

PUBLIC INFORMATION MEETING



SAUBLE BEACH SETTLEMENT AREA GROWTH STRATEGY



Growth Strategy Public Meeting



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

Sauble Beach Today



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



Elements of the Growth Strategy

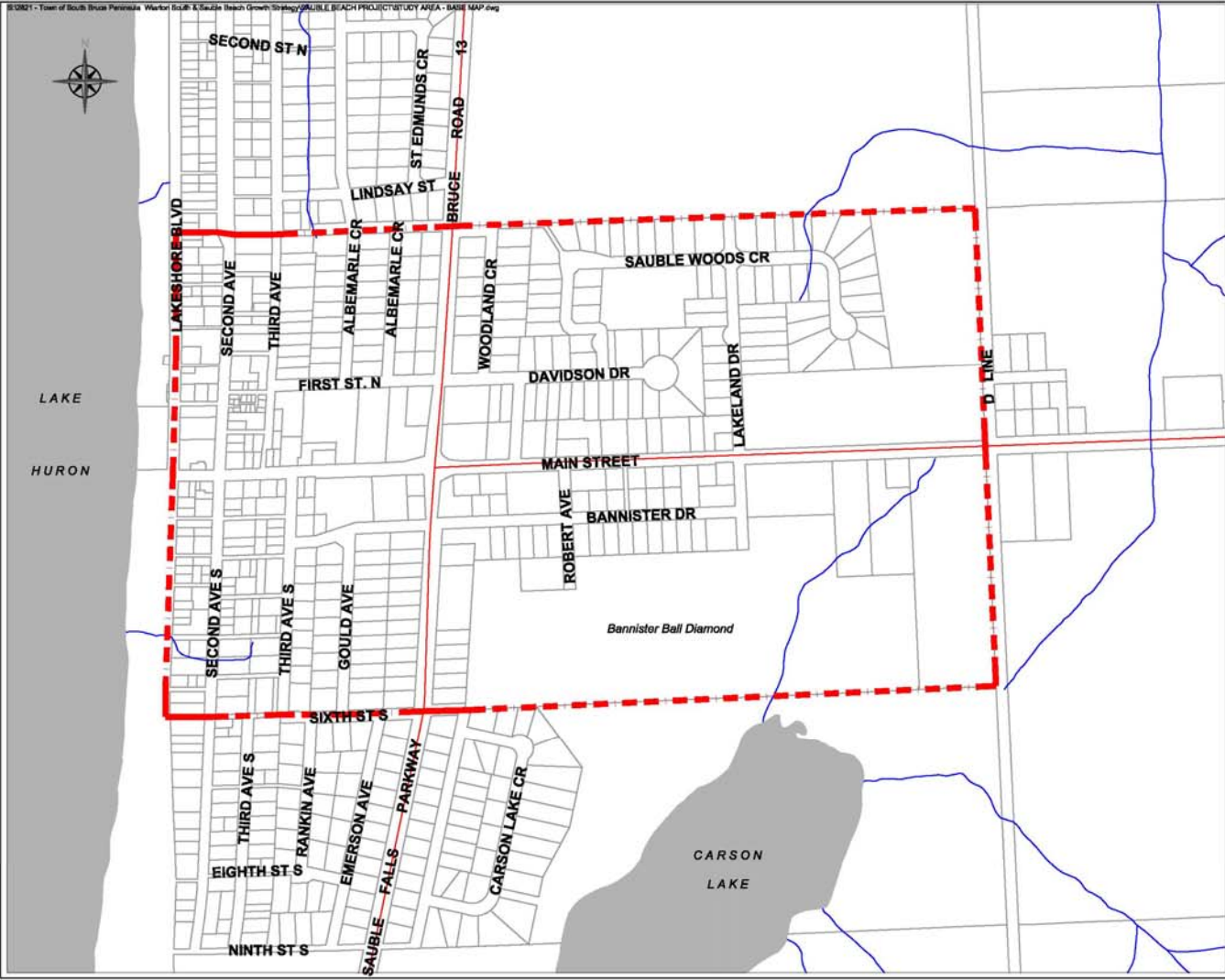


- Development of New Servicing Policies
- Development of new land use designations and policies
- Development of New Zoning Provisions
- Development of new site plan control policies

STUDY AREA



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



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

STUDY AREA BOUNDARY

TOWN OF SOUTH BRUCE
PENINSULA
COUNTY OF BRUCE

LEGEND

 STUDY AREA BOUNDARY

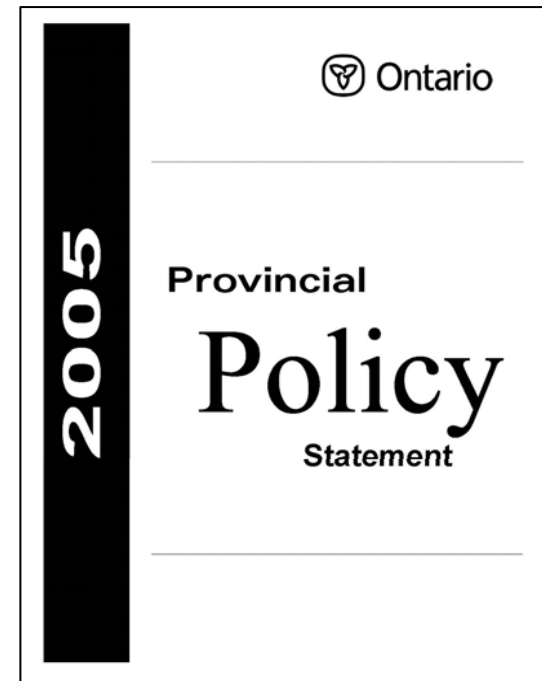
Cuesta PLANNING CONSULTANTS INC.
Urban and Rural Planning and Resource Management
876 First Avenue West Phone: 519-872-4166 cuestas@cuessaconsultants.com
Sunny Beach, ON Fax: 519-872-8882
905-493-9330 Toll Free: 1-866-653-7368 www.cuestaconsultants.com

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

PROVINCIAL POLICY STATEMENT



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



Settlement Areas – Key Elements



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

Housing –Key Components

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



PPS continued

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

Bruce County Official Plan (BCOP)



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



Town of South Bruce Peninsula OP & ZBA

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

Proposed Vision, Direction, Options

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

Proposed Vision continued...

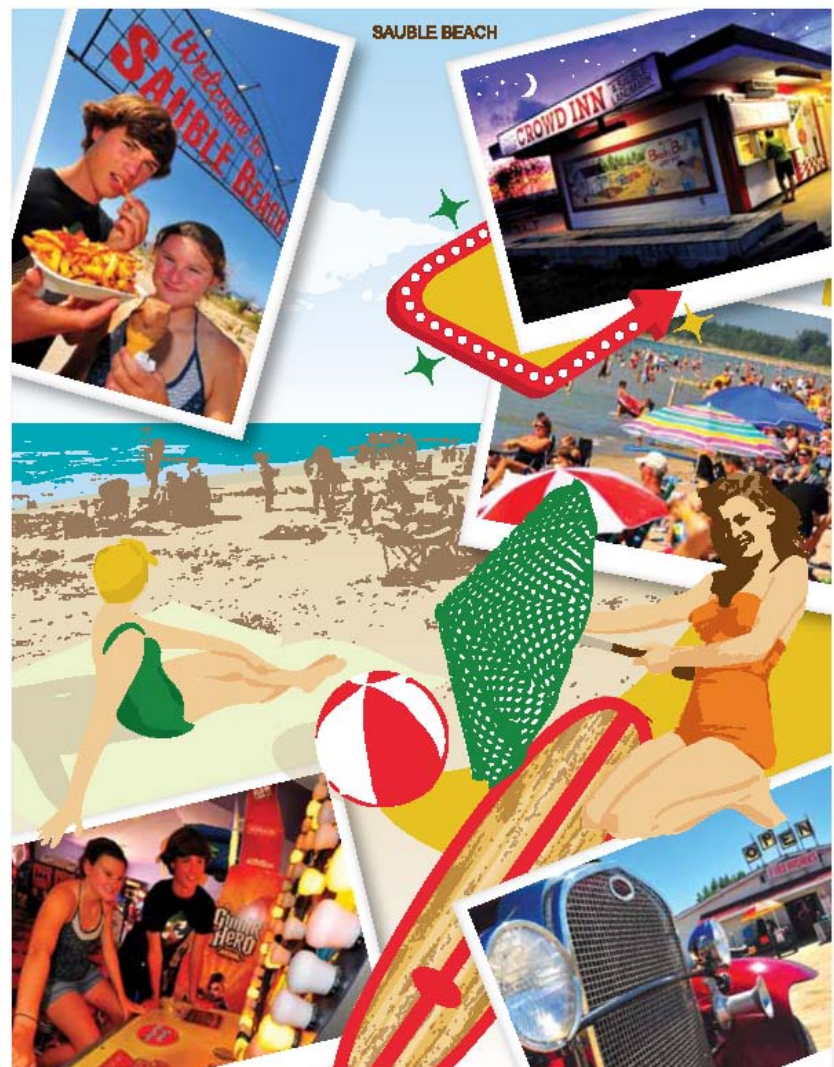
COMMUNITY DESIGN

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



COMMUNITY DESIGN cont.

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



Proposed Vision continued

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

Proposed Vision continued

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



ADDITIONAL RECOMMENDATIONS



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



NEXT STEPS

- FINAL REPORT
- DRAFT POLICIES
- PUBLIC MEETING

SAUBLE BEACH SETTLEMENT AREA GROWTH STRATEGY



QUESTIONS?