



Bruce County Official Plan Review

Statutory Comment Response Matrix

This comment response matrix has been prepared by the Project Team (Bruce County staff and the consulting team from WSP Canada Inc.) to summarize comments received to date on the proposed Bruce County Growth Management Official Plan Amendment. Comments and questions were received at both the Statutory Public Open House on September 29th, 2022 and the Statutory Public Meeting on October 6th, 2022 as well as in writing. Comments have been consolidated and categorized by theme. Staff responses acknowledge receipt of the comment and offer a response based on the proposed Official Plan Amendment. Where appropriate, revisions to the proposed Official Plan Amendment have been made in response to comments received.

Theme	Comment Characterization	Project Team Response
<p>Plan the Bruce Process</p>	<p>The Bruce County community remains interested in the Official Plan Review process ("Plan the Bruce"), including ongoing opportunities to remain informed, involved, and provide meaningful feedback and input.</p>	<p>The Project Team encourages continued participation from the community through the Official Plan Review process. The Bruce County Official Plan Review webpage (https://www.planthebruce.ca/official-plan) provides details on key dates, project timelines, and important materials relative to the Official Plan Review. The Phase 2 work plan contemplates additional opportunity for the Bruce County community to participate and remain meaningfully involved in the Official Plan Review process.</p>

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<p>Vision & Guiding Principles</p>	<p>There is support for implementing the Vision and Guiding Principles from Bruce GPS in the County's new Official Plan. The community has expressed interest in ensuring the intent of the guiding principles is clearly established by the policies of the new Official Plan.</p>	<p>The Project Team acknowledges the support for the Vision and Guiding Principles. The Vision and Guiding Principles were established through Bruce GPS, which was an extensive engagement process undertaken with the community to create a collaborative vision and guiding principles for the County that address the social, physical, economic, environmental, health and well-being needs and goals to help shape the next 25 years in Bruce County. Collectively, they provide direction on land use planning matters within the County.</p> <p>It is the intent of the Project Team to further recognize the Vision and Guiding Principles under the County's new Official Plan and to support their implementation through comprehensive policy framework. The Vision and Guiding Principles are also contemplated under the proposed Growth Management Official Plan Amendment.</p>
<p>Housing</p>	<p>It is a priority of the community to address affordability challenges and provide a range of housing options to meet diverse needs. Housing market variation and quality housing for current and future County residents is an additional priority.</p>	<p>The Project Team recognizes the need for affordable and diverse housing that meets the needs of current and future County residents. The proposed Official Plan Amendment establishes updated household projections for the planning horizon, as well as policy directing the County to maintain at all times adequate land with sufficient servicing to support forecasted growth. The proposed Official Plan Amendment also supports local municipalities to establish policies in local official plans to encourage a range of housing types, densities, and options including opportunities for housing accessible to lower and moderate-income households, and opportunities to support integration of new housing into the fabric of the community.</p> <p>Planning for a full range of housing options by type and tenure, including affordable and attainable housing, is a key growth management objective of the proposed Official Plan Amendment as well as the County's new Official Plan that will come forward in 2023.</p>

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Intensification	<p>Growth and intensification needs to be responsibly managed across the County. There is also support for intensification through local planning processes and planning tools, including urban design controls.</p>	<p>The comment is noted by the Project Team. The proposed Official Plan Amendment directs intensification to existing settlement areas, being Primary and Secondary Urban Communities, as well as Hamlets, subject to existing or planned infrastructure (e.g., municipal servicing). The proposed Official Plan Amendment also establishes minimum intensification targets which the policy predicates on servicing capacity.</p> <p>The proposed Official Plan Amendment establishes a range of development scenarios to support intensification, such as residential infilling and intensification, development on vacant or underutilized lots, reuse of existing buildings, and additional residential units. The Project Team recognizes that local municipalities are best positioned to understand intensification opportunities that are appropriate based on local conditions, including existing or planned built form and servicing. On this basis, the proposed Official Plan Amendment directs the local municipalities to prepare intensification strategies that promote and facilitate intensification, among other matters.</p>
Servicing	<p>Local municipalities must be adequately serviced to accommodate growth and intensification. Land area requirements for septic servicing must also be considered.</p>	<p>The Project Team understands that there is a need for appropriate servicing to accommodate growth and intensification opportunities in Bruce County. The proposed Official Plan Amendment establishes a servicing hierarchy, prioritizing growth and intensification where there is existing or planned full municipal servicing as directed by the Province through the Provincial Policy Statement, 2020.</p>
Hamlet Growth	<p>There is opportunity for additional residential development in the County's hamlet communities to support their long-term vitality and viability. Hamlet density is a function of servicing and there is market interest in larger lots.</p>	<p>The Project Team recognize Hamlets as an integral component of the County's culture and heritage, as well as their function in supporting rural and agricultural communities throughout the County. The proposed Official Plan Amendment recognizes Hamlets as Settlement Areas that will accommodate minor infilling and minor rounding out of development, subject to servicing capacity, as an opportunity to support their long-term viability and vitality, and offer additional housing opportunities within a more rural setting. Phase 2 of the Official Plan Review will include analysis and engagement to better understand opportunities to accommodate growth within the County's existing Hamlets.</p>

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<p>Seasonal Growth</p>	<p>Bruce County remains an attractive destination for seasonal residents. It is important to understand how seasonal population forecasts are considered through the growth projections. It is also important to consider seasonal population growth as it relates to future housing demand, infrastructure needs, and servicing.</p>	<p>The Project Team has taken this into consideration and has updated the analysis accordingly. The seasonal dwelling growth within urban areas was not originally captured as part of the land needs analysis. However, the analysis has been revised to include seasonal components and the proposed Official Plan Amendment has been revised to reflect the revised forecasts.</p>
<p>Climate Change</p>	<p>Accommodating growth and development while mitigating and adapting to the impacts of a changing climate - for example, maintaining natural function of natural legacy and 'hazard land' areas.</p>	<p>The comment is noted by the Project Team. The proposed Official Plan Amendment establishes a framework for responsible growth management that will optimize the use of land, resources, and public investment, while responsibly managing long-term growth and change. This comprehensive approach to land use planning within the County offers a proactive approach to mitigate and adapt to climate change. Continued opportunities to mitigate and adapt to a changing climate will be pursued through Phase 2 of the Official Plan Review process.</p>