



Committee Report

To: Councillor Steve Hammell, Chair and
Members of the Planning and Development Committee

From: Derrick Thomson
Acting Director of Planning and Development

Date: July 14, 2022

Re: Bruce County Official Plan Growth Management Amendment
Update

Staff Recommendation:

The Report 'Bruce County Official Plan Growth Management Amendment Update' is for Information.

Background:

At the June Planning and Development Committee (PDC) meeting Committee directed staff to revise the workplan to support 2-stage adoption of the new County Official Plan.

This report is to update Council on the proposed work plan and note some recent inputs to the project.

Land Supply Updates:

Staff, WSP Canada, and Watson and Associates have been working with local municipalities to update the residential and employment land supply to account for lands developed over the course of the pandemic and to include additional refinements arising from further discussions with local staff. Images of some of recent development projects, including a range of "missing middle" unit types are included in Appendix 'A'.

Most notably, Walkerton shows a surplus of employment lands and an increased shortfall in residential lands over the planning horizon, with the deficit occurring somewhere between 2031-2036. This may impact Brockton's ability to address Provincial Policy Statement (PPS) requirement to maintain a residential land supply to meet demand for 15 years. We have communicated this to the province for its consideration of Brockton's MZO request to convert some employment lands to residential and add employment lands to Walkerton.

Further discussions with local staff also identified a deficiency in employment lands in Kincardine's primary urban area, as the Business Park designation in the Local Official Plan functions as a mixed-use designation with a broader range of uses than the employment lands focus of the PPS. local staff anticipate that up to 75% of these lands may be developed as medium/high density residential.

Overall, when factoring in industrial lands near the Bruce Power site, the Municipality of Kincardine maintains a surplus of employment lands.

Staff also assessed the supply of lands within Hamlet areas across the County to gain an understanding of potential for growth within these areas. This assessment is attached as Appendix 'B'. The assessment does not include additional lands within the 'Rural Recreation' or 'Inland Lake Development Area' designations.

There is a considerable supply of lands within hamlets, especially within large hamlets in Northern Bruce Peninsula. In the south part of the County there are several smaller hamlets. There may be opportunities to adjust the boundaries of some hamlet areas to support functional lotting patterns.

We have been preparing an initial commercial land supply and demand forecast to complement the previously completed industrial/employment land and residential lands forecasts.

These inputs will inform discussion on the merits of proposing one or more regional market areas within the Official Plan.

Work Plan Update:

We will be preparing the draft amendment and engaging on the updated information with local Municipal staff and the Province in late July. Publication of information, and a statutory open house, are planned for August.

To balance quality engagement with an opportunity to revise the amendment (if necessary) before adoption the PDC may wish to hold the Statutory Public Meeting for the amendment as an additional meeting in September before the standard September 15th committee date.

Financial/Staffing/Legal/IT Considerations:

There are no financial, staffing, legal or IT considerations associated with this report.

Interdepartmental Consultation:

Office of the CAO - consulted regarding scheduling additional PDC meeting.

Link to Strategic Goals and Elements:

Development of the new County Official Plan is a major initiative in the Planning and Development Department 2022 business plan.

Report Author:

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Departmental Approval and Approved for Submission:

Derrick Thomson
Chief Administrative Officer