subject to Site Plan Control.

*Section 3.4.4 contains policies related to Mobile Home Parks.*

*Section 3.5 introduces the Residential designations: Residential (further detailed in Section 3.6) and Shoreline (further detailed in Section 3.7).*

### **3.3.4 Affordable Housing Initiatives**

#### **3.3.4.1 Mixed Use Development**

3.3.4.1.1 The Town may promote the conversion of vacant or under-utilized upper level or rear of buildings in the Core Commercial Designation and the Office Residential Designation to residential apartment units in order to intensify the use of existing buildings and to increase the population density of commerce areas. Reductions to parking requirements or other requirements may be considered by Council where affordable housing units are provided.

#### **3.3.4.2 Alternative Development Standards**

3.3.4.2.1 The Town may consider the use of alternative development standards through the use of site specific Zoning By-laws that would result in the provision of more affordable housing opportunities, including accessory apartments.

#### **3.3.4.3 Subdivision Development**

3.3.4.3.1 In order to encourage a variety of unit values in a development, the design of subdivisions will be encouraged to provide for varying lot sizes and dwelling unit styles.

3.3.4.3.2 The Zoning By-law may establish minimum densities in order to ensure the efficient use of services and infrastructure and to encourage a variety of unit styles.

#### **3.3.4.4 Housing for those with Special Needs**

3.3.4.4.1 The Town shall improve access to affordable housing that is safe for people with social and special needs, including, but not limited to, assisted housing for low income earners, individuals with disabilities and seniors through the development of a variety of housing styles and housing sizes.

3.3.4.4.2 The Town shall work with local groups to determine special housing needs and support local efforts for appropriate applications and proposals for social and special needs housing.

3.3.4.4.3 The Town shall consider alternative approaches to providing housing specifically targeted to the future senior population and persons with disabilities.

#### **3.3.4.5 Affordable Housing Determination**

3.3.4.5.1 The determination of affordable housing shall be based on the policies and definitions of the Provincial Policy Statement.

### **3.3.7 Secondary Units**

#### **3.3.7.1 General Policies**

3.3.7.1.1 This Plan recognizes two types of secondary units. Secondary units that are within a principal dwelling unit and those units that are located in an accessory building. The policies of this section provide guidance for the development of secondary units within the Town of Saugeen Shores Settlement Area.

3.3.7.1.2 A secondary unit means a self-contained residential dwelling unit with a kitchen and bathroom facilities that is of a secondary nature to the principal dwelling.

3.3.7.1.3 Secondary units shall be permitted in the Residential and Office Residential designations.

3.3.7.1.4 Home occupations are not permitted within a dwelling containing a secondary unit.

3.3.7.1.5 Secondary units may be subject to site plan control and municipal registration.

#### **3.3.7.2 Secondary Units in the Principal Dwelling Unit**

3.3.7.2.1 A secondary unit is permitted within a detached dwelling, semi-detached dwelling or a row house dwelling in the Residential designation and Office Residential designation identified on Schedule A to this Plan, subject to the policies of this section.

3.3.7.2.2 Where the Zoning By-law permits secondary units, the Zoning By-law shall establish performance standards to regulate, minimum lot area, unit size, location and spacing between buildings, outdoor amenity areas, landscaping requirements, parking requirements, building alterations, size and number of driveways in order to ensure that the character of the residential area is maintained

3.3.7.2.3 The Zoning By-law may provide performance standards that:

- a) Only permit secondary units on lots that are legally conforming with respect to use, and legally complying with respect to lot and building performance standards.
- b) Regulate the maximum density and distribution of secondary units.

3.3.7.2.4 Secondary units shall only be permitted on lots that are serviced with full municipal sewage and water services.

### **3.3.7.3 Secondary Units in Accessory Structures**

3.3.7.3.1 Secondary units in accessory structures shall not be permitted in the Settlement Area of the Town of Saugeen Shores except in garden suites that are developed in accordance with the following provisions.

### **3.3.7.4 Garden Suites**

3.3.7.4.1 A garden suite means a one-unit detached residential structure containing bathroom and kitchen facilities that is ancillary to an existing residential structure and that is designed to be temporary. Mobile homes are not permitted garden suite structures.

3.3.7.4.2 Garden Suites shall only be permitted in the Residential and Office Residential designations.

3.3.7.4.3 A garden suite in the form of a separate detached building may be permitted through a Temporary Use By-law. When considering an application for a temporary garden suite Council shall consider the following:

- a) the appropriateness of the garden suite as a means of ensuring supervision and/or care of the occupant;
- b) the need to provide the use in a separate building;
- c) the size, appearance and location of the building as it relates to the character of the neighbourhood;
- d) the lot on which the unit is proposed is on full municipal services;
- e) the existing or proposed services; and
- f) the ability of the garden suite to meet all Zone requirements

3.3.7.4.4 As a condition of approval of a garden suite, the Town shall require an agreement between the Town and the property owner, including, such matters as:

- a) the installation, maintenance and removal of the suite;
- b) the period of occupancy of the suite;
- c) the monetary or other form of security the Town may require for actual or potential costs to the municipality related to the suite;
- d) confirmation that the principal dwelling will be occupied by the owner;
- e) confirmation that the garden suite shall not be used as a rental dwelling unit for profit or gain; and

- f) confirmation that the garden suite meets all health, safety, servicing, fire and building code standards.

## 2.5 Growth Management & Housing Implications for the Official Plan Review

- Saugeen Shores is making good progress towards meeting the housing *form* targets established in the current Official Plan (70% low density; 30% medium/high density): in the decade between 2009 and 2019, housing completions in Saugeen Shores can be divided into 66.8% low density (730 single-detached and semis constructed) and 33.2% medium and high density (237 row houses plus 126 apartment units).
- Bruce County and Saugeen Shores staff, and survey respondents, have identified a lack of seniors housing and housing accessible to people with special physical and mental needs in the Town. The OP Review can consider ways to incentivize these types of housing. Further information from Bruce County or other local stakeholders about rental housing, and age-friendly housing would assist the OP Review process moving forward.
- Current OP policies support second units but will need to be updated to include provisions for an additional residential unit in an accessory building or structure, and consideration should be given to using the current term “additional residential units” to reflect the recent change to the *Planning Act*. Provisions for garden suites will need to be reviewed and revised in accordance with the additional unit policies.
- The need for affordable housing for lower income earners has been identified by Bruce County and local survey respondents. Current OP policies are generally supportive of affordable housing, which is consistent with the *Planning Act*, Provincial Policy Statement, and the Bruce County Official Plan. As the OP Review process proceeds, updated statistics from Bruce County will inform our understanding of the need, and further consultation with stakeholders will uncover specific policies, zoning provisions, or aspects of the Community Improvement Plan that may need to be improved to encourage the implementation of the Town’s affordable housing goals.
- The OP Review process can consider making updates to the Community Improvement Plan (CIP) for the Town to incentivize certain types of housing units that meet identified needs, such as age-friendly housing, and accessible housing. An assessment of the Zoning Bylaw may reveal restrictions that are limiting the implementation of the Official Plan policies on housing type, mix, and affordability, and updated zoning provisions for additional residential units are required to address the recent changes to the *Planning Act*.

## 3. Key Issue: The Environment & Natural Heritage

### 3.1 Saugeen Shores Natural Heritage Snapshot

The Town of Saugeen Shores is located on the shore of Lake Huron and is within the Saugeen Valley Conservation Authority area. The lake, the shoreline and the Saugeen River and valley lands are important and defining natural heritage features of Saugeen Shores.

The main watershed within the Town's municipal boundaries is the Lake Fringe Watershed, which has several small tributaries feeding directly into Lake Huron. The watershed is home to many species of rare flora and fauna. The Saugeen Valley Conservation Authority report card for the Lake Fringe Subwatershed gives it an overall B+, indicating the need for improvements in forest cover in riparian zones within 30m of streams, and surface water quality (Saugeen Conservation, 2018a).

Portions of the North Saugeen River Subwatershed also fall within the Town of Saugeen Shores municipal boundaries. The Saugeen Valley Conservation Authority report card for the North Saugeen River Subwatershed assigned an A score overall, indicating generally good environmental conditions, with the indication that riparian forest cover, and surface water quality can be improved (Saugeen Conservation, 2018b).

### 3.2 Provincial Law and Policy

Protecting and conserving natural areas, features, functions, and resources are essential matters of Provincial interest, and as such, must be addressed in local municipal Official Plans.

#### 3.2.1 Planning Act

Part III of the *Planning Act* requires Official Plans to establish goals, objectives and policies to manage change and effects on the natural environment. Part V enables the passing of Zoning by-laws to protect natural features and areas.

#### 3.2.2 Provincial Policy Statement, 2020

Key changes introduced in the PPS 2020 impacting planning for natural heritage in Saugeen Shores include:

- Continuing to require that municipalities in southern Ontario (including Saugeen Shores) identify natural heritage systems, while providing flexibility as to how to achieve this outcome (2.1.3).
- Providing a new, voluntary management approach for managing local or regionally significant wetlands (2.1.10).

### 3.3 Town of Saugeen Shores Current Official Plan

#### 1.2.4 Natural Environment

##### 1.2.4.1 Goal

It is the goal of this Plan to maintain, restore and enhance the Natural Heritage Features, ecological functions and water resources of the Town.

##### 1.2.4.2 Objectives

- a) To identify and maintain, restore and enhance important natural heritage features areas such as significant wildlife habitat areas, significant woodlands, fish habitat, habitat of endangered and threatened species, wetlands, significant valley lands, beach areas and dynamic beach areas.
- b) To protect and improve water quality and hydrological characteristics, functions and processes of Lake Huron, the Saugeen River and its tributaries, aquifers and wetlands.
- c) To maintain, restore and enhance the biodiversity of the natural environment, including connections and linkages between natural heritage features.
- d) To direct development to suitable areas where significant natural heritage features do not exist.
- e) To protect the population and properties from natural hazards by restricting or prohibiting development in areas that exhibit natural hazard characteristics.

#### 1.2.3. Economic Development

##### 1.2.3.2 Objectives

- d) To encourage the protection of the Town's natural attributes, such as the beaches, rural areas and its Natural Heritage Features to ensure that the recreational and tourism uses that rely upon these attributes can be maintained and enhanced.

## 2.6 ENVIRONMENTAL FEATURES

### *[2.6.8 Tree Preservation and Significant Woodlands...]*

2.6.8.3 Significant woodlands within the Significant Woodlands Review were identified based on woodland size, size of woodland interior, proximity to other woodlands and known natural heritage features, strength of existing linkages, and presence of significant vegetation communities or species. As identified in the Significant Woodlands Review, the interior of the woodlands is defined as a continuous area of 2 hectares or greater and is measured 100 metres from the edge of the woodland feature.

### *2.6.9 Natural Features Linkages*

2.6.9.1 It is the policy of this Plan to identify and improve linkages between natural heritage features. Linkages provide important pathways for local species movement between habitat areas.

2.6.9.2 Linkages are generally comprised of vegetative corridors and are often associated with water features. The Town shall encourage the use of Site Plan Control and

site- specific zoning to protect and develop linkages between natural features of the Town.

**[2.6.12 Environmental Review Policies...]**

2.6.12.2 Depending on the scale, intensity and type of development proposed, a number of environmental studies, as determined by the Town or various government agencies, may be required at the proponent’s cost prior to the Town’s making a decision on the development. An Environmental Impact Statement shall be required for all development proposals within lands designated as Environmental Hazard or land adjacent to the Environmental Hazard designation and/or on lands in or adjacent to any natural heritage feature(s), as specifically noted by the policies of this Plan. After consulting with the Saugeen Valley Conservation Authority, the requirements for an EIS shall be determined by the Town.

**2.11.2 New Lots By Consent**

2.11.2.1.1.i) The division of land will result in a developable portion of the lot outside of the limits of the Environmental Hazard designation or outside of a natural heritage feature. Lot creation may be permitted adjacent to a natural heritage feature subject to the results of an Environmental Impact Statement;

**SECTION 3 – SETTLEMENT AREA POLICIES**

**[Objectives...]**

3.2.8 To minimize the negative effects of development on natural heritage features, sites of historical, geological or archaeological significance and areas of mineral aggregate or mineral deposit.

3.2.13 To protect natural hazard and natural heritage features from incompatible development.

**3.18 ENVIRONMENTAL HAZARD designation**

3.18.2 Objectives

3.18.2.1 To protect the population by preventing incompatible development in areas of natural and man-made hazards.

3.18.2.2 To protect, preserve and enhance the natural heritage features in the Town.

3.18.2.3 To monitor and update the information detailing environmental hazards in the Settlement Area as new information is made available.

3.18.2.4 To ensure the natural heritage features and the natural and open space linkages between and among natural heritage features are protected from incompatible uses, and where possible, enhanced.

\*see also Special Policy Area #4

**6.3 COMPLETE APPLICATION REQUIREMENTS AND PRECONSULTATION**

• *Environmental Impact Statement; included on the list of information that may be required.*

**6.27.3 Settlement Capability Study** requirements include

- f) an assessment of the impact of new growth on natural heritage features, ecological functions, hazards, aggregate, mineral and petroleum resources, and agricultural lands;

**6.27.4 Environmental Impact Statement** shall include a description of:

- c) the limits of any Natural Heritage features and their limits of lands potentially impacted by the ecological functions of the features;

Other:

6.27.4.5 *provision to waive requirement for EIS*

**6.30 Zoning with Conditions**

6.30.2 Subsequent to the enactment of the applicable Regulation, this policy shall enable Council to implement zoning with conditions, provided such a By-law is used exclusively to facilitate and regulate site alteration and development within the adjacent lands to a Natural Heritage Feature or lands Designated Environmental Hazard.

### 3.4 Natural Heritage Implications for the Updated Official Plan

- Update Official Plan map with Province of Ontario mapping of natural heritage features, including wetlands, in coordination with Bruce County mapping data.
- Incorporate relevant policies, goals, objectives of other Town planning initiatives and studies with bearing on the natural environment conducted since adopting the OP.
- Consider OP policy opportunities to contribute improving forest cover in riparian zones and surface water quality, in consultation with the Saugeen Valley Conservation Authority.
- Consider concerns raised by survey respondents about tree removals and review the tree preservation policies moving forward with updated Official Plan.
- Consider concerns raised by survey respondents about beachfront development.
- Through the OP Review process consider further guidance and polices on environmental and natural heritage protection to reflect community concerns and interests.
- Ensure that natural hazard policies are consistent with the *Planning Act*.
- Address any applicable changes to Provincial laws and policies since 2012, such as the *Endangered Species Act*.

- Ensure that water resource systems are identified and incorporate policies and mapping for protecting surface water intake protection zones significant groundwater recharge areas and highly vulnerable aquifers as per the Provincial Policy Statement and the approved Source Protection Plan for the Saugeen, Grey Sauble and Northern Bruce Peninsula Source Protection Region.
- Update the Official Plan to contain policies that identify goals, objectives and actions to mitigate greenhouse gas emissions and to provide for adaptation to a changing climate, including through increasing resiliency, as per the *Planning Act*.

## 4. Key Issue: Urban Design, Placemaking and Heritage

### 4.1 Saugeen Shores Urban Design, Placemaking and Heritage Snapshot

Residents of Saugeen Shores highly value the cultural and built heritage, historic cottage settlements and small town character established in Port Elgin, Southampton, and the rural cultural heritage landscapes of the former Township of Saugeen. Residents are active through various volunteer organizations focused on preserving heritage and enhancing community character. The Town actively identifies and designates heritage properties. Bruce County is in the early stages of developing a Cultural Heritage Master Plan. The Town of Saugeen Shores is adjacent to the Saugeen First Nation, and there are other First Nations with interests and history in the Town.

### 4.2 Provincial Law and Policy

#### 2.2.1 Planning Act

It is a matter of Provincial interest established in the *Planning Act* to conserve archeological features. In terms of urban design and placemaking, it is a matter of Provincial Interest to promote built form that, (i) is well-designed, (ii) encourages a sense of place, and (iii) provides for public spaces that are of high quality, safe, accessible, attractive and vibrant.

#### 2.2.2 Provincial Policy Statement, 2020

Key changes introduced in the PPS 2020 impacting planning for heritage, placemaking and urban design in Saugeen Shores include:

- Aligning policies and the definitions related to cultural heritage with recent changes to the *Ontario Heritage Act* (definitions: “cultural heritage landscape,” “built heritage resource,” “conserved,” “heritage attributes,” and “significant”).
- Ensuring that definitions in the Official Plan align with the current PPS, and any proposed changes that may be put into effect later this year.
- Ensuring that local Official Plan policies align with the revised PPS policy changes to support Indigenous communities, including strengthening meaningful engagement on land use matters.

## 4.3 Town of Saugeen Shores Current Official Plan

### 1.2.6 Community Character

#### 1.2.6.1 Goal

It is the goal of this Plan to recognize that the character of different areas of the Town are distinctive and are characterized by local landscapes, existing buildings and built form.

#### 1.2.6.2 Objectives

- a) To ensure that future development is in-keeping with the character of the nearby area.
- b) To preserve the historic tourist-oriented waterfront community character of Southampton and ensure that the scale of development in that community reflects this character.
- c) To maintain the rural areas by directing the majority of growth to the Saugeen Shores Settlement Area.
- d) To direct large scale developments to the Port Elgin community to promote Port Elgin as a major service centre for surrounding areas.
- e) To protect and enhance the character of downtown areas through community design and protection of significant cultural buildings and features.

### 1.2.5 Arts, Culture and Heritage

#### 1.2.5.1 Goal

It is the goal of this Plan to identify, conserve and enhance the Town's cultural heritage resources whenever practical and to encourage all new development and redevelopment to respect important cultural heritage features.

#### 1.2.5.2 Objectives

- a) To maintain, restore and enhance the cultural heritage resources of the Town such as its historical landscapes, sites and buildings and unique cultural, architectural, archeological and historic resources.
- b) To use cultural heritage resources to attract additional economic development, increase tourism opportunities and enhance the character of the Town by providing public access to cultural heritage features.
- c) To provide opportunities for the display of art and cultural elements in public area of the community.
- d) To ensure that new development and redevelopment preserves and reflects cultural elements that defines the character of the community which may include natural features such as trees and hedgerows or built features.
- e) To prevent the demolition, destruction, inappropriate alteration or use of cultural heritage resources.

## **2.4 BUILT HERITAGE RESOURCES, CULTURAL HERITAGE LANDSCAPES AND ARCHAEOLOGY**

### **2.4.1 Introduction**

2.4.1.1 It is a goal of this Official Plan and any subsequent implementing documents to identify and conserve built heritage resources, heritage properties, heritage attributes, cultural heritage landscapes and archaeological resources.

### **2.4.2 Cultural Heritage Inventories**

2.4.2.1 Council may pursue the development and use of comprehensive inventories of cultural heritage features, including entering into a data sharing agreement with the Ministry of Culture, to assist in conservation efforts. These inventories may include built heritage resources, cultural heritage landscapes, archaeological sites and areas of archaeological potential.

### **2.4.3 Heritage Districts**

2.4.3.1 Council may by By-law designate conservation districts pursuant to the Ontario Heritage Act and the policies of this Section. Prior to the passage of a By-law to establish a conservation district, Council shall be satisfied that the area is of historical or architectural heritage and satisfies one of the following criteria:

- a) A significant number of buildings should reflect an aspect of the historical heritage of a community by nature of its historical location and significance of setting.
- b) A significant number of buildings should exhibit an architectural style of construction that is significant historically or architecturally to the community, Province, or Country.
- c) The area may contain other notable physical, environmental, and aesthetic characteristics which in themselves do not constitute sufficient grounds for the designation of a district, but which lend support when evaluating the criteria for designation.
- d) The district may be in an area surrounding several individually designated buildings or sites.

### **2.4.4 Building Designation Under The Ontario Heritage Act**

2.4.4.1 Built heritage resources or cultural heritage landscapes, such as individual buildings may be designated pursuant to the Ontario Heritage Act and the policies of this Section. Prior to the consideration of the designation, Council shall be satisfied that one of the following criteria is satisfied:

- a) The building or property is strongly associated with the life of a person who played an integral role in the development of the Town of Saugeen Shores and/or is recognized locally, nationally or internationally;
- b) The building or property is the location of, or is associated in a significant way, with a significant local, national or international event;
- c) The building has an architectural style that is distinctive and representative of a period of history and/or is the work of a recognized architect; and,

- d) The building or property is considered to be an easily recognizable landmark in the Town and contributes to the character of the community.

#### **2.4.5 Preservation of Heritage Resources**

- 2.4.5.1 It shall be the policy of Council to encourage the preservation of buildings and sites having historical, architectural and/or archaeological value. Council recognizes that there are archaeological resources of past Aboriginal and pioneer era settlement within the Town and important archaeological evidence of historic activities, which would be of value in future conservation of the built environment.
- 2.4.5.2 Council shall work with the Ministry of Culture to identify and maintain a list of possible heritage buildings and sites. This inventory will be the basis for the preservation, restoration, and utilization of heritage resources.
- 2.4.5.3 Council may designate and regulate heritage resources under appropriate legislation, including the Ontario Heritage Act, the Planning Act, and the Municipal Act, whenever deemed feasible.
- 2.4.5.4 Council may establish criteria and guidelines to determine and regulate heritage resources.
- 2.4.5.5 Council, with the advice and assistance of a designated committee, may regulate and guide alterations and additions of heritage resources.
- 2.4.5.6 Streetscape, building facade improvements and new buildings shall be designed to create a continuous, attractive environment throughout the downtowns of Port Elgin and Southampton.
- 2.4.5.7 Development that is adjacent to significant cultural heritage resources shall be encouraged to be of an appropriate and compatible scale and character.
- 2.4.5.8 Existing mature trees shall be maintained unless they have the potential to impact human health and safety. The planting of new native species shall be encouraged in appropriate locations.

#### **2.4.6 Archaeological Resources**

- 2.4.6.1 It is recognized that there are areas in the Town that have been demonstrated or have the potential to contain archaeological resources. Where development is proposed in or adjacent to lands that may have potential for archaeological remains, an archaeological assessment may be required to be prepared by the owner, as determined in consultation with the appropriate authority.

### **3.10 CORE COMMERCIAL DESIGNATION**

#### **6.3 COMPLETE APPLICATION REQUIREMENTS AND PRECONSULTATION**

- Heritage Impact Assessment; included on the list of information that may be required.

#### **6.7 DESIGN GUIDELINES**

- 6.7.1 The Town may adopt design guidelines in accordance with the recommendations of the Saugeen Shore design guidelines study. In order to implement design

guidelines, the Town may pass a By-law pursuant to the Planning Act to regulate the exterior design of buildings.

### **Section 6.12 Incentives**

*Includes cultural heritage but will need to be updated to conform with recent changes to the Planning Act.*

### **6.17 OFFICIAL PLAN REVIEW PROCESS**

[...]

6.17.2 The five-year review shall consist of an assessment of: a) the effectiveness of the Plan in protecting water quality, natural and cultural heritage resources, natural resources and habitat and the general environment within the Town;

### **6.23 Secondary Plans**

*Additional studies which may be required in preparation of a secondary plan include:*

d) Urban design guidelines; g) Heritage and archaeological resource assessment.

#### **Other:**

Telecommunications facilities: 5.6.1.3 “It is the policy of the Town to: a) encourage facilities to be located away from visually prominent areas such as the waterfront or cultural heritage landscapes;”

### **4.3.1 Town of Saugeen Shores Design Guidelines**

The Town has developed detailed guidelines for design and façade improvements for Port Elgin and Southampton. These guidelines are incorporated into the Subdivision and Site Plan Development Guide (November 12, 2019).

## **4.4 Urban Design, Placemaking and Heritage Implications for the Updated Official Plan**

- Through the OP Review process better understand the interests of First Nations groups and incorporate policies that protect Indigenous cultural heritage.
- Update the Official Plan to reflect the most recent urban design guidelines in the Subdivision and Site Plan Development Guide (November 2019) and other relevant guidelines. Through consultation with Town Staff and stakeholders, determine the effectiveness of the current guidelines and consider new policy directions.
- Through the OP Review process consider further guidance and policies on urban design and placemaking to reflect community concerns and interests.
- Incorporate findings and policy recommendations from the Bruce County

Cultural Heritage Master Plan if and when they become available during the OP Review process. Ideally, Town Staff will participate in the Bruce County process in order to contribute insights from Saugeen Shores, as well as gain information on policy directions from the County.

- The current Official Plan contains policies supportive of conducting Cultural Heritage Inventories and designating Heritage Districts. Town Council and Staff may determine that an updated inventory and assessment of Cultural Heritage resources in the Town, including heritage resources with significance to Indigenous groups, may be useful for informing updated policies as part of the Official Plan review process.
- Update OP “Section 6.12 – Incentives” to align with Bill 108 changes to Section 37 of the Planning Act, and the roll-out of the community benefits by-law system across Ontario.
- Update OP where applicable related to changes in the *Ontario Heritage Act*.
- Address survey respondent concerns about clarifying the mechanisms for triggering an archeological assessment in the development process.
- Through the next steps of the process, and with Advisory Committee, Staff, and Council input, clarify the priority for focus on the issues of urban design, placemaking and heritage. Depending on the specific areas of focus, then further study may be necessary or desired to clearly inform the OP Review.

## 5. Conclusion & Next Steps

The purpose of this report has been to highlight the emerging issues of focus for the Official Plan Review 1) growth management and housing, 2) natural heritage and the environment, and 3) cultural heritage, placemaking and urban design. These issues have been identified by considering updates to the Official Plan required to conform with Provincial policies and laws, Bruce County policies, the policies directing the OP Review in the Town's Official Plan, and through initial public consultation with Town residents.

The Official Plan Review is still in a very early stage. Once the Advisory Committee and Council are comfortable with identifying the focus areas for the Official Plan, there are several important steps to undertake moving forward, these include:

- Review and analysis of emerging focus areas for the review;
- Refine the public engagement strategy and move forward with public engagement opportunities;
- Give notice of and hold a public meeting to formally inform Town residents about the Official Plan Review process, provide opportunities for members of the public to provide comment, and to fulfill the requirements of the *Planning Act*, section 26, including sufficient public notification. An additional statutory public open house and a public meeting are required later in the process for the purpose of giving the public an opportunity to make representations in respect of the proposed, revised plan;
- Consult with Bruce County prior to revising the Official Plan about revisions that may be required. Bruce County is the Official Plan approval authority, and this is a requirement of section 26 of the *Planning Act*;
- Consult with other County and Provincial agencies as appropriate;
- Establish a list of stakeholder groups made available to the public, and continue to meet with stakeholders;
- Host focus groups on priority issues;
- Meet with Advisory Committee to evaluate input from the public;
- Engage with First Nations; and
- Coordinate with the Attainable Housing Task Force.

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# **Appendix A**

Town of Saugeen Shores OP Review  
Summary of Findings from Online  
Survey #1: Identifying Issues and  
Setting Priorities

## **Appendix A: Town of Saugeen Shores OP Review Summary of Findings from Online Survey #1: Identifying Issues and Setting Priorities**

The first online survey informing the OP Review process was available on the Town's website from mid-August to end of September 2019, with 234 respondents. The Town designed this survey for the purpose of gathering input on key issues to address through the Official Plan review and help Town Staff and Council set priorities moving forward with the review. The Town anticipates posting additional online surveys to allow other opportunities for residents to provide input as the process continues.

The first ten questions asked Town residents to assess the Town's progress towards a range of land use planning objectives established in the Official Plan. , answering questions using a 1-10 Likert scale (1 = not at all meeting objectives to 10=meeting objectives extremely well). To provide some context, the survey listed a few of the key steps that the Town has taken to meet the goals and objectives since the Plan was put into effect.

### **Question 1: Growth Management**

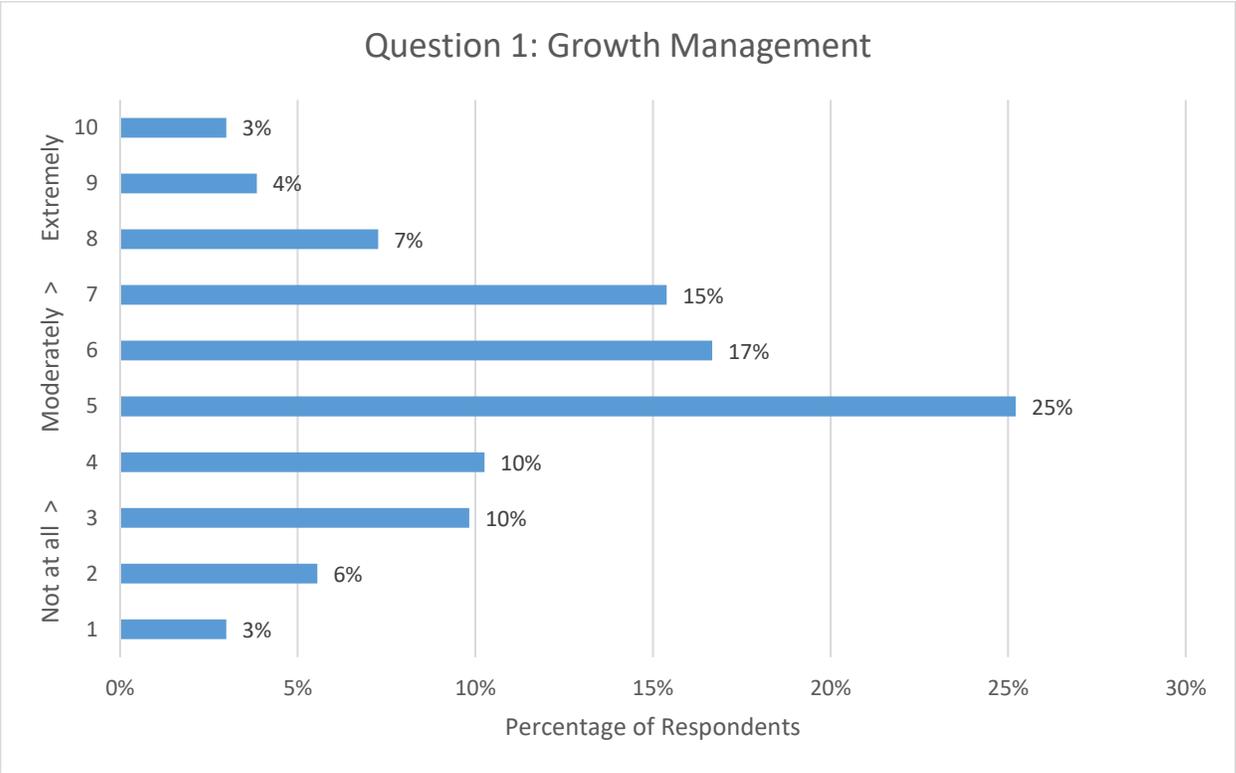
#### **Goal/Objectives:**

We would like to be able to accommodate the people and jobs expected to come to Saugeen Shores over the next 20 years. We will try to manage that change by ensuring there is adequate land available to develop efficiently and that there are opportunities for development within the existing built-up areas.

#### **How we're trying to achieve these goals:**

- In 2012, when our last Official Plan was created, we projected that Saugeen Shores would grow by 5,000 more people and 1,125 more jobs by 2031. To accommodate that growth, we've identified lands for all types of development, including: residential, commercial, employment, recreational, natural environment.
- We've shown where the built up areas are (view the map Schedule 'C' Built-up Area and Greenfield Area).
- We've shown where some residential development can occur near the waterfront.
- We enable the use of Development Charges to help pay for services needed in the future. We are currently updating our Development Charges system.

**RESULTS Question 1: In your opinion, how effectively has the Town achieved its growth management goals and objectives on a scale of 1 to 10 (1=not at all; 5=moderately well; 10=extremely well)?**



- On the scale of 1 to 10, 25% of respondents (59) selected “5” that the Town is doing moderately well at meeting the growth management objectives.
- 29% (69) of respondents selected the highest values: 7, 8, 9, or 10;
- 52% (122) of respondents selected the middle-range values: 4, 5, or 6 and;
- 18% (43) respondents selected the lowest values: 1, 2, or 3.

## Question 2: Housing

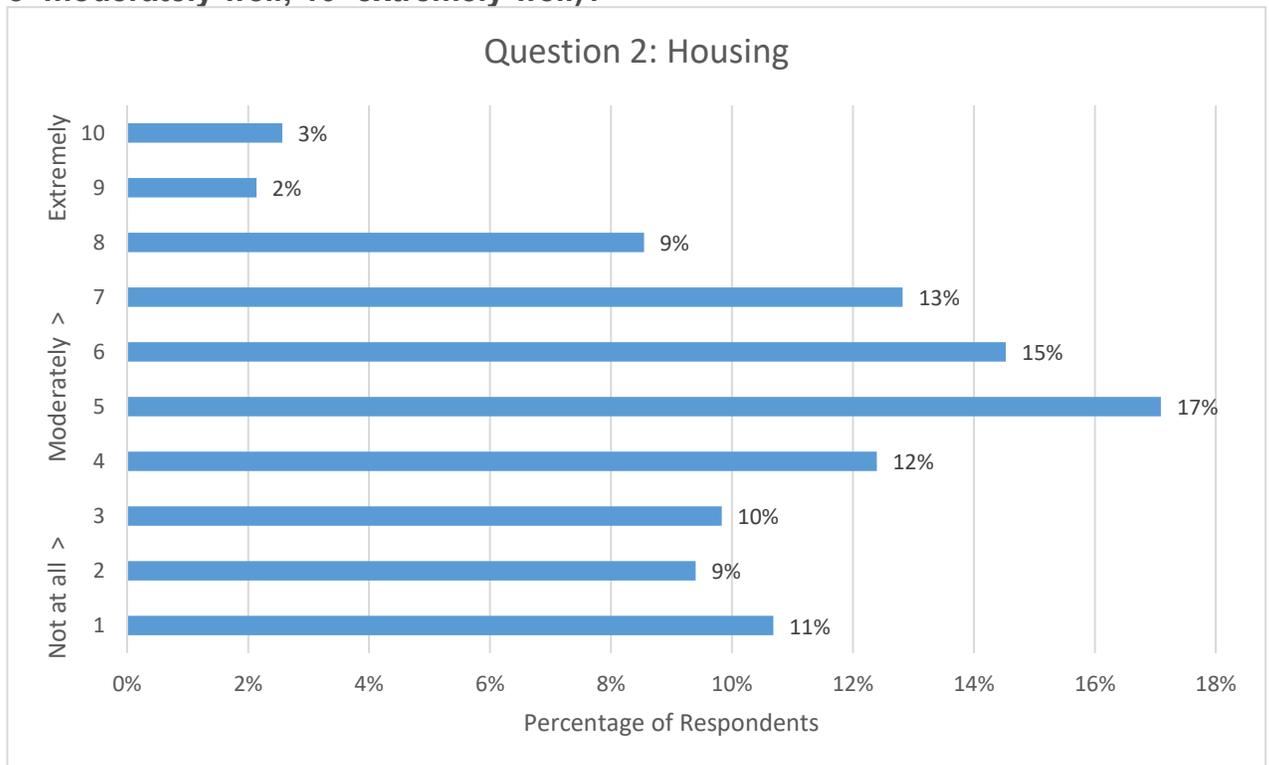
### Goal/Objectives:

We want to ensure housing is available in a variety of types, in a variety of densities, in a variety of locations, and is designed to accommodate all people in Saugeen Shores (age groups, income levels, special needs). We also want to ensure new housing in existing neighbourhoods fit in with the neighbourhood's character and style.

### How we're trying to achieve these goals:

- We require new housing development to be at least 15 units per hectare and that each development accommodates both lower and higher densities.
- We have policy that new housing in existing neighbourhoods is compatible based on specific criteria like height, massing, parking, amenity area, setbacks, etc.

## RESULTS Question 2: In your opinion, how effectively has the Town achieved its housing goals and objectives on a scale of 1 to 10 (1=not at all; 5=moderately well; 10=extremely well)?



- On the scale of 1 to 10, 17% of respondents (40) selected “5” that the Town is doing moderately well at meeting the housing objectives;
- 26% (61) of respondents selected the highest values: 7, 8, 9, or 10;
- 44% (103) of respondents selected the middle-range values: 4, 5, or 6; and
- 30% (70) respondents selected the lowest values: 1, 2, or 3.

### Question 3: Economic Development

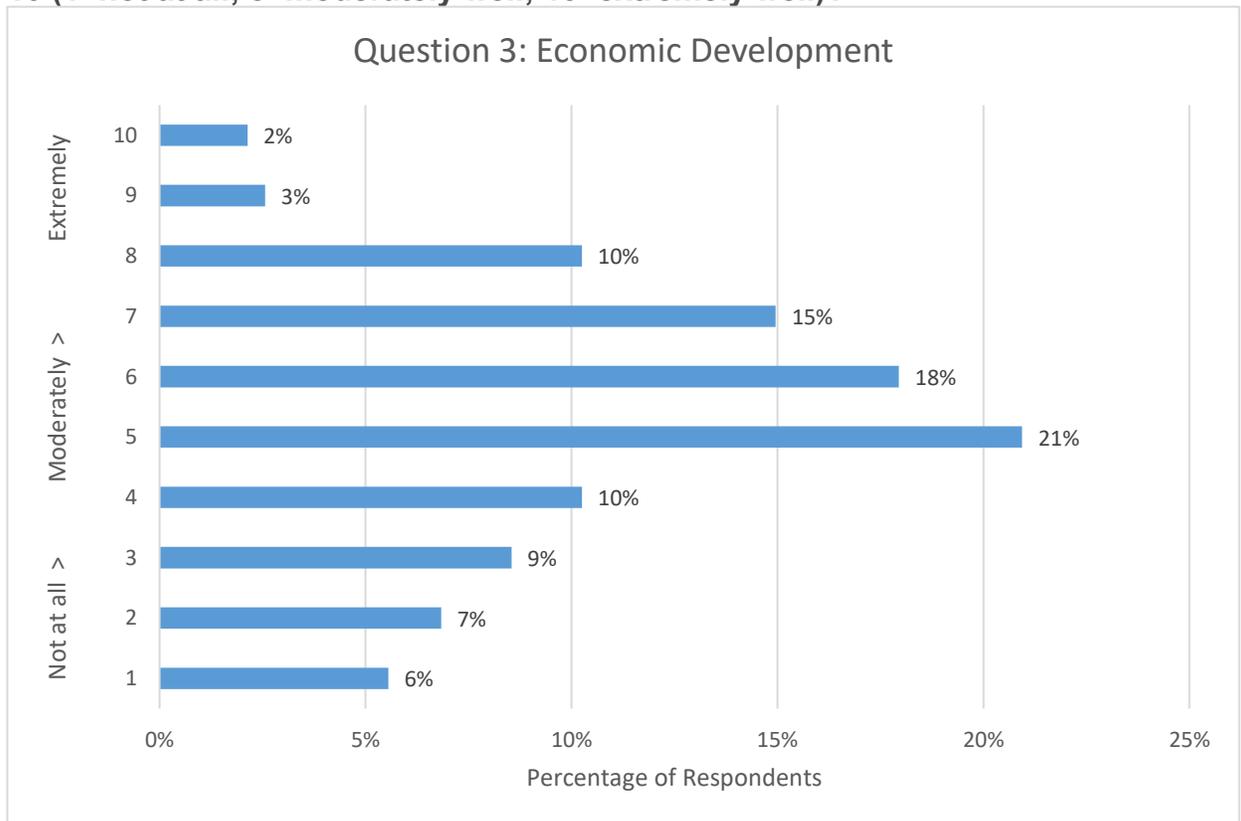
**Goal/Objectives:**

We want more economic development and diversification to provide more employment growth and opportunities.

**How we're trying to achieve these goals:**

- We identified land for employment activities (view map Schedule 'A' Land Use Plan).
- We have policies to regulate the creation of new businesses and expansion of existing businesses, which are implemented in our zoning by-law.

### RESULTS Question 3: In your opinion, how effectively has the Town achieved its economic development goals and objectives on a scale of 1 to 10 (1=not at all; 5=moderately well; 10=extremely well)?



- On the scale of 1 to 10, 21% of respondents (49) selected “5” that the Town is doing moderately well at meeting the economic development objectives;
- 30% (70) of respondents selected the highest values: 7, 8, 9, or 10;
- 49%(115) of respondents selected the middle-range values: 4, 5, or 6; and
- 21% (49) respondents selected the lowest values: 1, 2, or 3.

#### Question 4: Natural Environment

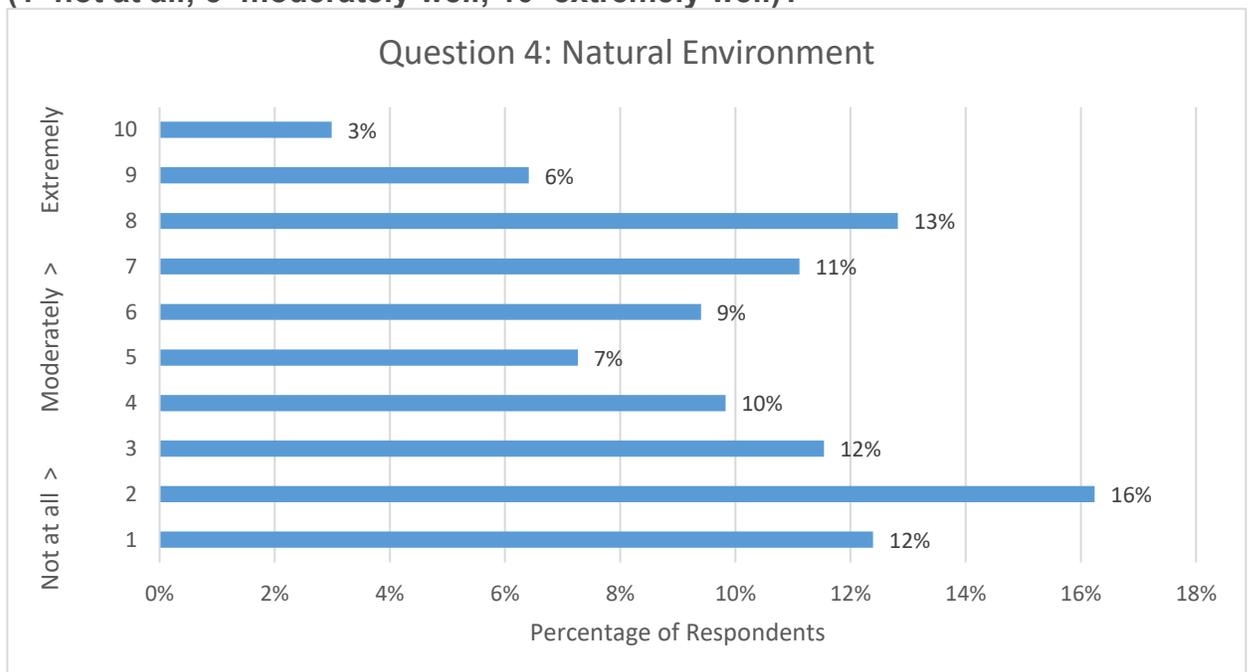
**Goal/Objectives:**

We want to maintain, restore and enhance our natural heritage, their ecological function and water resources.

**How we're trying to achieve these goals:**

- We have mapped our natural environment features like woodlands, rivers, wetlands (view map Schedule 'A' Land Use Plan).
- We have policies which prohibit development on some environmentally sensitive lands or requires further study to ensure there are no negative impacts.
- We do not permit development in naturally hazardous lands (like floodplains).

**RESULTS Question 4: In your opinion, how effectively has the Town achieved its natural environment goals and objectives on a scale of 1 to 10 (1=not at all; 5=moderately well; 10=extremely well)?**



- On the scale of 1 to 10, 16% of respondents (38) selected “2” that the Town is hardly meeting the natural environment objectives;
- 33% (78) of respondents selected the highest values: 7, 8, 9, or 10;
- 26% (62) of respondents selected the middle-range values: 4, 5, or 6; and
- 40% (94) respondents selected the lowest values: 1, 2, or 3.

### Question 5: Arts, Culture and Heritage

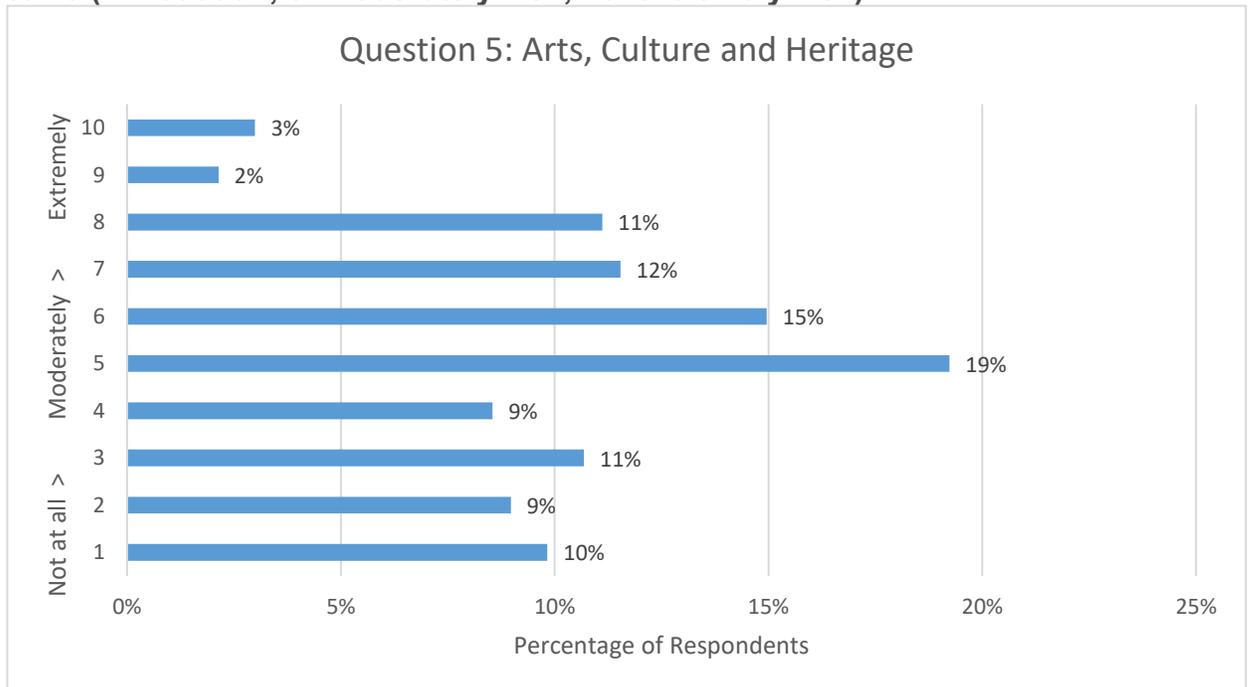
**Goal/Objectives:**

We want to ensure all new development respects important cultural features and conserves and enhances our existing cultural heritage.

**How we're trying to achieve these goals:**

- We require new development to conduct archaeological assessments where it is potentially likely that resources may be found.
- We have policy enabling the creation of design guidelines, which have been used to appropriately integrate new development along the highway corridor.

### RESULTS Question 5: In your opinion, how effectively has the Town achieved its arts, culture, and heritage goals and objectives on a scale of 1 to 10 (1=not at all; 5=moderately well; 10=extremely well)?



- On the scale of 1 to 10, 19% of respondents (45) selected “5” that the Town is moderately meeting its arts, culture and heritage objectives;
- 28% (65) of respondents selected the highest values: 7, 8, 9, or 10;
- 43% (100) of respondents selected the middle-range values: 4, 5, or 6; and
- 29% (69) respondents selected the lowest values: 1, 2, or 3.

## Question 6: Community Character

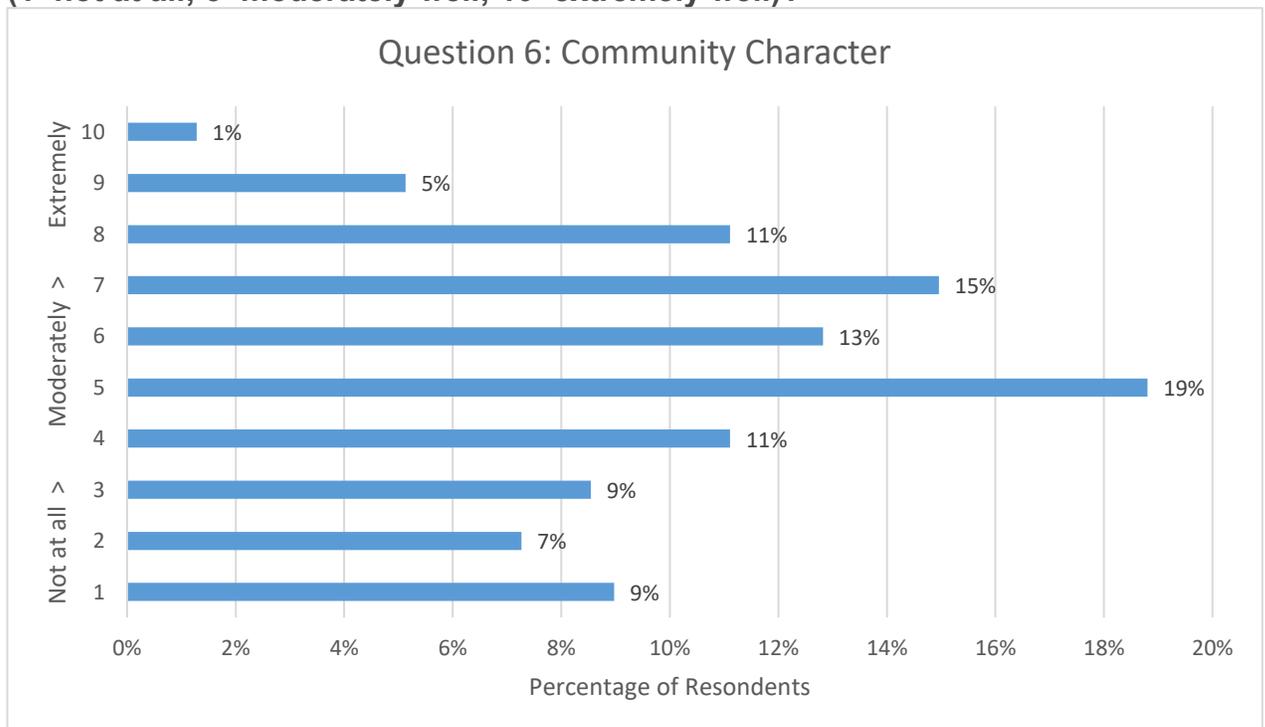
### Goal/Objectives:

Our plan is intended to recognize the character of different areas in the Town of Saugeen Shores.

### How we're trying to achieve these goals:

- We have special building policy for some lands in Southampton.
- We have design guidelines for distinct areas along the highway corridor with unique recommendations for each area.
- We allow only agricultural or rural uses or uses which are compatible with the agricultural or rural areas of Saugeen Shores.
- We have Community Improvement policies for downtown Southampton and downtown Port Elgin, which are used to enhance existing building façades or allow for special streetscape planning.

## RESULTS Question 6: In your opinion, how effectively has the Town achieved its community character goals and objectives on a scale of 1 to 10 (1=not at all; 5=moderately well; 10=extremely well)?



- On the scale of 1 to 10, 19% of respondents (44) selected “5” that the Town is moderately meeting its community character objectives;
- 32% (76) of respondents selected the highest values: 7, 8, 9, or 10;
- 43% (100) of respondents selected the middle-range values: 4, 5, or 6; and
- 25% (58) respondents selected the lowest values: 1, 2, or 3.

## Question 7 Lifestyle

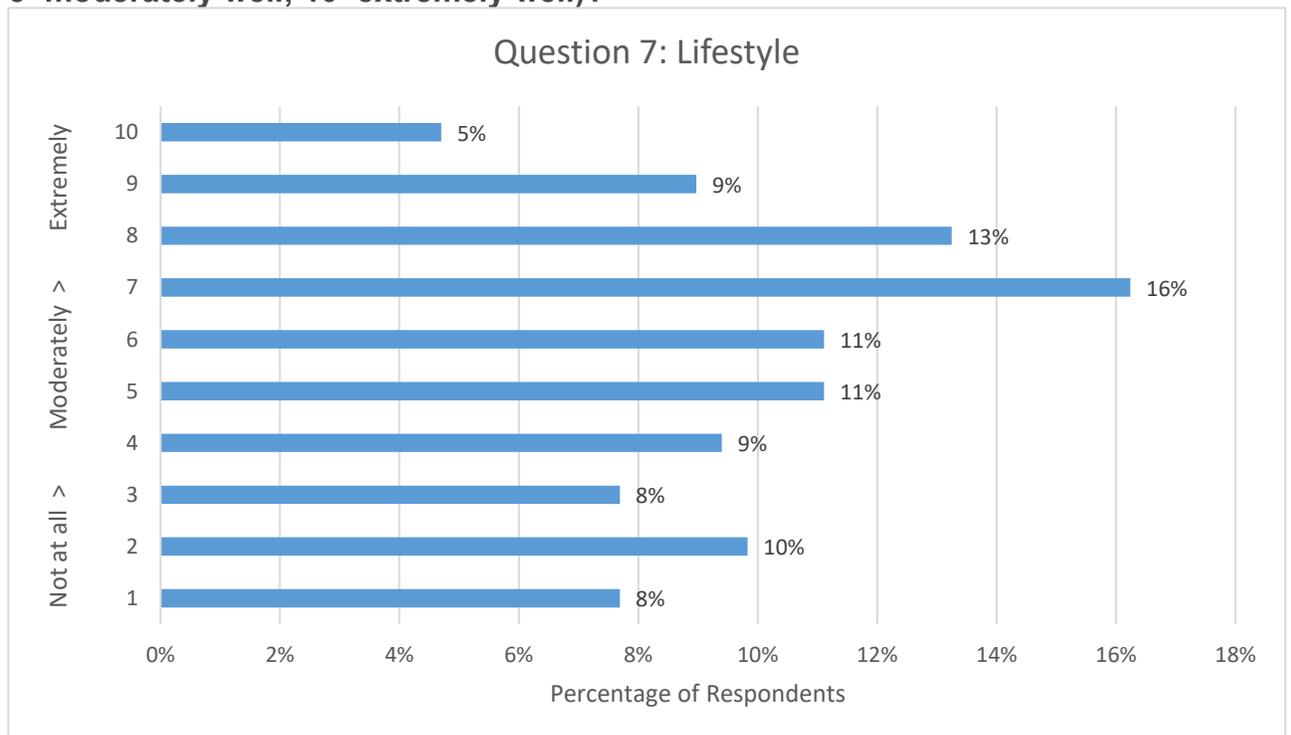
### Goal/Objectives:

We aim to have one of the best qualities of life in the country.

### How we're trying to achieve these goals:

- We have policies to encourage the creation of a linked and accessible trail system, even when new development comes.
- We have policy to encourage the enhancement and creation of green space.
- We have policy to protect existing recreation features in Town.
- We have policy to maintain public access to Lake Huron and the Saugeen River.

## RESULTS Question 7: In your opinion, how effectively has the Town achieved its lifestyle goals and objectives on a scale of 1 to 10 (1=not at all; 5=moderately well; 10=extremely well)?



- On the scale of 1 to 10, 16% of respondents (38) selected “7” that the Town is to a certain extent meeting its lifestyle objectives;
- 43% (101) of respondents selected the highest values: 7, 8, 9, or 10;
- 32% (74) of respondents selected the middle-range values: 4, 5, or 6; and
- 25% (59) respondents selected the lowest values: 1, 2, or 3.

## Question 8: Services and Transportation

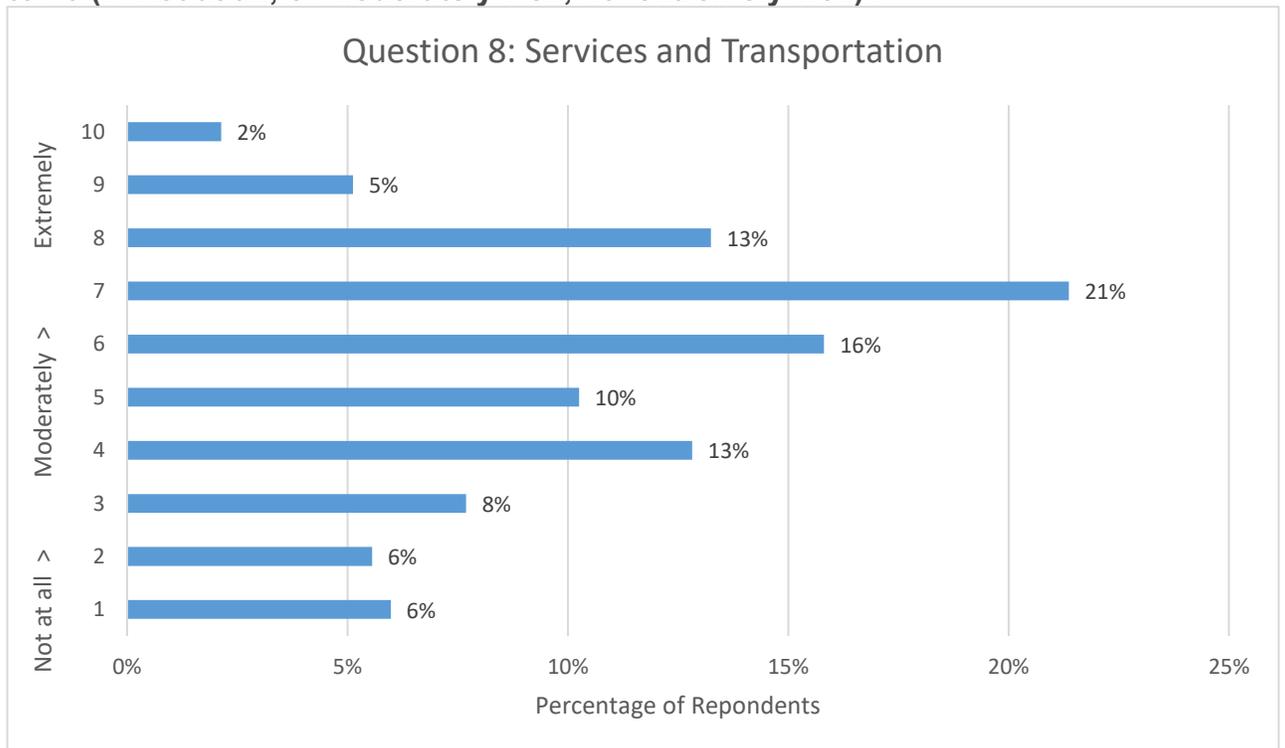
### Goal/Objectives:

We want our services to meet the needs of all present and future residents and businesses.

### How we're trying to achieve these goals:

- We develop Master Plans to ensure our water, sewer and roads infrastructure supports the existing and planned growth. Currently, we are reviewing our Water and Sewer Master Plan.
- We have policy to encourage more cycling throughout Saugeen Shores.

## RESULTS Question 8: In your opinion, how effectively has the Town achieved its services and transportation goals and objectives on a scale of 1 to 10 (1=not at all; 5=moderately well; 10=extremely well)?



- On the scale of 1 to 10, 21% of respondents (50) selected “7” that the Town is to certain extent meeting its services and transportation objectives;
- 42% (98) of respondents selected the highest values: 7, 8, 9, or 10;
- 39% (91) of respondents selected the middle-range values: 4, 5, or 6; and
- 19% (45) respondents selected the lowest values: 1, 2, or 3.

## Question 9: Sustainability

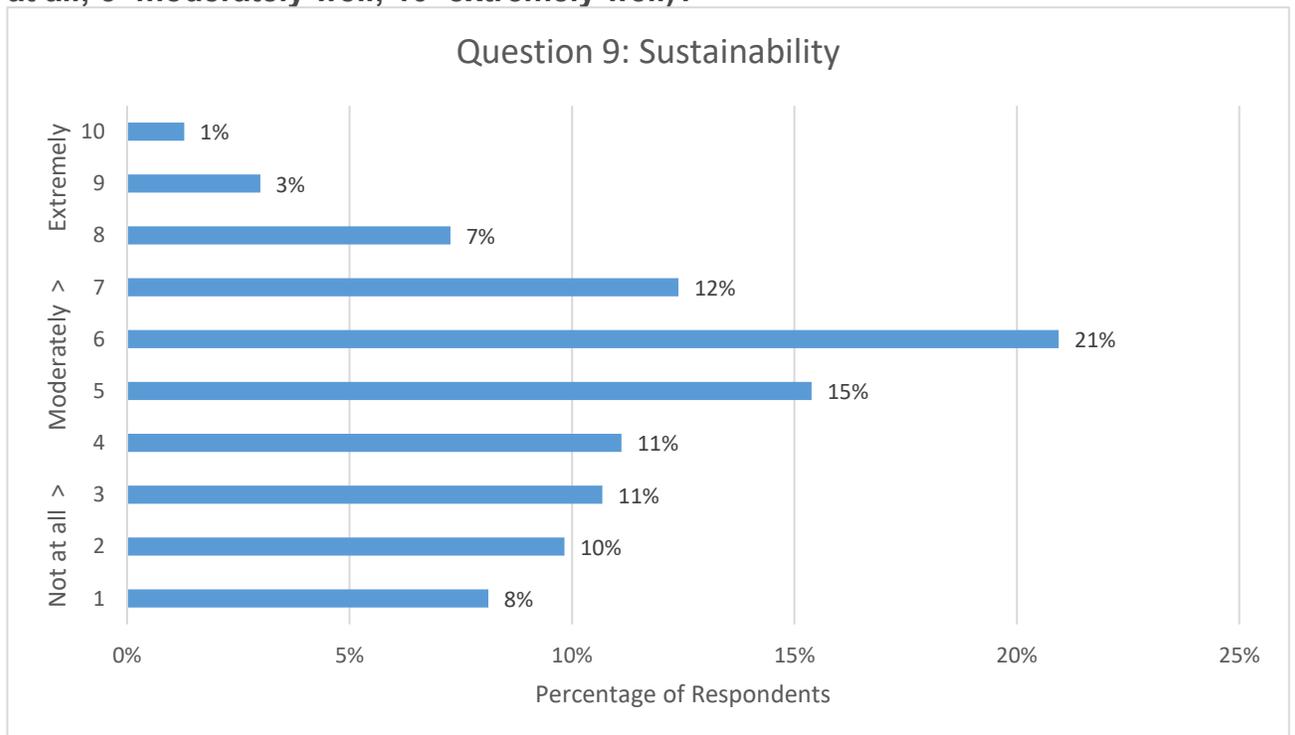
### Goal/Objectives:

We want the Town of Saugeen Shores to be a healthy, livable and sustainable community.

### How we're trying to achieve these goals:

- We encourage efficient land use patterns.
- Our employment areas are near residential areas to reduce automobile dependency.
- We have Community Improvement policies for downtown Southampton and downtown Port Elgin, which are used to enhance existing building façades or allow for special streetscape planning.

## RESULTS Question 9: In your opinion, how effectively has the Town achieved its sustainability goals and objectives on a scale of 1 to 10 (1=not at all; 5=moderately well; 10=extremely well)?



- On the scale of 1 to 10, 21% of respondents (49) selected “6” that the Town is moderately meeting its services and transportation objectives;
- 24% (56) of respondents selected the highest values: 7, 8, 9, or 10;
- 47% (111) of respondents selected the middle-range values: 4, 5, or 6; and
- 29% (67) respondents selected the lowest values: 1, 2, or 3.

## Question 10: Consultation and Community Engagement

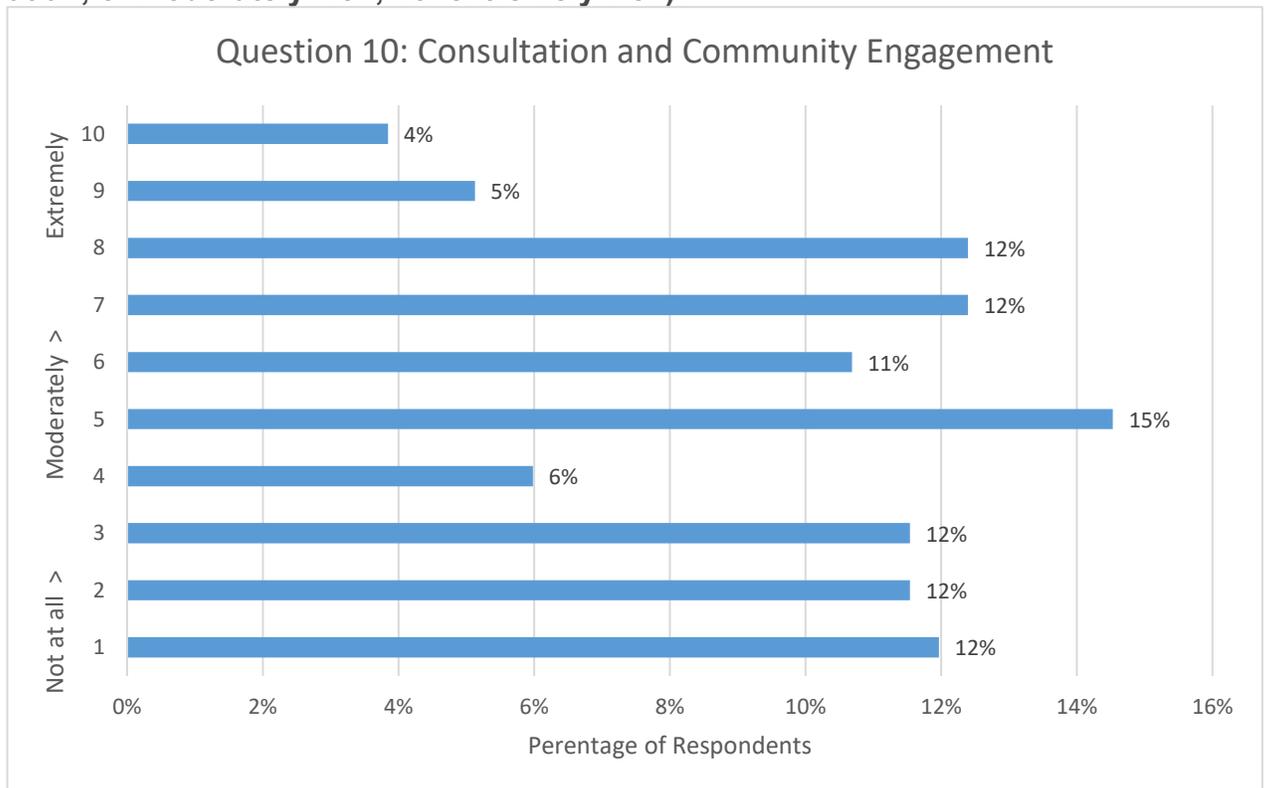
### Goal/Objectives:

We aim to improve public consultation opportunities and participation in land use planning.

### How we're trying to achieve these goals:

- We have established internet-based storage and notification of planning applications.
- We have policy to ensure communication is in accessible formats.

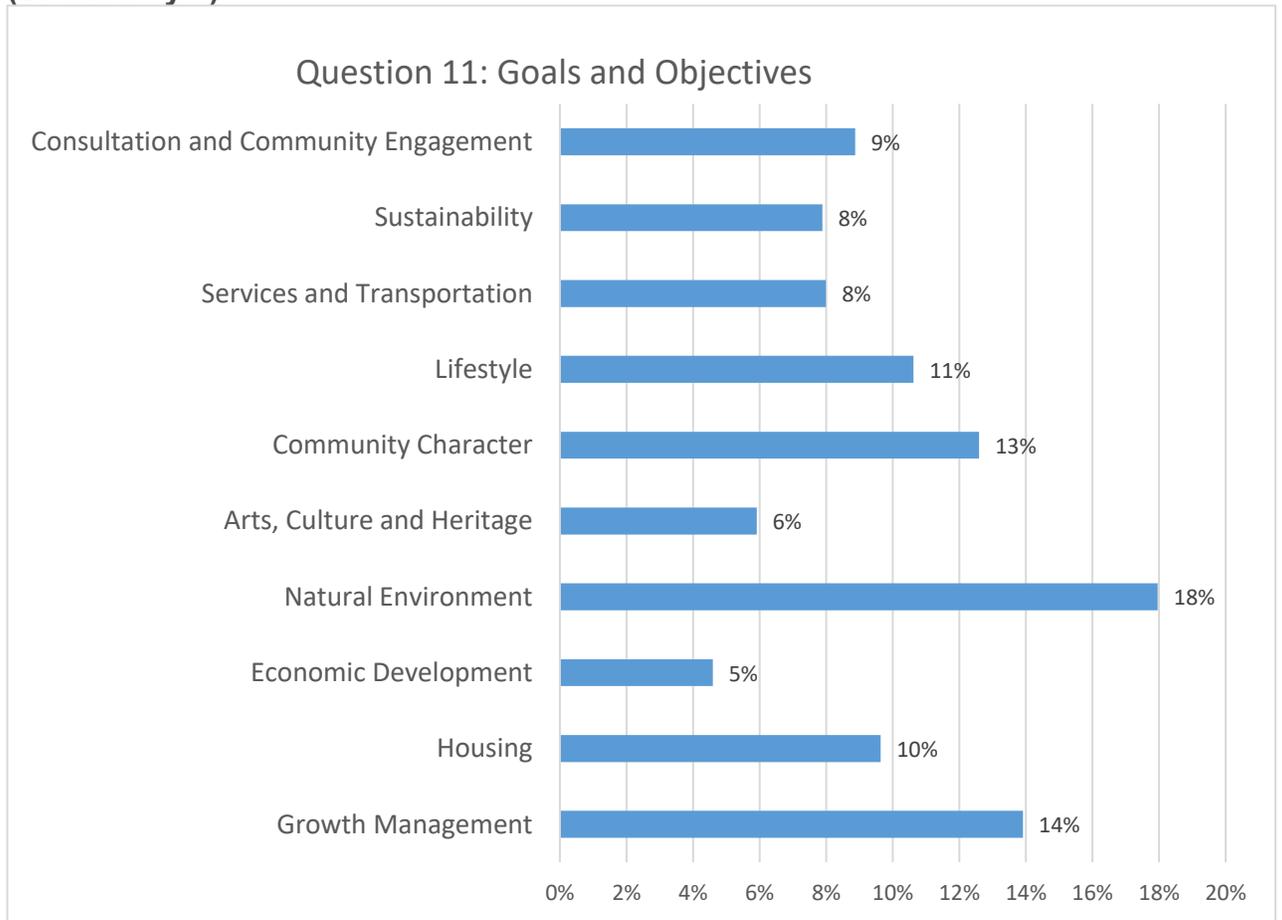
## RESULTS Question 10: In your opinion, how effectively has the Town achieved its sustainability goals and objectives on a scale of 1 to 10 (1=not at all; 5=moderately well; 10=extremely well)?



- On the scale of 1 to 10, 15% of respondents (34) selected “5” that the Town is moderately meeting its services and transportation objectives;
- 34% (79) of respondents selected the highest values: 7, 8, 9, or 10;
- 31% (73) of respondents selected the middle-range values: 4, 5, or 6; and
- 35% (82) respondents selected the lowest values: 1, 2, or 3.

**Question 11:** To inform the thematic scope of the OP Review, the online survey also asked respondents to rank their top four issues as priorities to address through the OP

**RESULTS Question 11: Please identify the four (4) most important goals and objectives for the Town to focus on in the Official Plan Review? (select only 4)**



The top issue highlighted through this question is natural environment. Growth management, community character, lifestyle, and housing are the next more frequently selected options.

## Questions 1 to 11 Summary

For Questions 1-10, respondents gave the highest ranking to lifestyle (with the Town's actions contributing to local lifestyle focused on trails and access to green space) and services and transportation (with the Town's actions focused on servicing new development and a cycling master plan).

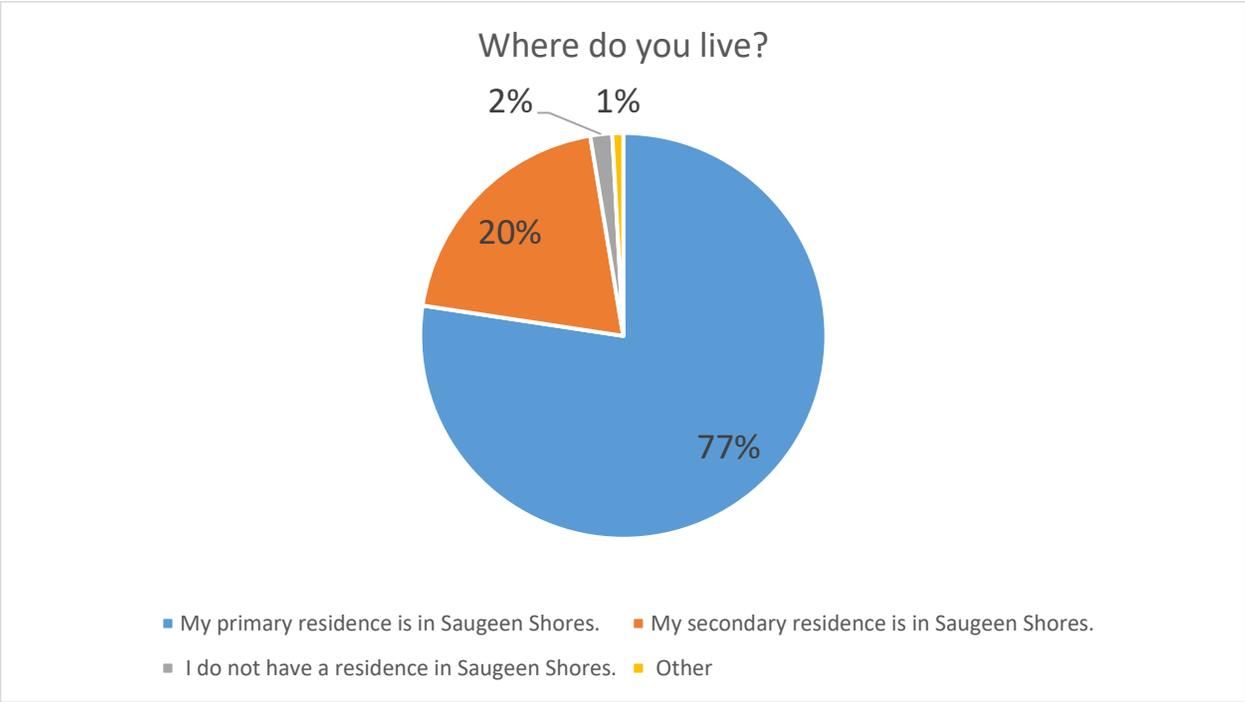
Natural environment, consultation and community engagement, and housing were the issues that respondents gave the lowest rankings, followed by arts, culture and heritage, and sustainability, indicating strong need for improvement in these areas.

The other issues had a high percentage of rankings in the middle-range category, indicating that residents feel that the Town has been doing moderately well, but improvements are needed in the approach to these issues.

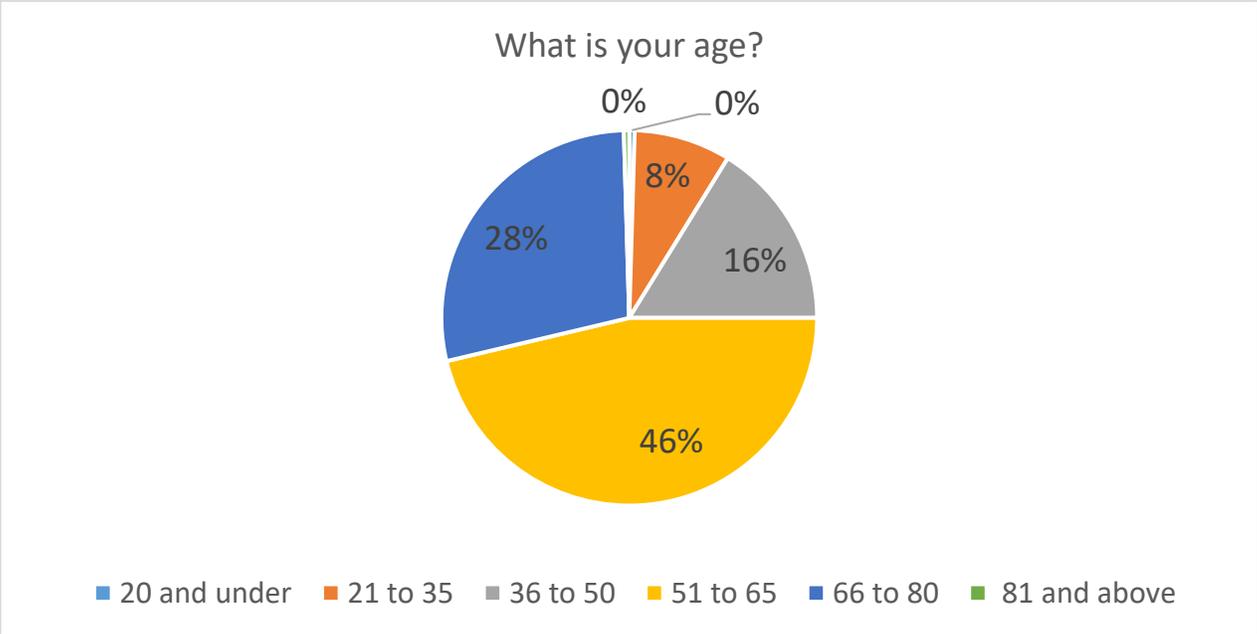
Question 11 asked respondents to select their top-four issues that should form the primary goals and objectives of the OP Review. Natural environment had the most selections (18%), followed by growth management (14%), community character (13%), lifestyle (11%), and housing (10%).

In sum, natural environment, growth management and the related issue of housing, as well as community character and heritage have been highlighted as issues to focus on in the OP Review. Improving consultation and engagement will be a priority of the OP Review process, with attention to where policies outlining consultation and engagement requirements in the Official Plan can be strengthened.

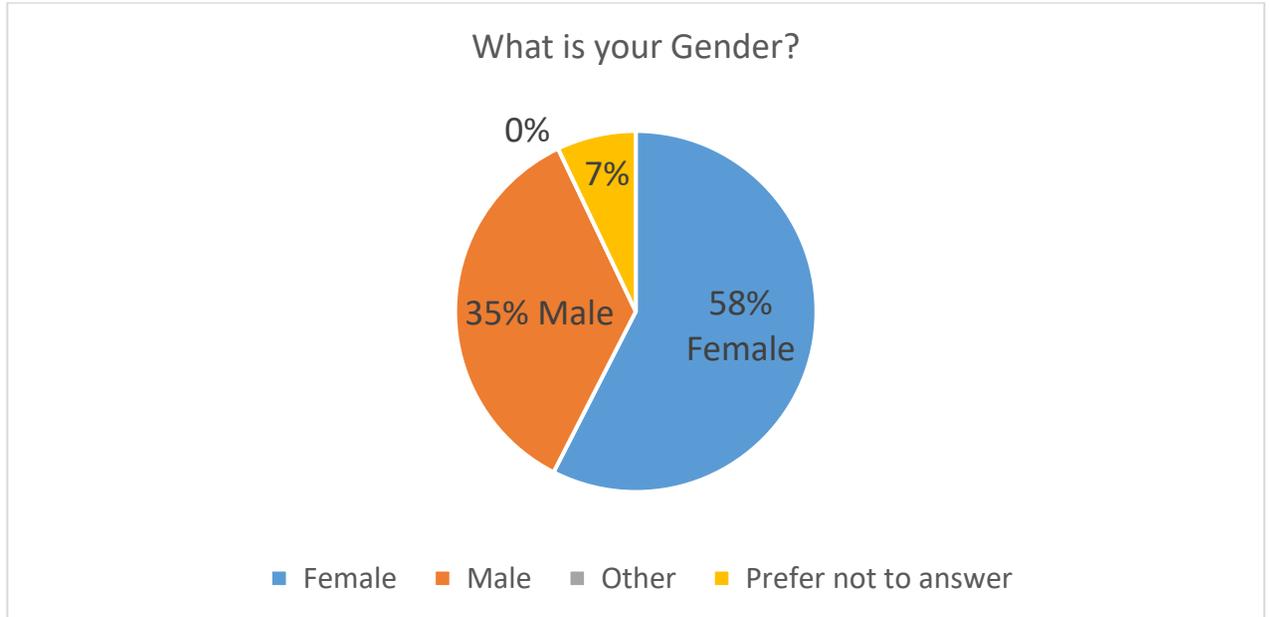
To help the Town understand who is engaging with the process through the online survey, the questionnaire included a series of questions asking respondents to identify certain demographic characteristics about themselves.



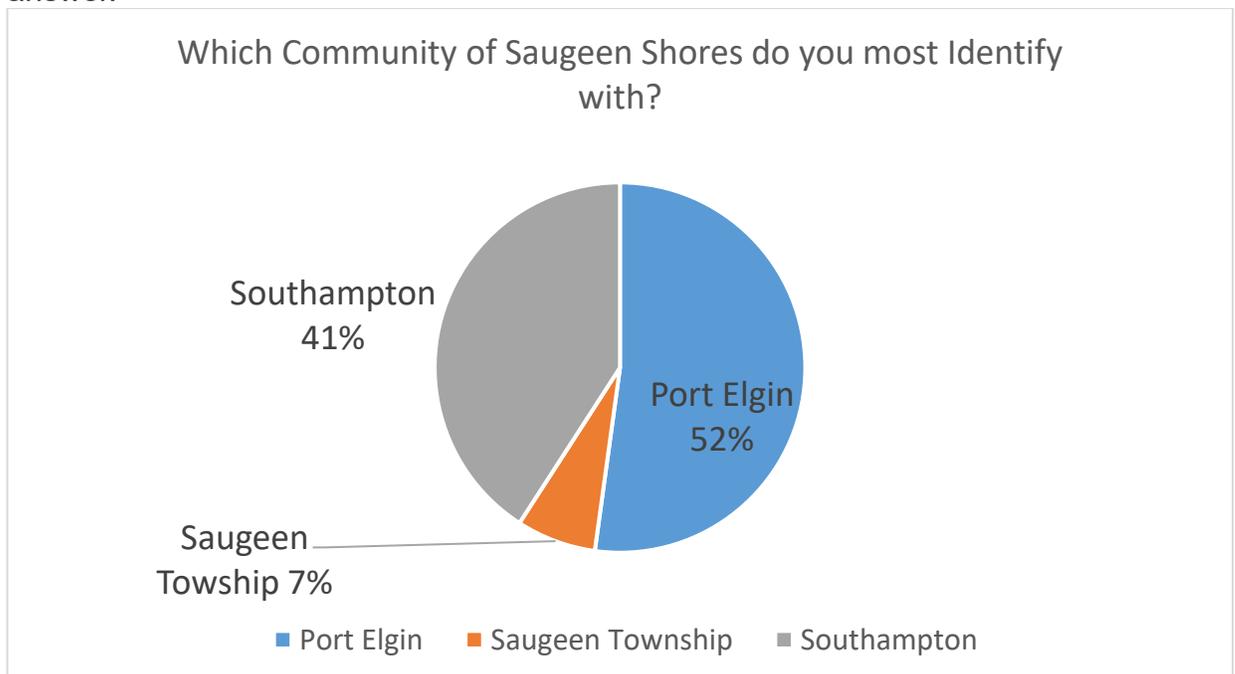
Over three quarters of respondents (77%) identify their place of primary residence as Saugeen Shores. For 20% of respondents, Saugeen Shores is a secondary place of residence.



In terms of age, nearly half, 46% of respondents are between 51 and 65 years old, 28% are between 66 to 80, 16% are between 63 and 50, and 8% are between 21 and 35.



Over half (58%) of respondents are female, 35% are male, and 7% opted not to answer.



Slightly over half (52%) of respondents identify most with Port Elgin, 41% with Southampton, and 7% with Saugeen Township.

**Question 12:** The final main question in the survey asked for any further comments related to land use planning issues that had not already been addressed in the survey

**RESULTS Question 12: Are there any land use planning issues that have not been identified here? Please describe.**

The entirety of these comments are reproduced below. Themes identified that were different from those already asked about in the survey questionnaire include:

- School boards' expected demand and potential sites for future schools.
- Port Elgin beachfront.
- Improved trails and cycling infrastructure.
- Family-friendly, consultation opportunities and/or where childcare is offered.
- Policies on lot severances and subdivision.
- Indigenous reconciliation.
- Branding "Uptown Southampton" commercial district.
- Municipal airport.
- Recreation needs of an aging population; and
- Retaining municipally owned land for parks and open space.

**FULL RESPONSES:**

**Question 12: Are there any land use planning issues that have not been identified?**

I've selected 4 but in my opinion, all the existing OP policies are adequate and no detailed review is required, with the exception of the Natural Environment Policy that Council has directed to be reviewed in response to the Bay Street Woodland file.

The OP is a "general land use guide", please do not make it anything more than the Planning Act intended. Specific studies regarding tiny homes, affordability etc should not be embedded in the OP.

Housing and Character: consider removing the requirement for new housing to be "in keeping" with the neighbourhood character.

Sustainability: Designing new subdivisions with sidewalks and with a path in the rear yard, is not sustainable. Either walk on a sidewalk or a path, both are not required. Smaller lots may result in higher sustainability.

Services and Transportation: too much land is being used for stormwater management ponds, developers should be required to provide SWM more efficiently regardless of the cost. Too many entrances are allowed on Highway 21.

I believe the monstrosity being considered at the Port Elgin water front will remove easy access and destroy the natural beauty of our shoreline. This seems to be a get rich quick plan for more affluent members of our community. Improve the parking at the Port Elgin beach and have a small business go in where the train station currently is AND LEAVE IT AT THAT. We are swamped with visitors every year who are extremely happy with the facilities currently available at the beach. Why change what is already working so that we lose more of our natural environment

<p>Not sure where this fits in but we are not fans of these mass housing projects! Hundreds of homes in former farmer's fields...taking away homes from our birds, wildlife and creating complete eyesores. Towns and cities are now creating "planned communities"...not sure we see this vision here. With so many kilometers surrounding the Bruce Nuclear Plant where most residents are employed, yet the housing is all "squished" into these sections of what used to be a beautiful town. We have a beautiful forest across the street from us that has sold several times, is a wetland and have heard that it is now slated for housing...really?</p>
<p>It seems as though there is not enough space in the current schools is limited. Perhaps some space should be set aside for a potential future school. Also, drainage in the Biener trails was seriously messed up when the new gravel trail was installed for the Summerside neighbourhood. A lot of trees died in the standing water and now it's a terrible mosquito breeding ground. Please consider fixing that. The trees can't be brought back to life, but new ones could grow if the water was allowed to flow.</p>
<p>People who buy a property in a zone such as R1 are currently under the impression that the properties surrounding them in the R1 zone will remain with the same designation. It is unclear in the Official Plan and Zoning By-Law that ALL lots are subject to change if application is made to change the zoning. So an R1 lot can be changed quite easily to R2. People do not realize this and should be made aware that zoning designations are flexible and, for all intents and purposes, temporary.</p> <p>The Official Plan makes mention of neighbourhood character several times. One example is "To ensure that future development is in-keeping with the character of the nearby area." Another is "To ensure that new housing is designed to maintain the character of existing built form of the area." While these sound good, the wording is vague and open to the interpretation of planners who typically fall in-line with developers' requests. There are no examples of what neighbourhood character really means. As such references to "character" in the OP lack teeth. If "character" is truly important, then the wording should be improved to give these references to character some gravity and clarity.</p>
<p>Arbitrarily changing zoning, always in favor of developers and increased tax base. Ruining the character of some neighbourhoods.</p>
<p>Land use change when current use no longer meets the needs/fits in with the town. Specifically changing the municipal trailer park in Port Elgin to a multi use park more suitable for Festivals/gatherings/ outdoor skating rink - such as Victoria Park in Kincardine or Harrison Park in Owen Sound.</p>
<p>Climate change requires us to reduce our footprint, not intensify it the way we are. This area is losing its soul to unsustainable economic development and pretending to consult about issues its politicians and planners don't really care about. It seems the bottom line is money and maintaining the bubble of wealth the nuclear industry provides at the expense of genuine diversity. Greed is destroying the clarity and conscience that would provide affordable housing for seniors, diversification in industry and business that is sustainable for youth, and genuine preservation of the environment, all as part of the new and necessary Green Economy.</p>
<p>Food waste disposal separated from garbage disposal</p>
<p>roadway widening in Southampton. It seems to be happening (ex. Chantry) with minimal consideration whether the local residents want or need widening, sidewalks, etc. The unique cottage area should have it's own master plan developed to consider the character and unique needs, including road design, sight lines (safety at corners so drivers, cyclists and pedestrians can safely see each other), building size, etc.</p>
<p>Too much money and time are put in to the tourist industry while the local residents are a secondary thought but are the taxpayers.</p>

Your sustainability criteria are too limited. Sustainability is about how we can live, work, produce and consume in a way that is economically successful, socially acceptable and stays within nature's bounds.

Separation of employment lands from aggregate extraction of which is not suitable for light industrial or business parks which would show a lack of service(able) lands for these purposes which is needed to support employment and economic diversification including the tax base it brings.

We need to focus on people with low income so that they will be able to live in our towns. Not everyone works at Hydro or have a pension big enough to keep living a meaningful life in an aging population and growing community.

Traffic flow and its impact on our towns day to day life.

Right of way to make downtown two lanes through Hwy 21.

find a way to stop or ignore small special interest groups from disrupting town and county decisions. They are only here for summer months and behave like nothing should change while they are away.

With the unopened road allowances north of the Saugeen River and SON lands indicated in the 1994 statement of claim...is this being overlooked ? Development is being planned on these lands. An example would be shoreline and unopened Chesley and Birch Streets, Southampton.

Port Elgin Main Beach

Yes, and they are hard to effectively communicate with the flaws in this survey. Each section should have had a comment area since the statements were extremely limited. For example, affordable housing needs to include rental opportunities that are accessible for people with lower-paying positions otherwise the employees won't exist for the many services needed both today and in the future. And yes they need to be accessible to employment without a vehicle since there is no public transit. Additionally looking at character and cultural heritage there is no identification of residential guidelines and limits. Finally to pick four priorities rather than rank all 10 is also a flawed method of gathering information on community priorities. Creating a 1 to 10 priority ranking would get input on all ten but they would be weighted and it would provide a slightly more comprehensive understanding of what the community priorities really are. Also as mentioned at the public meeting tonight many people that are able to come out to these types of sessions and/or are aware of these formats for input is a small percentage of the population. Young families, to whom the future of the community will impact the greatest are often unable to access public sessions due to family commitments or even have the opportunity to be aware of a survey. If true public input is valued a variety of venues will be offered for families to attend sessions-at schools while care is offered, or libraries.

Yes, and the ones indicated are very poorly explained and covered in the verbiage and this survey. For example, there is no reference to affordable housing or preservation of heritage residences and the requirement of selecting for priorities out of ten is ludicrous. Rather than the binary choice of four, the ten priorities should have been ranked from 1 to 10 by any survey responder. I struggled to choose 4 and almost did not want to do so but the survey structure forced this. Each section should have a space for comment rather than one large one at the end. This is a flawed survey and does not sufficiently constitute community input.

Insure protection of green spaces. Insure consistent development with existing neighborhoods more sidewalks above highway. Insure existing commercial space is appropriately used not sitting empty. And derelict looking. To not allow Greece to be poured into our water system...

We need better health care services in all areas including prevention, primary care and specialty services

The town is focused on inside the boundaries and does not admit that many work outside of the town. From the perspective of transportation lights are not coordinated to facilitate movement. There is no truck bypass since the Blaine, while paved to Highway 21 outside of Southampton, is in another jurisdiction. The bike routes are not connected together and are part of developers requirements on the infrastructure.

The town continues to listen to developers opening huge areas to housing while there are still growth areas inside the town boundaries that are better suited. (The west links golf course which required additional utilities run away from the town and opening up wetlands and woodlands near the beach). We have policy statements but either do not enforce them or break them at the first request which makes me doubt this entire process.

Preserving the family focus of the town (and beach, in particular) needs to be a focus. Increased development, traffic, parking, activities that could be located off the beach need to be a primary focus.

The planning forum last evening (August 19) seemed to get away from staff. Those participants w/ grievances of various kinds dominated the meeting and seemed to hijack the session. I'm not sure what was accomplished. Perhaps questions from the floor could be saved until after the presentation

This is a 5 year review of a 20 year plan. That is a good thing. I'm assuming there was an evaluation done of progress to date. It would be helpful to community members to have a detailed report on what has been accomplished to date with the plan and what has been the outcomes against each of the priorities. The statements of accomplishments listed in the presentation are too broad/vague to be of much value to the reader. A statement of what we have learned from our efforts to date (OUTCOMES) would help set the stage in selecting priorities for the next 5 years.

Reverse the emphasis of hwy commercial to meet the goals of less auto traffic and to increase foot traffic access to commercial/retail/cultural.

No master plan on Arts and Culture. Very weak controls on preservation of historical buildings. No plan to retain woodland areas in the built up areas. The destruction of ash trees due to the ash borers needs special attention to retaining woodlots and individual trees in residential areas. Lack of attention to storm drainage issues. Plan is based on growth. There is a need to look to the change that will occur at the end of the Bruce Power refurbishment program when employment will drop. Senior housing and Nursing home needs need to be addressed. There is perhaps a need to allow 5 or 6 floor condos in carefully controlled areas east of the hospital. Special Zoning areas haven't been explained clearly. Nowhere is the special nature of the three separate areas of Saugene Shores put front and centre

Ticketing all boats etc on Southampton beach was short sighted and changes the community character. Fix the new bylaw!

Unregulated commercial growth along Highway 21 on the south end of Southampton was poorly planned!

Putting sidewalks in in Southampton from Huron St to the beach changes the community feel of this town we love so much. It encourages speeding and faster traffic. It takes away Green space and weeds and vegetation that is helpful to birds bees butterflies. If we wanted sidewalks and paving everywhere we would have stayed in the city. Where is the thought for natural vegetation? We want to keep the quaint community spirit intact- That is the reason we came to Southampton 65 years ago!!

A crosswalk (or foot bridge) on the rail trail where it crosses Hwy 21 just north of Hi-Berry farms would be hugely welcome. During peak seasons this is a very dangerous crossing due to the high speed of traffic, the total volume of traffic, and the amount of traffic pulling in/out of Hi-Berry farms. If Saugeen Shores wants to encourage more cycling this would be a great place to start! Eliminating parking spaces on Goderich street in the Port Elgin downtown in favour of dedicated cycling lanes would also be a nice way to encourage more cycling. Cycling lanes on major north-south & east-west routes in Port Elgin (i.e. Bricker, Waterloo, Gustavus, Elgin/Market) would also be great.

Notification of stakeholders has been poor. It must be done on a broad basis, summer and permanent residents must be adequately informed and meetings must be held when seasonal residents can attend. This is the first time meetings have been held in the summer. (OP Review and the transportation plan). Notices for large projects must be sent to stakeholders. Meeting rooms must be an adequate size to accommodate the people that show up. It would have been helpful if the consultant doing the work had attended the OP Review meeting to hear the feedback. This should not be done to tick boxes but careful consideration should be given to what is weak in the current plan, or how the plan is being implemented. Lake Huron and the Saugeen River are precious resources and the waterfront should be protected. These are the jewels of the community. Currently south of town there are huge houses being built and there are no sewers. Huge houses are being built in wet areas which is not a good environmental decision. Tourism is important and brings money into the community. I do not see it addressed in the plan review. Archaeology and heritage are very important, there are many beautiful houses in Port Elgin and Southampton that should be preserved.

I am concerned that there is no policy in place to protect the mature trees. Port Elgin is known as the town of maples, yet you can cut down a 100 year old maple on your property without a permit. These trees are a valuable resource. They beautify the downtown area and protect us from climate changes. Please protect our trees. I would also like to see green spaces linked to allow for animals to travel through. A green belt through the town.

There has been no effort to retain architectural integrity in the core of Port Elgin and Southampton as the Town continues to grow. There should be architectural controls to preserve the historic areas of the town.

There seems to be little concern about the natural environment (the storm sewer at Gobles Grove beach, the proposed paving is more of the Port Elgin Main Beach). Efforts should be made to protect the beaches and woodlands in the town.

Traffic management is another area of concern as the town continues to grow.

I am concerned that most of the property in the area seems to be owned by one builder and that his influence seems to override residents' concerns. Residents who have paid taxes and supported the community in other ways for decades have made an investment in the area. Kudos to planning department for creating the shoreline biking path and railtrail. That is truly one of the best things Saugeen Shores has done. Now we need a safer crossing over Hwy 21 at the railtrail.

With the growth of the town and the need for affordable housing, it may be time for a transportation system. The trolley has also been an excellent addition to the area.

Also, let the beach stay natural. Stop building structures on our whitesand beach. Enforce leash laws.

Environmental sustainability has not been considered. Excessive residential and commercial development along the shoreline between port and south and in port elgin is just one example. Bears, deer and other wildlife are totally displaced, and the deforestation is ruining what makes saugeen shores a beautiful place for people to live. It will be tragic any time police have to shoot wildlife simply because we built houses in the middle of what used to be the forest. Planning

policies need to be in place to stop this amount of deforestation and development. Saugeen shores is becoming manufactured green space rather than preserved natural space.

Short term rentals such as AirBnB VRBO, etc. these should be identified and regulated the growing number will reduce affordable long term rentals and change the makeup of neighbourhoods with an increase in transient population

I would like to see accessory buildings be allowed in the new zoning bylaw.

While the rail trail improvements are nice, it is still unsafe to cross hwy 21 between Port Elgin and Southampton during the busier summer months. There is not adequate simultaneous break in the north-and south-bound traffic to permit safe crossing by bicycle. The volume in traffic is only going to increase with the influx of population and a safe rail trail bicycle crossing needs to be addressed at this location, please.

Dog park in southampton for use by the resudents in southampton. Why go to port elgin for the only off leash dog park in the area. More problems are arising in terms of bylaw infractions and dog bites as a result of people letting their dogs off leash on beach or parks because their dogs need that allowance for freedom but have nowhere for them to be off leash. This is not right by the town and not forward thinking. If u get your baseball duaminds then make heliwell soccer feild an official dog park

I am not sure that the forested area between Island street and South Street and between Huron Street and Albert Street in Southampton has been identified as special area in the map. This land should be designated as "heritage woodlands" and protected from further development. Once designated as "heritage woodlands" , the land could be purchased by a conservancy organization and left untouched for future generations.

Yes, affordable housing for those working in minimum wage situations. There have been no affordable housing initiatives that I can see in Southampton or Port Elgin.

Preserve our wetlands and green spaces.  
We have a treasure here. Don't let the bulldozers drain the swamp.  
Health care is woefully inadequate for the existing population. Health care must be front and centre of planned growth for out community.

Yes, I do NOT support the town policy of lot splitting.

Honouring land use designations that are in place.

WITH ONLY 1500 CHARACTERS PROVIDED, THIS WILL REPRESENT THE FIRST OF A MULTIPLE SUBMISSION.

Question 1 Comments: The survey indicates: "We've shown where some residential development can occur near the waterfront, yet the map provided does not clearly delineate these areas. In this respect the Town has not achieved a clear and accountable approach to residential development along the shoreline. Also the survey also indicates: "We enable the use of Development Charges to help pay for services needed in the future. We are currently updating our Development Charges system.", however it is not explained what services exactly development charges are used to offset. More information is needed for an informed decision can be made on Town effectiveness in achieving the goals and objectives of Growth Management.

Question 2 Comments: The survey indicates: "We require new housing development to be at least 15 units per hectare and that each development accommodates both lower and higher densities.", which is a requirement established and articulated in the 2012 Official Plan, and yet there have been numerous examples of infilling in which large homes and seasonal dwellings have been erected on multiple lots. Clearly, there has not been an effort made by the Town to enforce the residential density goals.

WITH ONLY 1500 CHARACTERS PROVIDED, THIS WILL REPRESENT THE SECOND OF A MULTIPLE SUBMISSION.

Question 5 Comments: It would appear that the recent controversy over certain heritage properties in Saugeen Shores are not being adequately protected by the Town. In particular, the former Anglican Church rectory issue remains and there does not appear to have been any effort on the part of the Town to protect this heritage property. As well, the objective "We require new development to conduct archaeological assessments where it is potentially likely that resources may be found." is confusing and perhaps impractical, as the trigger to undertake such an assessment depends on the likelihood of resources being found. As well, as policies reflecting design guidelines have not been provided, it is not possible for the reader to properly assess the performance of the Town in this regard.

Comments Question 6: Again, without the policies and design guidelines, etc. referenced above being provided to the reader, it is not possible to properly evaluate the performance of the Town in this regard.

WITH ONLY 1500 CHARACTERS PROVIDED, THIS WILL REPRESENT THE THIRD OF THREE SUBMISSIONS.

Comments Question 9: How is the efficiency of land use defined? While employment areas are indeed close to residential areas, often approval has been granted for large residential units to be constructed on multiple lots, thereby reducing the density goal of 15 units/hectare overall. If the Town is interested in developing efficient land use patterns, approval of such applications should be curtailed.

Thanks for this survey!

Though getting participants to select four priorities (objectives help achieve goals) may help to focus thought and discussion, it seems arbitrary and short-sighted to suggest only four will be the eventual focus for the OP.

I commend the Town for the annual clean-up and maintenance of the beaches in Southampton, though wish we could aspire to a 'blue flag' standard, including better litter and recycling collection, year round!

Perhaps it is 'never too late' to brand Uptown Southampton (as the locals call it) as distinct from Downtown Port Elgin.

I also continue to hope that the Anglican Rectory issue won't divide Southampton the way the DGR issue did!

Surely we can move forward together on many of these issues, mindful of Indigenous Reconciliation (not even mentioned, despite our context), among other considerations.

1. Wetland preservation / storm-water management  
2. Tree canopy  
3. Population demographics shift mitigation (Bruce Power recruitment, baby-boomer aging)  
4. Eldercare  
5. Education (post-secondary)  
6. Climate change mitigations  
7. New neighbourhood diversity (to avoid suburb sprawl)  
8. Waterfront planning  
9. Riverfront planning  
10. Greenbelt / agricultural preservation (circling Southampton, and another circling Port Elgin)

I live in section 2 but have no idea what that means. I have been unable to attend the physical meetings. Communication to all residents seems to be lacking.

Can't wait to have more affordable housing.

N/A

No discussion regarding the municipal airport or how it could be upgraded to better service our growing community for both business and tourism. We currently have a facility that is being maintained and managed for a minimal amount of cost, but is seasonal. Has there been any conversation regarding a year round operation?

Make plans for tiny houses and eco communities. Stop allowing cookie cutter mansions being built. Protect the shoreline with natural resource management not building units. The land will erode if dunes are built up soon!

Saugeen Shores has a chance to be a beautiful, innovative leader in sustainable development, but instead it's become one big money grab. Hire people who think differently. Get creative. Stop doing the same old thing.

Needs for specific 'missing' Master Plans since the Town seems so set on following plans. I realize that I didn't check Culture above but we need a Cultural Master plan that will enable SERIOUS discussion about the Southampton Town Hall corner - no where else in this community is there such a strong intersection icon at such a prominent location. This is the place. This is the destination marker. This is the time to do something very bold and positive there.

Recreation is much more than baseball and hockey. The OP should somehow reflect the demographic projections and needs/wants of those demographic values - including the value of outdoor places and spaces since lots are getting tinier and this push for higher densities is putting more people into tighter spaces. Parks, urban trails (SIDEWALKS and safe STREET cycling routes), a swimming pool and playground renewal (and perhaps new installations in being-built residential areas) are deserving of attention - and budget support.

Downtown, or in our case, downtownS, has the potential to reflect the soul of our community. Insuring a safe walkway (fix the sidewalks in Southampton!) and proper public amenities (washrooms, benches and garbage/recycling). We need downtown to be attractive and have positive energy - that will spill out into the rest of the community for sure. Tourists don't just need the beach - they need healthy downtowns too.

Mark and keep open beach accesses. Stop private citizens from encroaching on town and crown lands. (e.g. along shore)

Not sure I'll get another place to provide this comment, but I feel that Saugeen Shores is short sighted when it comes to green area and land owned by the municipality when they sell it off. One example is the sale of the land where the strip mall where Shoppers is, with this land so close to the arena, police station and municipal office should never have been sold. I also understand that the land behind North Port at Joesph and Bruce will be developed in the coming years as residential. We do not have very many green areas in our community where children can play, dogs can be walked, etc. This land should not be developed. The housing in this area is expanding while you decrease our green space, this does not make sense. Please seriously consider your reasons for selling any green lands or municipal owned lands. Does it make sense on a long term basis to sell these lands?

I am a resident located near the Brentwood/woodland/maplewood area. We were informed that the property between our subdivision and the 10th concession was sold to Barry's construction, but the development map does not indicate what will happen to the area of mature trees (green space) that is between the rail trail and Brentwood. We were told that area was an environmentally protected area (zoned as such), however it does not appear on the map you provided. It would be a beautiful green space (natural with walking trails already existing within it) for a new subdivision to enjoy, as the current children in the neighbourhood love playing back there, so we are all hoping that the green space will remain, regardless of a subdivision being developed. We hope Barry's will respect this green space and allow it to be a wonderful part of this newly developing area. Just wondering if that area has been discussed?

I am not comfortable with the amount of trees that have been cut down lately to make room for new developments. Are there trees being replanted around both towns equal to the amount we have lost?

We are concerned that the clauses relating to heritage and character are not being respected in planning decisions by the Saugeen Shores Planning Committee and Council. It appears that developers are favoured by the committees and councils, and the Committee of Adjustment is too ready to accommodate buildings that are not in keeping with character, are too large, or inappropriate for the location. The proposal for the NII beside Fairy Lake in a school zone on an historic corner is one example.

The willingness of the Council to ignore recommendations by its own Municipal Heritage Committee to list and designate 6 Huron Street North (which met all three of the requirements for heritage designation under part IV of the Ontario Heritage Act), and then allow demolition, is another example. The fact that monster homes are being built on small properties throughout Southampton is another concern. These houses are out of character.

The way that Highway 21 (Albert Street in Southampton) has become increasingly developed and generic in style--with a car wash and fast food chains, etc., that draw customers away from downtown restaurants -- is working against the sustainability of the businesses that make downtown Southampton so attractive and interesting and valuable for residents and tourists alike. We do not want more big box stores and restaurant chains. They diminish character and individuality. We do not want to look like every other town in Ontario--it is boring.

Note that Question 11 does not allow for a statistically accurate picture of participants' priorities. That would require people to rank all 12 items in order of priority (and ranking 12 is a large number).

This survey makes no sense. It is probably the worst designed survey I have ever encountered. It opens with statements that lead the respondent to believe he/she will be providing input on future objectives for planning purposes but instead , it is entirely backward looking, asking respondents to assess the work of the town in meeting already established objectives. Furthermore, it is impossible to even answer the questions because there isn't sufficient information provided. The sections labeled "how we are trying to achieve these goals" is entirely insufficient to provide even a limited basis for assessment. I'm sure the town has done good work in many of these areas but without more information, I can only answer anecdotally, and quite frankly because community engagement is so poor, most of the anecdotal information and my personal experiences with certain policies (for example the sudden change regarding boats on the beach with no prior notice, warning, or consultation with boat owners) is pretty negative. Sadly, the poor design of this survey is consistent with a pretty poor record in terms of consultation and community engagement.

More respect for the environmentally sensitive areas which are threatened by the overzealous staff trying to increase the tax base.

town should keep businesses in an industrial area and not spread all over

There is an urgent need to incorporate the Design Guidelines into the Zoning By-law, as well as a need for an over-arching committee composed of municipal department heads, with citizen participation, to review (in a broader neighborhood and community context) proposed developments on specific parcels of land to ensure they meet the broader goals of the Official Plan. Parcel-by-parcel development does not achieve this purpose.

- 1) PEDESTRIAN/BIKE CROSSING - a safer passage way needs to be constructed to allow pedestrians/cyclists to cross the highway (near HiBerry Farms) along the Rail Trail. Perhaps an underground tunnel, or a cross walk with flashing lights?
  - 2) ENVIRONMENTALLY HAZARDOUS LANDS - need to be left "as is" (protected from development) as we require all remaining such lands to provide oxygen, natural filtering of rain water, protection of species etc.
  - 3) BIKE RACKS - install more bike racks intown and at beach to promote cycling
  - 4) HERITAGE BUILDINGS - protect them
- Thank you

With the pending rebuild by Bruce Power a significant number of temporary journeymen / trades will be employed and looking for housing. This will be a temporary situation and it is vital that speculators do not throw up low grade rental buildings that will be abandoned and or allowed to deteriorate once the temporary demand evaporates. Alternately, there is a likely hood that individuals will buy and rent out existing homes to visiting workers with the resulting deterioration due to lack of maintenance and social consideration that will be the result of this profit driven speculation. A key question that needs to be asked is; What plan does Bruce Power have to provide temporary housing? How will their plan, if one exists impact the official plan.

For the most part, I agree with the goals but not the methods used to achieve them. Feels like there is a huge disconnect between council and residents, a bigger alliance between council and developers.

Every one of the points in question 11 should have equal weight and importance, all of these things are interconnected. Balance should be the approach. No doubt everyone want to do the best for the community but I apologize for my cynicism but surveys like this can be interpreted to support any mandate. All of the objectives and goals are noble, however without digging much much deeper is is very difficult to answer in a meaningful way. Are the objectives being met? I guess, Could more be done?, Always. Protect environmental sensitive spaces and develop responsibly, (unfortunately this will mean 20 things to 20 different people). Southampton is a pretty special place, don't screw it up.....

Need alternative to using highway 21 with all the new development

why not develop the land couple of kilometres north of the high st

Maintaining the beach as a beach and family area, not a convention centre. Large projects like the waterfront management that ask for input, should actually listen to the input, not make everyone feel it is a done deal and only ask for input because they feel they have too.

- planning by-laws too susceptible to arguments that surrounding businesses' signs are higher, so a variance for a higher sign should be permitted - why do we pass by-laws if they aren't adhered to?
- important to protect the character of traditional neighbourhoods and not impose urban standards of road building in these areas
- take stronger steps to protect heritage buildings

Forest management - safety

Beach Village.....no prior consultation with stakeholders.....engaging the community is a joke .....clueless re natural environment.....covering such a valuable asset is stupidity at it's highest

Tourism and agriculture are key agendas to think about. We should support agriculture interests in promoting local efforts for production and tourism. Sustainability and climate change need to be giving high priority. Eden Mills has achieved a carbon neutral target through building design and other agendas. A natural heritage study was committed by council to be done while updating the Official Plan. It must be done.

Southampton should maintain it's small town character: It is what brings millions of dollars to local businesses in the summer. Need to attract businesses to support winter tourism agendas. Need to naturalize more of the beach to protect the shoreline and prevent erosion. Saugeen Shores is a very attractive place to recreate and retire to but the character of town is important. High rise buildings should be keep to a minimum. Keep the shoreline visible.

With the expectation of an influx of workers fir the work on the Bruce Nuclear Plant, how will you control the development of housing for these people so that what is built is not shoddy and subpar or used to drive speculation of existing properties?

Your "goals" should be more ambitious. Many listed require little effort to achieve and would be standard in any community. Aim higher to sustain the character, heritage and green spaces in the community. These are what draw people to visit and move here.

You are ignoring the important issue of maintaining the wetlands and the wildlife it maintains. Thus you damage the traditional nature of Saugeen shores. We do not want to be city. We want a retreat from all that. Do not ruin us.

I would like to see more park areas. Tennis court, basketball court, playgrounds. There is a lack of these in the Summerside area. As for housing character. It would be interesting to open up possibilities to have colourful buildings. Many of the houses look to same and not artistically appealing. Some vibrancy and nature mixed in with modern architecture would be nice to support. Communications, internet, cellular all need to keep updating. Bruce Telecom is doing well compared to their competitors but this is something overall Canada is lacking behind and should continue developing. Especially cellular and fiber networks for very rural areas. This can also be used to attract startup businesses related to computer science and the IT field. These fields should be promoted more through policies to assist their growth especially ones with large data. With the influx of drivers it is noticeable that the driving quality is getting poorer. There should be policies to drivers not obeying the rules of the law such as not using their signals. I would like to see practices where instead of ticket fines, drivers caught speeding or reckless behavior have the option of paying a fine or waiting a set amount of time like 10+mins.

This is a horrible and biased survey. Did anyone with any education and training in creating legitimate surveys review this? You should have had options to skip questions where the person had no knowledge and should not have lead with your "accomplishments".

Yes, there are many. I will address some of these in an attachment which I will send to Mr. Pausner at the Town. I think this process of consultation is flawed, and that the fact that the number of issues that we can 'check off' as priorities is not representative of the importance of this Official Plan review. The crisis that affects the environment, the issues of rural sustainability, economic diversity, clean water, the issues of cultural and natural heritage preservation, expansion of development in an unrestricted manner, and the lack of serious consideration of community wisdom on the subjects has been deeply troubling in the past 7 years, and continues to be, given the direction that this questionnaire represents. Well informed community members cannot check off boxes if there is no information on future benchmarks or direction from the planning department appended to such a questionnaire. I hope that there will be many opportunities for community input and real listening to the informed citizens of the municipality that will inform the next steps in the process. In particular, I believe that the prioritization of development at all costs, including for needed housing, is not in conformance with the meaning and intent of the PPS, which is meant to see all matters in balance. Thank you for reaching out to the citizens of the municipality, [name removed]

Port Elgin main Beach and effect on local people (summer and winter ) if this year round plan fails. Not enough research has been done to ensure the viability, both physically and financially. At meetings, council seems to be bored and it appears that the town is catering to the dollar signs . The vision is short-sighted, rushed and possibly tainted.

planning for Port Elgin Main Beach is not respectful of the people on foot who want a clear path to the wide-open view of the beach. The plans submitted , although inaccurately sized, do not allow enough space for people, and will take up the sand space. The drawings presented at meetings do not accurately represent the space between buildings, the proximity to the lake and the needs of the people. Interviews of tourists on the beach were not done and the results presented at meetings do not represent adequately the views of the majority. Many townfolk from Saugeen Township and Southampton see this as a Port Elgin concern, and do not realize the implications for themselves. The meetings were deliberately held after cottagers and visitors had returned home for school and work. This is disrespectful and does not give adequate representation. This does not fulfill your mandate nor that of the Waterfront Master Plan.

The rail trail that links the 2 towns and the potential for commuting to work or for shopping is dangerously lacking a safe cross walk for people to cross 21 near Hiberry Farm. This is criminal and someone will be killed there. You can cite all the regulations to the highway traffic act blah, blah, blah, what matters is human life.

Your planner screwed up royally in the handling of Lambert Lane. The road should have been built wider to allow residents to park in front of their homes. The extra width should have been expropriated and a survey should have been done before you started, and there should have been transparency with the affected land owners. As I said earlier, you screwed up. Ms Froese. Someone should have been fired.

I live in Southampton. It is critical to me that we retain the unique features of the Southampton community. It's "old-time small town" character combined with the natural beauty of the area can be easily lost with poorly considered development- the town council must not let that happen and in fact needs to focus on preserving that special quality.

There is way too much development causing deforestation along the shoreline and the new development on the 10th concession is a tragedy. The future development of the land on market street hill should be stopped. The town needs to permanently protect these green spaces through the official plan before there's nothing left. There needs to be a moratorium on habitat loss and tree loss. Is there any study to assess the need for new housing? What is the percent occupancy and are all the new housing developments required to accommodate the population? Are developers required to offset the impacts of their land clearing? There should be by-laws in place to ensure habitat loss does not occur any further, and that developers have to offset the impact of this clear cutting.

Policies for increasing the number of pollinator strips in town and reducing or eliminating the use of pesticides on municipal land and private property. The town needs to take seriously the effect pesticide use has on pollinators and put into effect by-laws that prevent homeowners and businesses from using pesticides on their property.

Pollinator strips (native flowering plants, grasses, shrubs, and trees that native pollinators need for food and shelter) should be planted away from corn/soy fields to prevent neonicotinoid contamination, but would be an excellent complement to new housing developments and other locations in Saugeen Shores.

Reviewing official plan designated land use against current commercial operations to ensure they are still following permitted zoning uses. Specifically- Carson's Supply Co. and their 'new' outside concreting manufacturing/processing which directly backs onto residential properties in Saugeen Shores.

We need to incorporate in our plan the realities of addressing climate change, i.e. the towns carbon footprint. It should be a separate goal/objective, and be a major criterion when considering planning applications. For example, not sacrificing any trees to allow development, using some electric vehicles for staff where it fits the intended use, providing more charging stations for electric vehicles etc etc. We don't have to be always growing - I personally think that the town is large enough, instead we should be consolidating what we have and making it more efficient and sustainable.

I'd like to see more emphasis on non-car-based transportation, such as paved trails linking Southampton and Port Elgin and Bruce Power that could be traveled using bicycle, e-bike, or e-scooter. A comprehensive sustainability plan for the community is crucial, as well as how the town is equipped to cope with impending climate change in next few decades.

The Town's transportation plan is not sustainable when it comes to moving residents (vehicles) between Port Elgin and Southampton. There are only two roads that connect the two communities-Hwy 21 and Miramichi Bay Road. Miramichi Bay Rd. is a residential area and is being used as a quick route between the two towns creating volume and speeding issues. Miramichi Bay Rd. also contains a high volume of pedestrians and cyclists, especially in the

summer and is promoted by the town as a cycling route. How does the town plan to deal with the increase volume of pedestrian and vehicle use to ensure residents and visitors are safe when using the road? More police or maybe some signs to educate the public. I'm sure the town is well aware of this issue, and hopefully there are some discussion underway to figure this issue out.

Lack of environmental preservation for trails and green space

Affordable rental housing that allows individuals to live close to downtown core where majority work. And that offered a affordable rental unit that has real design with option for den/second bedroom for a single or couple - and with green space. Not white boxes with a window and postage stamp balcony.

Attainable Housing: Average price of homes does not allow low income earners to own a home as an investment: and act as security.

We have no areas Port Elgin for community kitchens to be able to create meals for all ages families, seniors, singles) who cannot afford groceries and transporting . We have areas of lack of affordable fresh foods to purchase in downtown core - food desert. Food bank does not allow variety - packaged foods - no fresh food or meats.

Using existing buildings and spaces that are currently available and for lease before building new.

Yes the fact that you like a building where nature belongs. You can NOT call the saugeen shores beautiful when all you are looking at is a parking lot & building (possible casino) build this sh\*t somewhere else not on the beach. Being on the beach seeing the beautiful sunsets are all beneficial to our mental health. People are leaving their concrete jungle of a city life to come to nature not see buildings & more parking lots. Don't make this about money people love the simple life this beach offers-stay true to that-don't try to become something else all money

Put the suggested building or complex elsewhere other than so close to the beach. On the outer edge of the town of Port Elgin.

Land severance. It is out of control. Inappropriate builds on parcels of land that aren't adequate because people are greedy and there's not enough governance to stop this. Cram as much as you can on a small piece of land.

Outside of town, cut the property out from the field ... people have very little to protect them from the activities of farming and the chemicals.

Be weary, also, of which builders get praise. There are some that could breed some serious issues as time goes on.

Long. Term. Sustainability. Don't forget this. Think PROACTIVELY not reactively. And work with people - those in the community who do not just have deep pockets.

Designated or Restricted land use areas such as wetlands flood plains MUST not be developed

Waterfront main beach area

The location of the Salvation Army in downtown Port Elgin has caused major issues for parking and traffic flow. Simply put the business is no longer suited for the location. I understand that they have been there for years but to ask them to provide a better solution for the mass amount of patrons that business receives daily is not unreasonable. providing 3 parking spaces for a business with their volume isn't helping the community they should be relocated to a larger location with ample parking as to provide some much needed relief to the downtown business core.

The beach (and the tourists) have almost disappeared from Port Elgin, starting to in Southampton.

Town has put all their future eggs in one basket.

Please please please do not spoil our beautiful beach with buildings. It is fine the way it is. If you want to replace the station that's fine but a convention center has no place on the beach. Put it between South and Port if anywhere.

When increasing the density of housing in the downtown core (I.e. Vacant town lots that seem to be overwhelmingly converted to semi- detached buildings), mature trees are being removed to allow for these buildings. And the new buildings are using almost the entire land area of each lot so no new trees (I.e. Large trees such as maples) will be able to be planted. I feel that the downtown core is becoming a 'clear-cut' and the charm and the environmental benefits of the large trees is vastly under-rated. Protecting these old trees should be a priority and when/if it is necessary to cut them down, new ones should be planted and properly cared for so they can thrive and not die. If there are mature trees on a lot, design the dwellings to accommodate them. We need these large trees to help mitigate the climate crisis we find ourselves in. And to keep the old sections of our communities still looking like they are a hundred plus years old and not looking like the sterile subdivisions that are now on the peripheries of Soutampton and Port Elgin.

Emphasis on maintaining green spaces within the towns, and encourage growth while maintaining as much of the natural woodlands as possible.

Please put Bruce street through to C. A. W. road ASAP.

The roads around Northport are not taking children safety into consideration. There should be a four way stop at Bruce and Joseph. Regularly people are speeding as if it's a through way and regularly children are almost hit. The intersection is mis-shapened so children don't know where to stand and it's a larger then regular road that children have to cross with no form of traffic stop. The town has taken the area around st. Joseph's and PESCS into safety consideration, why is Northport not being treated the same?

Like to see more ability to create granny flats or basement apartments in residential areas to aid in cohabitation and housing shortage for working poor and elderly family members.

Build the CCV at the beach with the convention hall and tower.

lower income housing - there is not enough of it

The main beach Port Elgin area should be deemed a green space with little development

The proposed development Cedar Crescent Village needs to be revisited and scaled back

No Development of beach property

Overall green space within the housing areas is decreasing, this does not make sense as we need green space for the children to play safely, as well as for families to use. An example would be loosing the green space between North Port and Bruce Street.

Your plan is not that understandable to the average person. Not sure if the following is what you wanted to be identified here but, as far as I can tell there is nothing in plans for affordable senior housing NEAR & accessible to shopping, this doesn't seem to be addressed anywhere in the "plans."

Better planning for commercial development. Businesses being allowed to set up offices in location usually designed for retail has hurt the retail businesses. Stores are so spaced out and there is not much parking to support these businesses. You need to be more supportive of local businesses in development plans. In addition, Commercial development proposed at beach will have a negative impact on tourism as well as the retail businesses on Main Street