

# County of Bruce Amendment to the Official Plan

## Statutory Public Meeting

Thursday, October 6<sup>th</sup>, 2022, 9:30 AM



# Official Plan Review Project Team

	Name	Role
	Gregory Bender (WSP)	Consultant Strategic Advisor
	Robert Rappolt (WSP)	Consultant Project Manager
	Jamie Cook (Watson)	Director
	Adam Fischer (Watson)	Senior Consultant
	Claire Dodds	Director of Planning and Development
	Jack Van Dorp	Manager of Land Use Planning and County Project Manager
	Daniel Kingsbury	Senior Policy Planner
	Monica Walker-Bolton	Senior Policy Planner
	Coreena Smith	Senior Development Planner

# Purpose of the Public Meeting

- Provide an update on the Bruce County Official Plan Review being undertaken pursuant to **Section 26 of the *Planning Act***.
- Review the proposed growth management Official Plan Amendment.
- Provide Council and members of the public an opportunity to **learn about the proposed Official Plan Amendment, ask questions, and provide comments.**

# Public Meeting Agenda

1. What is an Official Plan?
2. Official Plan Review Timeline
3. Official Plan Review Project Updates
4. Proposed Amendments to the Official Plan
5. Comments & Questions
6. Next Steps
7. How to Participate

# What is an Official Plan?

- Establishes policies for responsible management of growth and change within Bruce County.
- Implements **Provincial policy direction** while balancing the County's **unique, local needs**.
- Contemplates land use, housing, economic development, community improvement, transportation, and the protection of agricultural and natural heritage resources.

# Official Plan Review Timeline



# Official Plan Review Project Updates

- Since Fall 2021, **residential and employment land supplies were re-evaluated**, and a **commercial land needs analysis was undertaken**.
- County staff met with local municipal staff to discuss the revised and new land needs analysis.
- The County has prepared a **draft amendment to the Official Plan** based on the Good Growth Discussion Paper and consultation with local municipalities.
- The County continues to advance other key inputs to the new **Official Plan**.

# Overview of the Proposed Amendments

1. Updates the **Official Plan** horizon to the year **2046**.
2. Introduces a new **Vision** and eight **Guiding Principles**.
3. Establishes a **growth management framework** that is consistent with the Provincial Policy Statement, 2020.
4. Updates the **growth forecasts** (population and employment), **household projections** and some housing policies.
5. Introduces new and updated intensification and phasing policies.
6. Includes general housekeeping policy updates.

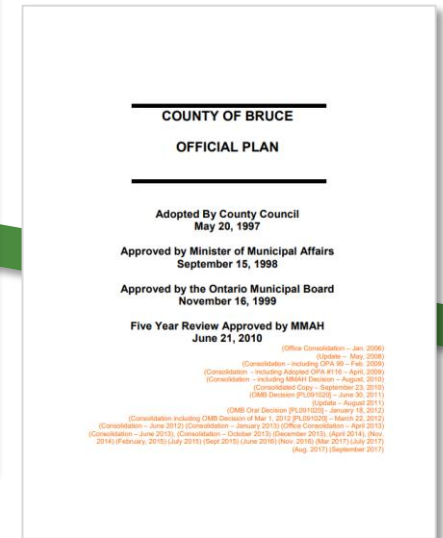
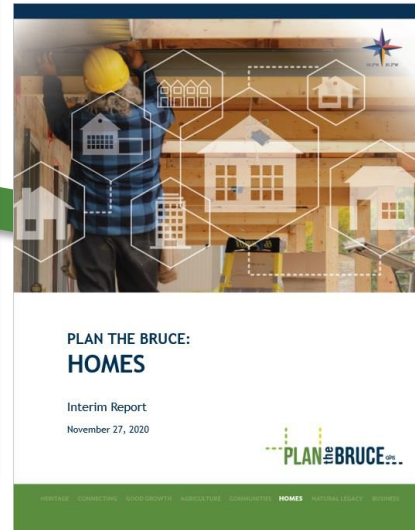
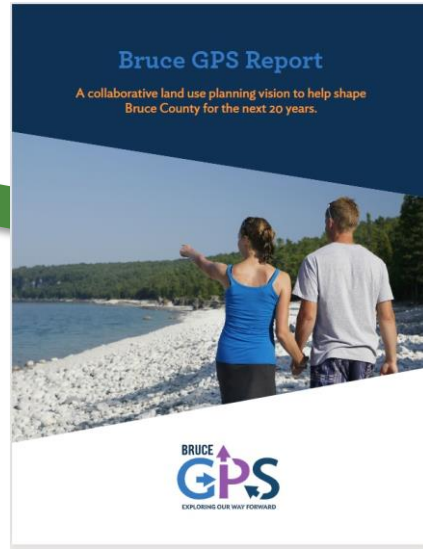
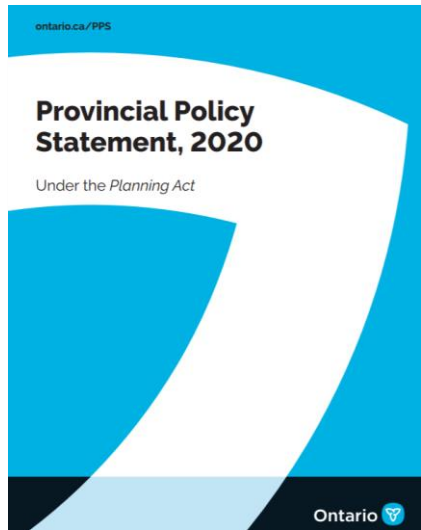


# Vision Statement & Guiding Principles

“To navigate Bruce County towards a healthy, diverse, and thriving future.”

1. Put growth in the right locations with the right services.
2. Increase the supply and mix of homes.
3. Support our key economies, including a thriving agricultural community.
4. Create opportunities for a diversity of businesses, jobs and employers.
5. Improve our ability to move people, goods, and information between communities.
6. Create wellbeing through access to complete and healthy communities.
7. Identify and manage cultural heritage resources.
8. Manage natural resources wisely for future generations.


# Growth Management Planning Context



# County-Wide Growth Forecasts, 2021-2046

- The County's **permanent population** is expected to reach **93,600 residents**, increasing by approximately 20,100 residents.
- The County's permanent housing base is forecast to increase to **40,100 households**, increasing by 9,600 households.
- The County's employment base is expected to reach **43,000 jobs**, increasing by 9,200 jobs.

# County-Wide Growth Forecasts, 2021-2046

- The **seasonal population** is expected to reach **36,500 residents**, representing an increase of 5,700 residents. 
- Approximately **65 new seasonal housing units** are expected to be developed annually, totaling **1,910 new seasonal units** across the County.

# County-Wide Density Forecasts, 2021-2046

- New housing is forecast to be comprised of **54% low-density** (e.g., singles and semi-detached), **28% medium-density** (e.g., townhomes), and **18% high-density** (e.g., apartment) units.



An example of **low-density** units



An example of **medium-density** units



An example of **high-density** units

# Municipality of Arran-Elderslie, 2021-2046

Population Growth  
**1,000**

Permanent Housing Growth  
**410 units**

**Residential Land Needs**

Total Supply  
**990 units**

—

Unit Forecast  
**320 units**

=

**670 Unit Surplus**

# Municipality of Arran-Elderslie, 2021-2046

Employment Growth  
350 jobs

## Employment Land Needs

Vacant  
10 ha

—

Demand  
7 ha

=

3 ha Surplus

## Commercial Land Needs

Available  
8 ha

—

Demand  
1 ha

=

7 ha Surplus

# Municipality of Brockton, 2021-2046

Population Growth  
**3,200**

Permanent Housing Growth  
**1,570 units**

**Residential Land Needs**

Total Supply  
**840 units**

—

Unit Forecast  
**1,470 units**

=

**630 Unit Shortfall**



# Municipality of Brockton, 2021-2046

Employment Growth  
**1,420 jobs**

## Employment Land Needs

Vacant  
**26 ha**

—

Demand  
**19 ha**

=

**7 ha Surplus**

## Commercial Land Needs

Available  
**7 ha**

—

Demand  
**5 ha**

=

**2 ha Surplus**

# Township of Huron-Kinloss, 2021-2046

Population Growth  
**2,600**

Permanent Housing Growth  
**980 units**

**Residential Land Needs**

Total Supply  
**1,300 units**

—

Unit Forecast  
**910 units**

=

**390 Unit Surplus**

# Township of Huron-Kinloss, 2021-2046

Employment Growth  
**720 jobs**

## Employment Land Needs

Vacant  
**34 ha**

—

Demand  
**4 ha**

=

**30 ha  
Surplus**

## Commercial Land Needs

Available  
**2 ha**

—

Demand  
**1 ha**

=

**1 ha Surplus**

# Municipality of Kincardine, 2021-2046

Population Growth  
**3,100**

Permanent Housing Growth  
**1,480 units**

**Residential Land Needs**

Total Supply  
**3,400 units**

—

Unit Forecast  
**1,400 units**

=

**2,000 Unit Surplus**

# Municipality of Kincardine, 2021-2046

Employment Growth  
**1,840 jobs**

## Employment Land Needs

Vacant  
**144 ha**

—

Demand  
**105 ha**

=

**39 ha  
Surplus**

## Commercial Land Needs

Available  
**42 ha**

—

Demand  
**6 ha**

=

**36 ha  
Surplus**

# Municipality of Northern Bruce Peninsula, 2021-2046

Population Growth  
**1,500**

Permanent Housing Growth  
**550 units**

**Residential Land Needs**

Total Supply  
**2,230 units**

—

Unit Forecast  
**310 units**

=

**1,920 Unit Surplus**

# Municipality of Northern Bruce Peninsula, 2021-2046

Employment Growth  
**470 jobs**

**Employment Land Needs**

Vacant  
**31 ha**

Demand  
**2 ha**

=

**29 ha  
Surplus**

**Commercial Land Needs**

Available  
**23 ha**

Demand  
**3 ha**

=

**20 ha  
Surplus**

# Town of Saugeen Shores, 2021-2046

Population Growth  
**5,800**

Permanent Housing Growth  
**3,240 units**

**Residential Land Needs**

Total Supply  
**4,540 units**

—

Unit Forecast  
**3,210 units**

=

**1,330 Unit Surplus**



# Town of Saugeen Shores, 2021-2046

Employment Growth  
**2,000 jobs**

## Employment Land Needs

Vacant  
**20 ha**

—

Demand  
**27 ha**

=

**7 ha  
Shortfall**

## Commercial Land Needs

Vacant  
**8 ha**

—

Demand  
**16 ha**

=

**8 ha  
Shortfall**

# Municipality of South Bruce, 2021-2046

Population Growth  
**1,400**

Permanent Housing Growth  
**540 units**

**Residential Land Needs**

Total Supply  
**1,180 units**

—

Unit Forecast  
**490 units**

=

**690 Unit Surplus**

# Municipality of South Bruce, 2021-2046

Employment Growth  
550 jobs

## Employment Land Needs

Vacant  
8 ha

—

Demand  
4 ha

=

4 ha Surplus

## Commercial Land Needs

Available  
4 ha

—

Demand  
1 ha

=

3 ha Surplus

# Town of South Bruce Peninsula, 2021-2046

Population Growth  
**1,500**

Permanent Housing Growth  
**630 units**

**Residential Land Needs**

Total Supply  
**3,410 units**

—

Unit Forecast  
**560 units**

=

**2,850 Unit Surplus**

# Town of South Bruce Peninsula, 2021-2046

Employment Growth  
**700 jobs**

## Employment Land Needs

Vacant  
**20 ha**

Demand  
**4 ha**

=

**16 ha  
Surplus**

## Commercial Land Needs

Available  
**12 ha**

Demand  
**3 ha**

=

**9 ha Surplus**

# What Does this Mean?

- All local municipalities are forecast to experience population and job growth.
- At a County-wide scale, there is an **adequate supply of lands** to accommodate growth.
  - **Walkerton, Saugeen Shores, and Kincardine** will experience land supply constraints.
  - **Sauble Beach, Tiverton, Mildmay, Lucknow, Ripley, Chesley, Paisley, Teeswater, and Tara** may experience constrained commercial land supply.
- All municipalities will need to undertake local growth management planning exercises to accommodate growth.

# Intensification & Phasing Policies

- Intensification is directed to and encouraged in Primary and Secondary Urban Communities.
- Establish County-wide **residential intensification targets**:
  - **Minimum 15%** in Settlement Areas with full municipal servicing.
  - Intensification targets in other Settlement Areas are based on servicing capacity.
- Guidance for local municipalities to implement phasing policies to support intensification.
- Support for the long-term vitality and viability of agricultural communities.

# General Housekeeping Policies

- Removal of reference to the **Sauble Beach serviced area**.
- Revisions to policy requirements for a **Nitrate Study**.
- The County will have the opportunity to update growth management policies at the next Official Plan Review within ten years.



# Next Steps

When	What
September 2022	Hold Statutory Open House and
October 2022	Statutory Public Meeting to obtain public input to the proposed Official the proposed Official Plan Amendment. Present the proposed Official Plan Amendment for County Council for County Council adoption.
Fall 2022 / Winter 2023	Continue preparation of the new comprehensive County Official Plan.
Mid-2023	Adoption of the new County Official Plan.

# How to Participate

## Visit Us Online



Visit [planthebruce.ca](http://planthebruce.ca) to view project information, work completed to date, and upcoming opportunities to get involved.



Register to receive project updates and to stay informed.

## Contact



Jack Van Dorp Manager of Land Use Planning

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(226) 909-5515

# Thank You

County of Bruce Growth Management Official Plan Amendment

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