



# Bruce County – Land Use Service Delivery Review Final Report and Recommendations

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## Introduction

- The Land Use SDR is intended to support the Official Plan update with recommendations on innovative land use policies that would support the eight guiding principles established by the Bruce GPS work.
- One of three projects aimed at helping Bruce County update policies and procedures of the land use planning services it delivers:
  1. Land Use Planning Review: Official Plan Update
  2. Planning Department Services Fees Review
  3. Memorandum of Understanding Update

## Process

- Conducted stakeholder interviews and focus groups to gather feedback on the current strengths, weaknesses, and opportunities within the current Official Plan.
- Deeper dive into Bruce County policies.
- Analysis of comparator municipalities' official plans
- Research into leading practices and modern approaches
- Recommendations tailored to:
  - What we think would work for Bruce
  - What we think should be considered for Bruce

## Context

Bruce County faces many pressures, some consistent with other regional and county governments we work with, and some quite unique:

- Managing growth in a two-tier system
- The changing role of county government
- Uneven growth pressure
- A plan created in 1997

Changing growth pressures, new provincial policies, and new policy priorities make it very appropriate to update the plan to reflect up to date opportunities and challenges.

## Stakeholder Engagement Findings

- We heard a lot of positives, particularly about County staff
- Some challenges need to be addressed
- There is consensus that the existing Official Plan is out of date
- There is a need for better awareness of the financial implications of growth
- Local issues raised that fall outside the scope of this study
- Out of date zoning bylaws and local official plans
- Role and responsibility confusion between County and local municipalities

## Eight Big Opportunities

1. Link the diverse areas of Bruce County in a coordinated planning framework
2. Supporting Agriculture and Agri-Business (considerations for the Agriculture Discussion Paper)
3. Focusing on flexible planning policies and tools that are up to date
4. Addressing Climate Change
5. Addressing Housing (considerations for the Homes Discussion Paper)
6. Addressing Transportation (considerations for the Connecting Discussion Paper)
7. Indigenous Community Engagement
8. Creating an Accessible and Inspiring Document

# 1. Link the diverse areas of Bruce County in a coordinated planning framework

- Policies should create a coordinated Countywide planning approach for settlement areas and hamlets, while remaining sensitive to local contexts.
- The Official Plan should have increased specificity on growth management policies designed with local municipal input.
- The new plan should provide flexibility to respond to unforeseen shifts in population growth and send market signals of where it may choose to expand if a substantial and unforeseen increase in demand arises and cost-effective municipal servicing permits.

## 2. Supporting Agriculture and Agri-Business

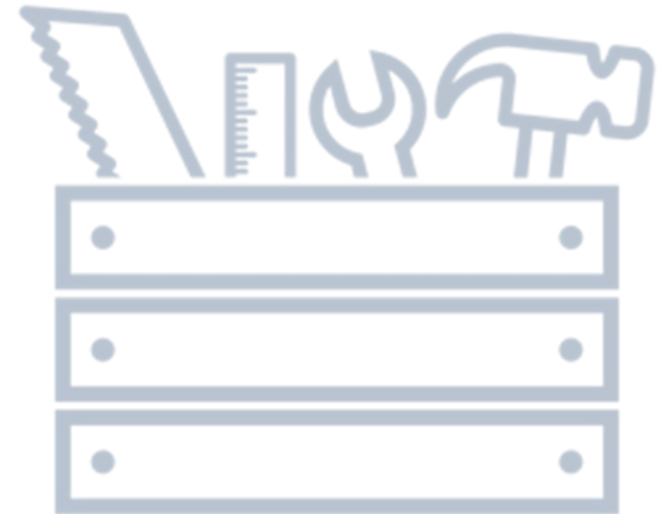
- Bruce County should use an agricultural system approach to plan for its agricultural communities, including the use of Agricultural Impact Assessments.
- Clear the path for modest increases in on-farm housing to support farmers in every stage of life.
- Clarify permitted uses and provide maximum flexibility for agriculture-related and on-farm diversified uses.





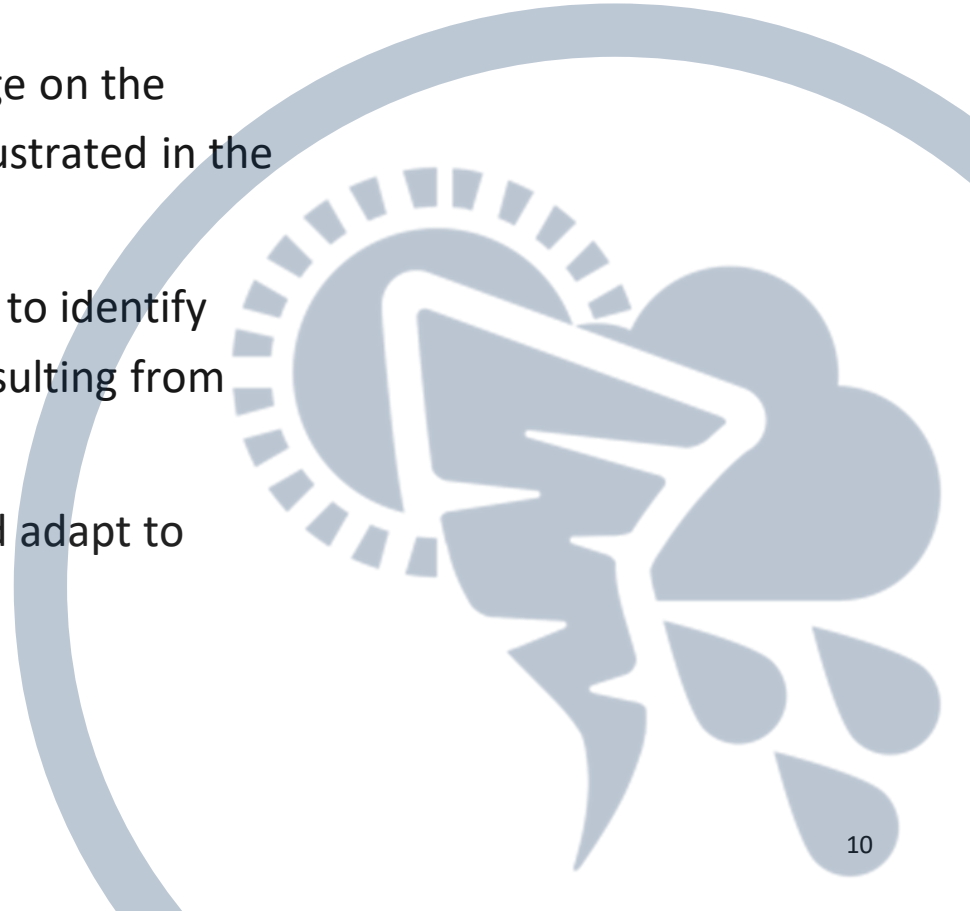
### 3. Focusing on flexible planning policies and tools that are up to date

- Include provisions to help local municipalities keep planning documents in conformity with the County.
- Consider a more unified Official Plan framework to ensure consistency.
- Ensure that modern policies prevail when there is conflict with local plans that are out of date.



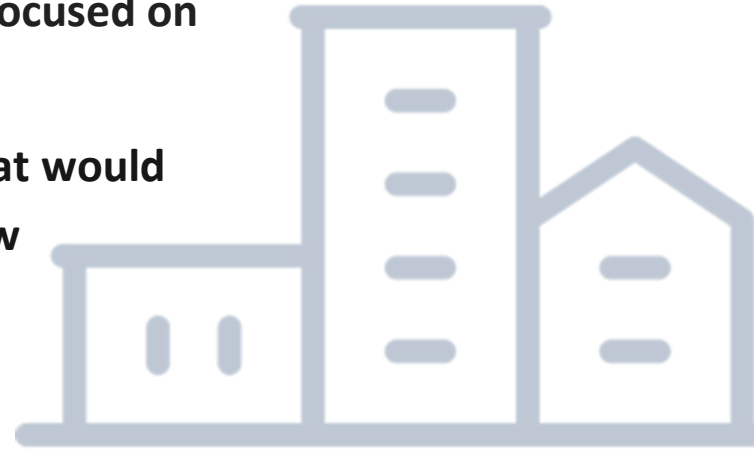
## 4. Addressing Climate Change

- The anticipated impacts of climate change on the County's local environment should be illustrated in the plan.
- Work with local conservation authorities to identify economic and environmental hazards resulting from climate change.
- Include measurable goals to mitigate and adapt to climate change.



## 5. Addressing Housing

- **Apply intensification and density targets for local municipalities according to population allocation, land supply, future transit provision, and existing conditions.**
- **Introduce a community planning permit system focused on heritage preservation and new housing.**
- **Support local governments to bring in policies that would lay a foundation to implement the province's new community benefits charge.**



## 6. Addressing Transportation

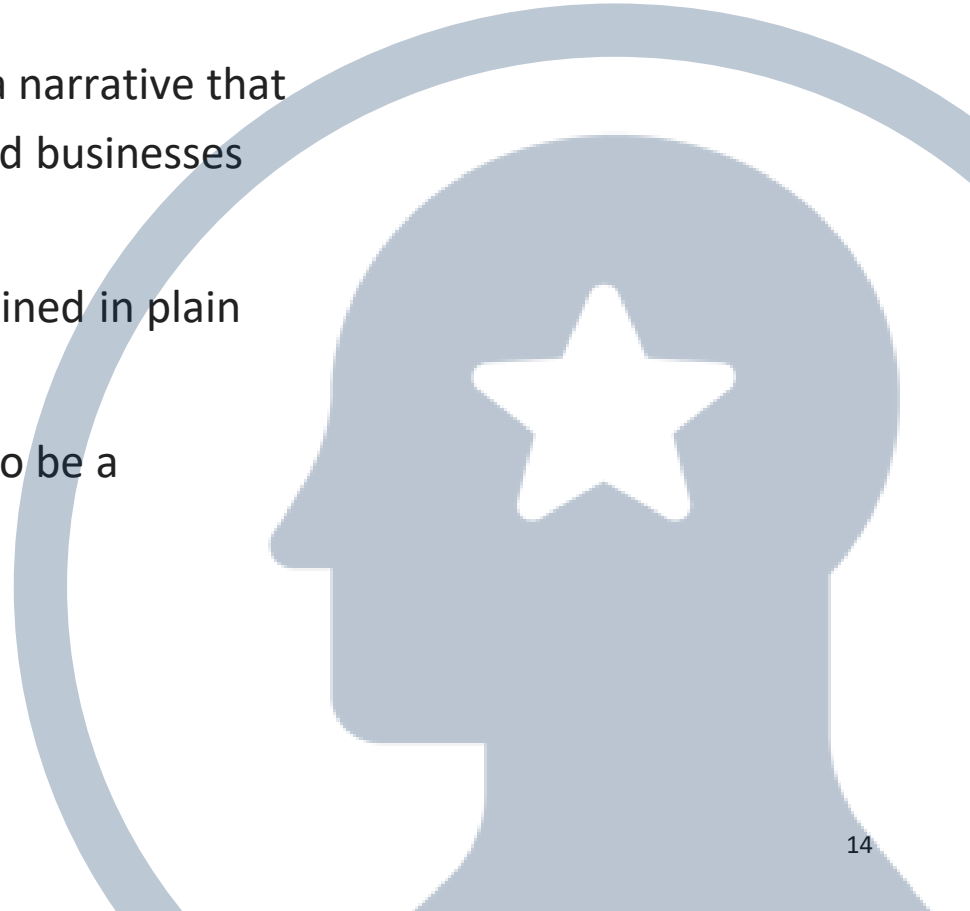
- A stronger role for the County in developing a regional transportation network.
- Consider adopting policies that would establish mobility-based transportation planning which includes transit and active transportation.
- Consider implementation of “steps” to a transit network as Innisfil has done.
- Ensure the new official plan supports more efficient use of existing transportation resources.
- Consider active transportation corridors as a means of linking communities and settlement areas together while providing alternatives to private vehicle use.
- Put in place some of the land use building blocks required for the county to one day implement a transit system.

## 7. Indigenous Community Engagement

- At the minimum, the County Official plan must be updated to Provincial requirements.
- The County Plan should go beyond the minimum requirements and should enthusiastically include Indigenous Peoples in the official plan update process.

## 8. Creating an Accessible and Inspiring Document

- The Official Plan should be written with a narrative that speaks to the context of the residents and businesses within the County.
- Policies and their intents should be explained in plain language as much as possible.
- The final document should be designed to be a predominantly visual document.



Questions?



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