

Word Count	Existing County Official Plan Policy		County Staff Recommended Amendment	SON Comments
	No corresponding policy	28	6.0 Implementation 6.1 Preamble 1. This section describes how the Plan will be implemented. Local Official Plans may also refer to this Plan as the applicable policy framework.	
278	6.9.1 First Nations .1 The County recognizes the desire of First Nations communities to be consulted on new development proposals within Bruce County. The County also recognizes that there are many common areas of concern related to new development proposals that that include but are not necessarily limited to impacts upon fish and wildlife habitat, proper identification of archaeological resources identification and protection of burial grounds, and the impacts of new development on source water and the Great Lakes. .2 At the same time, it is recognized that meaningful consultation is difficult without a formal communication protocol in place, which spells out: (i) The types of issues that require consultation; (ii) Specific geographic areas of concern; and (iii) The roles of First Nations, proponents, local municipalities, the County and the Crown in the consultation process. .3 The County shall endeavour to continue to work with the Crown and the First Nations towards a formalized consultative process. In the interim, the County shall: (i) Continue to provide notice of all new development applications to First Nations where the application is within one (1) kilometre of a reserve; (ii) Continue to provide open dialogue with First Nations Chiefs, band councils and Saugeen Ojibway representatives; (iii) Assist First Nations and Metis representatives in obtaining information on development applications that they have identified an interest in; (iv) Consult with the Saugeen Ojibway Nations for those lands identified in Appendix 'A' which does not constitute part of this Official Plan; and (v) Have regard for the results of a study being undertaken by the Saugeen Ojibway Nation on interior travel routes, former settlement areas and areas of past use, when it is available.	140	6.2 Indigenous Communities 1. Recognizing the significant government-to-government relationship with Indigenous communities holding title and treaty rights within the County's municipal boundary , the following policies are established: a. Foster partnership with Indigenous communities holding title and treaty rights through mutual respect, transparency, trust, and dialogue to guide the continued stewardship of lands within the County. This includes: i. Undertake early consultation with Indigenous communities holding title and treaty rights on matters addressed in this Plan, including development proposals. ii. Acknowledge and consider the input received through consultation with Indigenous communities holding title and treaty rights on matters addressed in this Plan, including development proposals. iii. Take into account Indigenous communities holding title and treaty rights perspectives throughout the decision-making process. b. Collaborate with Indigenous communities holding title and treaty rights to develop a notification and ongoing engagement process that reflects and respects their governance and role in land use planning and other community-based development decisions that may impact Indigenous and treaty rights or interests.	<p>Replace 6.2.1. The terms “Indigenous communities holding title and treaty rights” should be replaced with “Saugeen First Nation and Chippewas of Nawash Unceded First Nation, collectively referred to as the Saugeen Ojibway Nation (SON)”. The two First Nations comprising SON are the only First Nations with rights within Bruce County’s municipal boundary.</p> <p>Replace 1.a.ii with “acknowledge and consider the input received through consultation with SON on matters addressed in this Plan, including development proposals, and adopt any mitigation measures proposed by SON that may affect its Aboriginal and Treaty rights”.</p> <p>Add 6.2.2: “Planners at Bruce County and local municipalities shall apply article 6.2 in all their activities under the Official Plan, including in the creation of any policies, Local Plans, Secondary Plans, and guideline documents”.</p> <p>Suggest adding some background on SON and its Territory. The following is the statement used to describe the SON Territory in The Principles for Proponents working in the Territory of the Saugeen Ojibway Nation document sent to all proponents entering into consultation with the SON EO: “The Saugeen Ojibway Nation (SON) is comprised of the Saugeen First Nation and the Chippewas of Nawash Unceded First Nation. SON’s Territory – Saukiing Anishnaabekiing– includes the lands and waters that its ancestors have occupied and cared for since before human memory. The traditional lands of the Saugeen Ojibway Nation extend east from Lake Huron to the Nottawasaga River and south from the tip of the Saugeen (Bruce) Peninsula to the Maitland River system (11 miles south of Goderich). The traditional waters around these lands include the lakebed of Lake Huron from the Canada/US international boundary line and the lakebed of Georgian Bay to the halfway point.”</p> <p>Suggested text: to engage with SON on the basis of the following principles. Respect - the foundation of how SON interacts with its Territory and how we treat one another; Good Faith Engagement -</p>

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				<p>engage with SON in good faith requires transparency, fairness and responsiveness; Free Prior and Informed Consent - Obtaining free, prior and informed consent (FPIC) for industrial projects is a key element that has been recognized in the UNDRIP Act . As article 32 of UNDRIP states, SON has the “right to determine and develop priorities and strategies for the development or use of their lands or territories and other resources”.</p> <p>⁴Can you please define “acknowledge and consider?”</p>
210	<p>6.9 Public Participation</p> <p>.1 It is the policy of County Council to inform the public about planning and development proposals and trends taking place in the County.</p> <p>.2 It is the policy of County Council to provide the opportunity for residents to become involved and participate in the planning process in accordance with the policies of this Plan and the requirements of the Planning Act.</p> <p>.3 It is the policy of County Council to encourage the participation of the public when Council is considering changes to this Plan by using a variety of techniques.</p> <p>.4 Subject to the requirements of the Planning Act, County Council shall establish the public consultation program it feels will best be able to deal with the matter before it. In this regard, County Council may request input from the local municipalities on the most appropriate structure for the public consultation program.</p> <p>.5 It is the policy of County Council to provide notification of any Amendment to this Plan in accordance with the requirements of the Planning Act. County Council encourages a pre-submission consultation on applications under the Planning Act. In addition, public meetings on amendments to this Plan shall be conducted by a Committee of Council to obtain the views of the residents of the County.</p>	189	<p>6.3 Public Participation⁶</p> <p>1. Recognizing the importance of transparent and inclusive planning processes, the County is committed to meaningful and timely public participation in accordance with the Planning Act. The following policy outlines the County's approach to public engagement:</p> <p>a. For all planning applications the requirements of the Planning Act for public consultation and notice will be met. In addition, the approval authority will strive to make notices and information pertaining to these applications available online.</p> <p>b. Where directed by the Planning Act, applicants will be required to submit a public consultation plan.</p> <p>2. The County and/or local municipalities will provide a tailored consultation approach, where appropriate. In those cases the following will be taken into consideration:</p> <p>a. A range of communication methods and activities to facilitate broad participation and input;</p> <p>b. Accessibility of venues for individuals of different ages and abilities;</p> <p>c. Engaging the community in gathering spaces, such as farmers markets, fairs, festivals, public libraries, parks, and other popular locations;</p> <p>d. Collaborating with local community organizations and service providers to encourage participation from diverse communities;</p> <p>e. Employing virtual, in-person, or hybrid meeting formats; and</p> <p>f. When relevant, conducting public consultation in proximity to the geographic areas most impacted or affected by the matter under consideration.</p> <p>3. Alternative public consultation measures to notify prescribed persons and public bodies of proposed development may be adopted by By</p>	

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			<p>Law outside of this Plan provided the By-Law is approved by the approval authority with appropriate public input.</p> <p>4. The approval authority may delegate its authority to administer these procedures to an appointed committee, officer, or employee identified by by-law.</p>	
331	<p>6.20 Guideline Documents</p> <p>.1 County of Bruce Council and/or lower tier municipal Councils may adopt guideline documents to provide detailed direction for the implementation of Official Plan policies. Guideline documents proposed pursuant to these policies and adopted by the respective Council, shall be added to the list in Section 6.20. Provincial guideline documents are also used in the implementation of Official Plan policies.</p> <p>.2 Purpose</p> <p>Guideline documents are intended to outline the technical standards or requirements for various aspects of development. Guideline documents will be initiated by Council on a regulatory issue and may contain policies, standards, and performance criteria that are either too detailed, or require more flexibility, in interpretation or implementation, than the Official Plan would allow. Depending on the nature of the guideline document, they will provide specific direction for the preparation and review of development proposals, the identification of conditions to development approval, or the planning of improvements to public services and facilities.</p> <p>.3 Content</p> <p>Guideline documents may be adopted by Council to assist with the implementation of any aspect of the Official Plan. In particular, guideline documents shall be adopted to assist with the implementation of any aspect of the Official Plan for the following, but are not limited to the following:</p> <p>.4 Status</p> <p>Guideline documents will be adopted by resolution of Council. Development proposals shall be reviewed to determine their conformity with the provisions of any applicable guideline document and conditions may be imposed upon the approval of the development. Council may allow a reduction, change, or waiver of the provisions of a guideline document if it is of the opinion that such action is warranted and that the general intent of the Official Plan will be maintained.</p> <p>.5 Public Participation and Review</p> <p>The preparation of a guideline document will include provisions to encourage input from agencies, associations, and individuals that have an interest in the subject matter. Before adopting a guideline document, Council will hold a public meeting to provide for input from interested parties.</p>	221	<p>6.4 Guideline Documents</p> <p>2. Provincial direction will be used, as applicable, for implementing this Plan or a local official plan.</p> <p>3. County Council or its delegate or Local Municipalities may develop guideline documents to support this Plan's implementation or the implementation of a Local Official Plan in accordance with the following:</p> <p>a. Guidelines address regulatory issues and may contain policies, standards, and performance criteria beyond what is typically covered in an official plan;</p> <p>b. Guidelines may guide the preparation and review of development proposals, specific studies required for proposals, conditions for development approval, or infrastructure and community services improvements;</p> <p>c. Development proposals will be assessed for conformity with applicable guidelines and Provincial direction, and conditions may be imposed where authorized by the Planning Act;</p> <p>d. Council, or its delegate may allow deviations from guideline document provisions if they maintain the general intent of this Plan or a local official plan;</p> <p>e. Input from interested agencies, associations, and individuals is encouraged during the preparation of guideline documents;</p> <p>f. Guideline documents can only be adopted by Council resolution;</p> <p>g. Council may hold public meetings to gather input before adopting a guideline document; and</p> <p>h. Approved guidelines will be listed under an appendix to this plan and may be updated without amendment to this plan.</p>	<p>At 3. e. Specify the inclusion of SON (as a rights holder, not a generalized stakeholder)</p> <p>At 3.a.g, amend wording to "Council may hold public meetings and meetings with SON to gather input before adopting a guideline document".</p>

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519	<p>6.7 Legal Non-Conforming Use</p> <p>.1 Notwithstanding Section 6.4 [Local Zoning By-laws], this Plan is not intended necessarily to prevent the continuation, expansion, or enlargement of uses which do not conform to the designations and provisions of this Plan. At their sole discretion, the Councils of the local municipalities may zone to permit the continuation, expansion or enlargement of legally existing uses, or changes to similar uses, provided that such uses:</p> <ul style="list-style-type: none"> i) Have no adverse effect on the present uses of the surrounding lands or the implementation of the provisions of this Plan; ii) Are not located in a floodplain or floodway; iii) Have regard for the Provincial Minimum Distance Separation Formula as amended from time to time, if applicable; iv) Are accessible by a public road which is maintained by the appropriate authority as open to traffic on a year-round basis; v) Are subject to any conditions that may be contained in a local Municipal Official Plan; vi) Must be in appropriate proportion to the size of the existing use; and, vii) Will not create or further aggravate a traffic hazard. <p>.2 Each case will be considered on its own merits by the Council of the respective local municipality and may be subject to site plan control.</p> <p>6.7.1 Legal Non-Conforming Use – Agricultural and Rural Areas</p> <p>.1 Notwithstanding Section 6.7 [Legal Non-Conforming Use] and Section 6.4 [Local Zoning By-laws] of this Plan are not intended necessarily to prevent the continuation, expansion, or enlargement of uses, which do not conform, to the Agricultural and Rural designations and provisions of this Plan. At their sole discretion, the Councils of the local municipalities may zone to permit the continuation, expansion or enlargement of a legally existing use, or a change to a similar use, provided that:</p> <ul style="list-style-type: none"> i) The proposed use is permitted in either the ‘Rural’ or ‘Agricultural’ designations; and ii) The existing use of the land, buildings or structures is a legal use currently recognized in the implementing comprehensive zoning by-law or is a legal non-conforming use in the implementing comprehensive zoning by-law; and iii) The proposed use does not require large volumes of water nor generate large volumes of effluent; and iv) The proposed use has no adverse effect on the present uses of the surrounding lands or the implementation of the provisions of this Plan; and 	137 9	<p>6.5 Legal Non-Conforming Uses</p> <p>4. This Plan recognizes that existing land uses may not conform with the designations and long-term vision for the County that is outlined in this Plan or that municipalities have outlined in local Official Plans. This plan recognizes rights to legal non-conforming uses outlined in the Planning Act. An existing, legal, non-conforming use may continue regardless of this Plan and the zoning by-law as provided in the Planning Act. Legal non-conforming buildings or structures may be repaired, renovated, or reconstructed provided there are no increases to height, size, volume, or extent of non-conformity or non-compliance of the use, building, or structure. In the case of non-conforming uses in natural hazard or shoreline areas reconstruction may occur in a different location provided it is further from the source of the natural hazard or the shoreline. Height and volume may be increased in order to address floodproofing or other hazards.</p> <ul style="list-style-type: none"> a. An existing non-conforming use may be extended, enlarged or changed to a similar or more conforming use by the municipal Committee of Adjustment, as provided in the Planning Act. In considering such applications the following should be considered as the intent of this Plan. b. The development must be appropriate in scale and avoid new or increased adverse impacts, including visual impacts to the surrounding lands or the environment; c. Safe access shall be evaluated relative to degree of change or intensity of use; d. Consultation with relevant conservation authorities will determine requirements for permits in accordance with Conservation Authority regulations; e. Each case will be reviewed individually by the Council or Committee of Adjustment and may be subject to site plan control and/ or conditions of approval, where permitted by the Planning Act; and f. For extension or enlargement in Hazard and Shoreline areas the following additional policies apply: <ul style="list-style-type: none"> i. The development should contribute to a net environmental gain through measures such as reducing hard surfaces, controlling runoff, and enhancing riparian vegetation; ii. The potential for future compliant septic systems to be located away from the shoreline and sensitive environmental features should not be negatively affected; 	<p>At 6.5 Comment - A policy outlining archaeological assessment needs to be included in section 6.5, as these sites have likely not had an archaeological assessment and may be located in high potential archaeological zones there is a risk that a site for “In the case of non-conforming uses in natural hazard or shoreline areas reconstruction may occur in a different location provided it is further from the source of the natural hazard or the shoreline. Height and volume may be increased in order to address floodproofing or other hazards.” may still risk the disturbance of an unknown arch. site. (response: 4. is written to allow for building rights, without a planning application - if we were to include an arch. assess. requirement it would mean losing that property right flexibility - so adding the arch assess. would not conform with the idea)</p>

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340	<p>6.3 Local Official Plans</p> <p>.1 The Bruce County Official Plan establishes a framework to guide the County’s growth and development and provide one level of planning for municipalities without local Official Plans. It is the intent of County Council that the County Official Plan provides general guidelines for the local Official plans for those municipalities where such Official plans exist. The level of detail in the County Official Plan is intended to sufficiently ensure the achievement of the County goals outlined in the Plan for those municipalities.</p> <p>.2 Municipalities with local Official Plans shall prepare and adopt a new local Municipal Official Plan or appropriate amendments to existing Official plans in conformity with this Plan, in accordance with the provisions of the Planning Act for adoption. When the provisions of a local Official Plan are slightly different from those of the County Plan, but generally within its intent, the more restrictive provisions will apply.</p> <p>.3 A number of municipalities in the County developed local detailed policies known as “Secondary Plans” prior to the adoption of this Official Plan, and changes to the Planning Act. Secondary Plans are generally intended to provide a more detailed level of land use control than contained within this Plan. It is intended that these Secondary Plans will be retained in their current state until reviewed to conform to this Plan. When reviewed, Secondary Plans shall be amended to conform to this Plan, and adopted as a Local Official Plan.</p> <p>.4 Amendments in process to the current Local Official Plans, but not approved prior to the approval of this Plan, shall come into effect as provided in the Planning Act and shall be implemented in the same manner as the Official Plan and shall be incorporated into this Plan.</p> <p>.5 Local Official Plans shall be updated within five years or when a fundamental change occurs in the basic growth and development assumptions upon which the Plan is based, whichever comes first.</p> <p>.6 Local municipalities adjacent to First Nations’ lands shall consult with First Nations in the development of Local Official Plans.</p>	170	<p>6.10 Local Official Plans</p> <p>1. This Plan sets the framework for growth and development in Bruce County, including local municipalities. Local Municipalities may have Official Plans to further define areas for land uses and appropriate policies. Where they exist, the following policies apply to local official plans:</p> <ul style="list-style-type: none"> a. Local municipalities must review their official plans as required by the Planning Act. b. County Council or its delegate is the approval authority for local official plans and plan amendments. c. Local municipalities have the flexibility to adopt policies aligning with this Plan that are more restrictive, where permitted by the province. d. In case of conflict, the more restrictive policy between this Plan and a local official plan will prevail, provided the more restrictive policy does not conflict with the intent of this plan or provincial direction. e. To ensure consistency and adaptability to change, Local Official Plans may refer to the County Official Plan as the applicable policy framework for various topics as an alternative to including the same policies within the Local Official Plan. 	<p>Please refer between a) and b) to the consultation 6.2 and 6.3 consultation policies should apply</p>
	<p>Contained in policies of 6.3 Official Plans</p>	119	<p>6.11 Secondary Plans</p> <p>1. Secondary Plans are detailed policies that provide guidance for long-term community development and growth management. They aim to offer a more comprehensive and specific level of land use planning than this Plan.</p> <p>2. Secondary Plans may be prepared for major developments or specific areas where a comprehensive study is necessary to ensure organized and logical development. The preparation of Secondary Plans shall involve consultation with the community and follow the procedures outlined in the Planning Act.</p> <p>3. Upon adoption, Secondary Plans shall become amendments to the local official plan or this plan if they are not within an area covered by a local official plan. Implementation of a Secondary Plan shall be in accordance with the Planning Act, or other applicable legislation.</p>	<p>Consultation 6.2 and 6.3 consultation policies should apply</p>

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			<p>3. Zoning by-laws may include provisions which implement the policies of this plan and allow other provisions to come into effect with the approval of certain planning applications. For example, a provision may be included in a zoning by-law to automatically prohibit a residence on the retained land following the approval of a consent for a surplus farm residence severance, and for zoning schedules to be updated accordingly.</p>	
255	<p>5.6.8 Provincial Minimum Distance Separation</p> <p>.1 New land uses, including the expansion of existing or the establishment of any non-agricultural uses including the creation of lots, and new or expanding livestock facilities shall comply with the Provincial Minimum Distance Separation (MDS) Formulae (as amended from time to time);</p> <p>.2 The Municipal Comprehensive Zoning By-Law shall incorporate the Provincial Minimum Distance Separation Formulae (as amended from time to time);</p> <p>.3 A Minor Variance or Zoning Amendment to allow for a reduction in the MDS requirements shall consider at a minimum the following: (i) does the reduction have regard for the intent of the Official Plan; (ii) does the reduction have regard for the intent of the Zoning By-Law; (iii) is the reduction minor in nature; (iv) is the reduction desirable and appropriate for the area; and (v) can any potential environmental impacts be appropriately mitigated.</p> <p>5.6.8.1 MDS Catastrophe Policy</p> <p>In the case of a catastrophe (e.g. barn or non-farm structure destroyed in a fire), MDS shall not be applied provided that the building is proposed no closer to the livestock facility or non-farm structure than before the catastrophic event. However, should a landowner wish to expand the livestock facility beyond what had existed prior to the catastrophic event which results in higher values for Factor A, B and/or D as part of the MDS calculations, then the livestock facility shall comply with the Provincial Minimum Distance Separation Formulae (as amended from time to time).</p> <p>5.6.8.2 MDS Cemetery</p> <p>Closed cemeteries shall be considered to be a Type "A" land use for MDS purposes.</p>	164	<p>6.14 Provincial Minimum Distance Separation</p> <p>1. New land uses, expansions of non-agricultural uses, and new or expanding livestock facilities must comply with the MDS Formulae.</p> <p>2. Cemeteries that are closed, receive low levels of visitation, or are not connected to a place of worship are considered a Type A land use.</p> <p>3. MDS is not required to be applied for the establishment of on farm diversified uses or agricultural related uses except where the use will introduce the potential for conflict with surrounding uses due to a high level of human activity such as a high number of visitors or overnight accommodations.</p> <p>4. Relief from MDS requirements can be obtained through a Minor Variance or Zoning By-law Amendment. Where relief is sought, the intent and purpose of the Plan is to consider the circumstances where relief is appropriate as outlined in the MDS guideline.</p>	
491	<p>6.6 Holding Provisions</p> <p>6.6.1 General</p> <p>.1 It is the intent of this Official Plan that local municipalities may make use of the provision of the Planning Act, whereby the Council of a local municipality may by By-Law utilize a Holding Symbol "H" or "h" in conjunction with a zoning designation. The municipalities may designate in a Zoning By-Law the ultimate use of specific lands, however the municipalities may delay the actual development to a future date, when certain conditions regarding the specific development are met. Holding provisions are only to be used if there is certainty that the conditions of development can be met.</p> <p>.2 Through the Comprehensive Zoning By-Law, the Municipality may see fit to pre-zone property for development. In such cases, the Municipality may place a Holding Symbol on the zone which prevents any development from taking</p>	238	<p>6.15 Holding Provisions</p> <p>1. A local municipality can use a zoning by-law to apply a "Holding H" Symbol to ensure that specific criteria or conditions are met before allowing development, subject to the policies of this Plan, the local official plan, and the implementing zoning by-law.</p> <p>2. When the "Holding H" Symbol is applied to certain lands through a zoning by-law, the by-law may specify uses that are permitted while the holding provision is in effect, such as:</p> <p>a. Agricultural uses, excluding livestock and new building construction;</p>	<p>6.15.d. .Add - "Or cause land disturbance that may compromise future archaeology or natural heritage studies"</p>

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		<p>Did you Know? A holding zone by-law can be used to permit uses of land or buildings at such time as the holding symbol is removed, where there are criteria to be met prior to development, or certain types of development, would be appropriate. Holding provisions can ensure that development happens in an organized manner with the necessary infrastructure and public services, or supporting studies in place, following the policies of the overall plan.</p>	
	No corresponding policies	<p>205 6.16 Community Planning Permit Systems</p> <ol style="list-style-type: none"> 1. In accordance with the Planning Act, municipalities may use a Community Planning Permit System to regulate development. The following policies outline the development and implementation of a Community Planning Permit System: <ol style="list-style-type: none"> a. All designations within the County or Local Official Plans may be Community Planning Permit areas as established by By-Law in accordance with Provincial direction. b. The Council of a local municipality or its delegate is the approval authority for a Community Planning Permit. c. The scope of the authority that may be delegated by a Council to its delegate is not limited by this plan. d. A Community Planning Permit may be used to implement the goals, objectives and policies of this Plan or a Local Official Plan. e. Any use that conforms to this Official Plan and a Local Official Plan may be considered as a class of development or land use that can be permitted through a Community Planning Permit. f. Conditions and evaluation criteria may be specified within the Community Planning Permit Planning System By-Law provided those criteria conform with this Official Plan and the Local Municipal Official Plan. g. Complete application requirements may be specified within the Community Planning Permit System By-law and may include the complete application requirements outlined in Section XXX of this plan. 	<p>Consultation 6.2 and 6.3 consultation policies should apply</p>
		<p>Did You Know? The initial stage of the CPPS system closely mirrors the standard planning process.</p> <p>The CPPS requires simultaneous submission of all applications to facilitate development for example, applications for planning approvals, site plan</p>	

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			If a local municipality passes a maintenance or property standard by-law, property owners must follow the by-law's requirements for maintaining their properties.	
	No corresponding policies	50	County Council or its delegate has the authority from the Province to approve various Planning Act applications, such as Plan of Subdivision, Plan of Condominium, Part Lot Control By-laws, and Consent for land severance. The following policies govern the County's role in the planning and development application and approval process.	
146	<p>6.18 Pre-Submission Consultation</p> <p>.1 Prior to the submission of an application for an amendment to the County of Bruce Official Plan or a Plan of Subdivision or Condominium Description, a Pre-Submission Consultation meeting between the County and the applicant is required. Additional parties including an affected lower tier municipality and agencies deemed appropriate by the County may be included in the Pre-Submission Consultation meeting. A Pre-Submission Consultation meeting may be waived at the discretion of the Bruce County Planning and Economic Development Department.</p> <p>.2 Prior to the submission of an application for an amendment to a local Comprehensive Zoning By-law, or an application for a minor variance, or an application for site plan control to a lower tier municipality; a Pre-Submission Consultation meeting between the lower tier municipality, the applicant and agencies deemed appropriate by the municipality may be required as set out in an implementing By-law.</p>	430	<p>The pre-submission consultation process aims to provide clarity and certainty to both the County and applicants for certain Planning Act applications. Early consultation with the County and local municipalities helps identify and resolve issues, streamlines the planning approvals process, and supports better land use planning decisions.</p> <ol style="list-style-type: none"> 1. Pursuant to the Planning Act, County Council or its delegate and local Municipalities may pass by-laws to require pre-submission consultation for the application types or circumstances as may be defined in the by-law. 2. Local municipal staff are encouraged to participate in pre-submission consultation. Other affected agencies, like Conservation Authorities, may participate in the pre-consultation at the County's discretion. Rights holding groups such as Saugeen Ojibway Nation may join or require separate engagement to address their rights and interests. 3. At the sole discretion of the County, an application may be considered premature if pre-submission consultation has not been completed. 4. Information and materials that may be required for an application are specified in Appendix XXX, and are subject to refinement during pre-submission consultation. 5. The County may waive or modify required information based on the application's complexity, as determined through pre-submission consultation. 6. Qualified professionals, hired and paid by the applicant, must prepare the required information in accordance with County standards. 7. An application will only be deemed complete pursuant to the Planning Act when all of the following have been provided to the satisfaction of the County: <ol style="list-style-type: none"> a) A complete application package which contains all of the specified information, material and documents identified through the pre-submission consultation process, the prescribed application fees, and any additional or supporting information that was identified by the County, a local municipality or agency that participated in the pre-submission consultation process, which may be required to be submitted electronically in accordance with the Accessibility for Ontarians with Disabilities Act (AODA) standards; and b) The County has determined whether peer review is required and if so, peer review has been completed at the sole expense of the applicant. 8. The County may set an expiration date for the pre-submission consultation and complete application requirements, which will not be sooner than one year from that date that formal pre-consultation meeting minutes are issued, except where there is a significant change to the 	

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		<p>proposal, provincial direction, or County or Municipal plans or zoning that would impact the proposal. If the complete requirements expire, the County may require another meeting.</p> <p>9. If an amendment to a local official plan also affects this Plan, applicants are encouraged to request a joint pre-submission consultation meeting with the County and the local municipality.</p>	
297	<p>6.2 Review Of The Plan</p> <p>.1 It is the policy of County Council to review the County Official Plan at regular intervals not less than 5 years and when necessary revise the Plan to reflect the changing needs of the people of the County in accordance with the Planning Act. When the County Council amends the Plan as part of its review process it shall consult with the First Nations.</p> <p>.2 It is the policy of County Council to make selective amendments to the policies of this Plan to reflect changing Provincial legislation or regulations as part of the required 5 year review process, so that the policies of this Plan will remain consistent with Provincial policies.</p> <p>.3 It is the policy of County Council to undertake amendments to the County Plan on its own initiative. County Council may consider at the request of local municipalities, other levels of Government, private individuals, corporations or organizations other amendments to this Plan.</p> <p>.4 Amendments to this Plan shall be consistent with the general intent of the goals and objectives of this Plan, and may provide justification on the basis of need and accepted land use planning principles.</p> <p>.5 In addition to the policies of Section 5.8 [Hazard Land Area] in this Plan, it is the intention of County Council that the Hazard Land Area boundaries on Schedule 'A' be revised by the County to better represent available Hazard Land Area mapping as soon as information is available.</p> <p>6.17 Applications To The Bruce County Official Plan Applications shall be reviewed with reference to the Official Plan policies in force and effect as of the date of a complete application submission excepting however that a decision of Council shall be consistent with the provincial policy statement(s) that is in effect as of the date of the approval/decision.</p>	<p>192</p> <p>1. The policies of this Plan can be changed through a County Official Plan Amendment in accordance with the Provincial direction and the policies of this Section. Changes may be required to:</p> <ul style="list-style-type: none"> a) Modify the types of land uses allowed in this Plan. b) Redesignate specific lands. c) Adjust policies if their interpretation or impact changes. <p>2. Applicants seeking to amend this Plan must address the following to the County's satisfaction:</p> <ul style="list-style-type: none"> a) Compliance with provincial direction b) Alignment with the intent of this Plan and other relevant County plans, guidelines, and by-laws. c) Sufficient infrastructure and community services as outlined in this Plan. d) Potential for financial impact on the County or local municipalities. e) The proposal's effect on the County's ability to meet density targets set in this Plan. f) Any additional criteria set by the County in consultation with relevant authorities. <p>3. Applications to amend this Plan will be circulated as prescribed by the Planning Act and in accordance with Section XXX.</p> <p>4. County Council or its delegate will also consider the cumulative impact of past amendments when evaluating new applications to ensure the policy objectives of this Plan are met.</p>	

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6.5 Development Applications

6.5.1 Subdivision and Condominium Approvals and Agreements, and Multi-Unit Developments

- .1 In considering any new major development proposal, the applicant will be required to determine to the satisfaction of the Local Council the impact of the new major development proposal on the municipal servicing system.
- .2 Under the Planning Act, County Council is the approval authority for Plans of Subdivision, Plans of Condominium and Part Lot Control By-Laws.

County Council has established procedures, requirements, and applications for the review and approval of these planning proposals.

- .3 County Council shall approve only those plans of subdivision which:
 - i) Comply with the provisions of this Plan and the applicable local Municipal Official Plan where one exists; and
 - ii) Can be supplied with adequate services, in accordance with the policies of this Plan.
 - iii) In considering a draft plan of subdivision, regard shall be had, among other matters, to the health, safety, convenience and welfare of the present and future inhabitants of the municipality and to:
 - (a) The effect of development of the proposed subdivision on matters of Provincial interest;
 - (b) Whether the proposed subdivision is premature or in the public interest;
 - (c) Whether the plan conforms to the Official Plan and adjacent plans of subdivision, if any;
 - (d) The suitability of the land for the purposes for which it is to be subdivided;
 - (e) The number, width, location and proposed grades and elevations of highways, and the adequacy of them, and the highways linking the highways in the proposed subdivision with the established highway system in the vicinity and the adequacy of them;
 - (f) The dimensions and shapes of the proposed lots. It is the policy of this Plan to require the residential portion of all subdivisions, condominiums or multi-unit/multi-lot developments that will be serviced by municipal sewer or communal services to have a density target of no less than 15 'dwelling units' per 'gross developable hectare' (6.1 dwelling units per gross developable acre). The County may grant approval for developments that do not meet this density when justified and appropriate. An applicant/developer requesting a reduced density must provide a planning justification at the time of application.

For the purposes of this Plan, 'Gross Developable hectare' shall mean the total area of the proposed development minus the area of any lands designated or zoned Hazard, Natural Environment, Natural Hazard, or similar constraint in the County of Bruce Official Plan, local Official Plan or Comprehensive Zoning By-law. When

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1. County Council or its delegate is responsible for approving Plans of Subdivision or Plans of Condominium as per the Planning Act. Applicants are expected to consider the policies in this Section when applying for these plans.

2. For any new major development proposal, the applicant must demonstrate to County Council or its delegate and local municipality how the proposed development will impact the municipal servicing system. This includes having sufficient density to efficiently provide infrastructure and community services.

3. A Plan of Subdivision may be required when the application meets one or more of the following criteria as deemed applicable by the County:

- a) Requires new roads, extensions of existing roads, or municipal infrastructure/services;
- b) Creates four or more lots at once, or the retained land contains sufficient developable area for four or more lots in total to be created;
- c) Needs centralized services instead of on-site services for individual lots;
- d) Requires various studies, reports, and justifications to assess its suitability;
- e) Long-term monitoring and implementation of development conditions is required; and/or
- f) It is deemed in the public interest to require a plan of subdivision to ensure proper integration and compatibility with neighboring lands.

- 1. An application for Plan of Subdivision must address the following matters to the County's satisfaction:
 - a) Matters of provincial interest according to Provincial direction;
 - b) The plan of subdivision is not premature and is in the public interest;
 - c) The land is suitable for the purposes for which it is proposed to be subdivided;
 - d) Conformity with the policies of this Plan and any applicable local official plan;
 - e) Meeting the intensification targets for housing and employment set by this Plan, where applicable; and
 - f) Providing affordable and attainable housing to support this Plan's targets.

5. The physical layout of a Plan of Subdivision must consider the following matters to the County's satisfaction:

- a) Universal design principles, including accessibility needs;
- b) Lot configuration, avoiding lots with direct access to roads under Provincial or County jurisdiction;
- c) Provision of municipal servicing, utilities, and community facilities, including schools;
- d) Dedication of land for public purposes like parks and trails;

Add The subdivision does not infringe on SON's rights or interests and consultation has been demonstrated to be complete as outlined in 6.2

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	<p>considering proposals with more than one land use, the uses may be separated for determining applicable density.</p> <p>It is the policy of this Plan to require the residential portion of all subdivisions, condominiums or multi-unit/multi-lot developments that can accommodate 10 or more 'dwelling units' that will be serviced by municipal sewer and water or communal services to have a minimum of 30% of the proposed 'dwelling units' to be achieved through the use of 'medium density' (or higher density where appropriate) 'dwelling units'. The County may grant approval for developments with a reduced percentage of 'medium density' when appropriate and justified. An applicant/proponent/developer requesting a reduced percentage must provide a planning justification at the time of application;</p> <p>(g) The restrictions or proposed restrictions, if any, on the land proposed to be subdivided or the buildings and structures proposed to be erected on it and the restrictions, if any, on adjoining land;</p> <p>(h) Conservation of natural resources and flood control;</p> <p>(i) The adequacy of utilities and municipal services;</p> <p>(j) The adequacy of school sites;</p> <p>(k) The area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes; and</p> <p>(l) The physical layout of the plan having regard to energy conservation.</p> <p>.4 Through the conditions of approval, attached to plans of subdivision, pursuant to the Planning Act the Council of the local municipality shall require that the applicant(s) enter into appropriate agreements which shall be registered against the title of the subject lands, and may include such matters as, water and sewage services, financial requirements, local roads, drainage, grading and landscaping, sidewalks and dedication of land for public uses and other requirements to implement the provisions of this Plan and the applicable local Official Plan.</p> <p>.5 Local Council may recommend to the approval authority the withdrawal of an approval for draft plan of subdivision and request that the associated servicing capacity be reassigned to other areas within the municipality, in the event that the plan of subdivision is not registered within three years.</p> <p>.6 County Council may, despite any other provisions in this Plan to the contrary, subsequently withdraw such draft plan approval.</p> <p>.7 A Draft Plan of Subdivision and/or Draft Condominium Description shall lapse at the expiration of three years from the date of granting Draft Approval. The County of Bruce may extend the lapsing date at the sole discretion of the County of Bruce provided that: i) Final Approval has been previously granted for a portion of the Draft Plan; and ii) exceptional circumstances beyond the control of the applicant prevent the applicant from applying for Final Approval on the remainder. The County of Bruce shall consult with the affected</p>	<p>e) Proximity and access to public and active transportation, including trails, where applicable;</p> <p>f) Access to existing or planned transportation networks for safe and efficient movement of people and goods;</p> <p>g) Energy conservation;</p> <p>h) Physical layout of the draft plan, and without limitation including street patterns;</p> <p>i) Low impact development and regard for climate change resilience;</p> <p>j) Snow removal, refuse collection, and emergency vehicle maneuverability;</p> <p>k) Outside of fully serviced urban areas, no new lots shall be created within 500 metres of the fill area of an open or closed landfill unless it has been demonstrated that there is no adverse off-site impact from the landfill that would affect the development; and</p> <p>l) All other relevant policies of this Plan, as may be applicable.</p> <p>6. Applicants for Plans of Subdivision and Plans of Condominium must undergo pre-submission consultation and provide necessary information and materials to complete the application as per this Plan's requirements.</p> <p>7. The draft approval of Plans of Subdivision or Plans of Condominium will be subject to conditions that must be met before final approval. These conditions may be modified before final approval in accordance with the Planning Act.</p> <p>8. A Local Municipality can pass a by-law under the Planning Act to exempt certain lands within a Plan of Subdivision from Part Lot Control. This allows the creation of lots within the plan, minor boundary adjustments, and establishment of easements, as applicable. County Council or its delegate is the approval authority for part lot control by-laws passed by the local municipality.</p> <p>1. A Draft approval will include conditions which must be met before final approval can begin. The County has the authority to specify a date by which conditions must be met for initial and subsequent phases, as provided by the Planning Act. If an applicant does not meet the conditions in time the draft approval will lapse. There may be circumstances where an extension to the draft approval lapsing date, or a deeming of a lapsed draft approval not to have lapsed is appropriate.</p> <p>2. County Council or its delegate may extend the expiry date, or deem a lapsed approval not to have lapsed at its discretion, provided:</p> <p>a) The applicant has made significant progress towards registering the Draft Plan of Subdivision or Draft Plan of Condominium; and</p> <p>b) Exceptional circumstances beyond the applicant's control prevent them from applying for Final Approval on time.</p> <p>3. Before deciding whether to approve or refuse a request to extend draft approval or deem draft approval not to have lapsed, County Council or its delegate will consult with the relevant local municipality. County Council or</p>	<p>Amend 6.5.1.6 and add at the end, "This includes consulting and providing necessary information and materials to SON".</p>

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	<p>and/or retained lots(s) including but not limited to the requirement for a stormwater management plan, lot grading plan, tree retention plan, parkland dedication, cash-in-lieu of parkland, roadway/highway widening dedication servicing requirements, etc.</p> <p>x) The application represents an orderly and efficient use of land, and its approval would not hinder development of the retained lands.</p> <p>xi) Land acquisitions, or land disposals, implementing the policies of this Plan by the Ministry of Natural Resources, Conservation Authorities, the County, or other public or private non-profit corporations need not adhere to the lot area requirements of this Plan. The acquisition or disposal shall conform to the applicable Zoning By-Law.</p> <p>xii) This Plan shall be interpreted in a manner that further enhances the development and maintenance of the Bruce Trail Association.</p> <p>xiii) Nothing in this Plan shall prohibit the recreation of the original Township lot fabric provided both the severed and retained lots comply with the minimum lot area requirements of this Plan and both the severed and retained lots front onto, and have access to, an opened and maintained municipal road that is maintained on a year-round basis at the time of application.</p> <p>xiv) Where no Local Official Plan exists, no new lots shall be created within 500 metres of a sanitary landfill site or Mineral Resource Area without the permission of the appropriate approval authority.</p>	<p>archaeological assessment, and servicing requirements.</p> <p>11. The application must represent an orderly and efficient use of land, not hindering development of the retained lands.</p> <p>12. Recreating the original Township lot layout is allowed, provided both the severed and retained lots meet the minimum lot area requirements and have access to an open, maintained municipal road. A Township lot that has been the subject of a previous severance or other land division, generally comprises most of the original parcel, and meets lot area requirements of the appropriate designation in this plan, is considered an original Township lot.</p> <p>13. Land acquisitions or disposals by the Province, Conservation Authorities, the County, or non-profit corporations implementing this Plan's policies need not adhere to lot area requirements of this plan or maximum number of severances from a crown lot. Where such acquisitions are for conservation purposes access may be obtained over other public lands or by permanent registered easement over private lands. Such land acquisitions or disposals much conform to the applicable Zoning By-Law.</p> <p>14. A severance will not be permitted in or within 120 metres of lands identified as a Mineral Resource Area as shown on Schedule XXX, or and existing licensed site for mineral extraction or within 210 metres of a licenced quarry, except as follows:</p> <ul style="list-style-type: none"> a) Lots 40 hectares or more in the Agriculture or Mineral Resource designations; b) Lots 20 hectares or more in the Rural designation; c) A residence surplus to a farming operation per section YYY; d) a severance that does not result in new lot creation such as for a lot boundary adjustment or re-creation of merged lots; e) A non-residential use per Section(s) ZZZ (Ag / Rural non-residential uses); or f) A severance for an existing non-residential use. <p>15. Outside of fully serviced urban areas, a severance will not be permitted for a residential use within 500 metres of the fill area of an open or closed landfill unless it has been demonstrated that there is no adverse off-site impact from the landfill that would affect the development.</p>	<p>Include "SON" at clause 13.</p>

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	<p>vi) All residential lots created by consent shall have frontage on an assumed and maintained municipal road that is of a standard suitable to accommodate additional traffic;</p> <p>vii) A new lot(s) shall be limited to, regardless of the type of construction of the building or structure, a seasonal use when any of the following municipal services are not currently provided on the roadway to which the lot(s) will access: year round road maintenance, roadside garbage and recycling pick up. An existing school bus route must be within reasonable distance as determined by the appropriate school board; and</p> <p>viii) When a non-waterfront lot is proposed, the new lot being created shall have adequate public access to the waterfront.</p>	<p>County Staff Recommended Amendment</p> <p>g) Natural vegetation between the lake and any building or structure will be preserved, where possible; and</p> <p>h) Minimum Distance Separation (MDS I) Formulae apply.</p>	<p>Add clause regarding the preservation of fish spawning sites.</p>
		<p>Did You Know?</p> <p>The Ordinary High Water Mark for Lake Huron and Georgian Bay is the level that water is expected to be at or below 80% of the time, and is currently 177.2 metres above sea level, measured using the International Great Lakes Datum (I.G.L.D. 1985). The datum is periodically updated to account for the earth springing back up after the heavy glaciers receded (called glacial isostatic rebound), and new survey measures, and a new datum is expected in 2025. Surveyors establishing the ordinary high water mark may need to convert from the Geodetic Survey of Canada (G.S.C) to the applicable I.G.L.D.</p>	
154	<p>6.5.3.6 Consents - Inland Lake Areas</p> <p>.1 The severance of land within the Inland Lake Areas shall be considered under the following instances:</p> <p>i) In accordance with Section 6.5.3.5 [Consents – Rural Recreational Area].</p> <p>.2 Notwithstanding the above, the following additional policies apply:</p> <p>i) Back lots shall be 1 hectare, or greater if required by the Grey Bruce Health Unit;</p> <p>ii) A setback of 30 metres, where possible, to the high water mark shall be maintained, except for minor infilling or rounding out on the periphery of the existing built-up area for the creation of a maximum of two additional building lots;</p> <p>iii) Setback shall in no case be less than 10 metres;</p> <p>iv) Natural vegetation between the lake and residential buildings will be preserved where possible;</p> <p>v) The separation distance requirements of the Minimum Distance Separation formula shall be met; and</p> <p>vi) When a back lot is proposed, the new lot being created shall have adequate public access to the waterfront.</p>	<p>***These Policies have been combined with Rural Recreational ***</p>	
105	<p>6.5.3.7 Consents - Major Open Space Areas</p> <p>The severance of land within the Major Open Space Area shall be considered under the following instances:</p> <p>i) Consents to create new lots which are, in whole or in part, within the Major Open Space Area, other than for public authority acquisitions, will only be considered where the resulting lots are at least 20 hectares in area. Any new lot created by consent for a public authority need not front on, or have access to, a public road allowance provided such lot is part of a Wetland or ANSI</p>	18	<p>1. Lot creation within the Major Open Space Area designation shall have a minimum lot area of 20 hectares.</p>

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	acquisition program or similar passive open space acquisition program which has been approved by the County.			
73	<p>6.5.3.8 Consents – Mineral Resource Areas</p> <p>No severances for residential or other similar uses, with the exception of a residence surplus to a farming operation as permitted in Section 6.5.3.3 [Consents – Agricultural Area] or a use existing at the time of severance as permitted in Section 6.5.3.4.1(b) [Consents – Rural Areas], shall be permitted in an identified Mineral Resource Area, as identified on Schedule ‘C’ or within 500 metres of an identified Mineral Resource Area as identified on Schedule ‘C’.</p>	50	(delete covered in general policies)	
472	<p>6.5.3.9 Consents - Niagara Escarpment Planning Area</p> <p>.1 Prior to formally submitting a consent application to the County, the applicant shall obtain the approval of a development permit from the Niagara Escarpment Commission for lands in the area of Development Control by the Niagara Escarpment Commission.</p> <p>.2 When circulated Development Permit Applications for comment, County staff, as a minimum, shall comment in terms of how the application conforms to the Official Plan and development standards that would otherwise exist.</p> <p>.3 The Niagara Escarpment Plan contains detailed policies for the creation of New Lots in the Escarpment Natural, Escarpment Protection and Escarpment Rural Area designations. In all designations consents must be in accordance with the Permitted Uses and Development Criteria, and are permitted for:</p> <p>i) The purposes of correcting conveyances, enlarging existing lots or through acquisition by a public body, provided no new building lot(s) is created.</p> <p>ii) A lot may be created by severing one original township lot or half township lot (where the original township lot is 80 ha) from another township lot or half township lot provided there have been no previous lots severed from one of the affected township lots. Such severance shall only occur along the original township lot line.</p> <p>iii) Where more than one single dwelling exists on the same lot, the additional dwelling(s) may be severed provided all of the following criteria are met:</p> <p>(a) That neither the dwelling to be severed nor the dwelling(s) to be retained were approved on the basis that they would be for temporary use or for farm-help;</p> <p>(b) That all the dwellings on the property are legally existing uses and have received approval from the municipality;</p> <p>(c) That both the dwelling to be severed and the dwelling retained are in a reasonable standard for habitation and have been used as a dwelling unit within the year before making application to sever;</p> <p>(d) A mobile or portable dwelling unit shall not be severed.</p> <p>.4 Where more than one single dwelling exists on the same lot and where these dwellings comply with provisions of Part 2.4.15 of the Niagara Escarpment Plan (1994) such dwelling(s) shall be considered as though it were a previous severance for the purpose of applying the new lots policies of the applicable designation (e.g., 2 dwellings would be considered as 2 parcels for the purposes of determining density).</p>	119	<p>1. The Niagara Escarpment Plan contains specific policies for creating new lots in the Escarpment Natural, Escarpment Protection, and Escarpment Rural Area designations. Consent applications must comply with the Permitted Uses and Development Criteria outlined in the Niagara Escarpment Plan for all designations and the general consent policies of this Plan.</p> <p>2. Before applying for consent, the applicant must first apply for conditional approval of a development permit from the Niagara Escarpment Commission for lands within their jurisdiction.</p> <p>3. County staff will review Development Permit Applications and provide feedback on their adherence to the Official Plan and applicable development standards.</p> <p>4. Consent will not be granted until conditional approval for a development permit is granted by the Niagara Escarpment Commission.</p>	<p>Amend clause 2, to say “Before applying for consent, the applicant must first apply for conditional approval of a development permit from the Niagara Escarpment Commission for lands within their jurisdiction, and consult with SON”.</p> <p>Amend clause 4 to say, “Consent will not be granted until conditional approval for a development permit is granted by the Niagara Escarpment Commission and approval is given by SON”.</p>

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			.14 References to outdated legislation or agencies will transfer to new ones without needing an amendment to this Plan.	
433	<p>6.1 General Policies</p> <p>.1 It is the intention of County Council to implement this Plan by utilizing the powers conferred upon it by the Planning Act, the Municipal Act, and such other statutes as may be applicable.</p> <p>.2 It is the policy of County Council to use this Plan as the basis for decisions and actions on matters within its jurisdiction and to require the local municipalities to use this Plan in the preparation and implementation of their own Official Plans and Zoning By-laws to ensure that planning policies in each municipality conform to the policies established for the County.</p> <p>.3 It is the policy of County Council to carry out a continuous program of research to identify the changing physical, economic and social needs of the residents of the County and the consequences of technological improvements that may affect the programs and policies of the County.</p> <p>.4 Technical changes to the base information on Schedules A, B and C such as more precise location of rivers and streams which do not change the land use designations, shall be made to either Schedule A, B or C without Amendment to this Plan.</p> <p>6.2 Review Of The Plan</p> <p>.1 It is the policy of County Council to review the County Official Plan at regular intervals not less than 5 years and when necessary revise the Plan to reflect the changing needs of the people of the County in accordance with the Planning Act. When the County Council amends the Plan as part of its review process it shall consult with the First Nations.</p> <p>.2 It is the policy of County Council to make selective amendments to the policies of this Plan to reflect changing Provincial legislation or regulations as part of the required 5 year review process, so that the policies of this Plan will remain consistent with Provincial policies.</p> <p>.3 It is the policy of County Council to undertake amendments to the County Plan on its own initiative. County Council may consider at the request of local municipalities, other levels of Government, private individuals, corporations or organizations other amendments to this Plan.</p> <p>.4 Amendments to this Plan shall be consistent with the general intent of the goals and objectives of this Plan, and may provide justification on the basis of need and accepted land use planning principles.</p> <p>.5 In addition to the policies of Section 5.8 [Hazard Land Area] in this Plan, it is the intention of County Council that the Hazard Land Area boundaries on Schedule 'A' be revised by the County to better represent available Hazard Land Area mapping as soon as information is available.</p>	162	<p>1. This Plan is required to be consistent with Provincial direction. To maintain consistency, the County will regularly review and monitor the Plan to address legislative changes or emerging community needs. The purpose is to ensure that it continues to comply with Provincial direction, stays relevant to the County's changing land use priorities, and is being implemented as intended.</p> <p>2. During the review, the following aspects will be considered:</p> <ul style="list-style-type: none"> a) Changes in legislation and policies, including Provincial direction; b) Relevance of the assumptions and strategic directions of this Plan; c) Effectiveness in achieving strategic directions and objectives; d) Whether development aligns with the Plan's guiding principles; e) Availability of different types of housing, including attainable and affordable options; f) Availability of employment land to match job creation forecasts; and g) Changes in demographics, economy, employment, social factors, environment, and technology. <p>3. The County may prepare a monitoring report with key indicators and measures related to the Plan's policies to aid in the review.</p>	<p>Add subsection in Clause 2 to say "Effects on SON's Aboriginal and treaty rights".</p>

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81	<p>.3 The local Official Plans for the Primary Urban Communities shall contain, as a minimum, implementation policies dealing with the following issues:</p> <ul style="list-style-type: none"> i) Amendments to the local Official Plan; ii) Comprehensive Zoning By-laws and amendments; iii) Minor variances; iv) Legal non-conforming and non-complying uses; v) Plans of Subdivision; vi) Site Plan Control; vii) Consents; viii) Property maintenance and occupancy; ix) Public consultation; x) Servicing and phasing; xi) Relationship to the County Official Plan; and xii) Other by-laws pursuant to the Planning Act. 	87	<p>Section 5.2.2.4 Urban Policies</p> <p>.3 The local Official Plans for the Primary Urban Communities may refer to the implementation policies of this plan or provide detailed policies dealing with the following issues:</p> <ul style="list-style-type: none"> i) Amendments to the local Official Plan; ii) Comprehensive Zoning By-laws and amendments; iii) Minor variances; iv) Legal non-conforming and non-complying uses; v) Plans of Subdivision; vi) Site Plan Control; vii) Consents; viii) Property maintenance and occupancy; ix) Public consultation; x) Servicing and phasing; xi) Relationship to the County Official Plan; and xii) Other by-laws pursuant to the Planning Act. 	
69	<p>4.7.3 Waste Management</p> <p>.2 The intent of the sharing of diversion responsibilities is to take advantage of economies of scale and expertise offered by County involvement as well as utilizing the services of the local municipality. Successful operation of the diversion system is based on communication, cooperation and the recognition of the common goal of maximum diversion from landfill. The short-term target set by the County is 50% by the year 2000.</p>	55	<p>The intent of the sharing of diversion responsibilities is to take advantage of economies of scale and expertise offered by County involvement as well as utilizing the services of the local municipality. Successful operation of the diversion system is based on communication, cooperation and the recognition of the common goal of maximum diversion from landfill.</p>	
40	<p>.7 No new lots shall be created within 500 metres of an identified sanitary landfill site without the approval of the appropriate authority. This policy shall generally not prohibit development on existing lots of record or within fully serviced urban areas.</p>	57	<p>No new lots shall be created within 500 metres of the fill area of an open or closed landfill unless it has been demonstrated that there is no adverse off-site impact from the landfill that would affect the development. This policy shall generally not prohibit development on existing lots of record or within fully serviced urban areas.</p>	
104	<p>4.7.5.2 Multi Year Sewage and Water Servicing Plan – Local Official Plans</p> <p>A Multi-Year Sewage and Water Servicing Plan shall be prepared in support of any new Local Official Plan and/or as part of any review or update to an existing Local official Plan as required by the Planning Act (i.e., master planning process under the Municipal Class Environmental Assessment Act). A Multi-Year Sewage and Water Servicing Plan shall be prepared with reference to applicable Ministry of Environment Guidelines. The Local Official Plan shall take direction from the conclusions and recommendations of the Multi-Year Sewage and Water Servicing Plan, the Provincial Policy Statement and any other background studies carried out in support of the Servicing Plan.</p>	124	<p>4.7.5.2 Multi Year Sewage and Water Servicing Plan – Local Official Plans</p> <p>A Multi-Year Sewage and Water Servicing Plan shall be prepared in support of any new Local Official Plan and/or as part of any review or update to an existing Local official Plan as required by the Planning Act (i.e., master planning process under the Municipal Class Environmental Assessment Act). A Multi-Year Sewage and Water Servicing Plan shall be prepared with reference to applicable Ministry of Environment Guidelines. The Local Official Plan shall take direction from the conclusions and recommendations of the Multi-Year Sewage and Water Servicing Plan, the Provincial Policy Statement and any other background studies carried out in support of the Servicing Plan.</p> <p>Where a Multi-Year Sewage and Water Servicing Plan has been prepared all development approvals shall be consistent with that Plan.</p>	<p>Add at the end of the first paragraph, “The Local Official Plan shall also be informed by SON’s recommendations to protect its Aboriginal and treaty rights”.</p>
372	<p>4.7.5.3 Water & Sewer Servicing Study – Planning Applications</p> <p>.1 A Water and Sewer Servicing Study shall be prepared at the discretion of the County of Bruce in support of:</p> <ul style="list-style-type: none"> i) A Local Official Plan Amendment proposing major new development on lands that have not been reviewed as part of a Multi-year Sewage and Water Servicing Plan or similar type of study; or 	432	<ul style="list-style-type: none"> 1. Where a Multi-Year Sewage and Water Servicing Plan has been prepared as part of a master planning process under the Municipal Class Environmental Assessment Act in accordance with Section 4.7.5.2 all development approvals shall be consistent with that Plan. 2. Where a Multi-Year Sewage and Water Servicing Plan has not been prepared in accordance with Section 4.7.5.2 then 	

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	<p>ii) An application to expand a settlement area boundary where the lands to be incorporated within the settlement area have not been previously reviewed as part of a Multi-Year Sewage and Water Servicing Plan; or</p> <p>iii) Any planning application that has the potential for significant environmental health risks that need to be addressed; or</p> <p>iv) Any planning application which has the potential to significantly affect the carrying capacity of the regional groundwater system in providing potable drinking water and/or the assimilative capacity of a receiving water body for sewage waste disposal.</p> <p>.2 The policy direction for an Official Plan Amendment, or planning approval of any type, shall have high regard for the conclusions and recommendations of the Water & Sewer Servicing Study and any other background studies carried out in support of the Study.</p> <p>.3 The Water & Sewer Servicing Study shall be completed to the satisfaction of the County, the local municipality and the County of Bruce and may include the following:</p> <p>i) An assessment of the appropriate type and level of servicing necessary to support future growth and development including financing, phasing and administrative requirements;</p> <p>ii) An analysis of the hydrology and hydrogeology to determine the capability of surface and groundwater water resources to provide sufficient quantity and quality of water supply and to accept sewage effluent in consideration of the ecological function of water resources in achieving the Environmental Goals and Objectives of this plan;</p> <p>iii) Where municipal services exist an assessment of existing servicing systems, their capacities and their condition, and identify requirement upgrades, and/or expansion;</p> <p>iv) Where subsurface sewage treatment and disposal is proposed, an assessment of the long term suitability of the soil conditions;</p> <p>v) An identification of existing or potential restrictions to future growth and development;</p> <p>vi) An assessment of the potential impact of new growth and development upon natural environment; and</p> <p>vii) An assessment of the economic feasibility of the proposed servicing.</p>	<p>a Water and Sewer Servicing Study shall be prepared at the discretion of the County of Bruce in support of:</p> <p>i) A Local Official Plan Amendment proposing major new development on lands that have not been reviewed as part of a Multi-year Sewage and Water Servicing Plan or similar type of study; or</p> <p>ii) An application to expand a settlement area boundary where the lands to be incorporated within the settlement area have not been previously reviewed as part of a Multi-Year Sewage and Water Servicing Plan; or</p> <p>iii) Any planning application that has the potential for significant environmental health risks that need to be addressed; or</p> <p>iv) Any planning application which has the potential to significantly affect the carrying capacity of the regional groundwater system in providing potable drinking water and/or the assimilative capacity of a receiving water body for sewage waste disposal.</p> <p>.2 The policy direction for an Official Plan Amendment, or planning approval of any type, shall have high regard for the conclusions and recommendations of the Water & Sewer Servicing Study and any other background studies carried out in support of the Study.</p> <p>.3 The Water & Sewer Servicing Study shall be completed to the satisfaction of the County, the local municipality and the County of Bruce and may include the following:</p> <p>i) An assessment of the appropriate type and level of servicing necessary to support future growth and development including financing, phasing and administrative requirements;</p> <p>ii) An analysis of the hydrology and hydrogeology to determine the capability of surface and groundwater water resources to provide sufficient quantity and quality of water supply and to accept sewage effluent in consideration of the ecological function of water resources in achieving the Environmental Goals and Objectives of this plan;</p> <p>iii) Where municipal services exist an assessment of existing servicing systems, their capacities and their condition, and identify requirement upgrades, and/or expansion;</p> <p>iv) Where subsurface sewage treatment and disposal is proposed, an assessment of the long term suitability of the soil conditions;</p> <p>v) An identification of existing or potential restrictions to future growth and development;</p> <p>vi) An assessment of the potential impact of new growth and development upon natural environment; and</p> <p>vii) An assessment of the economic feasibility of the proposed servicing.</p>	<p>Amend 2(iii), “Any planning application which has the potential for significant environmental health risks that need to be addressed or have been raised by SON; or”</p>
	<p>4.7.5.4 Interim Servicing – Primary Urban Communities Walkerton Mildmay Ripley Lucknow Kincardine Tiverton Southampton Port Elgin</p>	<p>4.7.5.4 Interim Servicing – Primary Urban Communities</p>	

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	<p>iv) To maintain and enhance the open landscape character of the Niagara Escarpment insofar as possible, by such means as compatible farming or forestry and by preserving the natural scenery;</p> <p>v) To ensure that all new development is compatible with the purpose of the Plan;</p> <p>vi) To provide for adequate public access to the Niagara Escarpment; and</p> <p>vii) To support municipalities within the Niagara Escarpment Plan Area in their exercise of the planning functions conferred upon them by the Planning Act.</p> <p>.3 The use of land within the Niagara Escarpment Plan Area is set out in the Niagara Escarpment Plan, and is generally regulated by the Niagara Escarpment Commission through the Niagara Escarpment Planning and Development Act, the Development Control Regulations (Ontario Regulation 828/90), and local municipal zoning by-laws where Development Control is not in effect. All development, changes of use and lot creation within the Niagara Escarpment Plan Area shall conform to the Land Use Policies and Development Criteria of the Niagara Escarpment Plan, and the appropriate policies of the Bruce County Official Plan and local Official Plans where they exist.</p> <p>.4 The Niagara Escarpment Plan contains Land Use Policies (Part 1) and Development Criteria (Part 2) which determine where and how proposed development should occur within the Niagara Escarpment Plan Area. The policies and development criteria of the Niagara Escarpment Plan apply to all lands within its boundary and shall take precedence over the policies of the County Official Plan except where the policies of the County of Bruce Official Plan are more restrictive.</p> <p>.5 The Niagara Escarpment Plan sets out policies and a framework for a Niagara Escarpment Parks and Open Space System, "which includes public lands along the Niagara Escarpment" and the Bruce Trail. Part 3 (Niagara Escarpment Parks and Open Space System) of the Niagara Escarpment Plan contains objectives and detailed policies that apply to these areas.</p> <p>.6 Lands within the boundary of the Niagara Escarpment Plan Area, a World Biosphere Reserve, as illustrated on Schedule A, Schedule C and Schedule D are subject to the goals, objectives, policies and development criteria of the Niagara Escarpment Plan. The boundary of the Niagara Escarpment Plan Area as illustrated on Schedules A and C, and the designations shown on Schedule D, shall be interpreted in accordance with Section 1.1 [Interpretation of Boundaries] of the Niagara Escarpment Plan.</p> <p>.7 The following reflects Niagara Escarpment Plan policies and development criteria, which are more restrictive than the County Official Plan, or are included to clarify the General Policies of the County of Bruce Official Plan. It is necessary to review these policies in the context of other related policies of the Official Plan. This Official Plan has not incorporated the Niagara Escarpment Plan in its entirety. Reference to the Niagara Escarpment Plan may also be required.</p>	<p>Escarpment Plan Area shall conform to the Land Use Policies and Development Criteria of the Niagara Escarpment Plan, and the appropriate policies of the Bruce County Official Plan and local Official Plans where they exist.</p> <p>.3 Lands within the boundary of the Niagara Escarpment Plan Area, a World Biosphere Reserve, as illustrated on Schedule A, Schedule C and Schedule D are subject to the goals, objectives, policies and development criteria of the Niagara Escarpment Plan. The boundary of the Niagara Escarpment Plan Area as illustrated on Schedules A and C, and the designations shown on Schedule D, shall be interpreted in accordance with Section 1.1 [Interpretation of Boundaries] of the Niagara Escarpment Plan.</p> <p>.3 The Niagara Escarpment Plan contains Land Use Policies (Part 1) and Development Criteria (Part 2) which determine where and how proposed development should occur within the Niagara Escarpment Plan Area. The policies and development criteria of the Niagara Escarpment Plan apply to all lands within its boundary and shall take precedence over the policies of the County Official Plan except where the policies of the County of Bruce Official Plan are more restrictive.</p> <p>.4 The Niagara Escarpment Plan sets out policies and a framework for a Niagara Escarpment Parks and Open Space System, "which includes public lands along the Niagara Escarpment" and the Bruce Trail. Part 3 (Niagara Escarpment Parks and Open Space System) of the Niagara Escarpment Plan contains objectives and detailed policies that apply to these areas.</p> <p>Development Policy</p> <p>Development proposals within in the Niagara Escarpment Plan Area that is subject to the Development Control Regulations are expected to conform to the criteria of the Niagara Escarpment Plan, the applicable policies of this Plan, and any applicable Local Official Plan, and with the zoning provisions that would be in effect were the area subject to municipal zoning.</p> <p>Where a proposal meets the criteria of the Niagara Escarpment Plan but would deviate from zoning provisions that would be in effect if the proposal were subject to municipal zoning, the commission is expected to consider:</p> <ol style="list-style-type: none"> Whether the deviation is necessary to address a site constraint; Whether the development maintains the intent of this official plan and any local official plans in effect; Whether the development maintains the intent of the zoning provisions that would be applicable if the proposal were subject to municipal zoning; Whether the deviation is appropriate and desirable for the use of the land; and Whether the deviation is minor in nature. <p>Where the appropriate analogous zoning is unclear, Commission staff may seek clarification from the municipal zoning administrator.</p>	<p>Add as subsection under "Development Policy", "Whether the development would have adverse impacts on SON's Aboriginal and Treaty rights, and whether SON has been consulted and accommodated in respect of the proposal."</p>
	Complete Application Requirements	Keep the Same	
	Merging Policies	Keep the Same	

NOTES

Provincial Policy Statement

2.6 Cultural Heritage and Archaeology

2.6.1 Significant built heritage resources and significant cultural heritage landscapes shall be conserved.

2.6.2 Development and site alteration shall not be permitted on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved.

2.6.3 Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.

2.6.4 Planning authorities should consider and promote archaeological management plans and cultural plans in conserving cultural heritage and archaeological resources.

2.6.5 Planning authorities shall engage with Indigenous communities and consider their interests when identifying, protecting and managing cultural heritage and archaeological resources.