

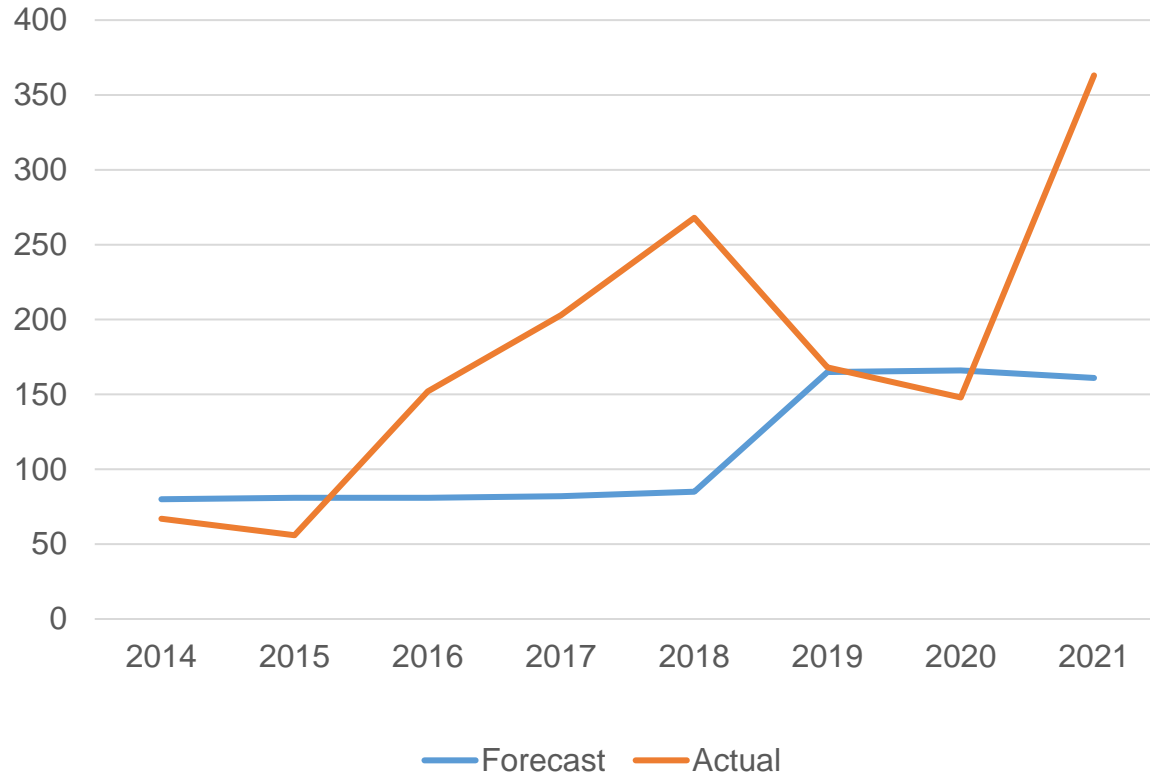
Saugeen Shores in 2022 Future Ready

Jay Pausner, Supervisor, Development Services



Recent Activity

Permit activity



Saugeen Shores has accounted for more than 50% of all growth in Bruce County since 2001 and that is expected to continue to 2041

Forecasts adjusted to account for renewed expectations. We are planning better.



Growth by the Numbers

\$154.8 million in construction value

\$134 million in new residential units

Both numbers increased **84%** from 2020



Our Growth Projections

8,616 by 2041: projected growth increase

2,258 new jobs projected by 2041

58% of Bruce County's future units

Infrastructure in place for **20** years of growth



Making growth work **for** us

vs.

Letting growth happen **to** us



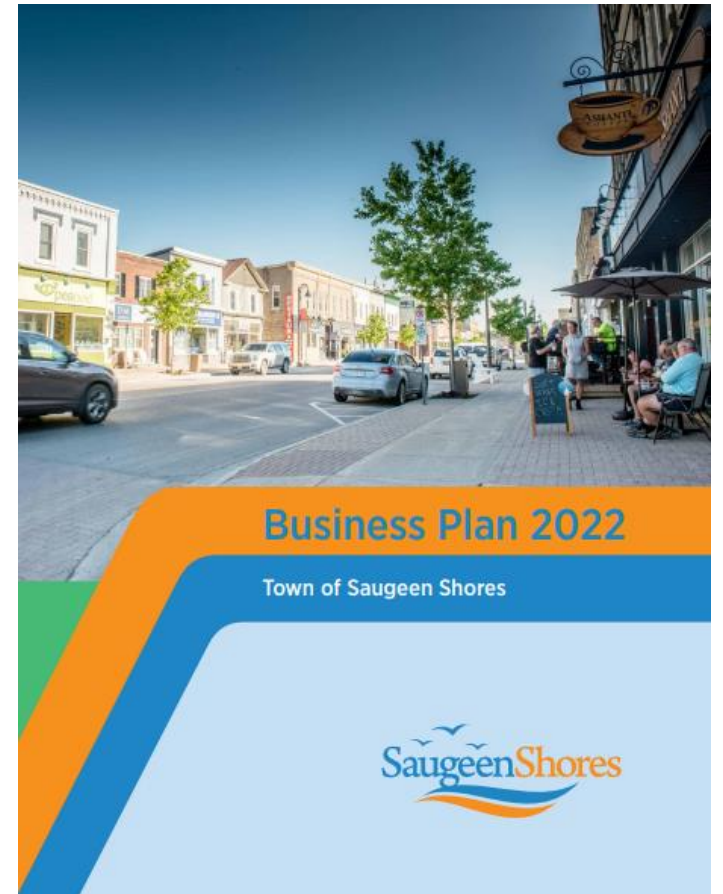
By Managing and Leveraging Growth We Can:

- ✓ Increase core services
- ✓ Be more innovative
- ✓ Add more tools to deal with challenges
- ✓ Have an enhanced quality of life for all residents



Saugeen Shores Business Plan

- The Town has released its 2022 Business Plan
- Developed with the Strategic Plan in mind
- Recognizes 2022's Major Initiatives and Division Highlights
- Provides path forward to recognize the strengths of this community and guide it into the future
- Available at www.SaugeenShores.ca/BusinessPlan



Actions to date:

1. Advocated with the County for further housing support from the Province, including the ability to apply Inclusionary Zoning for affordable housing
2. Applied and received funding, and Issued the RFP for an Affordable Housing Community Planning Permit System
3. Consolidated the Municipal Land Inventory for surplus lands with the potential for sale, conditional transfer, or issuing RFPs to create affordable housing
4. Established a Housing Reserve
5. Hired a Housing Coordinator
6. Updated Community Improvement Plan (CIP) to provide a framework of incentives that promote the forms of housing that meet the needs of residents
7. Updated the Development Charges By-law to build in exemptions for forms of housing that meet the needs of residents
8. Updated the Zoning By-law to create more housing



Actions in the near term

1. Continue to work with developers to negotiate items that promote the forms of housing that meet the needs of residents (accessible units, below-market rate units, rental units, 3-/4-bedroom apartments)
2. Finalize the list of surplus lands and proceed on their action items
3. Further update the Zoning By-law and other applicable regulations to strengthen the incentive framework in encouraging affordable housing development, including updates to condominium conversion provisions, accessibility provisions, open space/parkland provisions, and municipal fees including development charges
4. Advance the Additional Residential Units Official Plan and Zoning By-law Amendment
5. Publish an Additional Residential Units Guide to promote best practices in creating new units
6. Develop the Affordable Housing Community Planning Permit System (CPPS)

Plans and Studies

- Community Planning Permit System
- Development Process Review
- Official Plan Updates
- Delegation of Land Division
- County and Town Official Plan Reviews



Bluewater District School Board

- Opportunity through the Community Planning and Partnership meeting to highlight opportunities
- We know in Saugeen Shores, there are going to be school facility needs in the near future
- Need to initiate a process now to advance discussion and secure the necessary lands – the time is now



Thank you

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