



## Committee Report

To: Warden Mitch Twolan  
Members of the Planning and Development Committee

From: Kara Van Myall  
Director of Planning and Development

Date: January 23, 2020

Re: Saugeen Shores Official Plan Amendment 14 - Southampton Golf and Country Club c/o Davidson

---

### Recommendation:

That Saugeen Shores Official Plan Amendment 14 - Southampton Golf and Country Club c/o Davidson be approved; and,

That the Director or Manager of Land Use Planning be authorized to sign the decision sheet.

### Summary:

The application is to amend the Saugeen Shores Official Plan to designate portions of the lands Residential from Highway Commercial and Parks and Open Space and make minor revisions to the Environmental Hazard designation. If approved, the proposed amendment would support the development of a 39 townhouse Plan of Subdivision. The subject lands are approx. 3 ha in size, and are located in Southampton, north of the Saugeen River, adjacent to the Southampton Golf and Country Club. The Planning Advisory Committee for Saugeen Shores passed the recommendation that the Amendment be adopted on December 9, 2019.

### Alignment with Guiding Principles:



**GOOD GROWTH**  
To put growth in the right locations with the right services



**AGRICULTURE**  
To support our key economies, including supporting a thriving agriculture community



**CONNECTING**  
To improve our ability to move people, goods, and information between communities



**HOMES**  
To increase the supply and mix of homes



**BUSINESS**  
To create opportunities for a diversity of businesses, jobs, and employers







**COMMUNITIES**  
To create wellbeing through access to healthy complete communities



**HERITAGE**  
To identify and manage our cultural heritage resources



**NATURAL LEGACY**  
To manage natural resources wisely for future generations

-  Not applicable
-  Not aligned
-  Aligned
-  Strongly aligned

The proposal is strongly aligned with many of Bruce County's Guiding Principles. The proposed development would increase the supply and mix of homes through the construction of 39 new townhome dwellings which aligns with our Homes guiding principle. In addition, 6 of these units are proposed be affordable through an agreement with the Town of Saugeen Shores. The townhome units will provide a new form of housing in this area of Southampton supporting our shared principles around Communities.

The proposed development take access from Division Street and will have access to full municipal services (water, sewer, storm sewer). It is adjacent to built up areas of the municipality and Highway 21 (North Rankin St) and represents a logical and efficient use of land and infrastructure. This is an appropriate location for residential development and aligns with the principle of Good Growth.

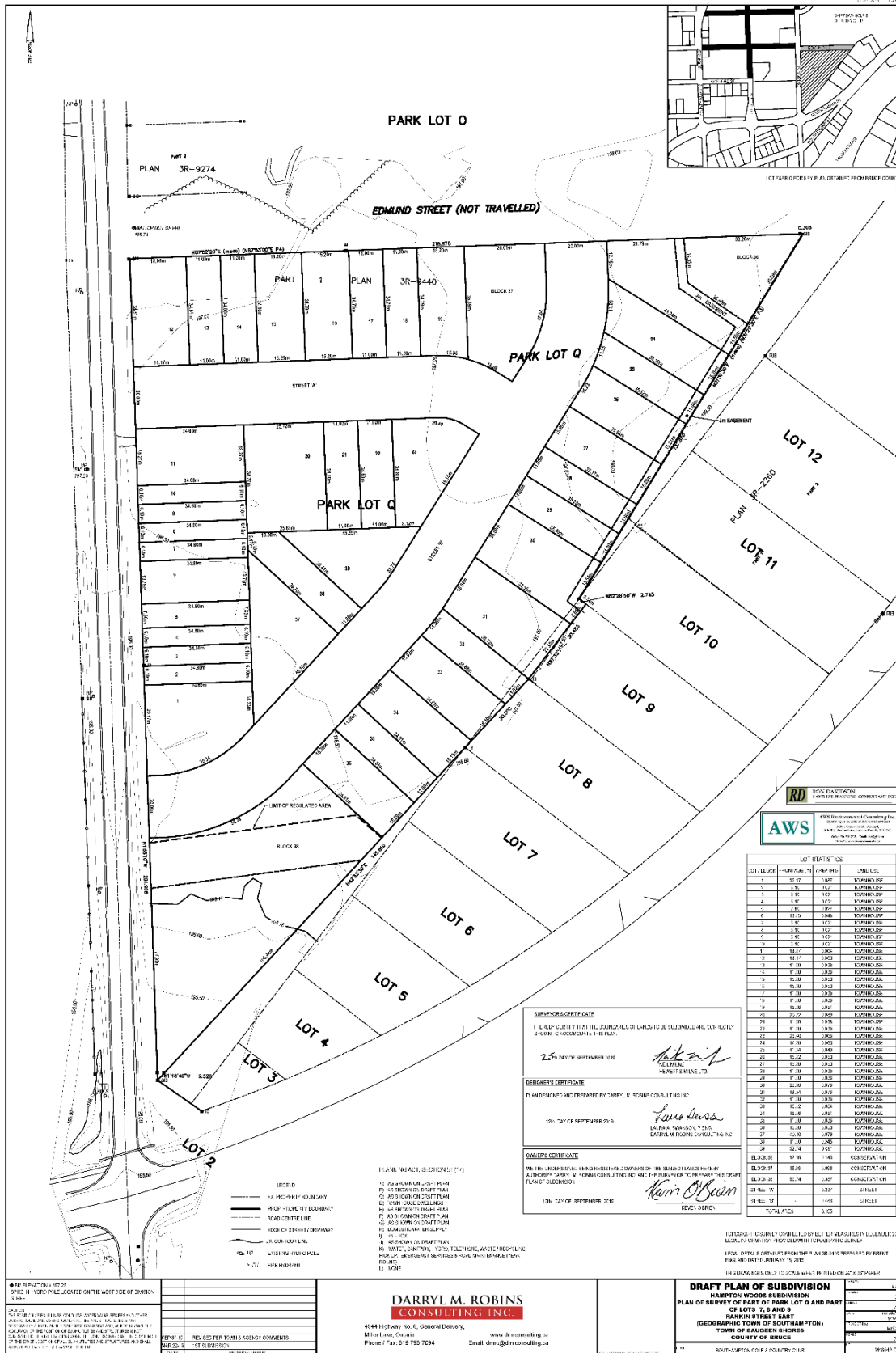
Both Heritage and our Natural Legacy priorities have been appropriately addressed through the supporting studies that accompanied the proposal. An archaeological assessment did not identify any cultural heritage resources. A Constraints Plan has been developed to protect the natural heritage features on the subject site.

On balance, this proposal is strongly aligned with the Guiding Principles and the Vision of a healthy, diverse and thriving future.

## Airphoto



# Draft Plan



DATE	REVISION

NO. OF LOTS	12
TOTAL AREA	1.14 AC
NET AREA	1.14 AC

**DARRYL M. ROBINS**  
CONSULTING INC.

4844 Highway 10, St. Catharines, Ontario  
 DMO 1 (M. O'Brien) www.drmconsulting.ca  
 Phone: Fax: 519 795 7094 Email: dmo@darrylmrobins.com

**DRAFT PLAN OF SUBDIVISION**  
 HAMBTON WOODS SUBDIVISION  
 PLAN OF SURVEY OF PART OF PARK LOT Q AND PART  
 OF LOTS 2, 3 AND 4  
 DANFORTH STREET EAST  
 (GEOGRAPHIC TOWN OF SOUTHAMPTON)  
 TOWN OF SAUGER SHOES,  
 COUNTY OF BRUCE

DATE: 11/15/2011  
 DRAWN BY: M. O'BRIEN  
 CHECKED BY: M. O'BRIEN  
 SCALE: AS SHOWN

**SUBSCRIBER'S CERTIFICATE**  
 I HEREBY CERTIFY THAT THE DIMENSIONS OF LANDS TO BE SUBDIVIDED ARE CORRECTLY  
 SHOWN & ACCORDING TO THE RECORD.

25th DAY OF SEPTEMBER 2011

*M. O'Brien*  
 M. O'BRIEN  
 SURVEYOR

**DEPOSITOR'S CERTIFICATE**  
 I HEREBY CERTIFY THAT THE DIMENSIONS OF LANDS TO BE SUBDIVIDED ARE CORRECTLY  
 SHOWN & ACCORDING TO THE RECORD.

19th DAY OF SEPTEMBER 2011

*Laura Hanson*  
 LAURA HANSON, C.M.A.  
 REGISTRAR, REGISTRY OF DEEDS

**OWNER'S CERTIFICATE**  
 I HEREBY CERTIFY THAT THE DIMENSIONS OF LANDS TO BE SUBDIVIDED ARE CORRECTLY  
 SHOWN & ACCORDING TO THE RECORD.

17th DAY OF SEPTEMBER 2011

*Kenn O'Brien*  
 KENN O'BRIEN  
 OWNER

LOT	AREA (sq. ft.)	AREA (sq. m.)	PERCENTAGE
1	10,000	0.91	7.91%
2	10,000	0.91	7.91%
3	10,000	0.91	7.91%
4	10,000	0.91	7.91%
5	10,000	0.91	7.91%
6	10,000	0.91	7.91%
7	10,000	0.91	7.91%
8	10,000	0.91	7.91%
9	10,000	0.91	7.91%
10	10,000	0.91	7.91%
11	10,000	0.91	7.91%
12	10,000	0.91	7.91%

FOR INFORMATION: THIS SURVEY WAS CONDUCTED BY DARRYL M. ROBINS CONSULTING INC. ON 11/15/2011.  
 ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.  
 LOCAL DATUM: CANADIAN DATUM 1983 (NAD 83).  
 ELEVATION DATUM: MEAN SEA LEVEL (MSL).  
 DATE OF SURVEY: 11/15/2011

## Planning Analysis

The following section provides an overview of the planning considerations that were factored into the staff recommendation for this application, including relevant planning policy sections.

### Settlement Area Policies

The property is within the Settlement Area for the Town of Saugeen Shores and is designated as Primary Urban in the Bruce County Official Plan. Settlement Areas are expected to accommodate most of the residential growth and development in Bruce County. The proposed subdivision is an appropriate use for a urban settlement area and is aligned with the general policies for Primary urban areas.

### Affordability

At the public meeting in July, housing affordability was raised as a key issue facing Saugeen Shores. Members of the Planning Advisory Committee strongly encouraged the applicant to include some affordable units in the proposed development. The applicant subsequently made changes to the draft plan to include 8 smaller townhouse units that could be sold at a more affordable price point. The Town of Saugeen Shores has included, as a Condition of Draft Approval for the subdivision, a condition that 6 units within the subdivision meet the Town's definition of affordable under the Official Plan. The applicant will be required to clear this condition with the Town of Saugeen Shores prior to receiving final approval. This will contribute to the municipality's objective of 30% of new development being affordable.

### Efficient use of land and resources

The property has frontage on a year-round municipal road (Division St) and has access to full municipal services. While a greenfield development, the proposed subdivision does not require a significant extension of municipal services as they already extend along Division Street. Services only need to be extended into the site along the newly proposed public roads. The proposal meets the servicing policies under the County and Local Official Plans.

### Land Use Compatibility

The property is currently designated as Residential, Parks and Open Space, Highway Commercial and Environmental Hazard in the Saugeen Shores Official Plan. Most of the lands are proposed to be designated as Residential. The Parks and Open Space designation is proposed to follow the northern lot line with the unopened road allowance and golf course. This was likely the original intended limit of this designation and is a logical extension of this designation.

The Highway Commercial designation applies to some southern portions of the property. These lands do not have frontage or visibility to the highway corridor and offer little value as commercial lands. They are also constrained by the hazard lands along Division Street. The inclusion of these lands in the Residential designation allow for a more logical and efficient layout of the subdivision. The proposed residential uses will be buffered from the existing commercial development along Highway 21 through the required tree retention. A 10 m to 12 m tree retention area has been included in all lots adjacent to the commercial designation.

### Environmental Features

The Significant Woodlands overlay of the Saugeen Shores Official Plan applies to a significant portion of the property. The policies relating to the Significant Woodland have been addressed through the EIS prepared in support of the application and the Constraints Site Plan. The Constraints Site Plan requires tree retention to address the woodland features and protect locally significant species. The natural heritage features on the property have been appropriately addressed.

The southern portion of the property includes areas subject to flooding hazards. The Environmental Hazard Lands on the property are proposed to be updated to reflect the updated hazard limit established through the engineered Site Plan. The Saugeen Valley Conservation Authority has reviewed and accepted the proposed revisions.

### Planning Opinion

The proposed local Official Plan Amendment is consistent with the Provincial Policy Statement, conforms to the County and Saugeen Shores Official Plans, and represents good land use planning.

Staff recommend approval of the Official Plan Amendment.

### Financial/Staffing/Legal/IT Considerations:

Potential Appeal to Local Planning Appeal Tribunal

Written by:

Tessa Fortier, RPP (Candidate),  
Planner, Planning and Development