

---

**Subject:** FW: Public Meeting Notice C6 Housekeeping Amendment

---

**From:** Ron Davidson <ron.davidson@chatsworth.ca>

**Sent:** Thursday, May 19, 2022 4:18 PM

**To:** Candace Hamm <CHamm@brucecounty.on.ca>

**Subject:** Re: Public Meeting Notice C6 Housekeeping Amendment

**\*\* [CAUTION]:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Candace, good afternoon. The Township of Chatsworth had no concerns regarding the proposed amendment.

Regards,  
Ron Davidson, Planner  
Township of Chatsworth

---

---

**Subject:** FW: Public Meeting Notice C6 Housekeeping Amendment

---

**From:** Patrick Huber-Kidby <[phuber-kidby@mvca.on.ca](mailto:phuber-kidby@mvca.on.ca)>

**Sent:** Friday, May 20, 2022 8:07 AM

**To:** Monica Walker Bolton <[MWalkerBolton@brucecounty.on.ca](mailto:MWalkerBolton@brucecounty.on.ca)>; Candace Hamm <[CHamm@brucecounty.on.ca](mailto:CHamm@brucecounty.on.ca)>

**Subject:** RE: Public Meeting Notice C6 Housekeeping Amendment

**\*\* [CAUTION]:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thanks Monica,

MVCA has no concerns with the amendments, included in the **Bruce County C6 Official Plan Housekeeping Amendment, 2022.**

Regards,



***Patrick Huber-Kidby***

**Maitland Valley Conservation Authority**

**Voicemail:** (519) 335-3557 x 237      **Fax:** (519) 335-3516

**Mail:** 1093 Marietta St. Box 127, Wroxeter, ON. N0G 2X0

---

**From:** Monica Walker Bolton <[MWalkerBolton@brucecounty.on.ca](mailto:MWalkerBolton@brucecounty.on.ca)>

**Sent:** May 19, 2022 4:35 PM

**To:** Patrick Huber-Kidby <[phuber-kidby@mvca.on.ca](mailto:phuber-kidby@mvca.on.ca)>; Candace Hamm <[CHamm@brucecounty.on.ca](mailto:CHamm@brucecounty.on.ca)>

**Subject:** RE: Public Meeting Notice C6 Housekeeping Amendment

Hi Patrick,

Yes, the local zoning by-laws will specify setbacks but the County Official Plan will no longer require the ARU to be setback at least the same as the existing dwelling. And yes, you are correct in settlement areas the local policies could allow a separate driveway. So, in other words the County OP is becoming less prescriptive and leaving these decisions up to the Local Municipality. We hope this will eliminate the need for County Official Plan Amendments for development of Additional Residential Units that are otherwise supported by local policies.

Hope this helps answer your questions.

-Monica

Monica Walker Bolton

Senior Planner  
Planning and Development  
Corporation of the County of Bruce

Office:

Direct: 226-909-2857

<https://link.edgепilot.com/s/eef15c59/ibfyNDeJ3U69xd4ZbRcBpQ?u=http://www.brucecounty.on.ca/>



---

**From:** Patrick Huber-Kidby <[phuber-kidby@mvca.on.ca](mailto:phuber-kidby@mvca.on.ca)>  
**Sent:** Thursday, May 19, 2022 4:11 PM  
**To:** Candace Hamm <[CHamm@brucecounty.on.ca](mailto:CHamm@brucecounty.on.ca)>  
**Cc:** Monica Walker Bolton <[MWalkerBolton@brucecounty.on.ca](mailto:MWalkerBolton@brucecounty.on.ca)>  
**Subject:** RE: Public Meeting Notice C6 Housekeeping Amendment

**\*\* [CAUTION]:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon,

Can I take the changes proposed to section **4.4.4.1.1 xi) g)** to mean that additional residential units will be bound by the minimum setbacks of a given zone, rather than by the existing actual setbacks of the primary dwelling? And further that within settlement areas separate driveways are to be permitted?

A handwritten signature in black ink, appearing to be 'PH', written in a cursive style.

***Patrick Huber-Kidby***

**Maitland Valley Conservation Authority**

**Voicemail:** (519) 335-3557 x 237      **Fax:** (519) 335-3516

**Mail:** 1093 Marietta St. Box 127, Wroxeter, ON. N0G 2X0

---

**From:** Michael Oberle <m.oberle@SVCA.ON.CA>  
**Sent:** Friday, May 27, 2022 2:57 AM  
**To:** Monica Walker Bolton; Bruce County Planning - Inland Hub  
**Subject:** SVCA comment C-2022-006 Housekeeping Amendment

**\*\* [CAUTION]:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good evening Ms. Walker Bolton,

Please be advised that the SVCA has no objection to the proposed housekeeping amendments for the above refenced file. Should you have any questions, please do not hesitate to contact this office.

Kind regards,  
Mike  
Michael Oberle  
Environmental Planning Technician  
Saugeen Conservation  
Cell: 519-373-4175

---

**From:** [Peggy Van Mierlo-West](#)  
**To:** [Monica Walker Bolton](#)  
**Subject:** RE: Amendments to County Official Plan Proceeding Without Changes  
**Date:** Thursday, June 2, 2022 8:38:51 AM

---

**\*\* [CAUTION]: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Hi Monica

This works for me.

Cheers

Peggy Van Mierlo-West  
Chief Administrative Officer  
Municipality of Northern Bruce Peninsula  
56 Lindsay Road 5  
Lion's Head, Ontario N0H 1W0  
(519) 793-3522 ext. 225  
[cao@northernbruce.ca](mailto:cao@northernbruce.ca)

---

**From:** Monica Walker Bolton <[MWalkerBolton@brucecounty.on.ca](mailto:MWalkerBolton@brucecounty.on.ca)>  
**Sent:** Wednesday, June 1, 2022 5:02 PM  
**To:** Matt Farrell <[mfarrell@huronkinloss.com](mailto:mfarrell@huronkinloss.com)>; dweltz <[dweltz@brockton.ca](mailto:dweltz@brockton.ca)>; Dwayne McNab <[dmcnab@kincardine.ca](mailto:dmcnab@kincardine.ca)>; Adam Weishar <[aweishar@kincardine.ca](mailto:aweishar@kincardine.ca)>; Tara Davis <[tara.davis@southbrucepeninsula.com](mailto:tara.davis@southbrucepeninsula.com)>; Wendy Elliott <[welliott@northernbruce.ca](mailto:welliott@northernbruce.ca)>; 'Patrick Johnston (aebuilding@bmts.com)' <[aebuilding@bmts.com](mailto:aebuilding@bmts.com)>; Angie Cathrae <[angie.cathrae@southbrucepeninsula.com](mailto:angie.cathrae@southbrucepeninsula.com)>; Jay Pausner <[jay.pausner@saugeenshores.ca](mailto:jay.pausner@saugeenshores.ca)>; Sybrielle Wang <[sybrielle.wang@saugeenshores.ca](mailto:sybrielle.wang@saugeenshores.ca)>; Fiona Hamilton <[fhamilton@brockton.ca](mailto:fhamilton@brockton.ca)>; Phil VanHardeveld <[pvanhardeveld@southbruce.ca](mailto:pvanhardeveld@southbruce.ca)>; Cathy Addison <[caddison@northernbruce.ca](mailto:caddison@northernbruce.ca)>; Emily Dance <[edance@huronkinloss.com](mailto:edance@huronkinloss.com)>; Bill Jones <[bill.jones@southbrucepeninsula.com](mailto:bill.jones@southbrucepeninsula.com)>; Peggy Van Mierlo-West <[pvmwest@northernbruce.ca](mailto:pvmwest@northernbruce.ca)>; Sonya Watson <[swatson@brockton.ca](mailto:swatson@brockton.ca)>; Leanne Martin <[lmartin@southbruce.ca](mailto:lmartin@southbruce.ca)>; Kara Van Myall <[kara.vanmyall@saugeenshores.ca](mailto:kara.vanmyall@saugeenshores.ca)>; CAO Arran-Elderslie <[cao@arran-elderslie.ca](mailto:cao@arran-elderslie.ca)>; Mary Rose Walden <[mrwalden@huronkinloss.com](mailto:mrwalden@huronkinloss.com)>; Roxana Baumann <[rbaumann@kincardine.ca](mailto:rbaumann@kincardine.ca)>; arogers@kincardine.ca; building <[building@arran-elderslie.ca](mailto:building@arran-elderslie.ca)>; Amy Rogers <[arogers@kincardine.ca](mailto:arogers@kincardine.ca)>  
**Cc:** Mark Paoli <[MPaoli@brucecounty.on.ca](mailto:MPaoli@brucecounty.on.ca)>; Jack Van Dorp <[JVanDorp@brucecounty.on.ca](mailto:JVanDorp@brucecounty.on.ca)>; Candace Hamm <[CHamm@brucecounty.on.ca](mailto:CHamm@brucecounty.on.ca)>  
**Subject:** Amendments to County Official Plan Proceeding Without Changes

Dear Local Development Officials and CAOs,  
Last month I reached out regarding proposed amendments to the Bruce County Official Plan. This is

an update to let you know that there are no proposed changes to the amendment that was shared with you back in May.

The proposed amendments would:

1. Allow more flexibility for local municipalities to guide development of Additional Residential Units in respect of local zoning matters;
2. Provide requirements for complete Site Plan Applications to address Planning Act Changes from Bill 109, so that local municipalities can declare site plan control applications complete or incomplete before the 60-day review period starts (effective July 1st). This is to support your ability to get the quality information you need to review and approve site plans, and also make the expectations clearer to developers; and
3. Provide enabling language in the County OP, to clarify that Community Improvement Plans can be made for lands across Bruce County (including outside settlement areas).

The public meeting is scheduled for June 16<sup>th</sup>. There have been very few comments from agencies or municipal partners received. We take this to mean that the proposed changes are satisfactory and there are no concerns. If you have a moment to confirm by E-mail that you have no concerns that would be appreciated. If you do have concerns, comments received by June 16 will be provided to Council to support its deliberations on the matter.

Sincerely,  
Monica Walker-Bolton

**Monica Walker Bolton**

**Senior Planner**  
Planning and Development  
Corporation of the County of Bruce

Office:  
Direct: 226-909-2857  
[www.brucecounty.on.ca](http://www.brucecounty.on.ca)



Individuals who submit letters and other information to Council and its Committees should be aware that any personal information contained within their communications may become part of the public record and may be made available through the agenda process which includes publication on the County's website.

If you have received this communication in error, please notify the sender immediately and delete all

copies (electronic or otherwise). Thank you for your cooperation.

If you feel that this email was commercial in nature and you do not wish to receive further electronic messages from the County of Bruce, please click on the following link to unsubscribe: [Unsubscribe](#). Please be advised that this may restrict our ability to send messages to you in the future.

**From:** [Matt Farrell](#)  
**To:** [Monica Walker Bolton](#)  
**Cc:** [Emily Dance](#)  
**Subject:** RE: Amendments to County Official Plan Proceeding Without Changes  
**Date:** Thursday, June 2, 2022 3:05:53 PM

---

**\*\* [CAUTION]:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Monica,

We did have a chance to review the amendments proposed and have no concerns with what is being proposed. Those changes align with our planning processes and should help the County moving forward.

Thanks

Matt

Matt Farrell, CET, CBCO  
Manager of Building and Planning/CBO  
Township of Huron Kinloss  
P: 519-395-3735  
F: 519-395-4107





**From:** [planning@grey.ca](mailto:planning@grey.ca)  
**To:** [Candace Hamm](#)  
**Subject:** County comments for C-2022-006 Bruce County Housekeeping Amendment  
**Date:** Monday, June 6, 2022 9:18:24 AM

**\*\* [CAUTION]:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

## County comments for C-2022-006 Bruce County Housekeeping Amendment

Hello Candace Hamm,

Please note that County Staff have reviewed C-2022-006 Bruce County Housekeeping Amendment.

Grey County planning staff have no comments or concerns on the subject proposal.

The proposal has been circulated to the County's Housing and Economic Development departments, who have provided no further comments.

Please note, a paper copy will not be provided unless requested.

Let us know if you have any questions.

Best regards,

Becky Hillyer



June 6, 2022

Bruce County Planning  
30 Park Street, Box 848  
Walkerton ON N0H 2V0

Attention: Monica Bolton [bcplwa@brucecounty.on.ca](mailto:bcplwa@brucecounty.on.ca)

Dear Ms. Bolton:

**Re: Bruce County Official Plan Amendment C-2022-006**

Official Plan amendment C-2022-006 proposes to update policies for Community Improvement Plans and complete application requirements for Site Plan Control. The proposed amendment additionally addresses additional residential units and particularly it adds policies to allow Local Official Plans to address issues regarding driveways, parking and setbacks.

The Town of South Bruce Peninsula respectfully provides the following comments with regard to the proposed Official Plan Amendment.

1. Section 4.4.4.1.1

The Town questions why it is a requirement for the County Official Plan to indicate driveway establishment. A municipality is capable of creating its own entranceway by-laws to regulate the establishment of entranceways which are safe and in keeping with Town road standards and regulations. The Town feels that the inclusion of regulations regarding entranceways is unnecessarily restrictive and should be removed all together. Outside of settlement areas, additional driveways may be a safer option than shared driveways.

2. Section 6.19

The Town is opposed to the County's continued inclusion of the requirement of Nitrate Studies for development. The Ontario Building Code regulates sewage systems. The Town submitted a letter to the County on April 19, 2022 asking that the County consider making an amendment to their Official Plan to remove the requirement for Nitrate Studies. To date, the County has not addressed the Town's concerns in this regard. We note that this current Official Plan amendment would be



TOWN OF  
**SOUTH BRUCE PENINSULA**

an opportune time for the Town's concerns to be addressed, especially when Section 6.19 includes the submission of a Nitrate Study to support a planning application. We request the removal of the requirement for Nitrate Studies with planning application. Addressing the Town's concerns would mean a further amendment to the Official Plan – please see our attached letter with regard to plan amendment 2021-067 (C-2021-015).

3. Section 6.22 Item 6.22.5

The Town questions the inclusion in this area that the County may identify Community Improvement Plan areas. The Town wishes to have confirmation that Community Improvement Plans areas should only be established in such areas as are agreeable by a local municipality.

We look forward to our comments being included in the Official Plan amendment documentation presented for consideration at the public meeting on June 16, 2022.

Yours very truly,

Angie Cathrae  
Director of Legislative Services/Clerk  
Town of South Bruce Peninsula  
PO Box 310, 315 George Street  
Warton ON N0H 2T0  
519-534-1400 ext 122  
[angie.cathrae@southbrucepeninsula.com](mailto:angie.cathrae@southbrucepeninsula.com)

Enclosure



April 19, 2022

Mark Paoli, Director of Planning and Development  
30 Park Street, PO Box 70  
Walkerton ON N0G 2V0

Dear Mr. Paoli:

**Re: Nitrate Study Requirements and Minimum Acreage Provisions Included in  
Bruce County By-Law 2021-067**

The Town of South Bruce Peninsula is currently preparing to file an application to amend our Official Plan and Zoning By-Law in order to make provisions for secondary dwelling units. Our Council has been looking forward to these amendments as they are in favour of increasing our housing supply and are very supportive of secondary dwelling units on properties.

In preparation for the filing of our planning application, we have reviewed Bruce County By-Law 2021-067 wherein the Council amended its Official Plan to address secondary dwelling units. The by-law is attached to this correspondence for ease of reference. One item of particular concern to the Town is clause 2 (f). This clause imposes "that an additional residential dwelling unit is not permitted on a lot that is legally non-conforming with respect to lot width or lot area." A main objective of adding secondary dwelling units is to be able to support affordable housing. This clause will immensely restrict the use of secondary dwelling units in our Municipality as we have numerous existing undersized lots. If a secondary dwelling unit can comply with all of the required zone provisions including but not limiting to yard setbacks, lot coverage etc., the secondary dwelling unit should be permitted. The existing lot area and lot frontage should not restrict the use of a secondary dwelling unit if it can comply with all of the other required zone provisions.

Clause 2 (f) also imposes the requirement for a Nitrate Study to support the development of a secondary dwelling unit on a lot that is smaller than 0.4 hectares and on a lot where there are two residential units on a lot that is smaller than 0.6 hectares, where private on site sewage disposal is required.

The Town finds the imposition of the requirement for a Nitrate Study to be unnecessary and extremely problematic. As you may be aware, the Ontario Building Code regulates sewage systems and in Bruce County is enforceable by the Municipal Building Division or the Ministry of Environment, Conservation and Parks (when the daily sewage flow exceeds 10,000 litres/day). There are many provisions such as setbacks, size, distances to wells, watercourses etc. that are reviewed in accordance with the Ontario



## TOWN OF SOUTH BRUCE PENINSULA

Building Code. If compliance with the Ontario Building Code can be achieved, a secondary dwelling unit should be permitted without having to provide a nitrate study. What is the difference between a dwelling that has a daily sewage flow of 2500 litres/day or two dwellings that have a combined daily sewage flow of 2500 litres/day? To also note, nitrate removal is not enforceable through the Ontario Building Code. For a planning document to prohibit development where the Ontario Building Code may permit it, is needlessly restrictive. The performance of a Nitrate Study does not ensure against sewage system failure. A properly designed sewage system, able to accommodate the development is a better indicator of whether or not a secondary dwelling unit should be permitted.

The Nitrate Study requirement included in the Bruce County Official Plan Amendment By-Law 2021-067 places a financial burden on property owners when the intention of the Province is for municipalities to embrace the creation of additional housing units. With today's innovations in sewage treatment, it is entirely possible for a property to accommodate a sewage system using current or even new technology, supported by the Ontario Building Code and approved by Chief Building Officials without the requirement for a Nitrate Study. The imposition of studies which are not required seems to be counter productive when considering the need for affordable and attainable housing.

In reviewing clause 2 (f) against properties in South Bruce Peninsula, we find that entire communities will be eliminated from the possibility of adding secondary dwelling units. While we appreciate and thank Bruce County for quickly acting to change its Official Plan to permit secondary dwelling units, we feel that each Bruce County municipality would be much better served if the individual municipality could impose its own restrictions in its respective Official Plan and Zoning By-Law. As each municipality has its own vision for growth and development, we ask that the County consider our needs to be unique.

In addition to the Nitrate Study provisions, the minimum acreage provisions may prove to be overly restrictive. As we have removed the minimum ground floor area requirements for dwellings, we anticipate that people will be building smaller homes. This would mean that the overall footprints of these homes would take up less area and thus, a smaller sized lot could conceivably accommodate smaller dwelling units without issue. The prohibition including a lot area may not be required.

We do apologize that we did not provide comment before the passing of this Bruce County Official Plan Amendment. At this time, we respectfully request that as Bruce County continues to make amendment to its Official Plan, that the clause in By-Law 2021-067 is reconsidered and a further amendment is processed which removes reference to Nitrate Studies and to the lot area.



TOWN OF  
**SOUTH BRUCE PENINSULA**

Furthermore, where there are any other references to Nitrate Studies included in the Bruce County Official Plan, we ask that these provisions be removed as sewage systems are enforceable through the Ontario Building Code and that consultation is undertaken with the Chief Building Officials in the local municipalities to discuss their position with regard to the requirement for Nitrate Studies being included in planning documents. These studies have been an active topic of discussion among municipalities whose residents are serviced by private on-site services.

We look forward to hearing from you in this regard.

Yours very truly,

Angie Cathrae  
Director of Legislative Services/Clerk  
[angie.cathrae@southbrucepeninsula.com](mailto:angie.cathrae@southbrucepeninsula.com)  
519-534-1400 ext 122

Tara Davis  
Chief Building Official  
[tara.davis@southbrucepeninsula.com](mailto:tara.davis@southbrucepeninsula.com)  
519-534-1400 ext 140

Enclosure

cc: Bruce County Council, Bruce County Chief Building Officials



**By-law Number 2021-067**

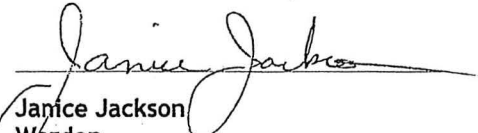
**A by-law to adopt Amendment Number C-2021-015  
to the County of Bruce Official Plan**

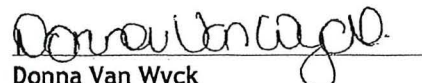
Authority is provided in Sections 17 and 21 of the Planning Act, R.S.O. 1990, as amended.

**The Council for the Corporation of the County of Bruce enacts By-law 2021-067 as follows:**

1. Amendment Number C-2021-015 to the County of Bruce Official Plan attached and forming part of this by-law is approved.
2. That this By-law come into force and take effect on the day of the final passing thereof, subject to the provisions of the Planning Act, R.S.O. 1990, as amended.

Passed this 5th day of August, 2021

  
Janice Jackson  
Warden

  
Donna Van Wyck  
Clerk

## Part B - The Amendment

### Introductory Statement

All of this part of the document entitled "Part B - The Amendment" and consisting of the following text, constitutes Amendment Number C-2021-015 to the Bruce County Official Plan.

The Official Plan Amendment is to revise existing policies and add new policies to permit Additional Residential Units in accordance with the direction outlined in Section 16 (3) of the Planning Act, having due regard for provincial planning direction and the planning context of Bruce County.

### The Amendment

1. The Bruce County Official Plan is amended by replacing part 'b' and adding part 'f' to Section 4.4.4.1 General Housing Policies (x) as follows:
  - b) Garden Suites must be permitted within the Residential designation of local official plans and may be permitted in any designations where residential uses are permitted as a primary use or in the Agricultural designation, subject to the requirements of the Niagara Escarpment Plan, local Official Plan where one exists and the Comprehensive Zoning By-law, where the zoning by-law permits a detached, semi-detached, or rowhouse dwelling.
  - f) Garden suites may be converted to permanent additional residential units where they conform to the additional residential unit policies of the County Official Plan, Local Official Plan (where applicable) and zoning by-law.
2. The Bruce County Official Plan is amended by deleting Section 4.4.4.1 General Housing Policies (xi) and replacing it with the following:
  - a) The term Additional Residential Unit means a separate residential unit that is located within a detached house, semi-detached house, or rowhouse or within a building or structure that is ancillary to a detached house, semi-detached house, or rowhouse.
  - b) Additional residential units must be permitted within the Residential designation of local official plans and may be permitted in any designations where residential uses are permitted as a primary use or in the Agricultural designation, subject to the requirements of the Niagara Escarpment Plan, local Official Plan where one exists and the Comprehensive Zoning By-law, where the zoning by-law permits a detached, semi-detached, or rowhouse dwelling.
  - c) In the Rural Recreation Area and Inland Lake Development designation, only one Additional Residential Unit may be permitted, and only within a building containing a primary residential dwelling.
  - d) In the Agricultural designation, only one Additional Residential Unit is permitted whether in the building containing the primary residential dwelling or in a detached building. Temporary Farm Accommodation, as a building or park model trailer used for seasonal accommodation of workers is also permitted.
  - e) The Comprehensive Zoning By-law may provide Additional Residential unit regulations which:



- 1) Address compatibility with the main dwelling and surrounding land uses;
  - 2) Regulate or prohibit business or commercial enterprises within the Primary or additional residential unit(s);
  - 3) Set out restrictions involving the unit size, alteration to the outside of the principal dwelling, parking requirements, and water and sewer/septic servicing requirements;
- f) An Additional Residential Unit is not permitted on a lot that is legally non-conforming with respect to lot width or lot area. An Additional Residential Unit proposed on a lot that is smaller than 0.4 hectares in size, or 2 additional residential units on a lot smaller than 0.6 hectares, or on a lot that does not meet greater lot area requirements of the Rural Recreation or Inland Lake Development Designations with private onsite sewage disposal must be supported by a Nitrate Study completed in accordance with Section 4.7.5.8.
  - g) The principal and Additional Residential Unit(s) must share the parking area and minimum setbacks for the principal dwelling unit, and no new driveway may be created;
  - h) The combined total of a Primary residential unit, additional residential unit(s) and a garden suite shall not exceed three units on a lot, or two units on a lot in the 'Rural Recreation' and 'Agriculture' designations.
  - i) Notwithstanding (h) above, a local Official Plan may include policies within settlement areas to permit more than two additional residential units on a property, and/or more than one additional residential unit in the primary building or ancillary buildings, and/or an additional residential unit in association with a duplex dwelling.

The Bruce County Official Plan is amended by adding the text underlined below, and deleting the struck through (~~strikethrough~~) text below, from Section 4.4.4.1 General Housing Policies:

- .2 Local Official Plans, where they exist, shall have regard to site specific characteristics for neighbourhood compatibility ~~in order~~ to address matters relating to the physical character of infill or redevelopment projects. Such matters as building height, lot coverage and parking, should be addressed in local Plans to guide the approval of zoning, site plans, and/or minor variances, which occur as a result of infill or intensification projects.
- .3 Where local Official Plans do not exist, the County Official Plan shall have regard to the same site-specific characteristics for neighbourhood compatibility ~~in order~~ to address matters relating to the physical character of infill or redevelopment projects.

To this end, the County may adopt Guidelines for development including for additional residential units which address streetscape and neighbourhood compatibility

3. The Bruce County Official Plan is amended by replacing 'may' with 'must' and 'accessory apartments' with 'additional residential units' in Section 4.4.4.2.5 (iii) (d) Affordable Housing Policies, to read:

"Local Official Plans must permit additional residential units in appropriate residential zones and/or neighbourhoods subject to appropriate standards of health and safety and the provision of municipal water and sanitary sewers;"

4. The Bruce County Official Plan is amended by adding “additional residential units in accordance with Section 4.4.4.1” in Section 5.2.3.5 (i) (a) Residential [Secondary Urban Areas], to read:

“Single detached dwellings, additional residential units and garden suites in accordance with Section 4.4.4.1 and home occupations shall be the predominant form of housing. Where sanitary sewers are available and subject to site plan control, multiple-attached dwelling units may be considered provided provisions for open space and parking are made, and the servicing requirements of the appropriate approval authority or its agent are met. [...]”

5. The Bruce County Official Plan is amended by adding “additional residential units and garden suites in accordance with Section 4.4.4.1” as item (ii) in Section 5.2.4.3 Permitted Uses [Hamlet designation], and re-numbering the subsequent permitted uses accordingly.
6. The Bruce County Official Plan is amended by adding “and additional residential units at the end of item (i) in Section 5.2.2.4 [Local Official Plans], to read:

The local Official Plans for Primary Urban Communities shall contain, as a minimum, land use policies dealing with the following:

i) Residential, including low, medium and high density residential uses, affordable housing, special needs housing, infilling and intensification, and additional residential units.”

7. The Bruce County Official Plan is amended by adding “An Additional Residential Unit may be permitted within a building containing a residential dwelling in accordance with Section 4.4.4.1 (xi).” In Section 5.3.3 Permitted Uses - Rural Recreation designation, to read:

.1 “Permitted uses in the Rural Recreational Area shall include seasonal and permanent residential dwellings; public parks and open space uses; commercial uses in accordance with Section 5.3.7 [Commercial Policies (Rural Recreational Area)]; home occupations; home industry; and bed and breakfast establishments. Institutional uses shall also be permitted but shall be limited solely to places of worship. An Additional Residential Unit may be permitted within a building containing a residential dwelling in accordance with Section 4.4.4.1 (xi).”

8. The Bruce County Official Plan is amended by adding the text underlined below, and deleting the struck through text below, from Section 5.5.4 Permitted Uses - Agriculture Designation:

.2 Agricultural Areas shall permit agriculture, aquaculture, apiaries, agro-forestry, maple syrup production, home occupations, home industries, and farm-related uses including the use of lands, buildings or structures for the raising of animals, the growing of plants for food production and nurseries. Retail stands for the sale of agricultural products produced on the farm unit upon which the retail stand is to be located, and bed and breakfast establishments shall also be permitted within Agricultural Areas. Permitted uses also include the primary ~~and secondary~~ farm residence, Garden Suite and/or Additional Residential Unit on the same lot as part of the farm unit, forestry, public conservation, public open space, passive recreation, and temporary farm accommodation.

9. The Bruce County Official Plan is amended by deleting Section 5.5.12 - Secondary Farm Residence and replacing it with the text below:

5.5.12 **Additional Residential Unit and Garden Suite and Temporary Farm Accommodation**

- .1 A Garden Suite and / or Additional Residential Unit, and/or Temporary Farm Accommodation may be permitted together with a primary farm residence on a farm lot. In addition to the Policies of Section 4.4.4.1, the garden suite and/or Additional Residential unit and/or Temporary Farm Accommodation:
    - i) Must be located within the existing farm building cluster and in very close proximity to the existing primary farm residence; and
    - ii) Shall not be considered for future severance from the farming operation.
  - .2 These uses shall be regulated through the Zoning By-Law and may include a semi-detached dwelling or duplex dwelling.
10. The Bruce County Official Plan is amended by adding “including Additional Residential Units in accordance with 4.4.4.1 (xi) and Section 5.5.12” to Section 5.6.4 (vii) and deleting “and” and making item 5.6.4 (viii) singular, to read:
- “The Rural Area shall permit:
- vii) Non-Farm Residential use, including Additional Residential Units in accordance with 4.4.4.1 (xi) and Section 5.5.12; [...]
  - viii) Seasonal Residential Use.”
11. The Bruce County Official Plan is amended by adding “including Additional Residential Units in accordance with 4.4.4.1 (xi) and Section 5.5.12” to Section 5.6.4 (vii) and deleting “and” and making item 5.6.4 (viii) singular, to read:
- and additional residential units in accordance with Section 4.4.4.1 where supported by appropriate servicing
12. The Bruce County Official Plan is amended by adding and additional residential units in accordance with Section 4.4.4.1 where supported by appropriate servicing to section 5.7.2 Permitted Uses - Estate Residential, to read:
- “5.7.2 Permitted Uses**
- The use of land designated Estate Residential shall be single family detached dwellings at a low density. Other permitted uses shall be limited to home occupations, open space and passive recreational uses and additional residential units in accordance with Section 4.4.4.1 where supported by appropriate servicing.”

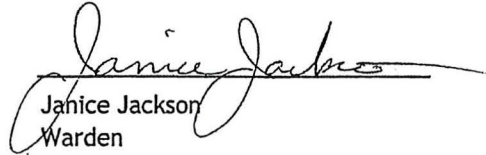
## Decision

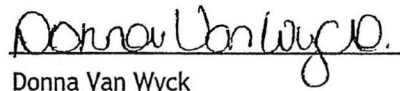
With respect to a County Official Plan Amendment  
Subsection 17(34) of the Planning Act, R.S.O. 1990

---

The Approval Authority of the County of Bruce hereby approves Amendment  
Number C-2021-015 to the Bruce County Official Plan.

Dated at the County of Bruce this 5<sup>th</sup> day of August, 2021.

  
Janice Jackson  
Warden

  
Donna Van Wyck  
Clerk

Owner: N/A  
Applicant: Bruce County  
Agent: N/A  
Municipality: Bruce County  
File Number: C-2021-015