

# Staff Report

Presented By: Jay Pausner, Manager, Planning and Development

Meeting Date: February 10, 2025

Subject: Development Services 2025 Business Plan Amendment

Attachments: Business Plan Amendment - Planning and Development Division Highlights

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## **Recommendation**

That Council amend the 2025 Town of Saugeen Shores Business Plan and Budget in accordance with the initiatives outlined in this report.

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## **Report Summary**

Revisions are proposed to the Town's Business Plan for the Planning and Development Division. The first set of revisions is related to adding initiatives pursuant to recently announced Federal funding support for the creation of affordable and attainable housing. The second set of revisions recognize a desire to facilitate discussions with community groups to support long-term success and viability.

## **Background/Analysis**

### A. Housing

Saugeen Shores was awarded funding by Canada Mortgage and Housing Corporation to support improvements to systems and programs which would facilitate the construction of more affordable and attainable housing. With this amendment to the Business Plan the grant funding will be added to the budget to support the work outlined in this report. The grant funding is applicable for 2 years; therefore the year 2 funding will be presented for discussion in the 2026 Business Plan.

Since the grant was awarded the following five (5) initiatives are committed to being conducted in 2025 with specific additions and deletions to page 62 of the 2025 Business Plan (see attached):

#### 1. Community Planning Permit System Support

An additional supporting study: Nodes and Corridors Study, is proposed to support the creation of the Community Planning Permit System (CPPS). This study will assist in identifying locations

where gentle density and/or mixed uses can be increased, and to implement systemic changes within community infrastructure and improvement plans. The existing 2025 Business Plan included \$150,000.00 in project funding (from grants). An additional \$70,000.00, funded by grant revenue, is proposed for this addition (and to be deleted from Future Year Highlights).

## 2. Affordable Housing Community Improvement Program

The objective of this project is to review and implement changes to (if identified) an Affordable Housing Community Improvement Program (CIP). This project will also include an Ontario first: exploration and potential implementation of Tax Increment Financing to support affordable housing projects under the Tax Increment Financing Act.

The allocated funding amount for this project is \$50,000.00, funded by grant revenue and is proposed to be added to the Business Plan.

## 3. Inclusionary Zoning and Innovative Planning Tools

This work is already underway through previous Official Plan and Zoning By-law amendments (OPA/ZBA) approved by Council. This project requires consideration of potential further amendments to the Towns Official Plan and Zoning By-law to implement systemic policies that will enable inclusionary zoning within the community, allowing the Town to add new housing types for development, increasing density and infill opportunities. Inclusionary Zoning is a tool that can compel affordable housing to be constructed as part of developments.

The allocated funding amount for this project is \$25,000.00, funded by grant revenue and is proposed to be added to the Business Plan.

## 4. Additional Residential Unit (ARU) Toolkit and Standardized Modular Housing Program

With the support of Bruce Power Seed Funding, this project will develop and implement new modular housing Toolkits that will standardize the development of ARUs by reducing barriers to the construction of ARUs and modular housing, streamlining the approval process, reducing costs associated with their development (plans), promoting the adoption of innovative housing designs and educating residents on process.

The project includes architectural designs that can be broadcast for all to use within Saugeen Shores so that tiny homes as ARUs are available for a low cost.

The allocated funding amount for this project is \$90,000.00, funded by grant revenue and is proposed to be added to the Business Plan.

## 5. Non-Profit Housing Partnerships

Through the creation and solidification of long-lasting relationships with non-profit housing providers the Town can develop systemic changes that will integrate new strategies and best practices to nurture these evergreen partnerships. The implementation of potentially new municipal practices will allow the Town to adopt a “housing first” policy with these partners to

facilitate the development of attainable and affordable housing, as well as to provide support for other community housing options.

The allocated funding amount for this project is \$37,000.00, funded by grant revenue and is proposed to be added to the Business Plan.

## Overall Timeline for Housing-related Actions for 2025

	Quarter 1	Quarter 2	Quarter 3	Quarter 4
OPA/ZBA for IZ				
ARU Toolkit				
Affordable CIP				
Housing CPPS				
Housing Partnerships				

### B. Community Group Support

The Planning and Development Team is also pleased to facilitate discussions with various community groups to explore and present long-term solutions to the operating and successful delivery of a variety of community programs.

#### Pumpkinfest

The Town will facilitate consultations with Pumpkinfest to assist them in developing a business plan which is revenue-generating so that they can be self-sustaining over the long term and minimize the Town's long-term budgeted commitments to support their work. It is expected that Pumpkinfest will present its updated business plan to Council following these consultations.

#### Saugeen Sparks Training Centre (Sparks)

The Town will facilitate consultations with the Sparks Centre to assist them in developing a business plan which is revenue-generating so that they can be self-sustaining over the long term and minimize the Town's long-term budgeted commitments to support their work. It is expected that Sparks will present their updated business plan to Council following these consultations.

#### Southampton Arts Centre

The Town will facilitate consultations with Southampton Arts Centre to assist them in developing a business plan so that they can be self-sustaining over the long term, and to minimize the Town's long-term budgeted commitments needed to support their work. It is expected that Southampton Arts Centre will present its updated business plan to Council following these consultations.

## **Linkages**

- Strategic Plan Alignment: Pillar 1: Meeting the Needs of a Growing Community
- Strategic Plan Alignment: Pillar 3: Building Valued Relationships
- Business Plan Alignment: Development Services Division Highlight

## **Financial Impacts/Source of Funding**

This report recommends amending the 2025 Budget for an expense of \$272,000.00 associated with these initiatives, funded by grant revenue.

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Reviewed By: Mark Paoli, Director, Development Services

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