

We wish to make comments on the report entitled Plan the Bruce, Good Growth dated March 2021

**Policies to encourage growth in the three interior municipalities**

We reviewed the 2021 census and there is a distinct difference in population growth between the five shoreline Municipality’s and the three Interior Municipality’s. We believe the current Bruce County Official Plan review offers an opportunity to address the lagging population growth in the interior municipalities.

**Population Growth in Bruce County 2016 to 2021**

Overall population growth in Bruce County 7.7%

<b>Shoreline Municipalities</b>		<b>Interior Municipalities</b>	
Saugeen Shores	16%	South Bruce	4.3%
Northern Bruce Penn	10.1%	Brockton	3.5%
Huron Kinloss	9.3%	Arran/Eldersie	1.6%
SB Peninsula	8.6%	Subtotal	3.1%
Kincardine	7.7%		
Subtotal	10.3%		

There is an obvious attraction to the lakeshore communities and the County OP should address this inequity with policies that offer interior municipalities a way to distinguish themselves. In my opinion, the attraction to Bruce County is the open space and country appeal. We recommend acknowledging that development in the interior may proceed based on lot densities less than the high growth municipalities along the shoreline.

**Dated Nature of Background Information**

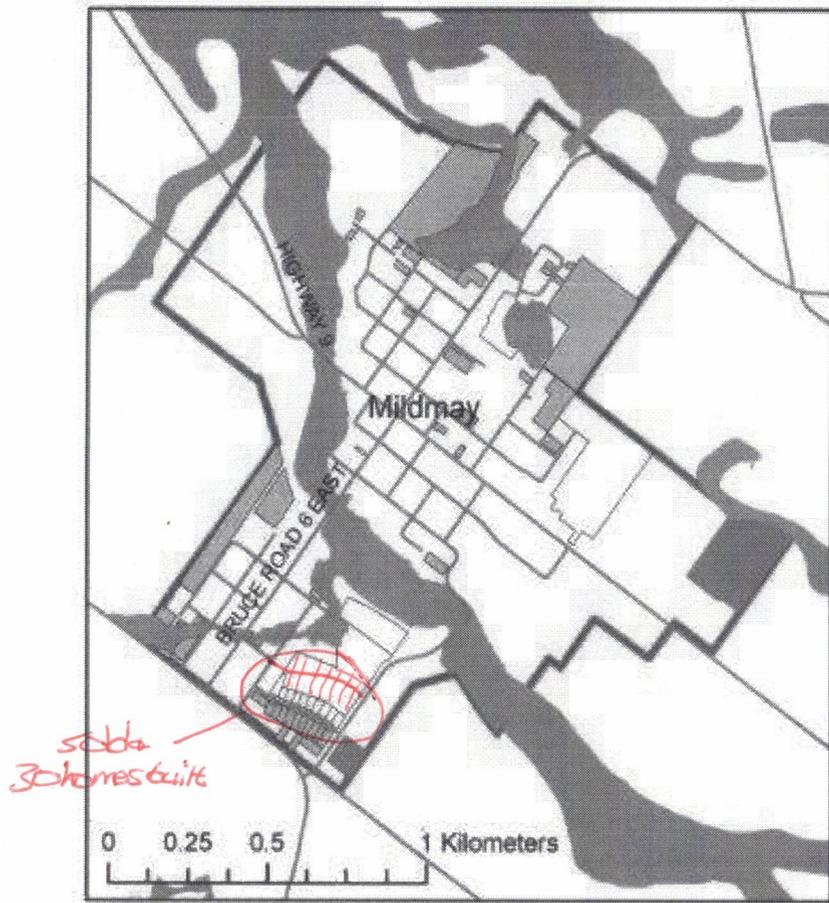
We note the dated nature of some of the back ground information. For instance, we attach a marked up copy of Figure A-2 of Appendix A for South Bruce that shows where we have sold 60 lots on parcels that were identified as vacant residential parcels or just land in the primary urban area. I believe the intent of the Figure was to illustrate the available land in the 20-year life of the OP.

**Comments on Recommendation 2**

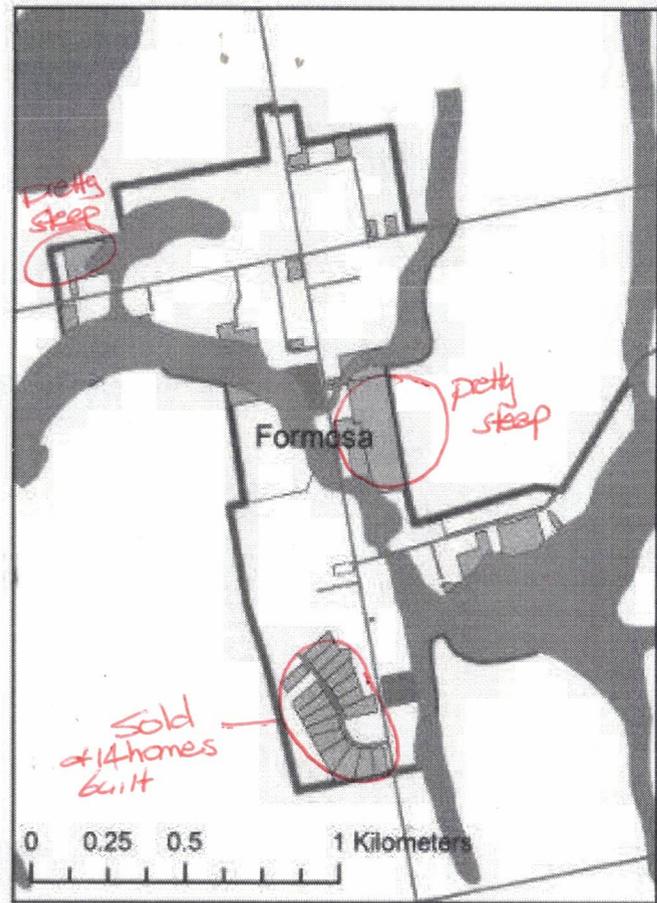
In recommendation 2: Plan for Permanent Population Growth in the County there is a point that alludes to ‘some municipalities should plan for modest or no growth scenarios within the life of the plan’. Will there be a County attempt to sterilize some urban areas from residential development. We understand that the County Plan wishes to sterilize Formosa. If a Developer comes with a plan of subdivision in Formosa will the new County OP facilitate the application? We are a little concerned that the projected modest or no growth in Formosa will be a result of a restrictive County OP policy.

We would welcome a time to chat or meet with County or Municipal staff to discuss this in more detail. Many thanks,

Brian Knox  
Weiss Drive Subdivision Ltd  
[address and tel # redacted]



*sells  
30 homes built*



*Sold  
of 14 homes  
built*

**Map Features**

*Comments on Figure A-2  
of Appendix A*

*Aug 7/22*