



Committee Report

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

From: Claire Dodds
Director of Planning and Development

Date: October 20, 2022

Re: Bruce County Official Plan Growth Management Amendment C-2022-012 - Recommendation

Staff Recommendation:

That Committee approve the Amendment C-2022-012-1 (Growth Management) and that the necessary by-law be placed on a County Council Agenda for adoption and forwarded to the province for approval;

That Committee approve the Amendment C-2022-012-2 (Servicing) and that the necessary by-law be placed on a County Council Agenda for adoption and approval.

Summary:

The attached by-laws would amend the Bruce County Official Plan to establish the Plan the Bruce Guiding principles, provide a growth management framework with population, household, and employment forecasts to 2046, and streamline some policies related to development on private services. This report provides an update and recommendation on the amendments, arising from the public meeting held October 6, 2022 (agenda linked [here](#)). A summary of comments and responses to public engagement is also attached.

Alignment with Guiding Principles:



GOOD GROWTH

To put growth in the right locations with the right services



AGRICULTURE

To support our key economies, including supporting a thriving agriculture community



CONNECTING

To improve our ability to move people, goods, and information between communities



HOMES

To increase the supply and mix of homes



BUSINESS

To create opportunities for a diversity of businesses, jobs, and employers



COMMUNITIES

To create wellbeing through access to healthy complete communities



HERITAGE

To identify and manage our cultural heritage resources



NATURAL LEGACY

To manage natural resources wisely for future generations



Not applicable



Not aligned



Aligned



Strongly aligned

The amendment is aligned with all the Plan the Bruce Guiding Principles and establishes these formally within the Official Plan framework. It is strongly aligned with the Good Growth, Business, and Homes Guiding principles in that it sets out specific forecasts to support planning for residential, employment, and commercial land needs.

On balance, this proposal is aligned with the Guiding Principles and the Vision of a healthy, diverse and thriving future.

Planning Analysis

The following section outlines additional considerations to those noted in the October 6, 2022 Staff report.

Seasonal Residential Component

The Seasonal population was assessed based on Municipal Property Assessment Corporation (MPAC) data of properties owned and occupied as second homes within the County. The average household size of a seasonal dwelling in Bruce County is estimated at 3.58 persons.

Data available to support the seasonal household assessment and projections forward were derived from data available prior to the COVID-19 Pandemic. The initial residential growth assumptions between 2016 and 2021 have been compared against the results of the 2021 Census and are within a reasonable level of accuracy with the 2021 Census and as such, do not merit an update to the growth forecast. Given the weight that the seasonal segment of the population has on future housing demand, infrastructure needs, economic development and municipal services, and the relative ease with which households with second properties may shift towards permanent occupancy, it is important to ensure that both seasonal and permanent residential uses are accounted for in the land budgeting process.

In completing final review of the amendment, staff noted that only permanent household growth had been incorporated into the amendment tables. Recognizing the importance of seasonal households as a factor in land demand, especially in Peninsula and Lakeshore communities, the Project Team has updated the Growth Management amendment to include a forecast for additional seasonal households. This update does not result in any new land area deficiencies, although the residential land surplus in Lion's Head becomes a little smaller and review of local plan land use designations to ensure flexibility and capacity for residential growth would be appropriate.

Hamlet Areas

Committee expressed significant interest in ensuring adequate opportunities for growth within, or, if necessary, adjacent to Hamlet communities, as well as more detail regarding the inventory or feasibility of development on lands within Hamlet areas. The next stage of the project will include further engagement with local staff and stakeholders about opportunities for boundary adjustments and map changes to support viable development patterns.

During the next stage of the Official Plan project staff will also engage with local staff and stakeholders to develop policies for locally appropriate residential development within Rural land areas. This does not result in changes to the attached amendments.

Growth in Mildmay and Formosa

Written comments included a map noting development in Mildmay and Formosa relative to parcels identified as 'vacant' in the Plan the Bruce: Good Growth interim report mapping. This mapping was produced in Mid-2021. The end date for development information to support the updated growth management study was end-of-year 2021. MPAC information and a site visit confirmed that several lots had not been completely developed as of year-end 2021. Staff will continue to monitor development rates with local staff. This comment does not result in changes to the attached amendments.

Specific Boundary Area Expansion Requests

Boundary Expansion discussions are referred to discussions with local Municipalities; the process for consideration first includes whether additional lands may be available through infilling, intensification, lands not yet allocated to a future use, or boundary adjustments. If a boundary expansion or adjustment is necessary, then further study would determine the most appropriate area to add to the settlement area. These comments do not result in changes to the attached amendments.

Planning Opinion

The revised amendments, as attached, are consistent with the Provincial Policy Statement, Plan the Bruce Guiding Principles, and represent good land use planning.

Financial/Staffing/Legal/IT Considerations:

Work on the Growth Management Official Plan Amendment and the Official Plan are budgeted expenses.

The servicing-related amendments do not require approval by the province under Section 26 of the Planning Act. These are presented as a separate by-law to enable them to be adopted and approved by the County and come into effect at the end of a statutory 20-day appeal period, unless appealed, rather than being forwarded to the Minister for approval.

The Minister's decision on the Growth Management amendment could be appealed to the Ontario Land Tribunal.

Report Author:

Jack Van Dorp
Manager of Land Use Planning

Departmental Approval:

Claire Dodds
Director of Planning and Development

Approved for Submission:

Derrick Thomson
Chief Administrative Officer