



Excerpt from Council Meeting Minutes – October 4, 2022

13. AD55-2022 Bruce County Official Plan Amendment - Hamlet Boundary Expansions and Rural Development

Chief Administrative Officer Jones explained that Bruce County has been updating their Official Plan and right now the focus is on growth. The staff comments are around South Bruce Peninsula Hamlets and helping the County to understand our focus around these Hamlets. We have been contacted by property owners who are interested in developing outside the Hamlet area in Park Head. The County Growth Policies have good points and focusing on primary and secondary areas for development is adequate. The proposed County Official Plan amendment will make it difficult to expand beyond Hamlet boundaries. County staff have indicated that we could look at opportunities for growth in the rural areas surrounding Hamlets. This would require changes to the Rural designation policies. We would like a little more comfort level on how the County envisions growth adjacent to Hamlets. The Province is keen on maintaining agricultural land. Some the soils mapping is out of date and is in the process of being updating which may support growth outside of Hamlet areas.

Discussion included the need to create more homes and the Province pushing for more homes, Hamlets in other areas of Grey and Bruce and development differences.

Planner Kingsbury explained that he is not the lead on this portion of the Official Plan review. The lead is Jack VanDorp. Many of the subdivisions in other areas received approvals many years ago and planning policies were different at that time. Right now, the Province is interested in development and where development goes. The Province is the approval authority for the County Official Plan. There is hopefully a middle ground where we can meet the desires expressed by local Councils and the restricted growth policies.

Discussion included what other Bruce County municipalities want in their specific municipalities, surplus land in other municipalities which would affect growth throughout Bruce County, whether a vacant lot is actually a buildable lot and if the County numbers are correct.

Planner Kingsbury explained that he didn't do the analysis but from what he understands, any environmental constraints are netted out of the equation. The lots of record are not necessarily already established but could require planning applications to establish them.

Discussion included consents and how when agricultural lots are the subject of a consent , a house is not permitted on the agricultural lands.

Planner Kingsbury explained that this particular project is not looking at agricultural lands. That is a separate process and will be phase two of the Official Plan update. The proposed agricultural mapping for South Bruce Peninsula is being reviewed and there may be changes to the designations which would be less restrictive.

Discussion included the Hamlet lots which cannot not be used and permitting growth outside of the Hamlet areas in these instances.

R-358-2022

It was **Moved** by P. McKenzie, **Seconded** by J. Kirkland and **Carried**

That the Town of South Bruce Peninsula has several hamlets that are impacted by Bruce County Official Plan policies;

And that the draft Bruce County Official Plan amendment as currently written, will make it difficult to expand hamlet boundaries outside of the scope of a Comprehensive Official Plan review process;

And that Rural growth policies state that limited growth may occur in rural areas outside of Primary Urban, Secondary Urban and Hamlet Communities;

And that the Council of the Town of South Bruce Peninsula shares many of the concerns listed by Garry and Joy Johnson in their letter to Bruce County pertaining to expansion of the hamlet boundaries of Park Head;

Therefore, be it resolved that Council is supportive of the majority of the proposed Bruce County Official Plan Amendment pertaining to Growth Management, however, the Town of South Bruce Peninsula cannot support the proposed Bruce County Official Plan Policy amendments pertaining to Hamlet Growth, without assurances that the "Rural Growth" policy amendments will provide a viable and achievable alternative for development in rural areas including those abutting Hamlets.