

GROWTH AND SERVICING MASTER PLAN

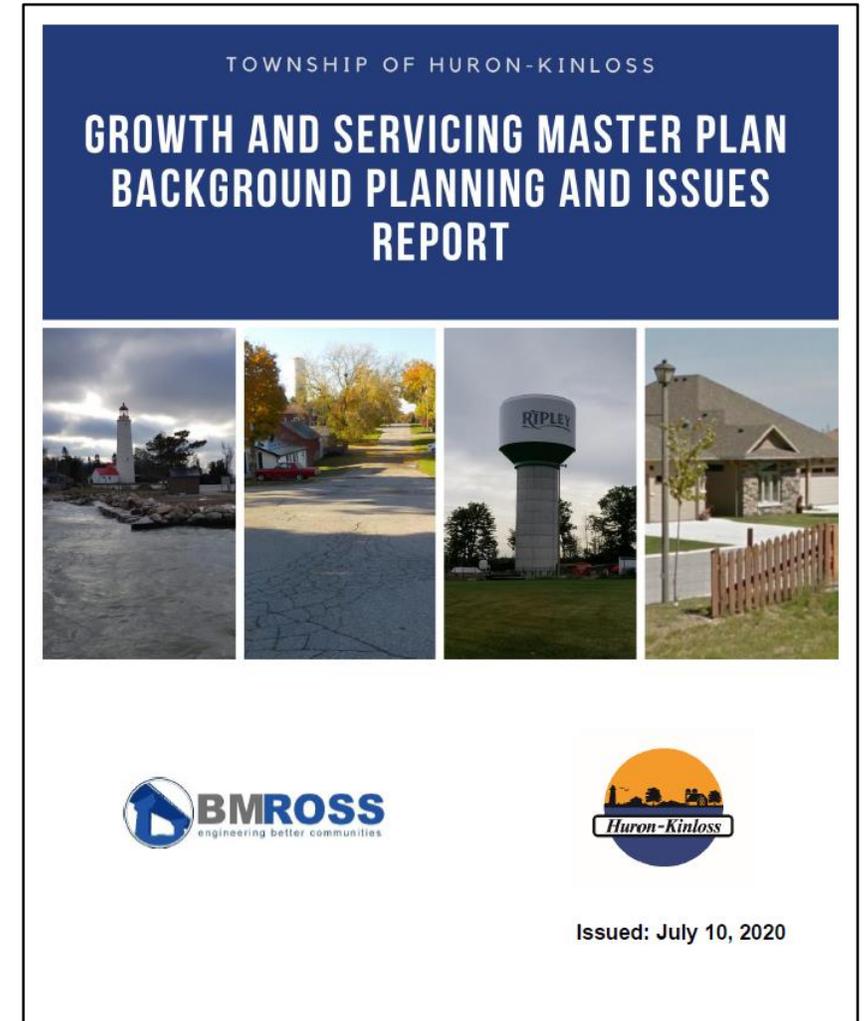
Review and Next Steps

B. M. ROSS AND ASSOCIATES – JANUARY 18, 2021



Background Planning and Issues Report

- ▶ First step in proactively planning for future growth, in a manner that is well-informed by existing conditions, opportunities and constraints.
- ▶ Report will serve as a resource for future planning efforts and will assist in directing future studies and engineering reviews.
- ▶ Examined:
 - ▶ Current land uses, vacant lands, and historical settlement patterns;
 - ▶ Occupancy (in terms of seasonal and permanent occupancy);
 - ▶ Reserve capacity analyses for water and wastewater;
 - ▶ Community form and function; and
 - ▶ Development constraint analysis.



Council and Staff Visioning Workshop – December 9, 2020

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Lucknow

- New development areas within community
- Industrial development
- Attract young families and first time buyers
- Vibrant downtown
- Potential servicing south of Lucknow – shared servicing, change urban boundaries
- More diversity
- Support remote working
- More diverse residential units



Ripley

- Improved downtown
- Development in Industrial Park
- Support remote working
- Attract newcomers, young families, those looking for more affordable compared to lakeshore/Kincardine
- More diversity

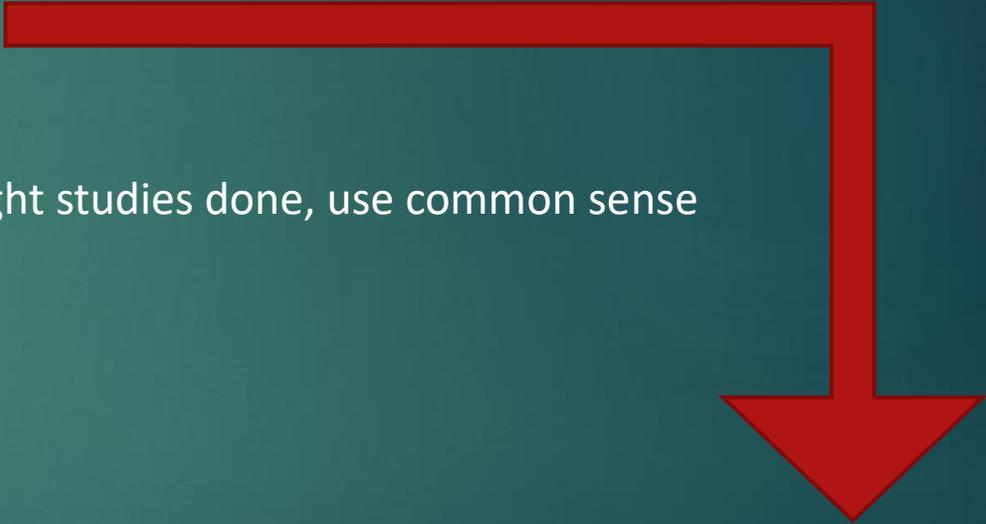


Lakeshore

- Expansion of settlement area (need for more lots), east of Lake Range
- Communal sewage
- More permanent residents
- Support remote working
- Expanded sewage services from Kincardine
- Conflicts between development and agriculture, conflict around beach access

What is needed to make those changes happen in each community?

- ▶ Planning
 - ▶ Plan where roads, water and wastewater goes
 - ▶ Be prepared
 - ▶ “Open the way” – remove barriers, have the right studies done, use common sense
- ▶ Assistance for developers
 - ▶ Mentoring
 - ▶ Financing, incentives
 - ▶ Removing constraints



A Master Plan is the appropriate tool to plan for growth and servicing

Master Plans

- ▶ Master Plans are long range plans that can look at integrated infrastructure systems (like water and wastewater systems) over large geographic areas.
- ▶ Can be customised to suit needs – they can be broad in scope and general in details, or can examine strategies or alternatives in detail.
- ▶ Strategies identified in Master Plan can be incorporated into future Official Plan and Zoning By-law updates.
- ▶ Should be a living document – update and review on a regular basis (e.g. Saugeen Shores Servicing Master Plan is updated every 5 years)
- ▶ A Growth and Servicing Master Plan would look at growth scenarios and identify and evaluate servicing options to support that growth.
 - ▶ Identify future infrastructure projects, timing, potential costs

Huron-Kinloss Growth and Servicing Master Plan

- ▶ Phase 1 completed
 - ▶ Phase 1 involves collection and analysis of pertinent background information
 - ▶ Summarized and compiled in the Background Planning and Issues Report
- ▶ Phase 2 is the next step. Will involve:
 - ▶ Looking at growth scenarios, defining and evaluating them in more detail
 - ▶ Identify details of servicing needs related to growth scenarios.
 - ▶ How much sewage/water capacity is needed, where infrastructure will be needed, options for expansions, options for the Lakeshore
 - ▶ Evaluating the servicing needs/options

Next Steps

- ▶ Develop a Terms of Reference for a Growth and Servicing Master Plan. The ToR will:
 - ▶ Outline what the Master Plan will (and won't) look at and proposed approach
 - ▶ Include consultation plan – including consultation with review agencies (e.g. Bruce County Planning, SVCA/MVCA, etc), adjacent municipalities, public and stakeholder groups.
 - ▶ Proposed budget and timeline
- ▶ Bring ToR forward to Council for approval.
- ▶ Once ToR is approved – can move forward with starting the Master Plan.
- ▶ Anticipate the Master Plan will take most of 2021 to complete.



Questions?