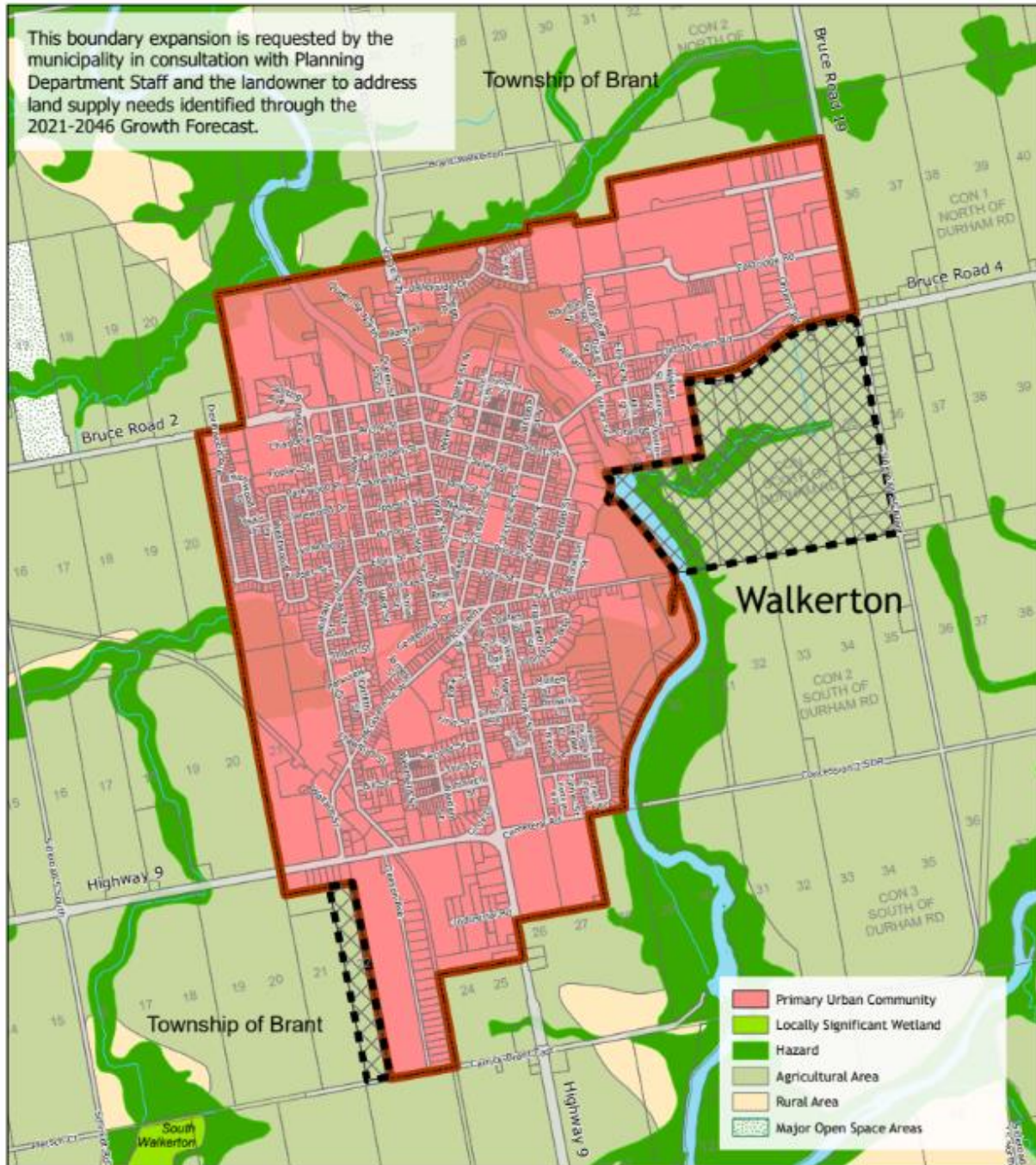


#1: Brockton: Walkerton East

Intended Use: Residential and Commercial

Recommendation: Approve Boundary Expansion: Addresses forecast land need.



Requested Boundary Expansion: Walkerton with Current County of Bruce Official Plan Designations



Scale: 1:24,000

- Municipality Request
- Landowner Request
- Staff Recommended

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Required Criteria

Criteria	Analysis
<p>Growth Management: Are existing boundaries not sufficient for forecasted growth?</p>	<p>Watson and Associates work identified Walkerton Primary Urban Area is expected to become constrained with respect to current residential land supply and commercial land supply within the plan horizon. A need for 370 residential units was identified.</p> <p>The proposed expansion could yield approximately 30 ha for commercial and 33 ha for residential, which would result in approximately 450 residential units.</p> <p>The Municipality's Preliminary Planning Analysis Report identified a projected shortfall of 681 units based on consumption rates of residential land in Walkerton.</p>
<p>Servicing: Is there Sufficient capacity in existing or planned infrastructure?</p>	Yes. Servicing is addressed in municipal Master Servicing Plan.
<p>Efficient Development: Can it be developed efficiently and consistent with density policies in this plan?</p>	Yes.
<p>Financial Impact: Will there be an undue financial burden on the County or municipality?</p>	No.

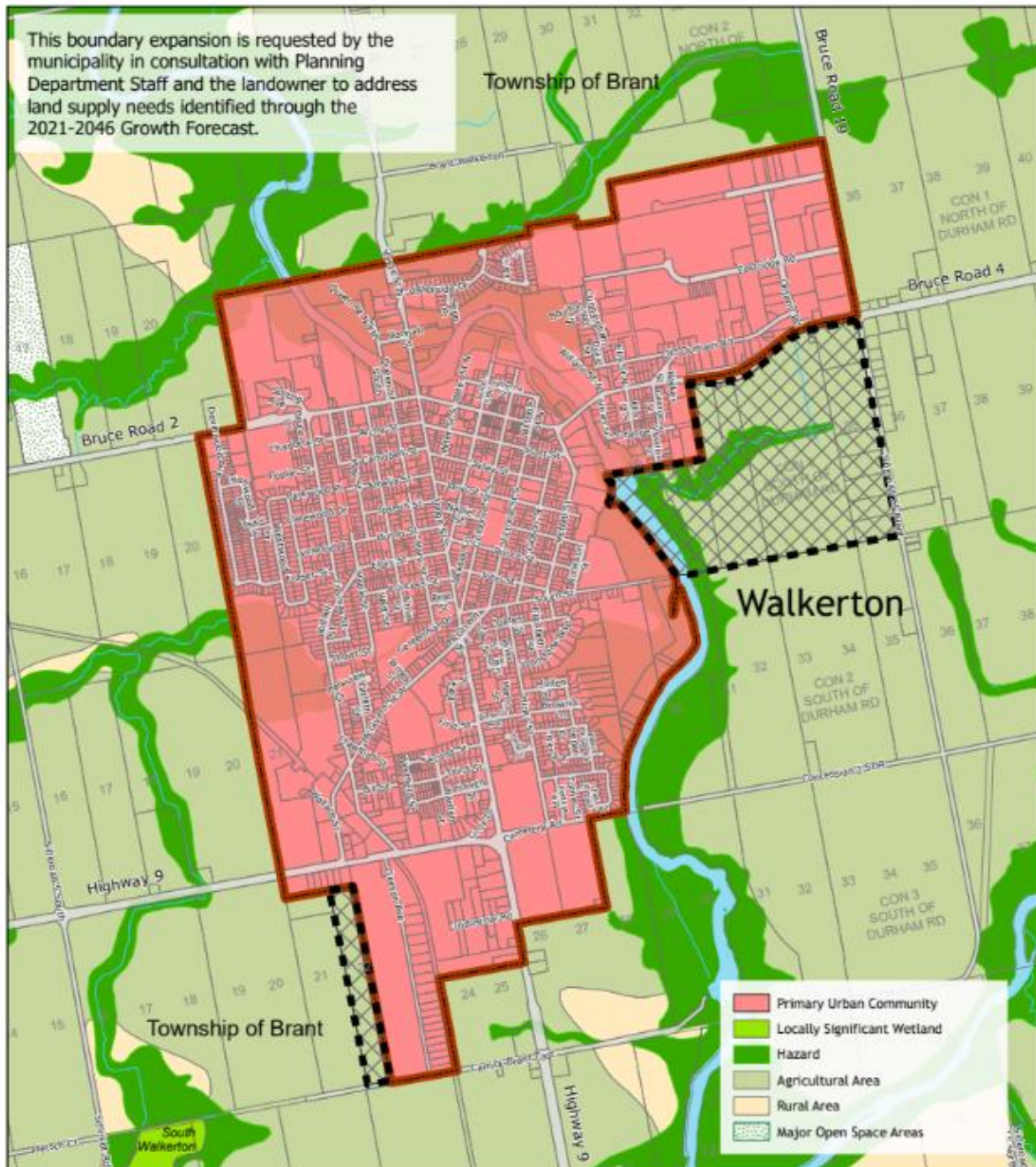
Criteria to be Considered

Criteria	Analysis
<p>Environmental Impact: Regard for Natural Environment System policies</p>	Key feature woodland, supporting feature woodland, wetland and watercourse are identified in portions of the site.
<p>Constraints: Hazards, Gravel Deposits</p>	Conservation authority regulated flooding hazard associated with watercourse and wetland.
<p>Agricultural Impact: Avoids impact on agricultural lands or minimizes and mitigates impacts</p>	Proposed to be designated Rural. Farm buildings on property. Land appears to be cropped.
<p>Engagement: Appropriate stakeholder engagement</p>	Info available online and at public open houses.
<p>SON Engagement: Appropriate engagement with Saugeen Ojibway Nation</p>	No indication of engagement at this time.
<p>Access and Transportation: Fit with overall transportation infrastructure.</p>	Access from Bruce Road 4 and Sideroad 15. Cross-river Connectivity should be evaluated as part of the update to the local official plan to include this area.
<p>MDS Impact: Does the expansion meet MDS?</p>	No apparent Minimum Distance Separation (MDS) Conflicts
<p>Community Facilities Considerations: Schools, hospitals, child care, recreation, parks</p>	Primary Settlement Area with full range of community services.

#2: Brockton: Walkerton South

Intended Use: Residential

Recommendation: Approve Boundary Expansion: Addresses forecasted land need.



	Requested Boundary Expansion: Walkerton with Current County of Bruce Official Plan Designations	 Scale: 1:24,000	Municipality Request Landowner Request Staff Recommended
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Required Criteria

Criteria	Analysis
Growth Management: Are existing boundaries not sufficient for forecasted growth?	Watson and Associates work identified Walkerton Primary Urban Area is expected to become constrained with respect to current residential land supply and commercial land supply within the plan horizon. A need for 370 residential units was identified. The proposed expansion area could yield 130 units.
Servicing: Is there Sufficient capacity in existing or planned infrastructure?	Addressed in municipal Master Servicing Plan.
Efficient Development: Can it be developed efficiently and consistent with density policies in this plan?	Yes.
Financial Impact: Will there be an undue financial burden on the County or municipality?	No.

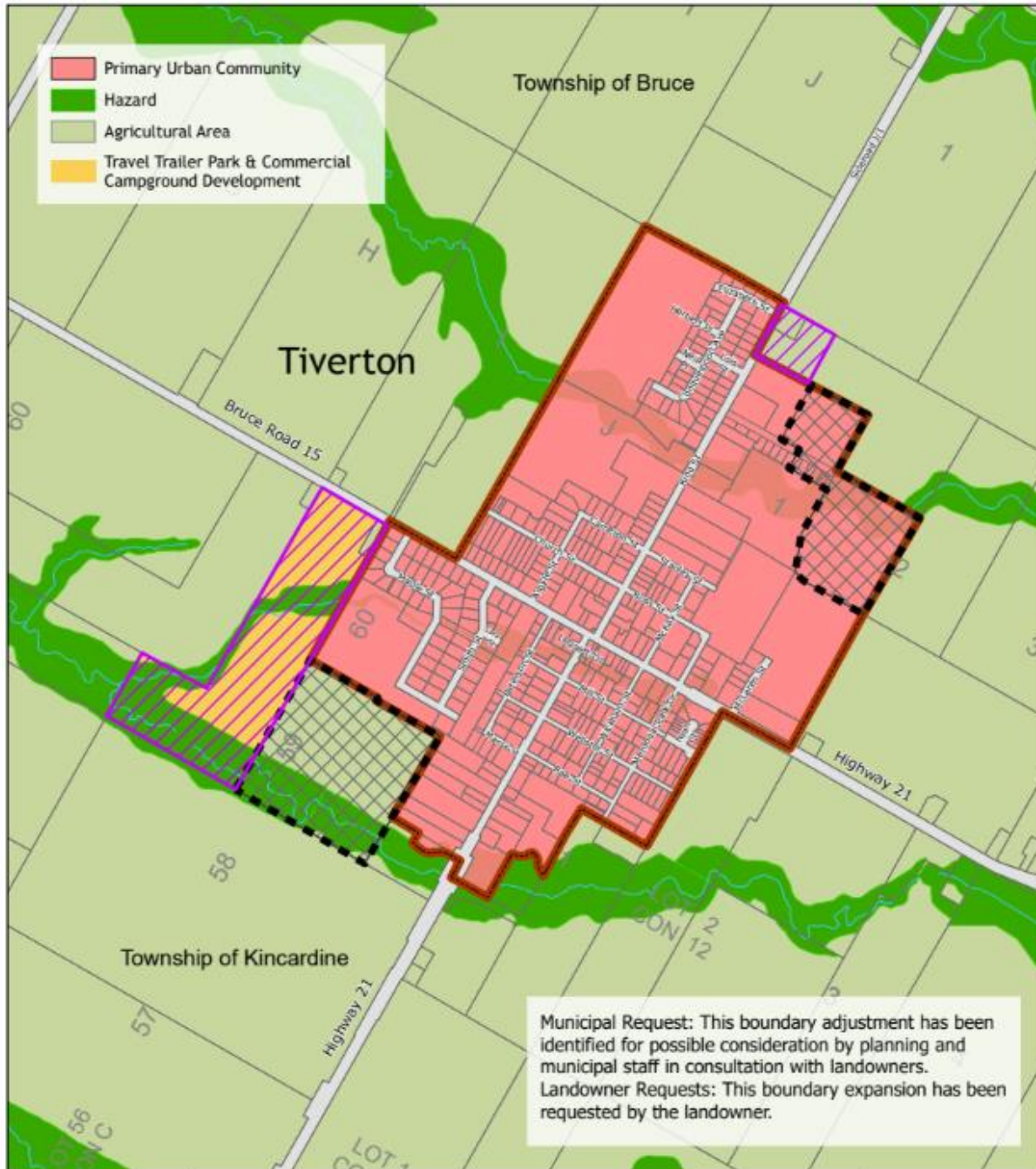
Criteria to be Considered

Criteria	Analysis
Environmental Impact: Regard for Natural Environment System policies	Some key feature woodland.
Constraints: Hazards, Gravel Deposits	Highly vulnerable aquifer and significant groundwater recharge.
Agricultural Impact: Avoids impact on agricultural lands or minimizes and mitigates impacts	Designated Agriculture. Lands appear to be cropped.
Engagement: Appropriate stakeholder engagement	Info available online and at public open houses.
SON Engagement: Appropriate engagement with Saugeen Ojibway Nation	No indication of engagement at this time.
Access and Transportation: Fit with overall transportation infrastructure.	Access from Geeson Avenue.
MDS Impact: Does the expansion meet MDS?	No apparent Minimum Distance Separation (MDS) Conflicts; to be confirmed
Community Facilities Considerations: Schools, hospitals, child care, recreation, parks	Primary Settlement Area with full range of community services available in community.

#3: Kincardine: Campground West of Tiverton

Intended Use: Campground/ Year Round Residential

Recommendation: Approve Boundary Expansion



Requested Boundary Expansion and Decrease : Tiverton with Current County of Bruce Official Plan Designations

Scale: 1:14,000

- Municipality Request
- Landowner Request
- Staff Recommended

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Required Criteria

Criteria	Analysis
Growth Management: Are existing boundaries not sufficient for forecasted growth?	Brings existing municipally serviced campground with potential for year-round residential occupancy into the settlement area.
Servicing: Is there Sufficient capacity in existing or planned infrastructure?	Already municipally serviced. Municipal staff support the recommendation to include campground in the settlement area.
Efficient Development: Can it be developed efficiently and consistent with density policies in this plan?	Yes.
Financial Impact: Will there be an undue financial burden on the County or municipality?	No.

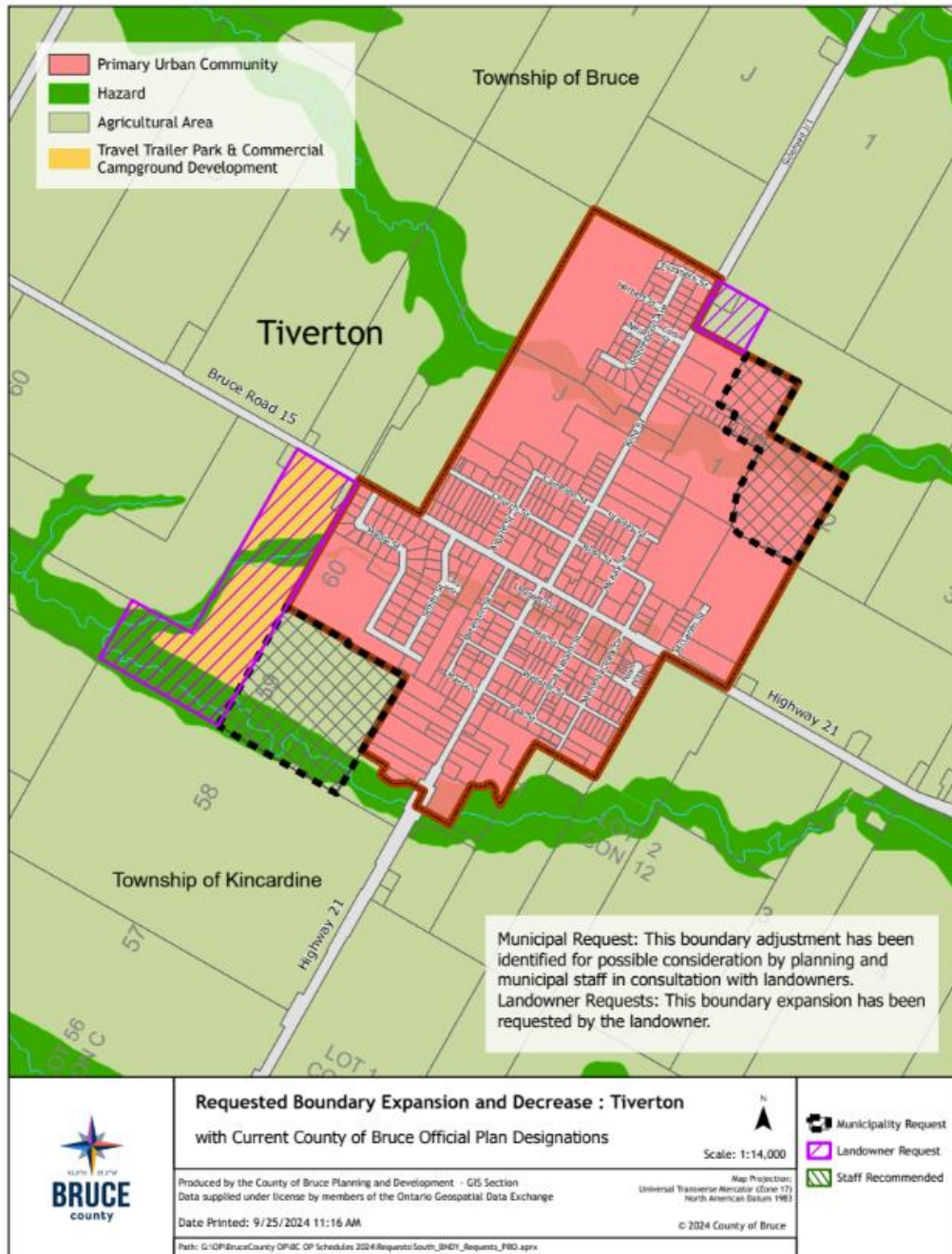
Criteria to be Considered

Criteria	Analysis
Environmental Impact: Regard for Natural Environment System policies	Wetland supporting feature and Woodland key feature at south portion of the property.
Constraints: Hazards, Gravel Deposits	Conservation Authority Regulated flood hazard.
Agricultural Impact: Avoids impact on agricultural lands or minimizes and mitigates impacts	No agricultural land proposed to be impacted.
Engagement: Appropriate stakeholder engagement	Info available online and at public open houses.
SON Engagement: Appropriate engagement with Saugeen Ojibway Nation	Unaware of engagement at this time.
Access and Transportation: Fit with overall transportation infrastructure.	Existing access to Bruce Road 15.
MDS Impact: Does the expansion meet MDS?	No new Minimum Distance Separation impact because campground produces same setback requirement to nearby livestock facility as the settlement area.
Community Facilities Considerations: Schools, hospitals, child care, recreation, parks	Recreation centre, ball diamonds, library, retail, restaurants, services available in community

#4: Kincardine: Tiverton

Intended Use: Residential

Recommendation: Approve Reduction and Expansion in Northeast corner and Expansion in Southwest corner



Considerations:

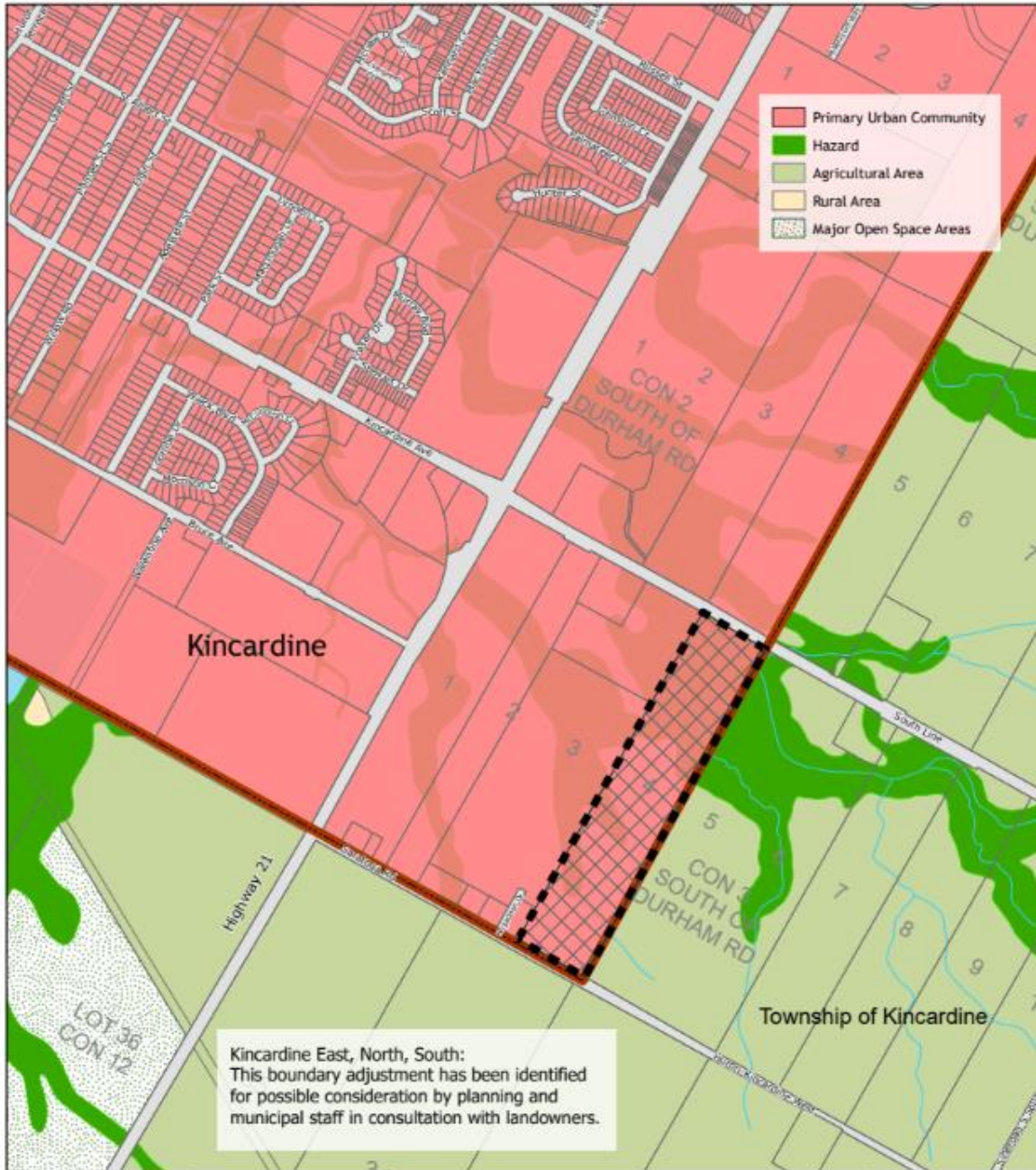
Remove approximately 9 ha of difficult to develop and service land and add approximately 10 ha of developable land adjacent to existing development and to round out south end of Tiverton.





The developable area of the property is no closer to existing livestock barns, so there is no new Minimum Distance Separation impact for the settlement area of Tiverton to nearby livestock facilities.

#5: Kincardine South-East

Intended Use: Change from Urban to Agriculture

Recommendation: Approve Reduction of Settlement Area



 <p>BRUCE county</p>	<p>Requested Boundary Decrease: Kincardine with Current County of Bruce Official Plan Designations</p>	<p>Scale: 1:14,000</p> <p>Map Projection: Universal Transverse Mercator (Zone 17) North American Datum 1983</p> <p>© 2024 County of Bruce</p>	<p> Municipality Request</p> <p> Landowner Request</p> <p> Staff Recommended</p>
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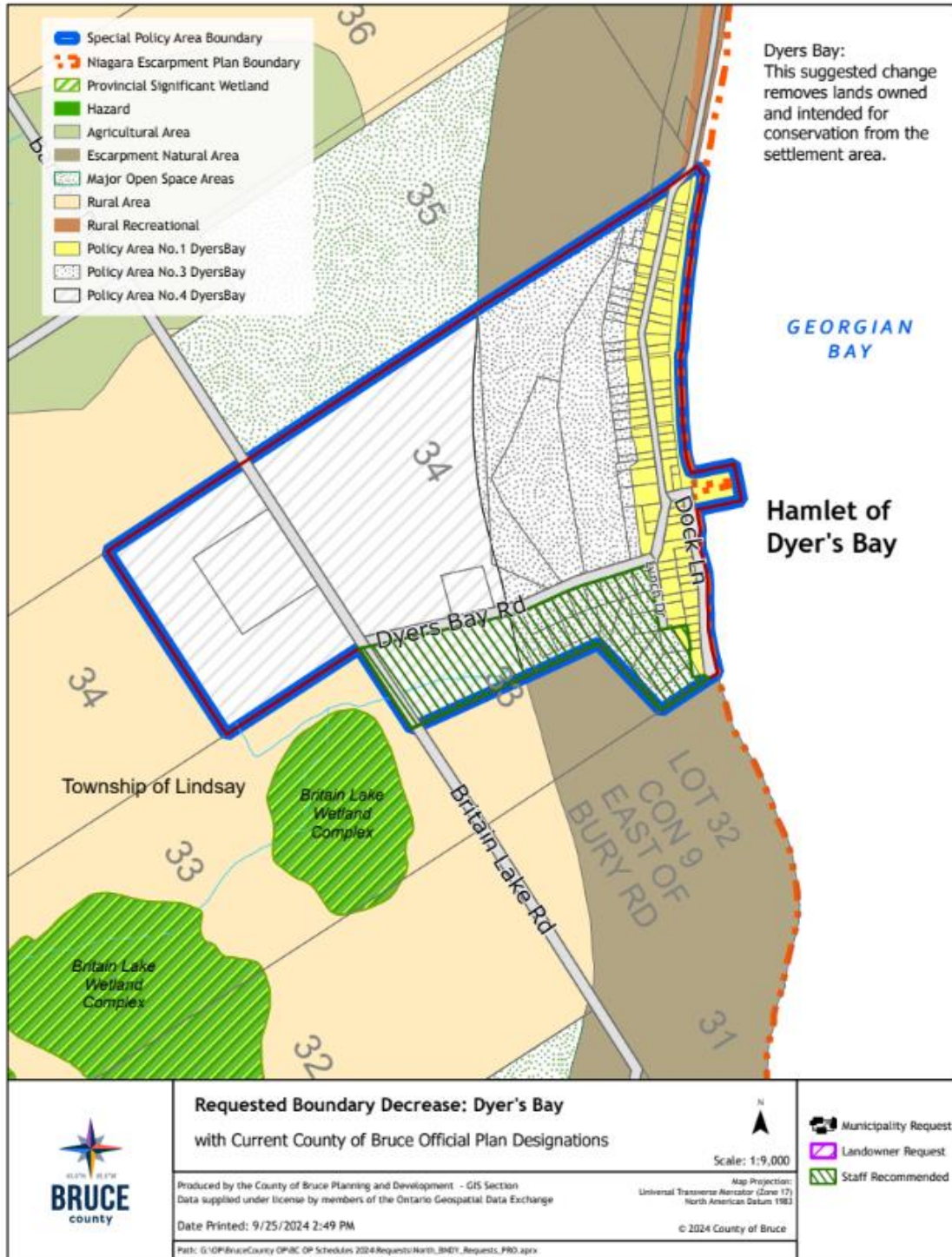
Considerations:

Municipally initiated and landowner supported reduction of approximately 20 ha. Landowner has indicated no intentions to develop the area.

#6: Northern Bruce Peninsula: Dyer's Bay

Intended Use: Change from Hamlet to Rural (larger lot) and Open Space (smaller lots)

Recommendation: Approve Reduction of Settlement Area



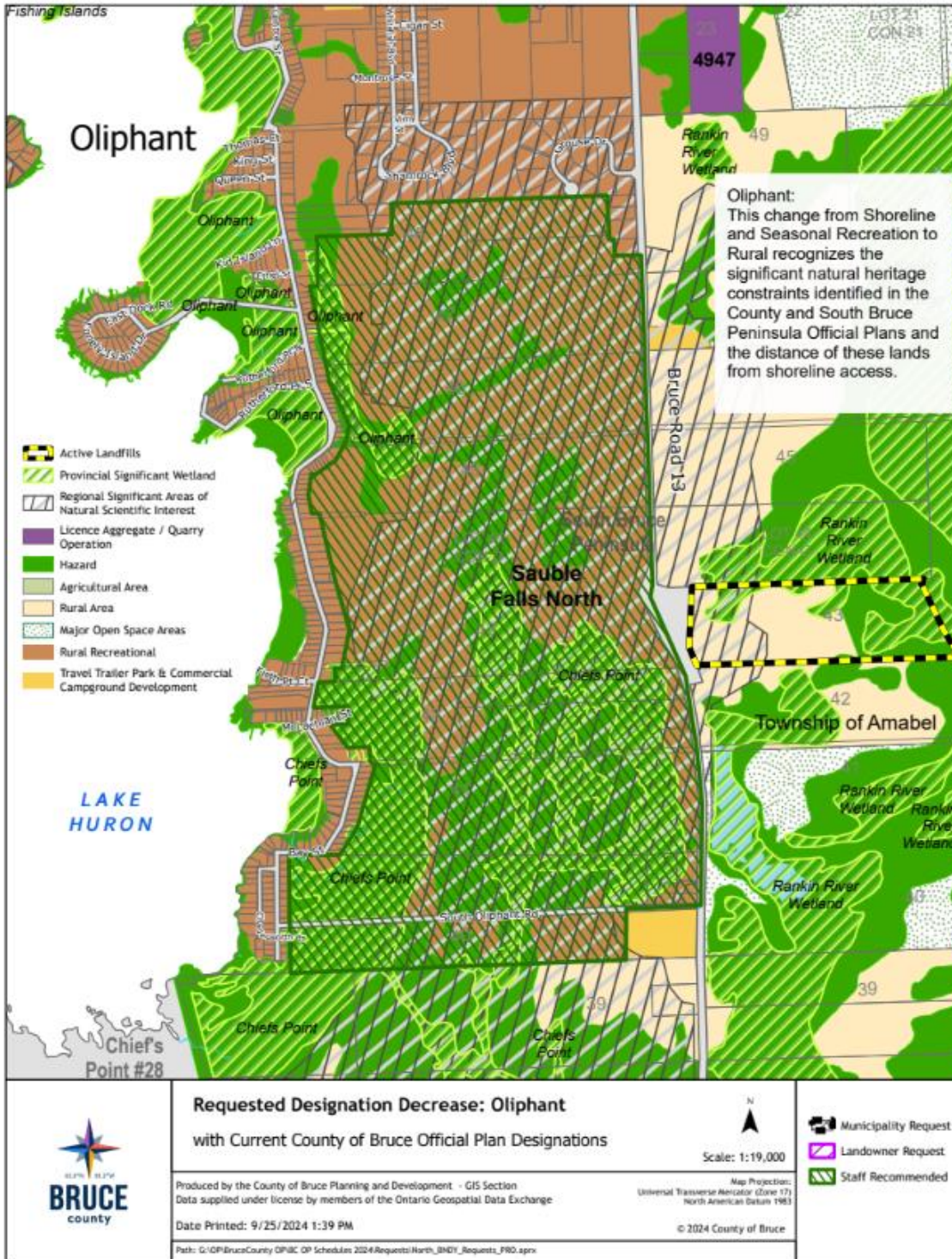
Considerations:

Planning staff identified an opportunity for settlement area boundary reduction in Dyer's Bay. The landowner and Municipality are supportive of the request. Change reflects the landowner's desire to protect the area for conservation.

#7: South Bruce Peninsula: Oliphant Shoreline and Seasonal Recreation Area

Intended Use: Change from Shoreline and Seasonal Recreational to Rural

Recommendation: Approve Land Use Change



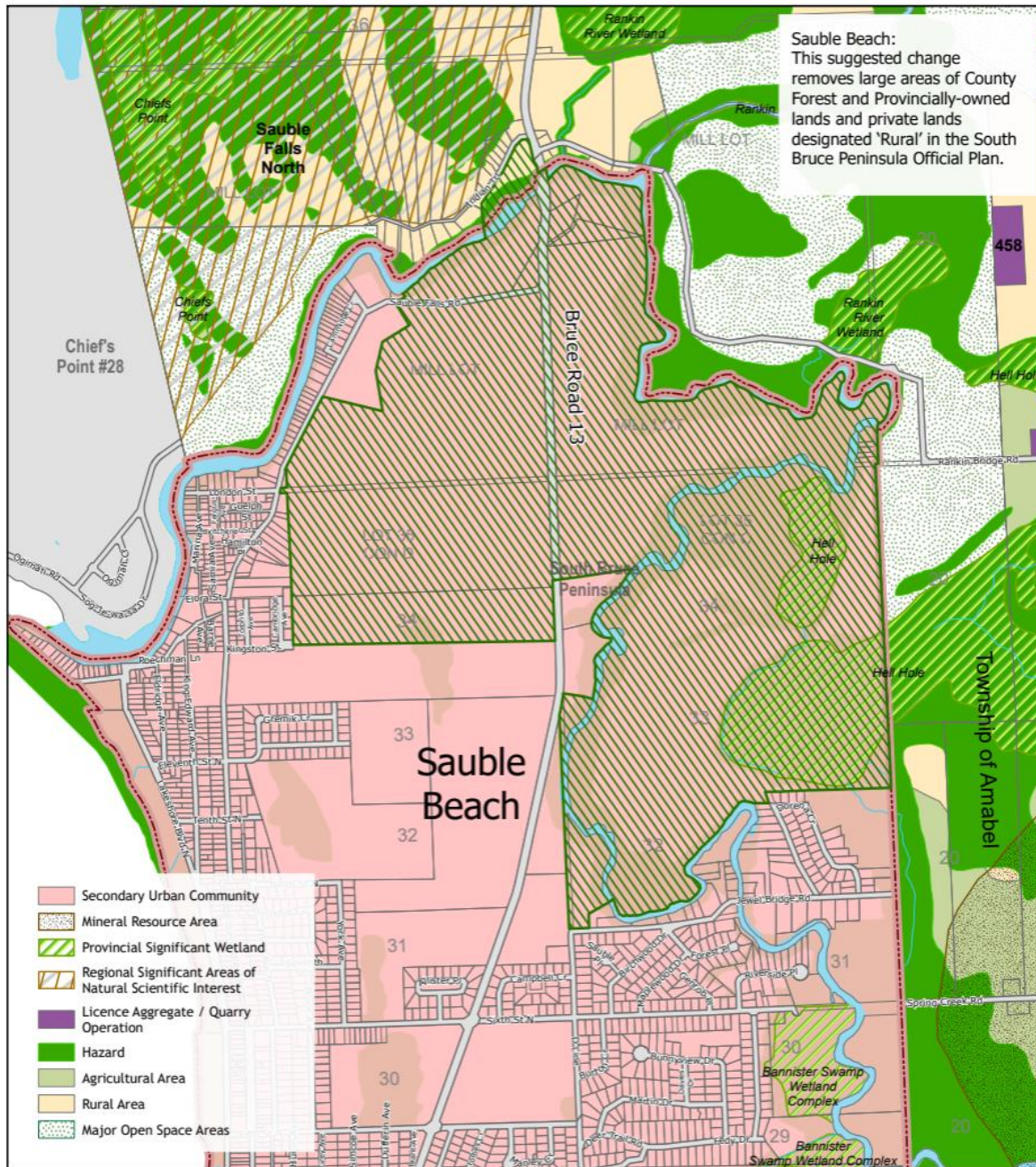
Considerations:

Lands are constrained for development due to natural environment features that are identified in both the County and South Bruce Peninsula Official Plans and by the distance of these lands from shoreline access.

#8: South Bruce Peninsula: Sauble Beach North

Intended Use: Change from Secondary Urban Community to Open Space and Rural

Recommendation: Approve Reduction of Settlement Area



	<p>Requested Boundary Decrease: 8: SBP: Sauble Beach North with Current County of Bruce Official Plan Designations</p> <p>Scale: 1:20,000</p>	<p>Municipality Request</p> <p>Landowner Request</p> <p>Staff Recommended</p>
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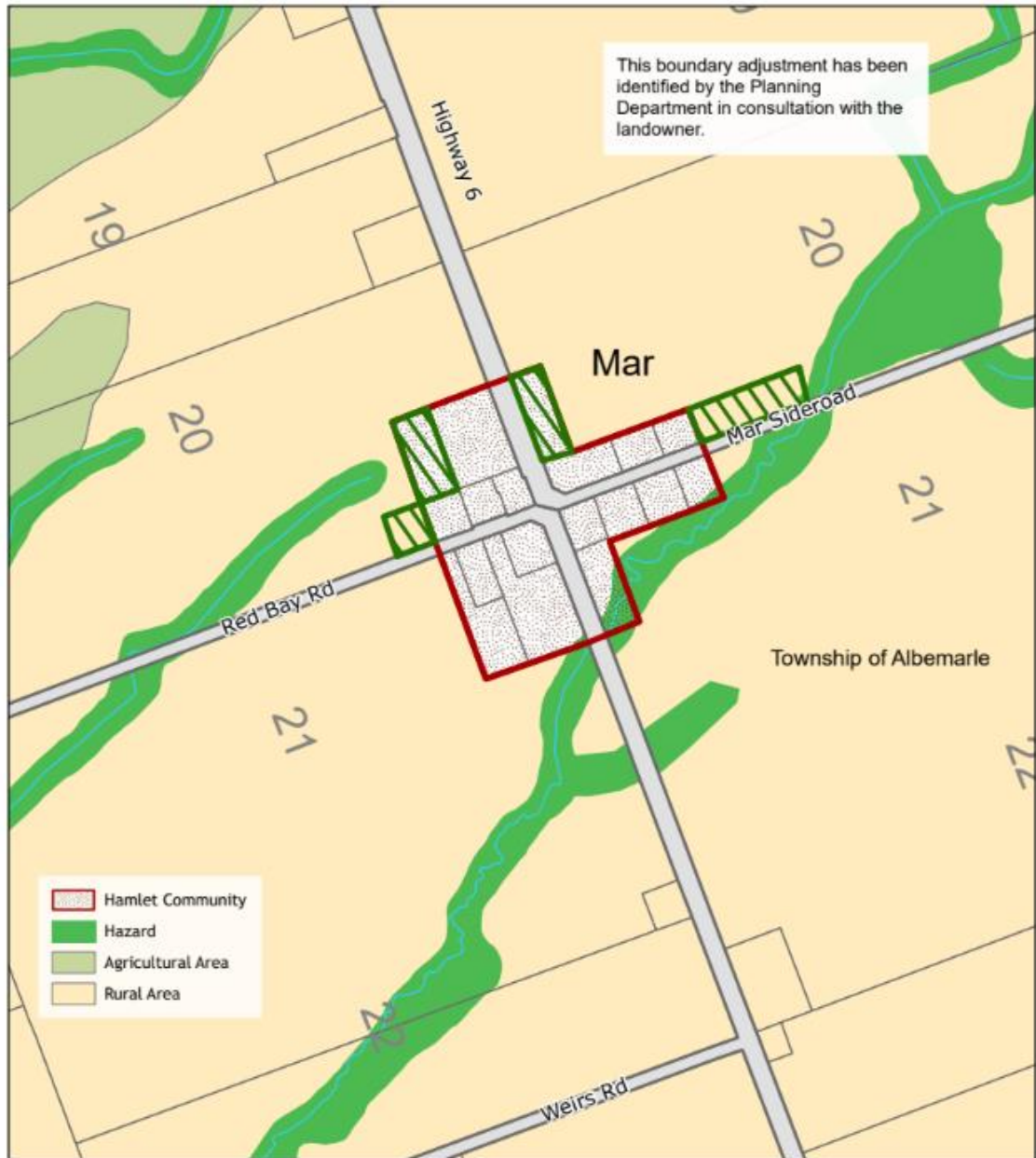
Considerations:

Lands are largely County Forest and Provincially owned lands. Privately owned lands are designated "Rural" in the South Bruce Peninsula Official Plan.

#9: South Bruce Peninsula: Mar

Intended Use: Change from Hamlet to Rural and Rural to Hamlet

Recommendation: Approve Settlement Area Adjustment



	<p>Requested Boundary Expansion and Decrease: Mar with Current County of Bruce Official Plan Designations</p>	<p>N</p> <p>Scale: 1:8,000</p>	<p> Municipality Request</p> <p> Landowner Request</p> <p> Staff Recommended</p>
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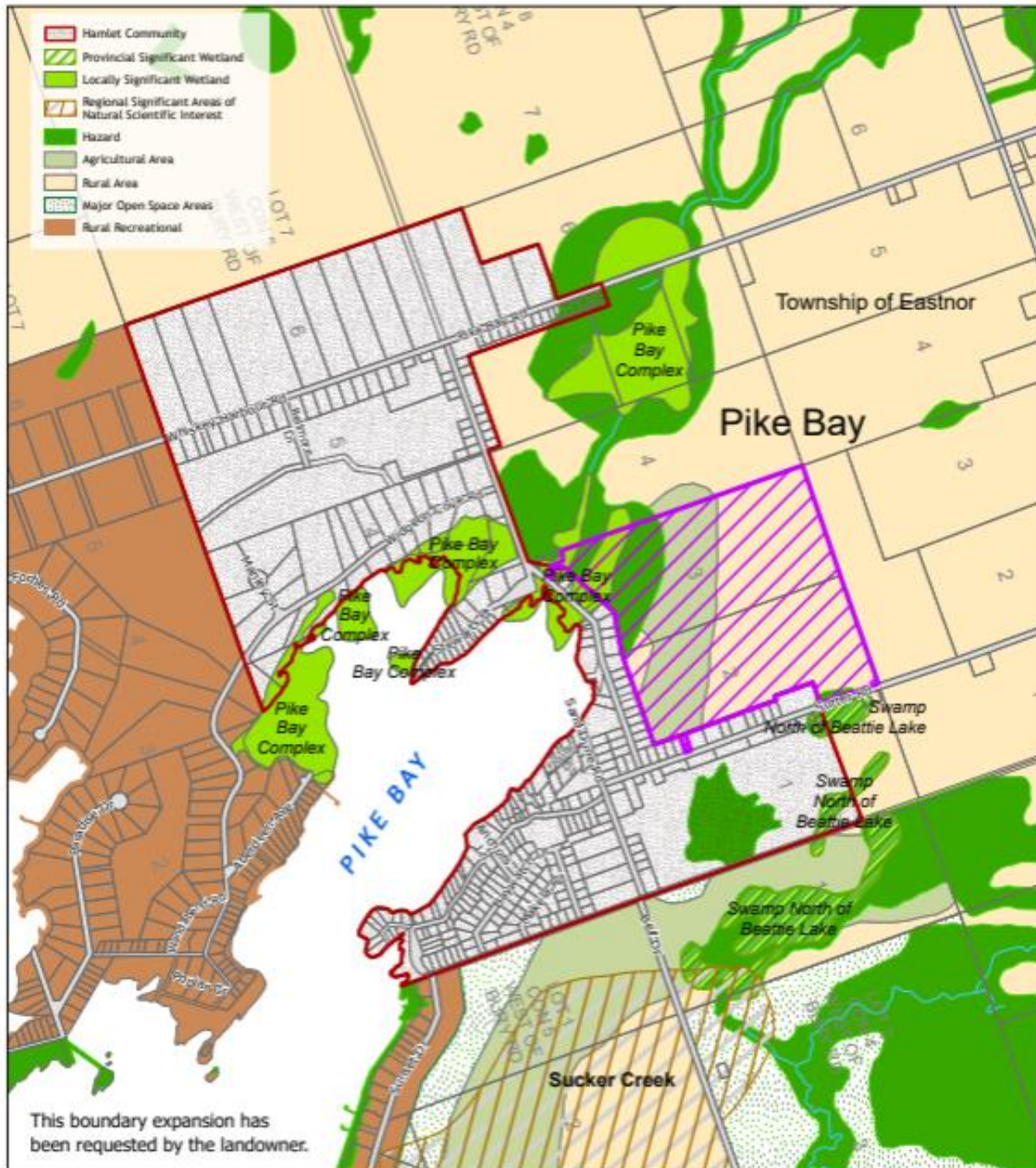
Considerations:

This adjustment makes better use of lands that are more readily developable and moves future development from the Hwy. 6 to Red Bay Road to maintain traffic flow on the highway.

#10: Northern Bruce Peninsula: Pike Bay

Intended Use: Residential

Recommendation: Approve: Focus rural development potential in Rural settlement areas.



 BRUCE county	Requested Boundary Expansion: Pike Bay with Current County of Bruce Official Plan Designations	 Scale: 1:18,000	 Municipality Request  Landowner Request  Staff Recommended
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Required Criteria

Criteria	Analysis
Growth Management: Are existing boundaries not sufficient for forecasted growth?	Watson and Associates work did not identify a shortfall of residential land for rural areas including hamlets within the planning period in Northern Bruce Peninsula. However the hamlet area provides an opportunity to focus rural development in rural settlement areas. Assuming at least 30% of 65.34 ha land area would need protection for Natural Heritage, area would yield approximately 100 units.
Servicing: Is there Sufficient capacity in existing or planned infrastructure?	Private services only at this time. Development proposals would require a servicing options statement.
Efficient Development: Can it be developed efficiently and consistent with density policies in this plan?	Un-serviced area and natural features may impact achievable density and land use efficiency.
Financial Impact: Will there be an undue financial burden on the County or municipality?	Lower density development may have Increased costs for service delivery and be unable to generate funds for infrastructure replacement. The municipality of Northern Bruce Peninsula has indicated support for the boundary expansion.

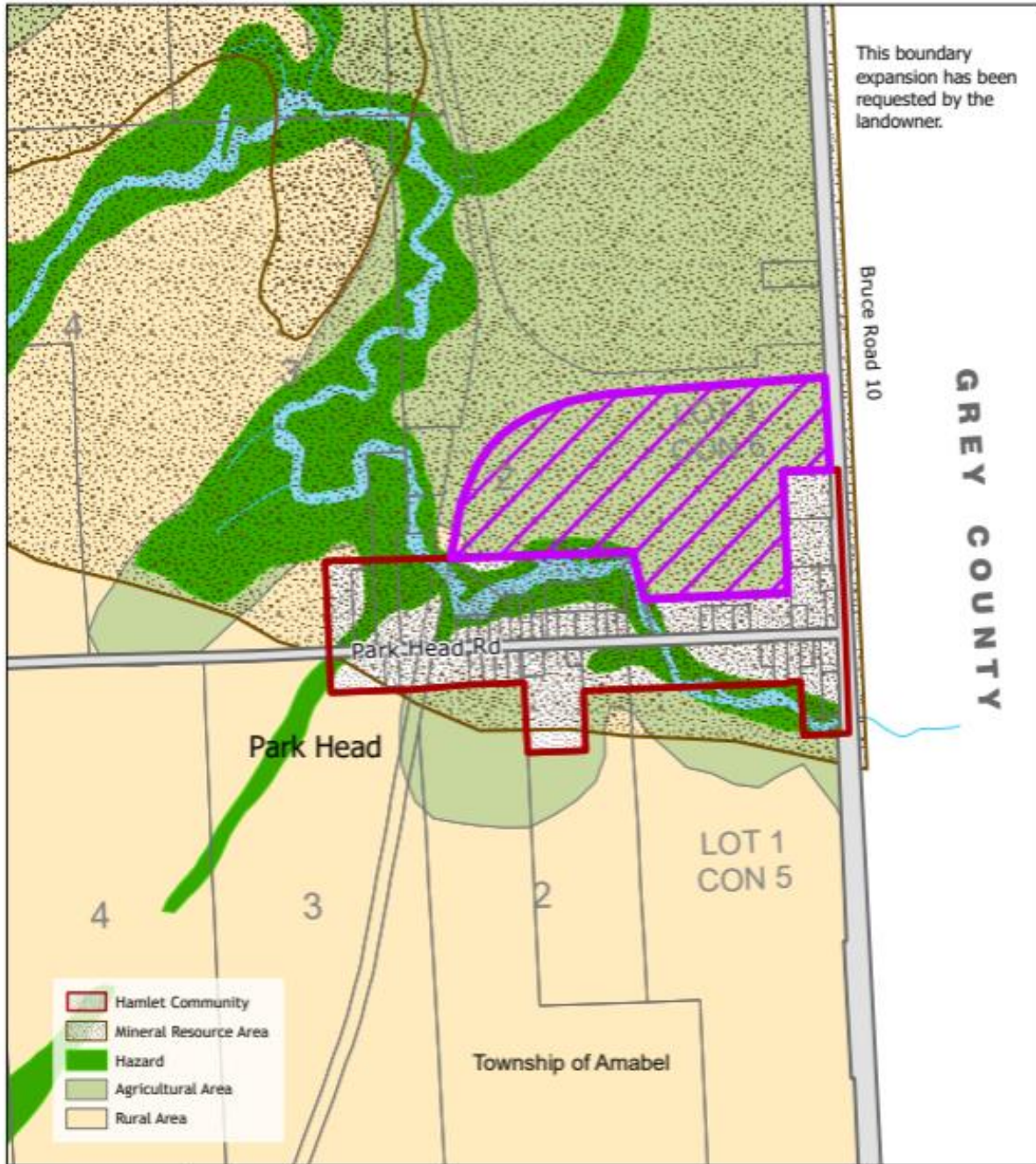
Criteria to be Considered

Criteria	Analysis
Environmental Impact: Regard for Natural Environment System policies	Pike Bay Complex Key Feature Wetland at north west corner of subject land. Entire property identified as Core Area in draft schedules.
Constraints: Hazards, Gravel Deposits	High Potential for Wildland Fire, Highly Vulnerable Aquifer, Karst Prone Bedrock, Significant Groundwater Recharge
Agricultural Impact: Avoids impact on agricultural lands or minimizes and mitigates impacts	No apparent impact.
Engagement: Appropriate stakeholder engagement	Initial conversations with municipality. Info available online and at public open houses.
SON Engagement: Appropriate engagement with Saugeen Ojibway Nation	Unaware of engagement at this time.
Access and Transportation: Fit with overall transportation infrastructure.	Would require new road construction.
MDS Impact: Does the expansion meet MDS?	Not evaluated at this time.
Community Facilities Considerations: Schools, hospitals, child care, recreation, parks	Pike Bay Community Park within 200m of subject lands. Significant growth in this area may require consideration of Paramedic Services resources.

#11: South Bruce Peninsula: Park Head

Intended Use: Residential

Recommendation: Approve: Focuses rural development in rural settlement areas.



Requested Boundary Expansion: Park Head with Current County of Bruce Official Plan Designations

Scale: 1:10,000

- Municipality Request
- Landowner Request
- Staff Recommended

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Required Criteria

Criteria	Analysis
Growth Management: Are existing boundaries not sufficient for forecasted growth?	Watson and Associates work did not identify a shortfall of residential land within the plan horizon. However the hamlet area provides an opportunity to focus rural development in rural settlement areas. Area could yield approximately 50 units.
Servicing: Is there Sufficient capacity in existing or planned infrastructure?	Private services only at this time. Development proposals would require a servicing options statement.
Efficient Development: Can it be developed efficiently and consistent with density policies in this plan?	Private services do not support efficient use of land. However, opportunity for rounding out the Hamlet and relatively few constraints.
Financial Impact: Will there be an undue financial burden on the County or municipality?	Lower density development may have Increased costs for service delivery and be unable to generate funds for infrastructure replacement

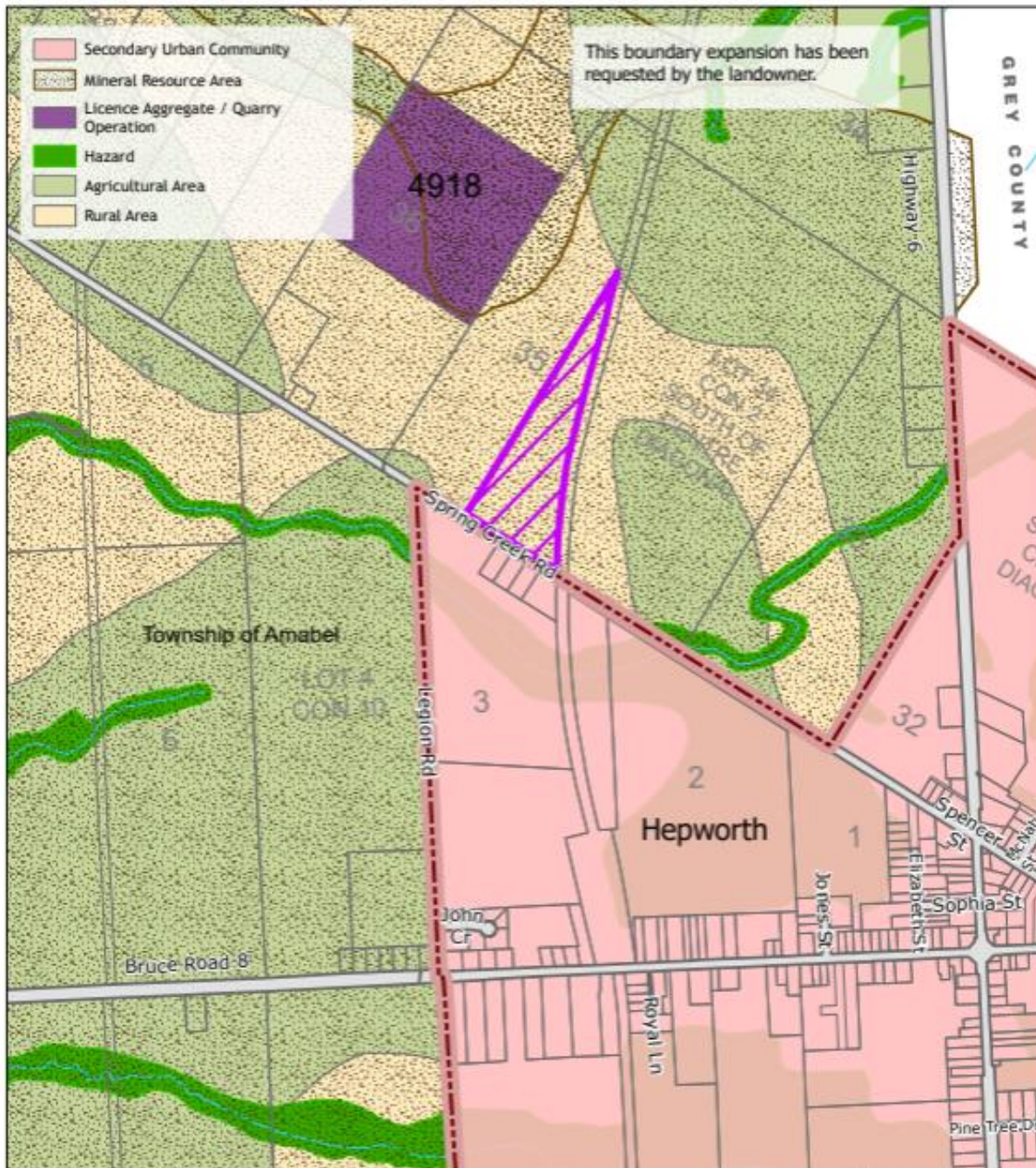
Criteria to be Considered

Criteria	Analysis
Environmental Impact: Regard for Natural Environment System policies	No apparent natural heritage features at this time
Constraints: Hazards, Gravel Deposits	Conservation Authority Regulated Flood Hazard at south side of property.
Agricultural Impact: Avoids impact on agricultural lands or minimizes and mitigates impacts	Proposed designation change from Agricultural to Rural. Rocky land, currently used for pasture and crops.
Engagement: Appropriate stakeholder engagement	Info available online and at public open houses.
SON Engagement: Appropriate engagement with Saugeen Ojibway Nation	Unaware of engagement at this time.
Access and Transportation: Fit with overall transportation infrastructure.	Access available from Park Head Road and Bruce Road 10.
MDS Impact: Does the expansion meet MDS?	The potential expansion does not appear to be closer to any nearby livestock facilities than the existing settlement area.
Community Facilities Considerations: Schools, hospitals, child care, recreation, parks	United Church, park, some services and manufacturing, rail trail

#12: South Bruce Peninsula: Hepworth

Intended Use: Residential

Recommendation: Not Yet- beyond forecast land need.



Requested Boundary Expansion: Hepworth with Current County of Bruce Official Plan Designations

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Scale: 1:12,000

Map Projection:
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- Municipality Request
- Landowner Request
- Staff Recommended

Required Criteria

Criteria	Analysis
Growth Management: Are existing boundaries not sufficient for forecasted growth?	Watson and Associates work did not identify a shortfall of residential land within the plan horizon. Area may 1-2 lots.
Servicing: Is there Sufficient capacity in existing or planned infrastructure?	Private services only at this time.
Efficient Development: Can it be developed efficiently and consistent with density policies in this plan?	Minor impact due to low lot yield.
Financial Impact: Will there be an undue financial burden on County or municipality?	Little impact due to low lot yield.

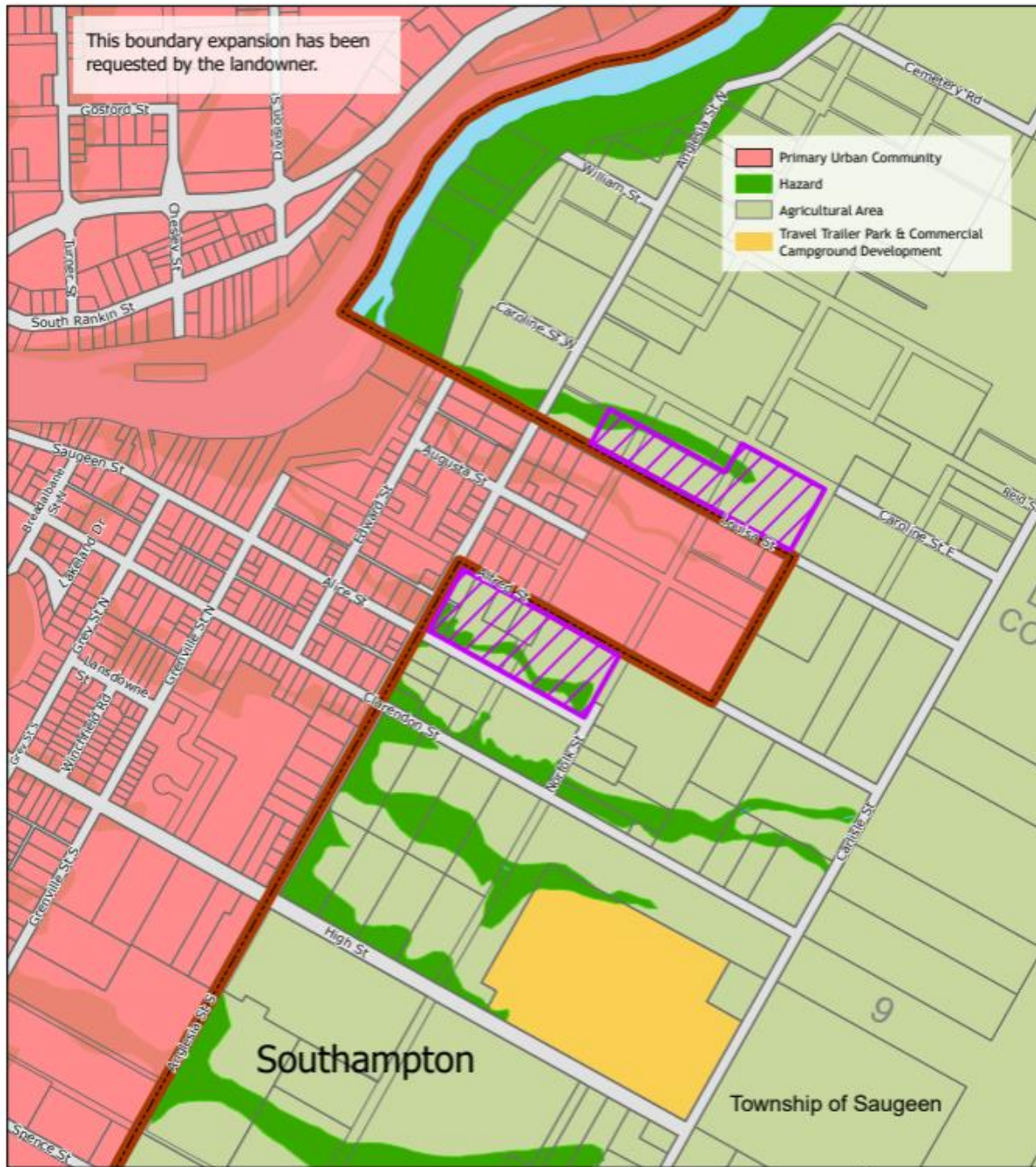
Criteria to be Considered

Criteria	Analysis
Environmental Impact: Regard for Natural Environment System policies	Key Feature Woodland at rear of property.
Constraints: Hazards, Gravel Deposits	Karst Prone Bedrock, Highly Vulnerable Aquifer
Agricultural Impact: Avoids impact on agricultural lands or minimizes and mitigates impacts	Designated Rural. No apparent impact.
Engagement: Appropriate stakeholder engagement	Info available online and at public open houses.
SON Engagement: Appropriate engagement with Saugeen Ojibway Nation	Unaware of engagement at this time.
Access and Transportation: Fit with overall transportation infrastructure.	Access available from Spring Creek Rd.
MDS Impact: Does the expansion meet MDS?	Not evaluated. Livestock operations nearby.
Community Facilities Considerations: Schools, hospitals, child care, recreation, parks	Hepworth Central Public School, Town of South Bruce Peninsula Visitor Centre, Royal Canadian Legion, churches, retail, services, restaurants, golf, ski trails

#13: Saugeen Shores: Southampton North of Louisa St.

Intended Use: Residential

Recommendation: Not Yet- beyond forecast land need.



**Requested Boundary Expansion: East of Southampton
(Township of Saugeen)
with Current County of Bruce Official Plan Designations**

Scale: 1:10,000

- Municipality Request
- Landowner Request
- Staff Recommended

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Required Criteria

Criteria	Analysis
Growth Management: Are existing boundaries not sufficient for forecasted growth?	Watson and Associates work did not identify a shortfall of residential land within the plan horizon. Assuming existing buildings were removed, could yield approximately 20 units.
Servicing: Is there Sufficient capacity in existing or planned infrastructure?	Pending Municipal Servicing Plan.
Efficient Development: Can it be developed efficiently and consistent with density policies in this plan?	Yes.
Financial Impact: Will there be an undue financial burden on the County or municipality?	Insufficient information to evaluate at this time.

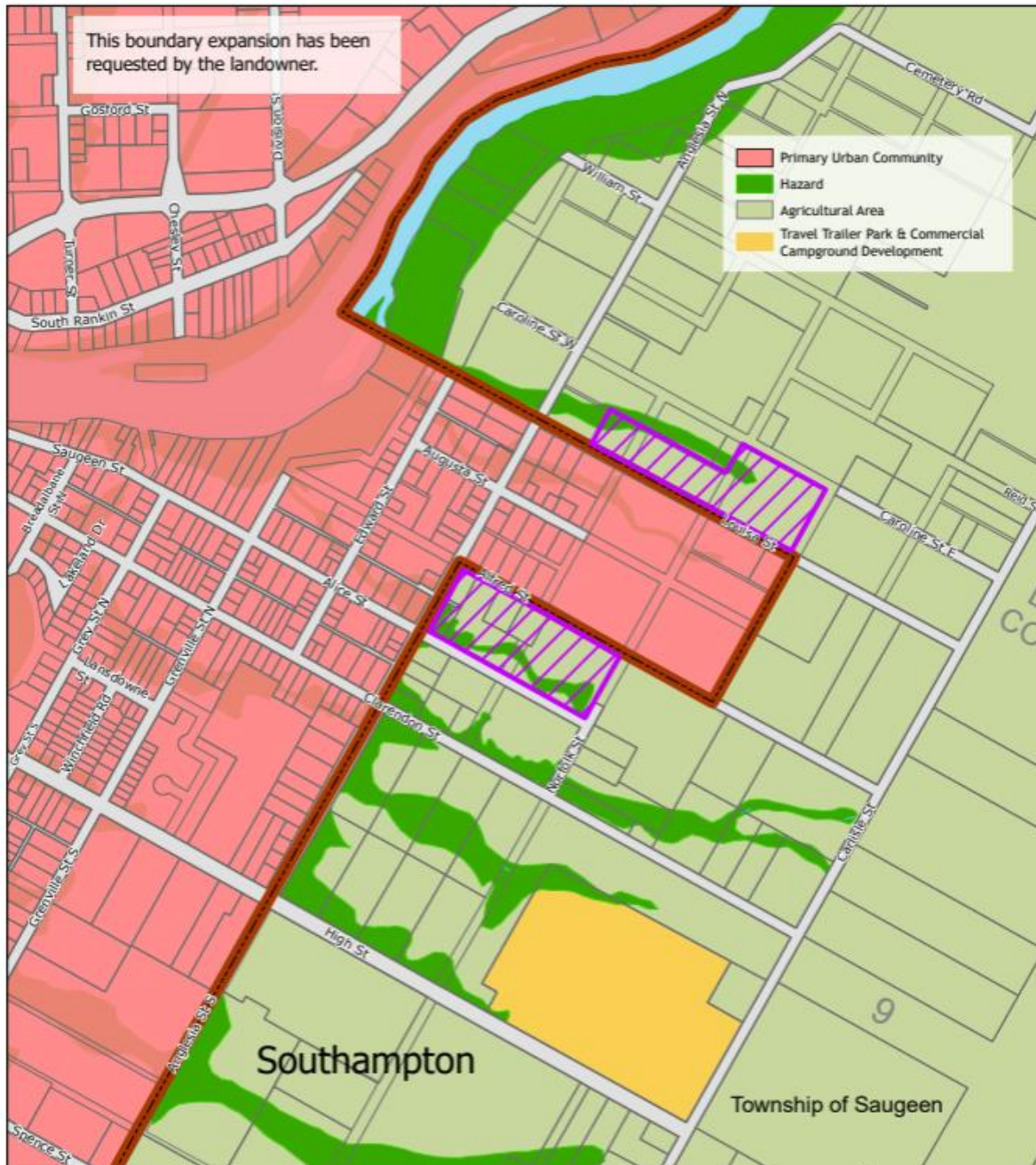
Criteria to be Considered

Criteria	Analysis
Environmental Impact: Regard for Natural Environment System policies	Some Woodland Key Feature, mostly in unopened road allowance.
Constraints: Hazards, Gravel Deposits	Conservation Authority Regulated Flood Hazard.
Agricultural Impact: Avoids impact on agricultural lands or minimizes and mitigates impacts	Proposed to be designated Rural. Some agricultural buildings. Land appears to be used for hay.
Engagement: Appropriate stakeholder engagement	Request came forward after initial engagement posted – not included in public engagement thus far.
SON Engagement: Appropriate engagement with Saugeen Ojibway Nation	Unaware of engagement at this time.
Access and Transportation: Fit with overall transportation infrastructure.	Access available from Louisa Street, extension to Caroline St. E. may be required.
MDS Impact: Does the expansion meet MDS?	Not evaluated.
Community Facilities Considerations: Schools, hospitals, child care, recreation, parks	Primary Settlement Area with full range of community services.

#14: Saugeen Shores: Southampton South of Alfred St.

Intended Use: Residential

Recommendation: Not Yet- beyond forecast land need.



Requested Boundary Expansion: East of Southampton (Township of Saugeen) with Current County of Bruce Official Plan Designations



Scale: 1:10,000

- Municipality Request
- Landowner Request
- Staff Recommended

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Required Criteria

Criteria	Analysis
Growth Management: Are existing boundaries not sufficient for forecasted growth?	Watson and Associates work did not identify a shortfall of residential land within the plan horizon. Assuming Conservation Authority Regulated Area could be addressed, and unopened road allowance could be used, could yield approximately 65 units.
Servicing: Is there Sufficient capacity in existing or planned infrastructure?	Pending Municipal Servicing Plan.
Efficient Development: Can it be developed efficiently and consistent with density policies in this plan?	Yes.
Financial Impact: Will there be an undue financial burden on the County or municipality?	Insufficient information to evaluate at this time.

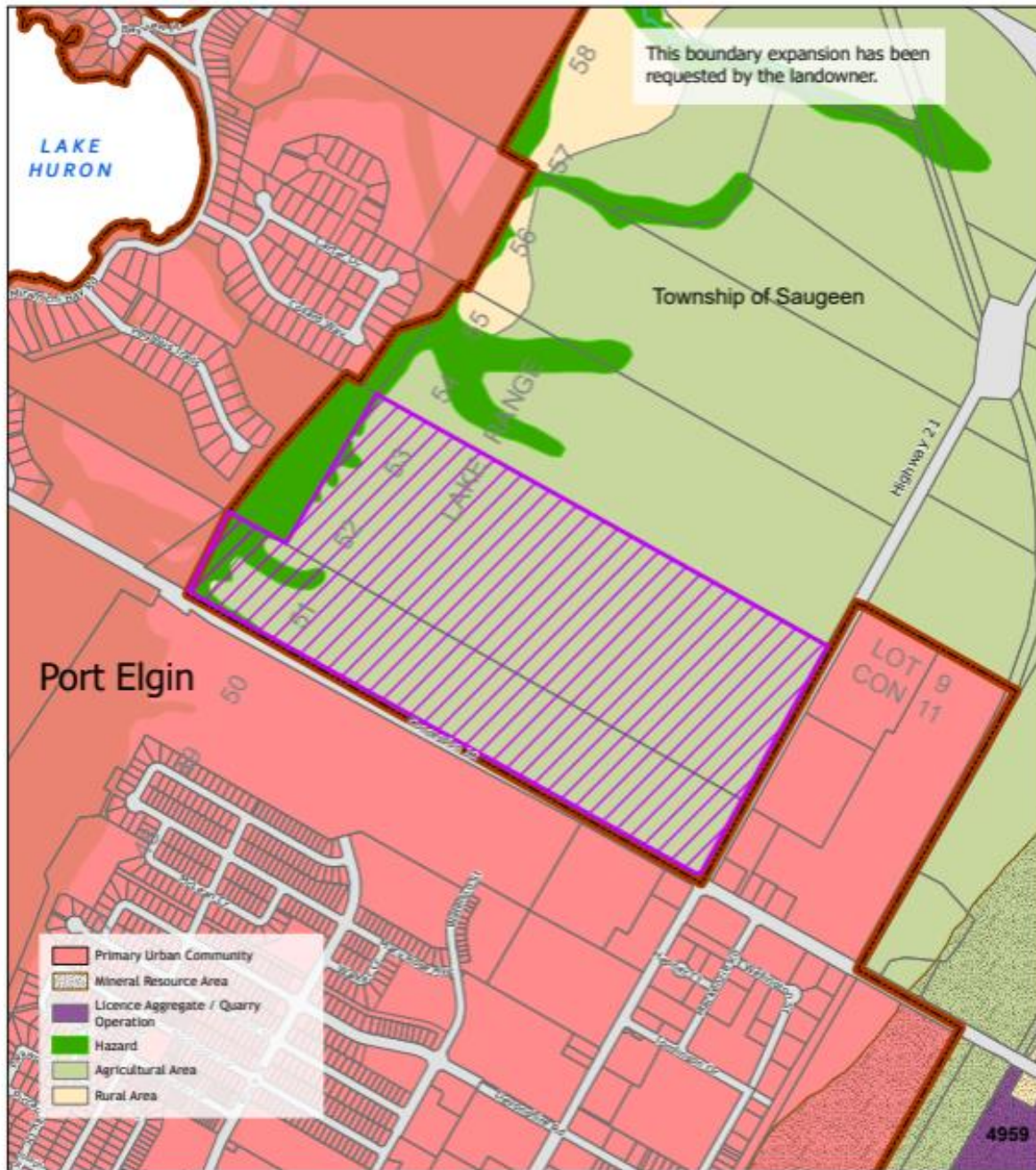
Criteria to be Considered

Criteria	Analysis
Environmental Impact: Regard for Natural Environment System policies	No apparent environmental features.
Constraints: Hazards, Gravel Deposits	Conservation Authority Regulated Flood Hazard.
Agricultural Impact: Avoids impact on agricultural lands or minimizes and mitigates impacts	Proposed to be designated Rural. Some agricultural buildings. Land appears to be used for hay.
Engagement: Appropriate stakeholder engagement	Info available online and at public open houses.
SON Engagement: Appropriate engagement with Saugeen Ojibway Nation	Unaware of engagement at this time.
Access and Transportation: Fit with overall transportation infrastructure.	Access available from Louisa St. and Alice St.
MDS Impact: Does the expansion meet MDS?	Not evaluated.
Community Facilities Considerations: Schools, hospitals, child care, recreation, parks	Primary Settlement Area with full range of community services.

#15: Saugeen Shores: North of Port Elgin

Intended Use: Residential, Commercial and/or Employment

Recommendation: Not Yet- beyond forecast land need.



Requested Boundary Expansion: North of Port Elgin (Township of Saugeen)

with Current County of Bruce Official Plan Designations

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Map Projection:
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- Municipality Request
- Landowner Request
- Staff Recommended



Required Criteria

Criteria	Analysis
Growth Management: Are existing boundaries not sufficient for forecasted growth?	Watson and Associates work did not identify a shortfall of residential land within the plan horizon. If growth proceeds in accordance with the forecasts, the Saugeen Shores Primary Urban Areas are expected to become constrained with respect to current employment and commercial land supply. Assuming avoidance of natural features, discontinuation of equine use, approximately 67 hectares would be available for development. If Commercial or Employment uses continued in line with current development approximately 18 ha would be available for these uses. The remaining land, if used for residential could yield approximately 650 units.
Servicing: Is there Sufficient capacity in existing or planned infrastructure?	Pending Municipal Servicing Plan.
Efficient Development: Can it be developed efficiently and consistent with density policies in this plan?	Yes.
Financial Impact: Will there be an undue financial burden on the County or municipality?	Insufficient information to evaluate at this time.

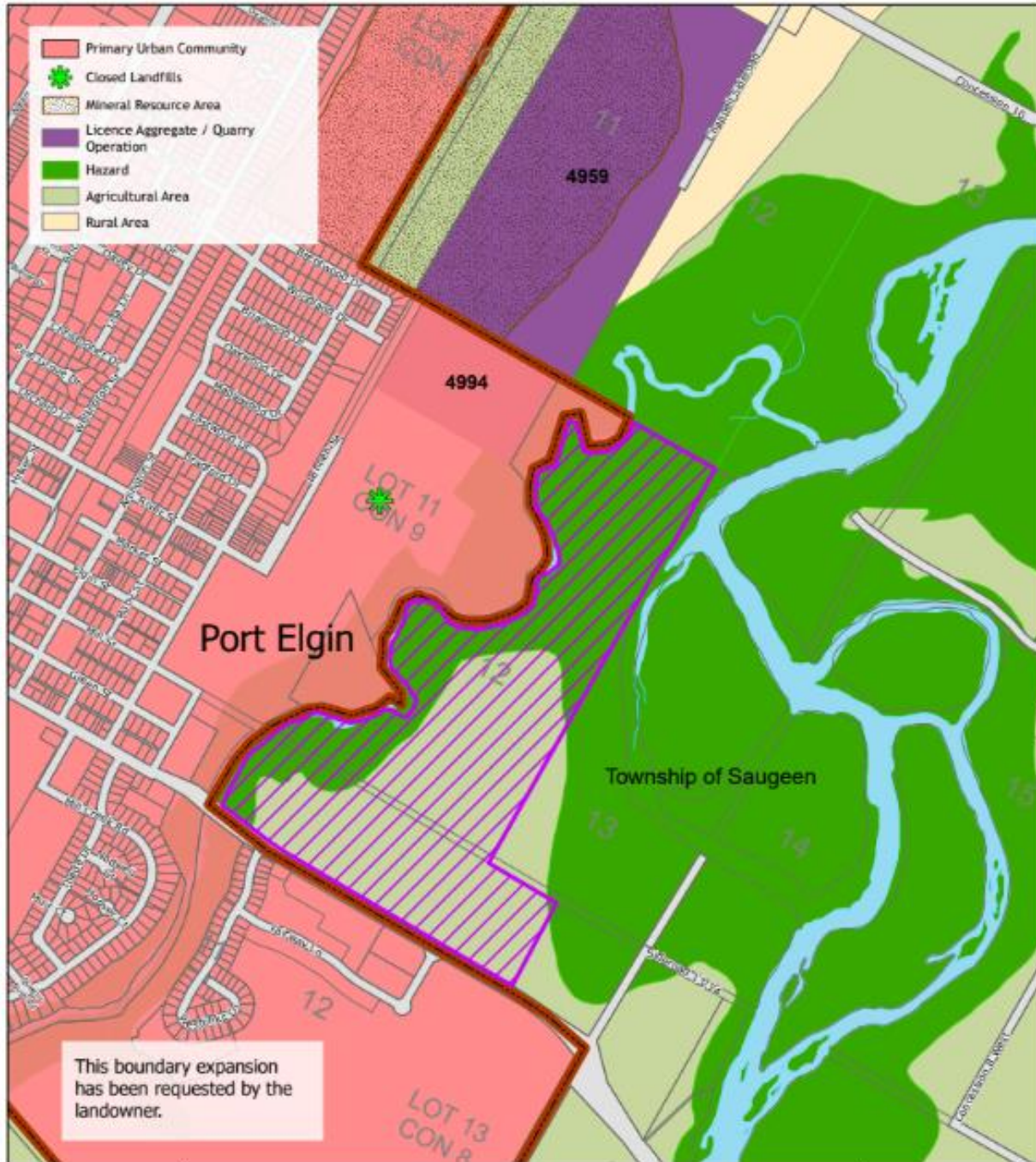
Criteria to be Considered

Criteria	Analysis
Environmental Impact: Regard for Natural Environment System policies	Key Feature Woodland at west end of subject lands.
Constraints: Hazards, Gravel Deposits	Conservation Authority Regulated Flood Hazard at west end of subject lands.
Agricultural Impact: Avoids impact on agricultural lands or minimizes and mitigates impacts	Proposed to be designated Rural. Northern portion of the subject lands appear to be developed for equine activity. Lands cropped.
Engagement: Appropriate stakeholder engagement	Info available online and at public open houses.
SON Engagement: Appropriate engagement with Saugeen Ojibway Nation	Unaware of engagement at this time.
Access and Transportation: Fit with overall transportation infrastructure.	Connections to existing development to the west unlikely, access available from Concession Rd. 10. New street construction would be required.
MDS Impact: Does the expansion meet MDS?	Not evaluated.
Community Facilities Considerations: Schools, hospitals, child care, recreation, parks	Primary Settlement Area with full range of community services.

#16: Saugeen Shores: East of Port Elgin

Intended Use: Not specified.

Recommendation: Not Yet- beyond forecast land need.



Requested Boundary Expansion: East of Port Elgin (Township of Saugeen)
with Current County of Bruce Official Plan Designations

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Scale: 1:12,000

Map Projection:
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- Municipality Request
- Landowner Request
- Staff Recommended

Required Criteria

Criteria	Analysis
Growth Management: Are existing boundaries not sufficient for forecasted growth?	Watson and Associates work did not identify a shortfall of residential land within the plan horizon. If growth proceeds in accordance with the forecasts, the Saugeen Shores Primary Urban Areas are expected to become constrained with respect to current employment and commercial land supply.
Servicing: Is there Sufficient capacity in existing or planned infrastructure?	Pending Municipal Servicing Plan.
Efficient Development: Can it be developed efficiently and consistent with density policies in this plan?	Yes.
Financial Impact: Will there be an undue financial burden on the County or municipality?	Insufficient information to evaluate at this time.

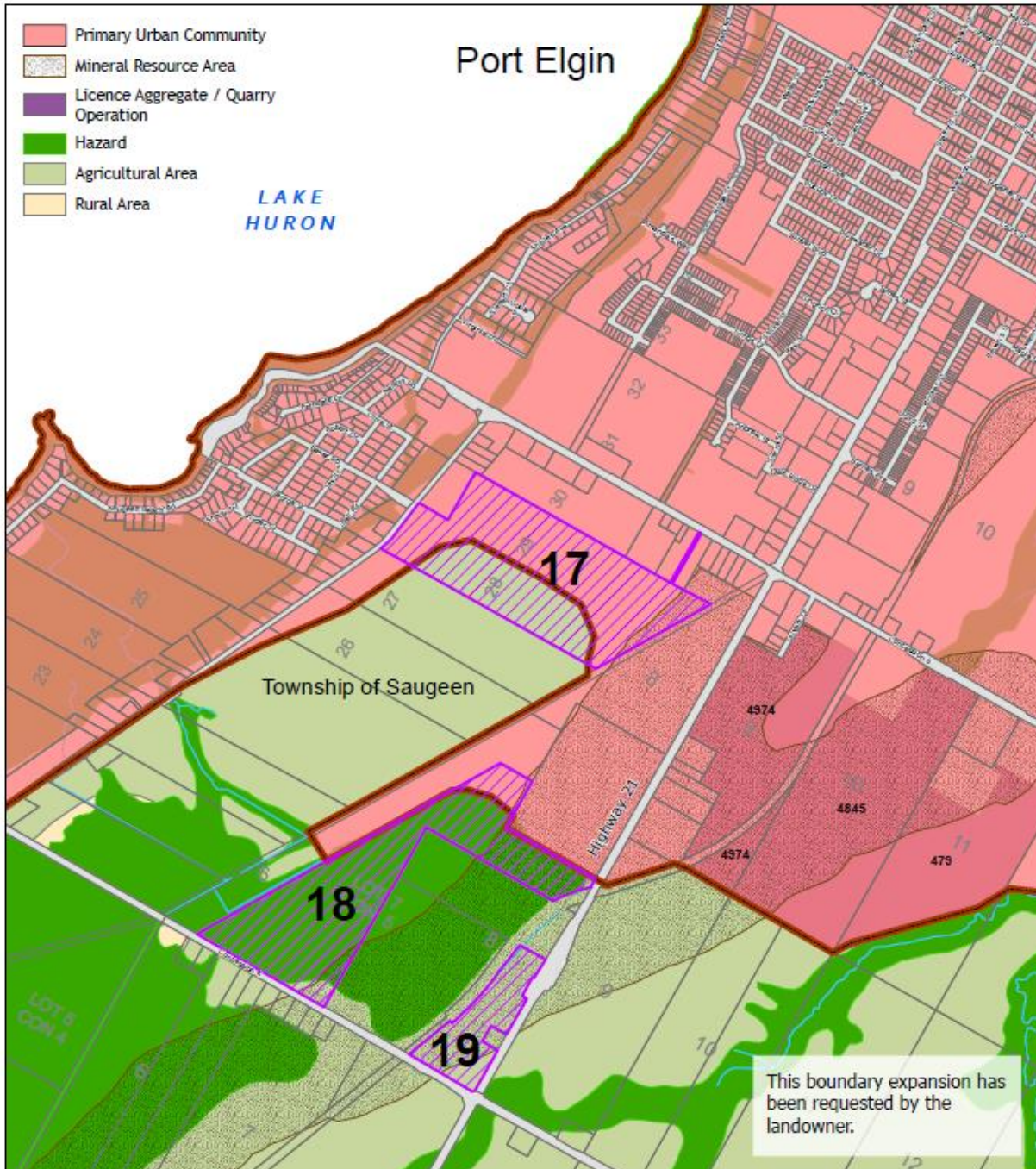
Criteria to be Considered

Criteria	Analysis
Environmental Impact: Regard for Natural Environment System policies	Local linkage on west side of property. North portion of property contains key feature wetland and woodland.
Constraints: Hazards, Gravel Deposits	Conservation Authority Regulated Flood Hazard. Closed landfill to the west, water treatment plant to the west.
Agricultural Impact: Avoids impact on agricultural lands or minimizes and mitigates impacts	Proposed to be designated Rural. Agricultural buildings on the property, land is cropped.
Engagement: Appropriate stakeholder engagement	Info available online and at public open houses.
SON Engagement: Appropriate engagement with Saugeen Ojibway Nation	Unaware of engagement at this time.
Access and Transportation: Fit with overall transportation infrastructure.	Abuts Bruce Road 17. Additional road connections may be constrained by natural hazard.
MDS Impact: Does the expansion meet MDS?	Not evaluated.
Community Facilities Considerations: Schools, hospitals, child care, recreation, parks	Primary Settlement Area with full range of community services.

#17: Saugeen Shores: South of Port Elgin

Intended Use: Not specified.

Recommendation: Not Yet- beyond forecast land need.



**Requested Boundary Expansion: 174, 18 & 19 South of Port Elgin
(Township of Saugeen)
with Current County of Bruce Official Plan Designations**

Scale: 1:18,000

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- Municipality Request
- Landowner Request
- Staff Recommended

Required Criteria

Criteria	Analysis
Growth Management: Are existing boundaries not sufficient for forecasted growth?	Watson and Associates work did not identify a shortfall of residential land within the plan horizon. If growth proceeds in accordance with the forecasts, the Saugeen Shores Primary Urban Areas are expected to become constrained with respect to current employment and commercial land supply.
Servicing: Is there Sufficient capacity in existing or planned infrastructure?	Pending Municipal Servicing Plan.
Efficient Development: Can it be developed efficiently and consistent with density policies in this plan?	Yes.
Financial Impact: Will there be an undue financial burden on the County or municipality?	Insufficient information to evaluate at this time.

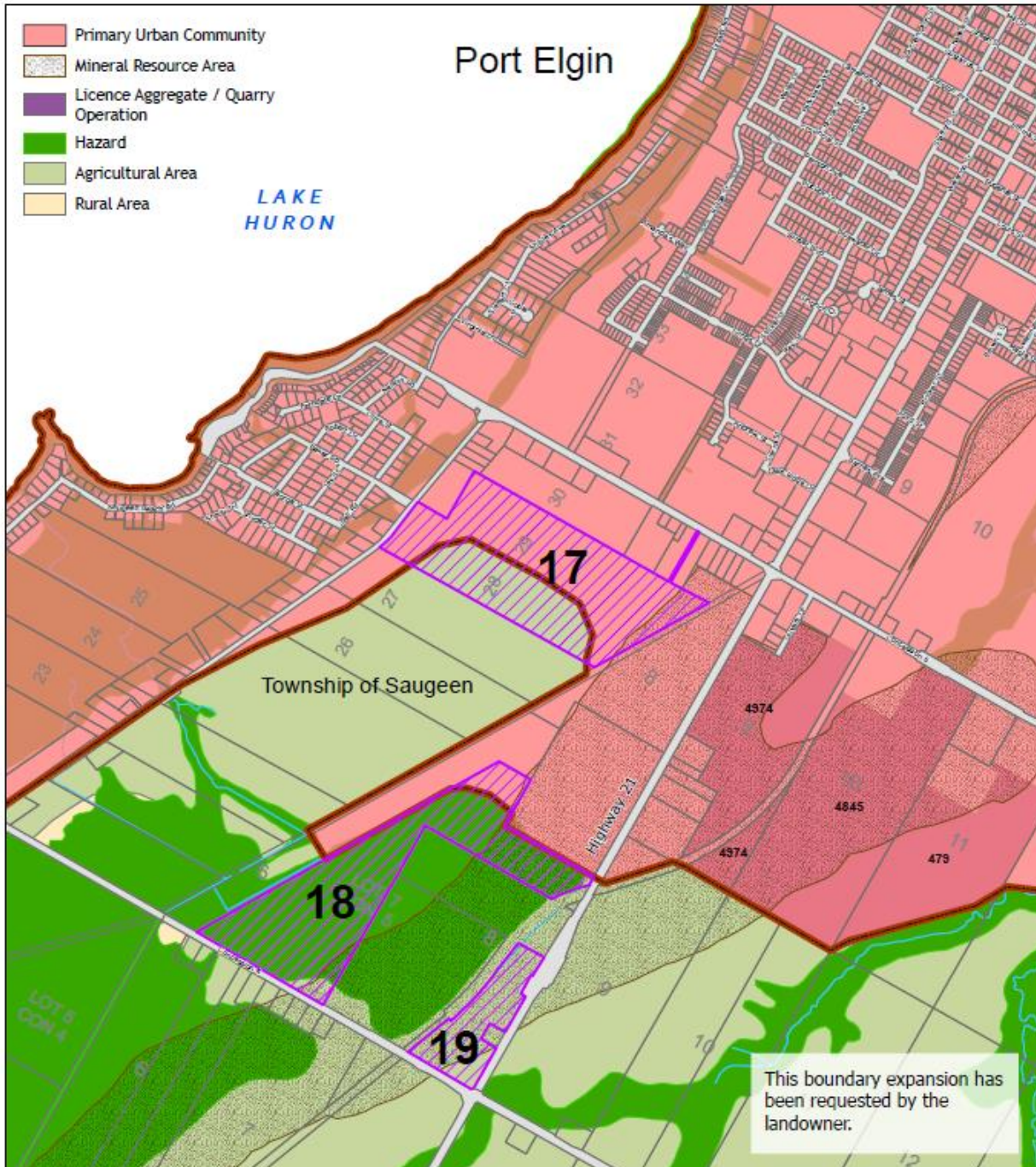
Criteria to be Considered

Criteria	Analysis
Environmental Impact: Regard for Natural Environment System policies	No apparent Natural Environment Features.
Constraints: Hazards, Gravel Deposits	Gravel deposit to the East is within the designated settlement area.
Agricultural Impact: Avoids impact on agricultural lands or minimizes and mitigates impacts	Proposed to be designated Rural. Land is cropped.
Engagement: Appropriate stakeholder engagement	Info available online and at public open houses.
SON Engagement: Appropriate engagement with Saugeen Ojibway Nation	Unaware of engagement at this time.
Access and Transportation: Fit with overall transportation infrastructure.	Abuts Bruce Road 33 and a stub connects to Bruce Road 25. Proposed Bruce Road 33 realignment would traverse the property.
MDS Impact: Does the expansion meet MDS?	Not evaluated.
Community Facilities Considerations: Schools, hospitals, child care, recreation, parks	Primary Settlement Area with full range of community services.

#18: Saugeen Shores: South of Port Elgin

Intended Use: Not specified.

Recommendation: No change – constrained and beyond forecast land need.



**Requested Boundary Expansion: 174, 18 & 19 South of Port Elgin
(Township of Saugeen)
with Current County of Bruce Official Plan Designations**

Scale: 1:18,000

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- Municipality Request
- Landowner Request
- Staff Recommended

Required Criteria

Criteria	Analysis
Growth Management: Are existing boundaries not sufficient for forecasted growth?	Watson and Associates work did not identify a shortfall of residential land within the plan horizon. If growth proceeds in accordance with the forecasts, the Saugeen Shores Primary Urban Areas are expected to become constrained with respect to current employment and commercial land supply.
Servicing: Is there Sufficient capacity in existing or planned infrastructure?	Pending Municipal Servicing Plan.
Efficient Development: Can it be developed efficiently and consistent with density policies in this plan?	Requires evaluation of natural heritage features and topography.
Financial Impact: Will there be an undue financial burden on the County or municipality?	Insufficient information to evaluate at this time.

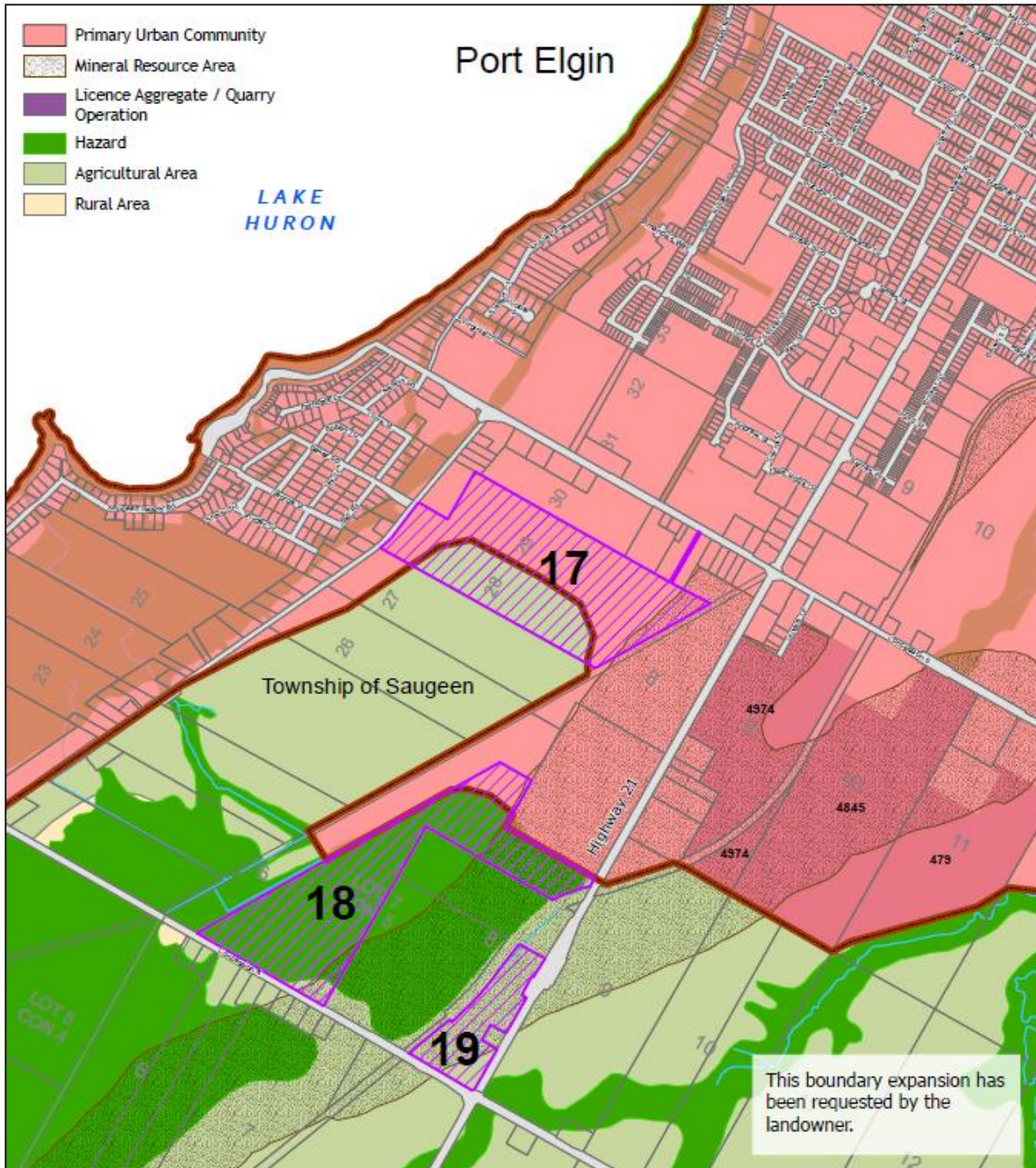
Criteria to be Considered

Criteria	Analysis
Environmental Impact: Regard for Natural Environment System policies	Key Feature Woodland and Wetland and County Wide Linkage
Constraints: Hazards, Gravel Deposits	Conservation Authority Regulated Flood Hazard. Gravel deposit to the East.
Agricultural Impact: Avoids impact on agricultural lands or minimizes and mitigates impacts	Property proposed to be designated Rural. Not developed for agriculture.
Engagement: Appropriate stakeholder engagement	Info available online and at public open houses.
SON Engagement: Appropriate engagement with Saugeen Ojibway Nation	Unaware of engagement at this time.
Access and Transportation: Fit with overall transportation infrastructure.	Abuts Concession 4, Access to Hwy 21 may be constrained by County rail trail.
MDS Impact: Does the expansion meet MDS?	Not evaluated.
Community Facilities Considerations: Schools, hospitals, child care, recreation, parks	Primary Settlement Area with full range of community services.

#19: Saugeen Shores: South of Port Elgin

Intended Use: Not specified.

Recommendation: No change - beyond forecast land need.



Requested Boundary Expansion: 174, 18 & 19 South of Port Elgin (Township of Saugeen) with Current County of Bruce Official Plan Designations

Scale: 1:18,000

- Municipality Request
- Landowner Request
- Staff Recommended

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Required Criteria

Criteria	Analysis
Growth Management: Are existing boundaries not sufficient for forecasted growth?	Watson and Associates work did not identify a shortfall of residential land within the plan horizon. If growth proceeds in accordance with the forecasts, the Saugeen Shores Primary Urban Areas are expected to become constrained with respect to current employment and commercial land supply.
Servicing: Is there Sufficient capacity in existing or planned infrastructure?	No services currently available in the area; south of significant hill make make servicing challenging. Pending Municipal Servicing Plan.
Efficient Development: Can it be developed efficiently and consistent with density policies in this plan?	Existing development on property may impact efficient development.
Financial Impact: Will there be an undue financial burden on the County or municipality?	Insufficient information to evaluate at this time.

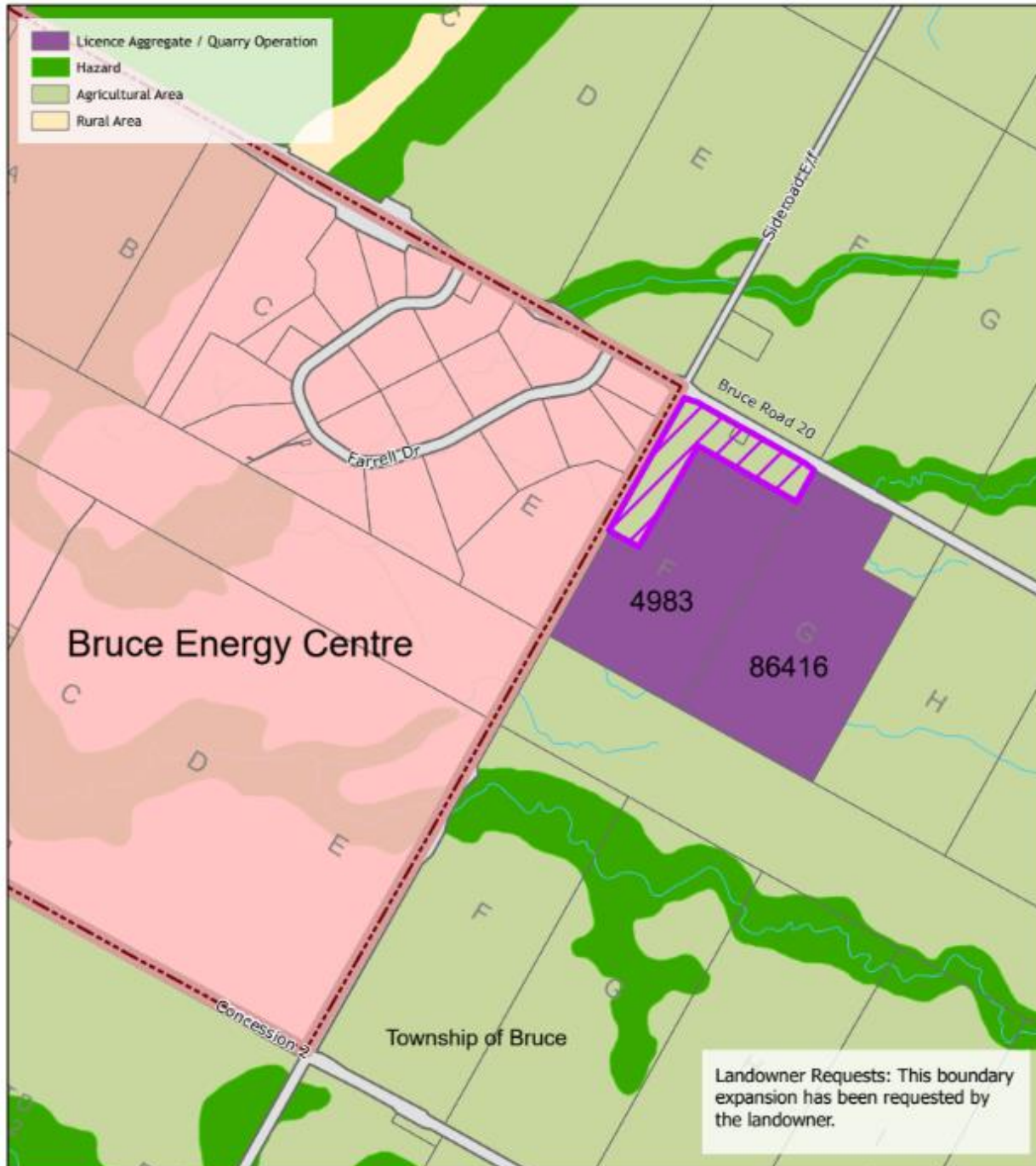
Criteria to be Considered

Criteria	Analysis
Environmental Impact: Regard for Natural Environment System policies	County Wide Linkage
Constraints: Hazards, Gravel Deposits	Gravel deposit on the property.
Agricultural Impact: Avoids impact on agricultural lands or minimizes and mitigates impacts	Property proposed to be designated Rural. Not developed for agriculture.
Engagement: Appropriate stakeholder engagement	Request came forward after initial engagement posted – not included in public engagement thus far.
SON Engagement: Appropriate engagement with Saugeen Ojibway Nation	Unaware of engagement at this time.
Access and Transportation: Fit with overall transportation infrastructure.	Abuts Concession 4 and Hwy 21
MDS Impact: Does the expansion meet MDS?	Not evaluated.
Community Facilities Considerations: Schools, hospitals, child care, recreation, parks	Primary Settlement Area with full range of community services.

#20: Kincardine: East of Bruce Energy Centre

Intended Use: Commercial

Recommendation: No change. Existing zoning permits use.



Requested Boundary Expansion: Bruce Energy Centre
with Current County of Bruce Official Plan Designations

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Map Projection:
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- Municipality Request
- Landowner Request
- Staff Recommended

Required Criteria

Criteria	Analysis
Growth Management: Are existing boundaries not sufficient for forecasted growth?	Settlement area boundary expansion is not needed to facilitate intended use. Expanding the settlement boundary could facilitate other less compatible uses.
Servicing: Is there Sufficient capacity in existing or planned infrastructure?	Not serviced.
Efficient Development: Can it be developed efficiently and consistent with density policies in this plan?	Existing development on property may impact efficient development.
Financial Impact: Will there be an undue financial burden on the County or municipality?	Not evaluated.

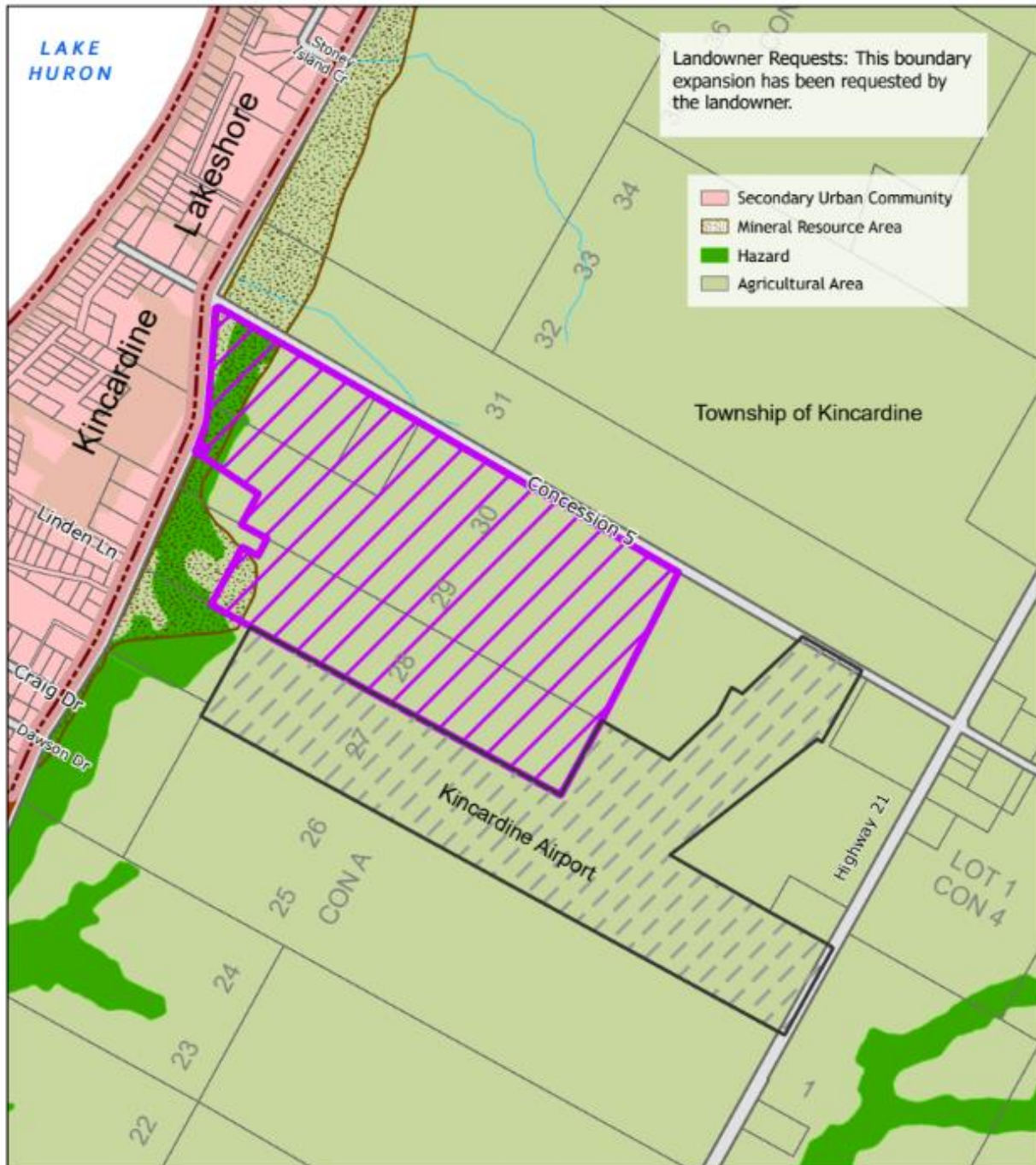
Criteria to be Considered

Criteria	Analysis
Environmental Impact: Regard for Natural Environment System policies	No natural environment features on requested expansion area.
Constraints: Hazards, Gravel Deposits	Adjacent to aggregate operation.
Agricultural Impact: Avoids impact on agricultural lands or minimizes and mitigates impacts	Property designated Agriculture. Un-rehabilitated aggregate operation.
Engagement: Appropriate stakeholder engagement	Info available online and at public open houses.
SON Engagement: Appropriate engagement with Saugeen Ojibway Nation	Unaware of engagement at this time.
Access and Transportation: Fit with overall transportation infrastructure.	Abuts Bruce Road 20 and Bruce Road 23
MDS Impact: Does the expansion meet MDS?	Not evaluated.
Community Facilities Considerations: Schools, hospitals, child care, recreation, parks	Not applicable.

#21: Kincardine: Adjacent to Airport

Intended Use: Residential/ Commercial Mixed-Use

Recommendation: No change - beyond forecast land need.



Landowner Requests: This boundary expansion has been requested by the landowner.

- Secondary Urban Community
- Mineral Resource Area
- Hazard
- Agricultural Area

Requested Boundary Expansion: Airport Village with Current County of Bruce Official Plan Designations



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Landowner Request

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Required Criteria

Criteria	Analysis
Growth Management: Are existing boundaries not sufficient for forecasted growth?	Watson and Associates work did not identify a shortfall of residential land within the plan horizon. The Kincardine settlement area is expected to become constrained with respect to Employment land within the planning horizon of the Official Plan. The proposed development includes 43.75 ha for residential units as well as 8.61 ha for airport related mixed-use and 3.75 ha for retail commercial.
Servicing: Is there Sufficient capacity in existing or planned infrastructure?	Servicing plans have not included this area.
Efficient Development: Can it be developed efficiently and consistent with density policies in this plan?	The proposed 43.75 ha of land to be used for residential uses would yield approximately 590 units if the minimum density requirements of the Bruce County Official Plan were met. The proponent's suggested maximum number of residential units is 400 units, which falls short of the Official Plan density requirements.
Financial Impact: Will there be an undue financial burden on the County or municipality?	Insufficient information to evaluate at this time.

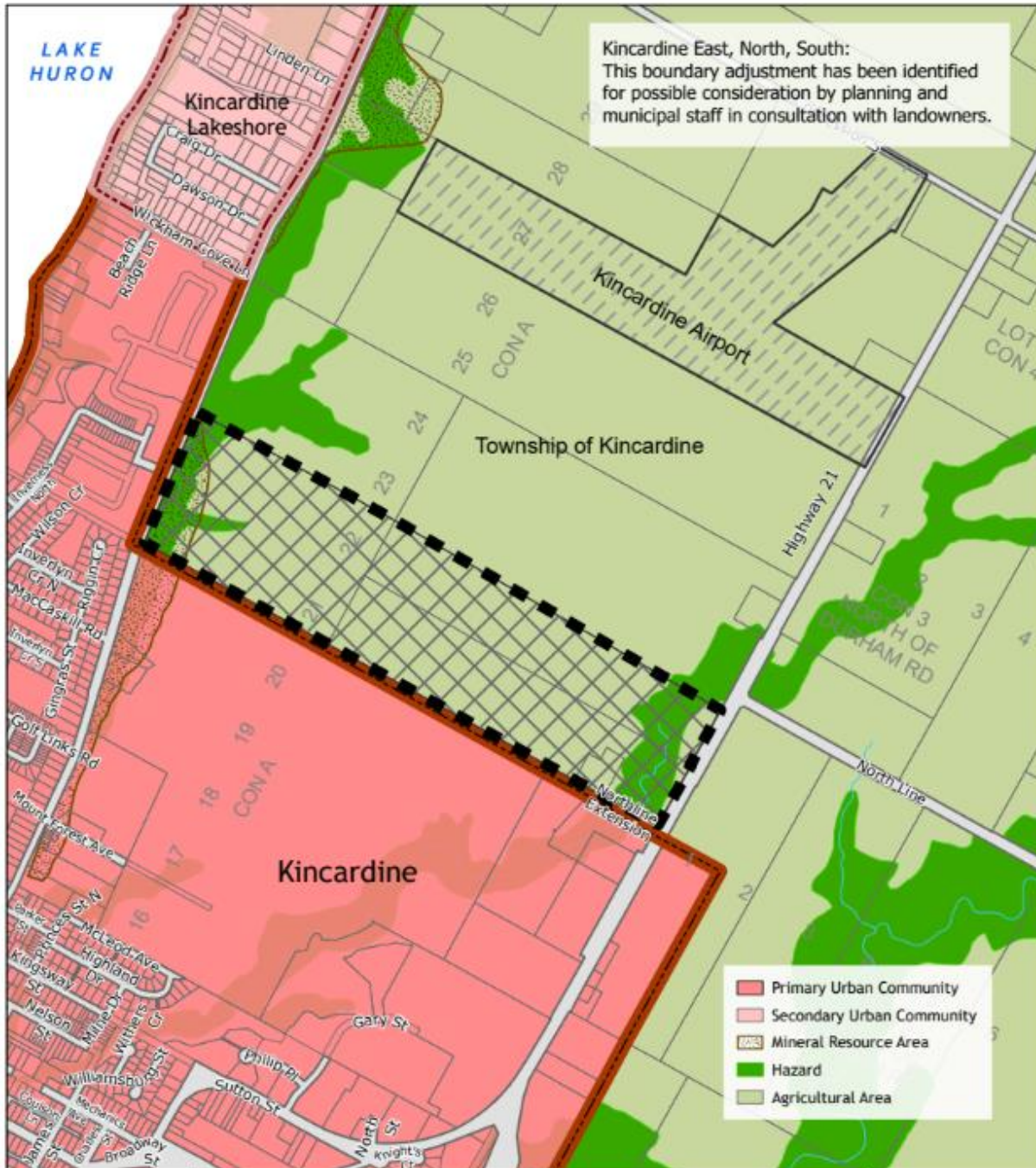
Criteria to be Considered

Criteria	Analysis
Environmental Impact: Regard for Natural Environment System policies	Some key feature woodlands at the west side of the property.
Constraints: Hazards, Gravel Deposits	Some significant groundwater recharge area at west side of property. Some conservation authority regulated lands.
Agricultural Impact: Avoids impact on agricultural lands or minimizes and mitigates impacts	Some of the subject lands proposed to be designated Rural. Lands appear to be cropped.
Engagement: Appropriate stakeholder engagement	Info available online and at public open houses.
SON Engagement: Appropriate engagement with Saugeen Ojibway Nation	Unaware of engagement at this time.
Access and Transportation: Fit with overall transportation infrastructure.	Access available from Concession 5. Property abuts Bruce Rd. 23, but access not proposed here.
MDS Impact: Does the expansion meet MDS?	Not formally evaluated. Proponent's planner did an air photo review and identified no livestock facilities in the vicinity.
Community Facilities Considerations: Schools, hospitals, child care, recreation, parks	Municipal office and airport – disconnected from primary settlement area.

#22: Kincardine: North of Northline Extension

Intended Use: Not specified.

Recommendation: Not Yet - beyond forecast land need.



Requested Boundary Expansion: Kincardine with Current County of Bruce Official Plan Designations



Municipality Request

Scale: 1:15,000

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Required Criteria

Criteria	Analysis
Growth Management: Are existing boundaries not sufficient for forecasted growth?	Watson and Associates work did not identify a shortfall of residential land within the plan horizon. The Kincardine settlement area is expected to become constrained with respect to Employment land within the planning horizon of the Official Plan.
Servicing: Is there Sufficient capacity in existing or planned infrastructure?	Subject to confirmation from the municipality.
Efficient Development: Can be developed efficiently and is consistent with density policies in this plan	Yes.
Financial Impact: Will there be an undue financial burden on the County or municipality?	Insufficient information to evaluate at this time.

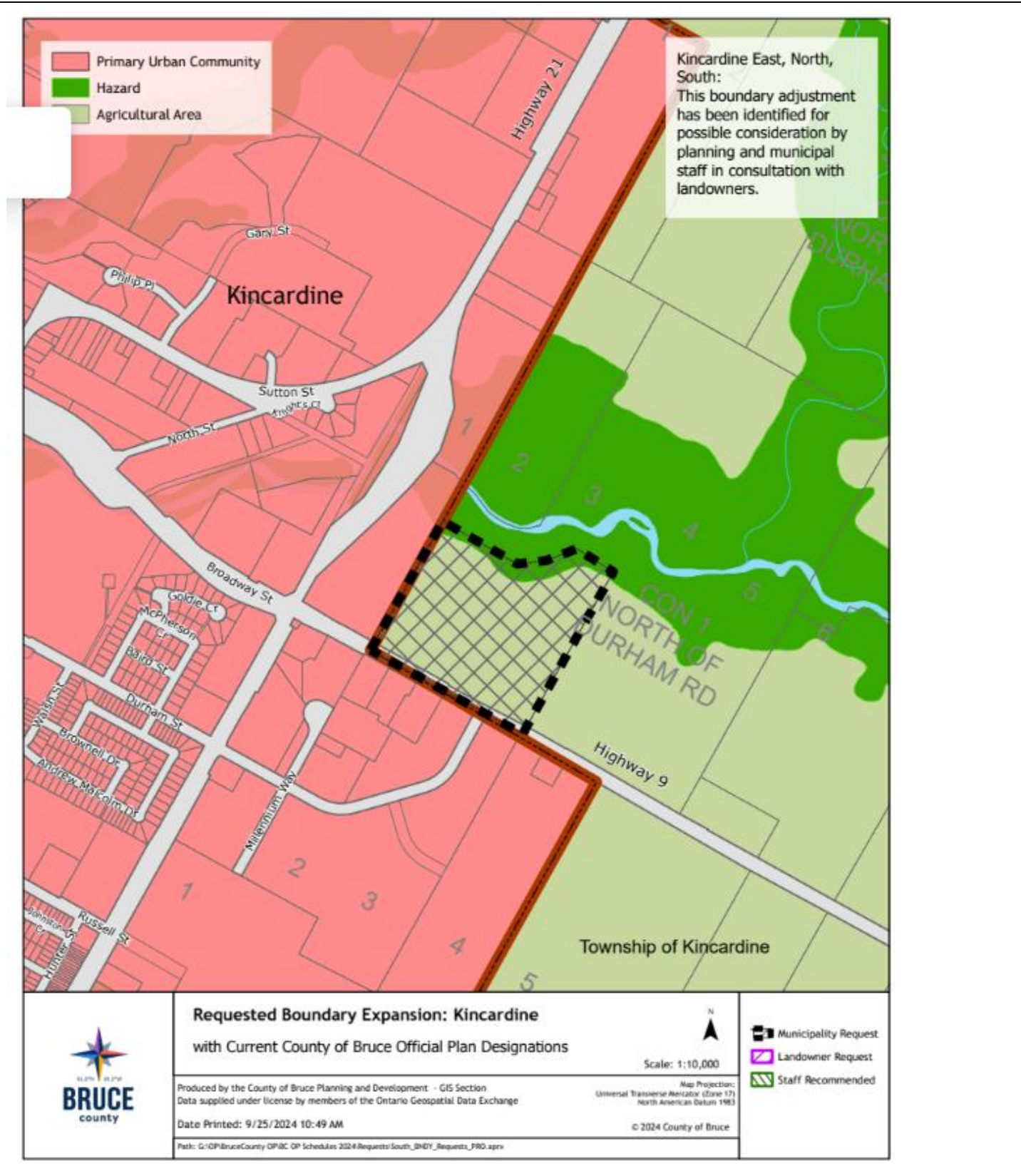
Criteria to be Considered

Criteria	Analysis
Environmental Impact: Regard for Natural Environment System policies	Some key feature and supporting feature woodlands at west end of property.
Constraints: Hazards, Gravel Deposits	Some conservation authority regulated lands.
Agricultural Impact: Avoids impact on agricultural lands or minimizes and mitigates impacts	Designated Agriculture. Lands appear to be cropped.
Engagement: Appropriate stakeholder engagement	Info available online and at public open houses.
SON Engagement: Appropriate engagement with Saugeen Ojibway Nation	Unaware of engagement at this time.
Access and Transportation: Fit with overall transportation infrastructure.	Access from Northline Extension.
MDS Impact: Does the expansion meet MDS?	Not evaluated.
Community Facilities Considerations: Schools, hospitals, child care, recreation, parks	Primary Settlement Area with full range of community services.

#23: Kincardine: East of Hwy 9 & Hwy 21

Intended Use: Employment Area.

Recommendation: Not Yet- Area-specific application when additional details are available.



Required Criteria

Criteria	Analysis
Growth Management: Are existing boundaries not sufficient for forecasted growth?	Watson and Associates work did not identify a shortfall of residential land within the plan horizon. Kincardine is expected to become constrained with respect to Employment land within the planning horizon of the Official Plan. Approximately 14 ha of developable land, which could be used for Commercial and/or Employment uses.
Servicing: Is there Sufficient capacity in existing or planned infrastructure?	Subject to confirmation from the municipality.
Efficient Development: Can it be developed efficiently and consistent with density policies in this plan?	Requires further discussion with Ministry of Transportation
Financial Impact: Will there be an undue financial burden on the County or municipality?	Insufficient information to evaluate at this time.

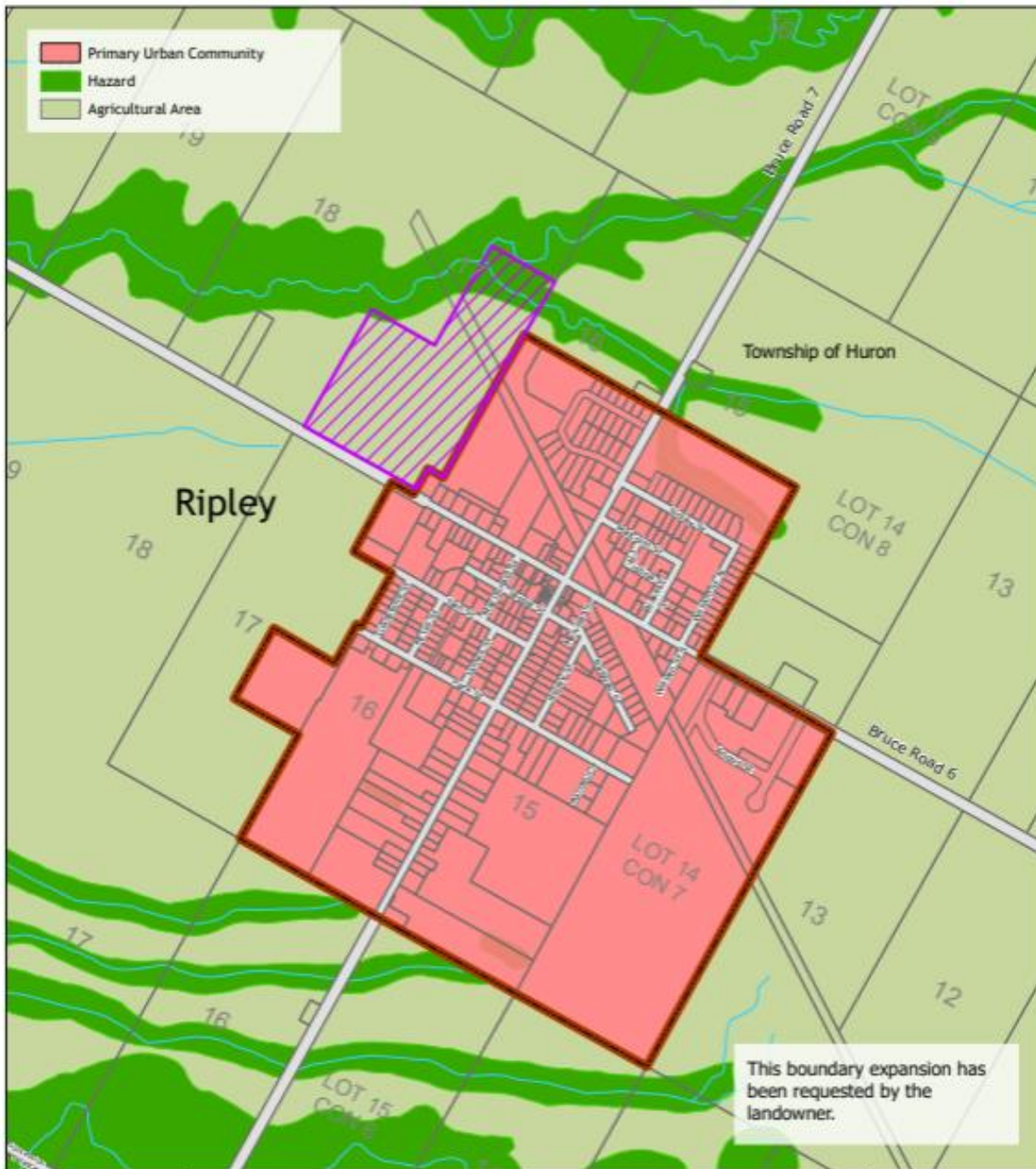
Criteria to be Considered

Criteria	Analysis
Environmental Impact: Regard for Natural Environment System policies	Key Feature woodland and wetland as well as local linkage at north end of the subject lands.
Constraints: Hazards, Gravel Deposits	Some conservation authority regulated lands at north end of the subject lands.
Agricultural Impact: Avoids impact on agricultural lands or minimizes and mitigates impacts	Designated Agriculture. Lands appear to be cropped.
Engagement: Appropriate stakeholder engagement	Info available online and at public open houses.
SON Engagement: Appropriate engagement with Saugeen Ojibway Nation	Unaware of engagement at this time.
Access and Transportation: Fit with overall transportation infrastructure.	Requires permit for access from Provincial Hwy 9.
MDS Impact: Does the expansion meet MDS?	Not evaluated.
Community Facilities Considerations: Schools, hospitals, child care, recreation, parks	Primary Settlement Area with full range of community services.

#24: Huron Kinloss: Ripley

Intended Use: Residential

Recommendation: Not yet – beyond forecast land need and planned service capacity.



 BRUCE county	Requested Boundary Expansion: Ripley with Current County of Bruce Official Plan Designations	 Scale: 1:14,000	 Municipality Request  Landowner Request  Staff Recommended
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Required Criteria

Criteria	Analysis
Growth Management: Are existing boundaries not sufficient for forecasted growth?	Watson and Associates work did not identify a shortfall of residential land within the plan horizon. Proposed area would yield approximately 285 units.
Servicing: Is there sufficient capacity in existing or planned infrastructure?	Water capacity does not appear to be a constraint. Ripley Wastewater System is theoretically over-committed, with plant capacity reached in approximately 2038. Servicing allocation policy is under review.
Efficient Development: Can it be developed efficiently and consistent with density policies in this plan?	Provided servicing available, the site does not appear to have significant constraints.
Financial Impact: Will there be an undue financial burden on the County or municipality?	Insufficient information to evaluate at this time.

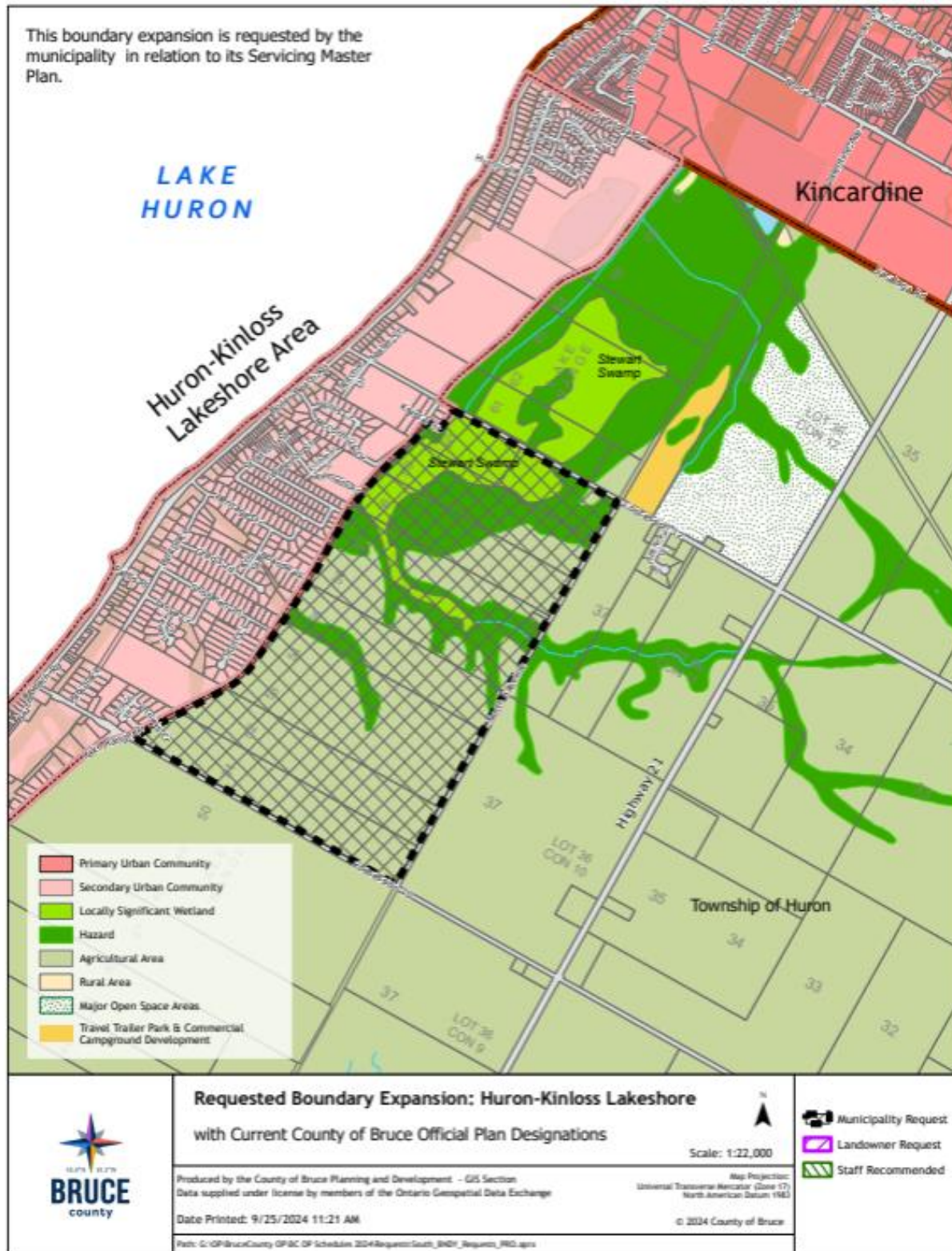
Criteria to be Considered

Criteria	Analysis
Environmental Impact: Regard for Natural Environment System policies	Watercourse at rear of property.
Constraints: Hazards, Gravel Deposits	Rear of property CA regulated.
Agricultural Impact: Avoids impact on agricultural lands or minimizes and mitigates impacts to the extent feasible	Air photo indicates livestock barn on the subject property. Subject lands current and proposed designation is Prime Ag.
Engagement: Appropriate stakeholder engagement	Initial conversations with municipality. Info available online and at public open houses.
SON Engagement: Appropriate engagement with Saugeen Ojibway Nation	Unaware of engagement at this time.
Access and Transportation: Fit with overall transportation infrastructure.	Access from Bruce Rd. 6
MDS Impact: Meets Minimum Distance Separation Requirements	Not yet evaluated
Access to community Services / amenities: Schools, hospitals, child care, recreation, parks	Elementary school, Recreation Centre, County Library, Municipal Office, Y Child Care, Royal Canadian Legion, Rosewood R. Villa located within adjacent settlement area
Opportunity for Rounding Out: Small scale in a settlement area without services or partial services	Not applicable

#25: Huron Kinloss Lakeshore

Intended Use: Residential and Local Commercial

Recommendation: Not yet - Area-specific application when additional details are available.



Required Criteria

Criteria	Analysis
Growth Management: Are existing boundaries not sufficient for forecasted growth?	Watson and Associates work did not identify a shortfall of residential land within the plan horizon. The municipality's Master Servicing Strategy anticipates less intensification/infilling in lakeshore partial serviced area and identifies land shortage of 60-100 units to 2046
Servicing: Is there Sufficient capacity in existing or planned infrastructure?	Master Servicing Study identifies need for replacement water tower and additional storage capacity is recommended. Area currently un-serviced - Municipality preparing infrastructure plan to support water supply infrastructure and reviewing options for wastewater treatment.
Efficient Development: Can it be developed efficiently and consistent with density policies in this plan?	May be difficult to achieve 15 units per hectare on full services due to costs and density pattern in area.
Financial Impact: Will there be an undue financial burden on the County or municipality?	Lower density development may have increased costs for service delivery and be unable to generate funds for infrastructure replacement

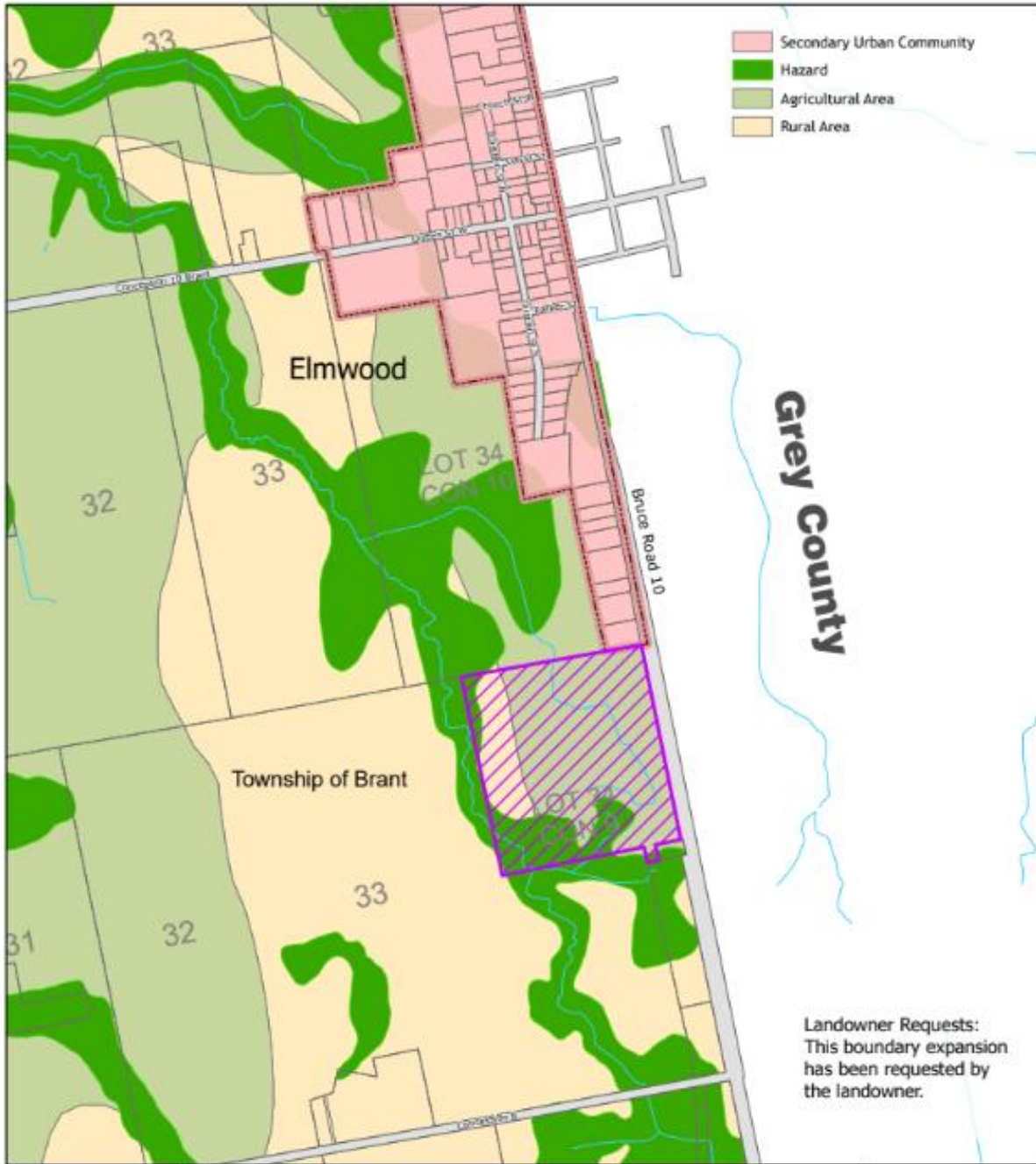
Criteria to be Considered

Criteria	Analysis
Environmental Impact: Regard for Natural Environment System policies	Regard for Stewart Swamp
Constraints: Hazards, Gravel Deposits	Stewart Swamp, Kincardine water system Intake Protection Zone
Agricultural Impact: Avoids impact on agricultural lands or minimizes and mitigates impacts	Field areas currently cropped.
Engagement: Appropriate stakeholder engagement	Municipality and County discussions, area shown conceptually in master servicing plan and included in OP map packages during engagement. online and at public open houses.
SON Engagement: Appropriate engagement with Saugeen Ojibway Nation	No indication of engagement at this time.
Access and Transportation: Fit with overall transportation infrastructure.	Access available through local roads, connections to north constrained by Stewart Swamp.
MDS Impact: Does the expansion meet MDS?	evaluated by BM Ross and subject lands are least constrained area available.
Community Facilities Considerations: Schools, hospitals, child care, recreation, parks	Most existing services would require transportation to access. Significant growth in this area may require additional Paramedic Services resources in Kincardine.

#26: Brockton: Elmwood

Intended Use: Residential

Recommendation: No change - beyond forecast land need.



Landowner Requests:
This boundary expansion
has been requested by
the landowner.



Requested Boundary Expansion: Elmwood
with Current County of Bruce Official Plan Designations



Scale: 1:12,000

- Municipality Request
- Landowner Request
- Staff Recommended

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Required Criteria

Criteria	Analysis
Growth Management: Are existing boundaries not sufficient for forecasted growth?	Watson and Associates work did not identify a shortfall of residential land within the plan horizon. Assuming hazard areas are avoided, area could yield up to 30 lots.
Servicing: Is there Sufficient capacity in existing or planned infrastructure?	Private services only at this time. Development would require a servicing options statement.
Efficient Development: Can it be developed efficiently and consistent with density policies in this plan?	Private services do not support efficient development.
Financial Impact: Will there be an undue financial burden on the County or municipality?	Lower density development may have increased costs for service delivery and be unable to generate funds for infrastructure replacement.

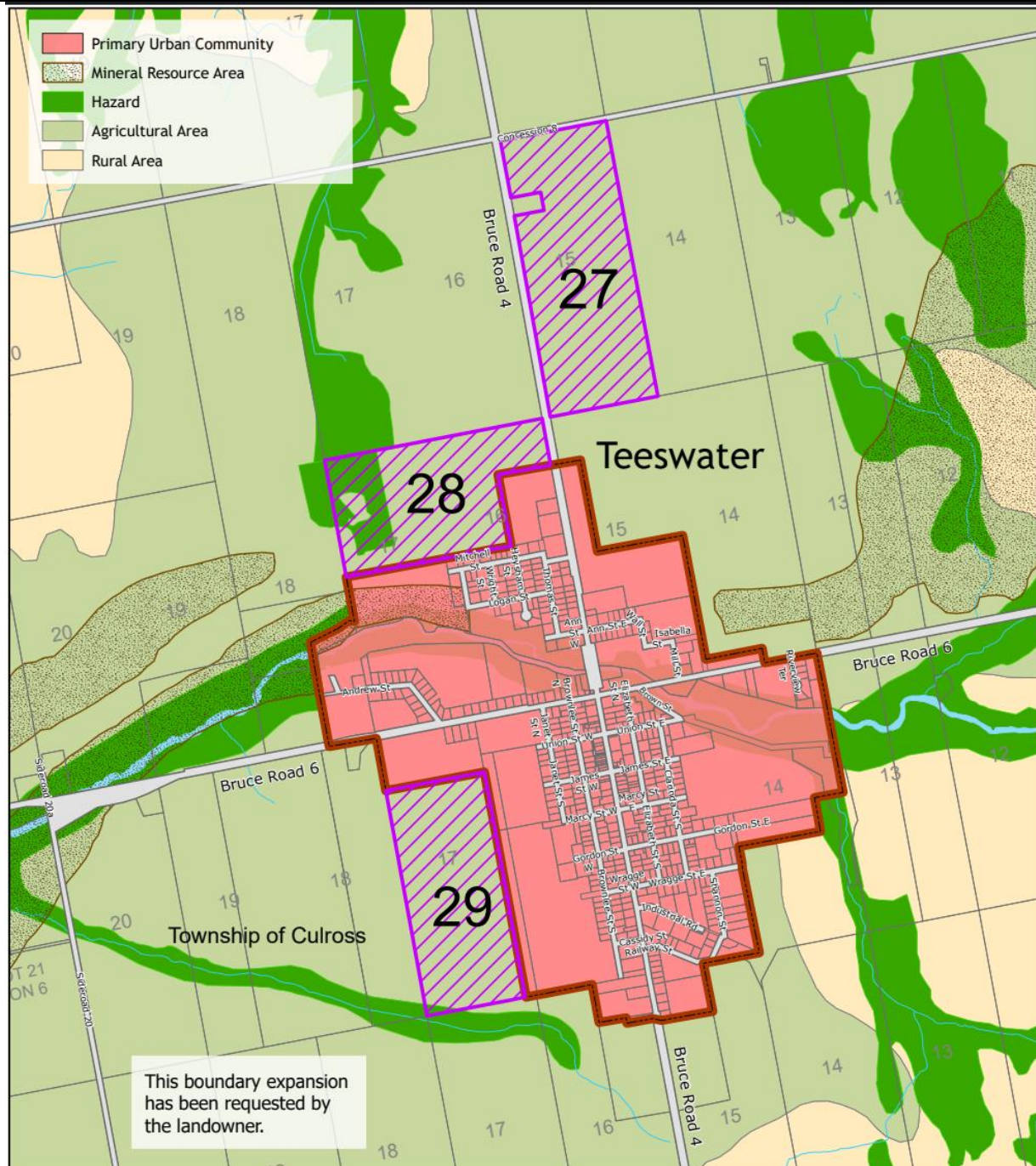
Criteria to be Considered

Criteria	Analysis
Environmental Impact: Regard for Natural Environment System policies	Key feature wetland and woodland.
Constraints: Hazards, Gravel Deposits	Conservation Authority Regulated flooding hazard. Highly vulnerable aquifer and significant groundwater recharge.
Agricultural Impact: Avoids impact on agricultural lands or minimizes and mitigates impacts	Proposed to be designated Rural. Farm building on property. Appears to be used for pasture.
Engagement: Appropriate stakeholder engagement	Info available online and at public open houses.
SON Engagement: Appropriate engagement with Saugeen Ojibway Nation	No indication of engagement at this time.
Access and Transportation: Fit with overall transportation infrastructure.	Access from Bruce Road 10.
MDS Impact: Does the expansion meet MDS?	Not evaluated.
Community Facilities Considerations: Schools, hospitals, child care, recreation, parks	Community centre, Lutheran Church, fire services, some services and retail

#27: South Bruce: Teeswater North

Intended Use: Commercial, Employment and/ or Residential

Recommendation: No change - beyond forecast land need.



This boundary expansion has been requested by the landowner.

Requested Boundary Expansion: 27, 28 & 29 Village of Teeswater

with Current County of Bruce Official Plan Designations



Scale: 1:19,000

- Municipality Request
- Landowner Request
- Staff Recommended



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Required Criteria

Criteria	Analysis
Growth Management: Are existing boundaries not sufficient for forecasted growth?	According to the work completed by Watson and Associates Teeswater is expected to be deficient in Commercial land supply within the time horizon of the Official Plan. Subject lands are 38.39 ha in area.
Servicing: Is there Sufficient capacity in existing or planned infrastructure?	Would require servicing extension subject to Municipal Servicing Master Plan.
Efficient Development: Can it be developed efficiently and consistent with density policies in this plan?	Location not adjacent to existing development makes servicing inefficient.
Financial Impact: Will there be an undue financial burden on the County or municipality?	Distance from existing servicing may introduce extra cost.

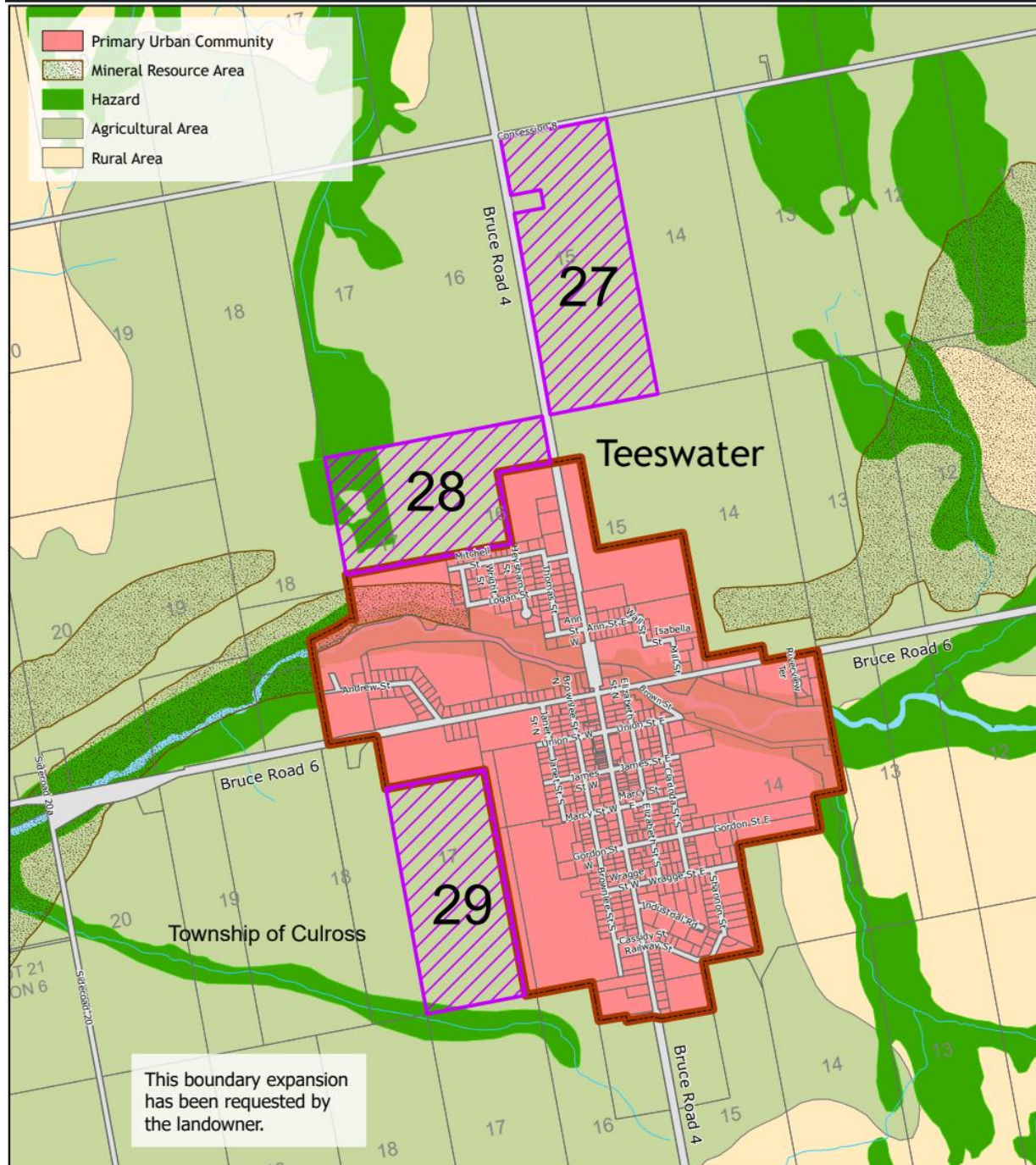
Criteria to be Considered

Criteria	Analysis
Environmental Impact: Regard for Natural Environment System policies	Supporting feature woodland.
Constraints: Hazards, Gravel Deposits	Highly vulnerable aquifer, significant groundwater recharge area
Agricultural Impact: Avoids impact on agricultural lands or minimizes and mitigates impacts	Designated Agriculture. Lands appear to be cropped.
Engagement: Appropriate stakeholder engagement	Info available online.
SON Engagement: Appropriate engagement with Saugeen Ojibway Nation	No indication of engagement at this time.
Access and Transportation: Fit with overall transportation infrastructure.	Access from Bruce Road 4 and Concession 8.
MDS Impact: Does the expansion meet MDS?	Not evaluated.
Community Facilities Considerations: Schools, hospitals, child care, recreation, parks	Public and Catholic elementary schools, medical clinic, community recreation centre, public pool, library, municipal office, some services and retail.

#28: South Bruce: Teeswater North-West

Intended Use: Employment

Recommendation: Not Yet- Area-specific application when additional details are available.



Requested Boundary Expansion: 27, 28 & 29 Village of Teeswater
with Current County of Bruce Official Plan Designations



Scale: 1:19,000

- Municipality Request
- Landowner Request
- Staff Recommended

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Required Criteria

Criteria	Analysis
<p>Growth Management: Are existing boundaries not sufficient for forecasted growth?</p>	<p>Work completed by Watson and Associates did not identify a demand for employment lands over the planning horizon in Teeswater and identified a 2 ha surplus.</p> <p>A planning report submitted by the proponent's planner has reviewed the Watson & Associates work and argues that there is a greater demand for employment land in Teeswater than identified in the Watson & Associates report, based on existing development over the past 10 years.</p> <p>Assuming avoidance of the Natural Hazard the subject property could yield approximately 18 ha of Employment Land.</p>
<p>Servicing: Is there Sufficient capacity in existing or planned infrastructure?</p>	<p>Would require servicing extension subject to Municipal Servicing Master Plan.</p>
<p>Efficient Development: Can it be developed efficiently and consistent with density policies in this plan?</p>	<p>Provided servicing available, the site does not appear to have significant constraints.</p>
<p>Financial Impact: Will there be an undue financial burden on the County or municipality?</p>	<p>Insufficient information to evaluate at this time.</p>

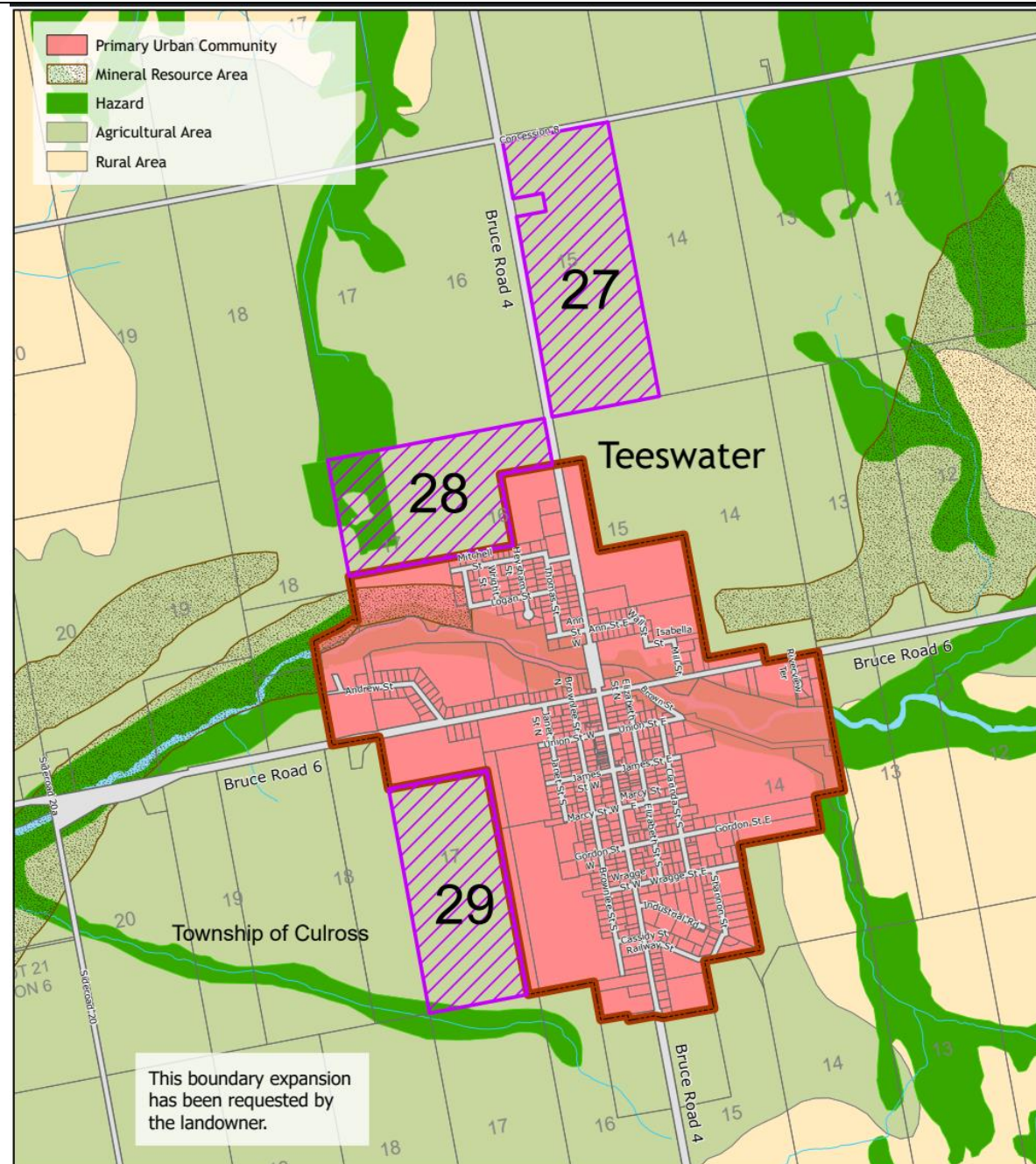
Criteria to be Considered

Criteria	Analysis
<p>Environmental Impact: Regard for Natural Environment System policies</p>	<p>Key Feature Woodland and Wetland.</p>
<p>Constraints: Hazards, Gravel Deposits</p>	<p>Highly vulnerable aquifer, significant groundwater recharge area</p>
<p>Agricultural Impact: Avoids impact on agricultural lands or minimizes and mitigates impacts</p>	<p>Designated Agriculture. Lands appear to be cropped.</p>
<p>Engagement: Appropriate stakeholder engagement</p>	<p>Info available online and at public open houses.</p>
<p>SON Engagement: Appropriate engagement with Saugeen Ojibway Nation</p>	<p>No indication of engagement at this time.</p>
<p>Access and Transportation: Fit with overall transportation infrastructure.</p>	<p>Access from Bruce Road 4.</p>
<p>MDS Impact: Does the expansion meet MDS?</p>	<p>Evaluated by proponent's planner. Subject to confirmation by the farmer that the barn is not a livestock facility, the proposed expansion meets MDS setbacks from the barn approximately 650 metres to the north.</p>
<p>Community Facilities Considerations: Schools, hospitals, child care, recreation, parks</p>	<p>Not applicable.</p>

#29: South Bruce: Teeswater South-West

Intended Use: Residential

Recommendation: Not Yet - beyond forecast land need.



Requested Boundary Expansion: 27, 28 & 29 Village of Teeswater
with Current County of Bruce Official Plan Designations

Scale: 1:19,000

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- Municipality Request
- Landowner Request
- Staff Recommended

Required Criteria

Criteria	Analysis
Growth Management: Are existing boundaries not sufficient for forecasted growth?	Work completed by Watson and Associates did not identify a demand for residential land in Teeswater within the planning horizon.
Servicing: Is there Sufficient capacity in existing or planned infrastructure?	Would require servicing extension subject to Municipal Servicing Master Plan.
Efficient Development: Can it be developed efficiently and consistent with density policies in this plan?	Provided servicing available, the site does not appear to have significant constraints.
Financial Impact: Will there be an undue financial burden on the County or municipality?	Insufficient information to evaluate at this time.

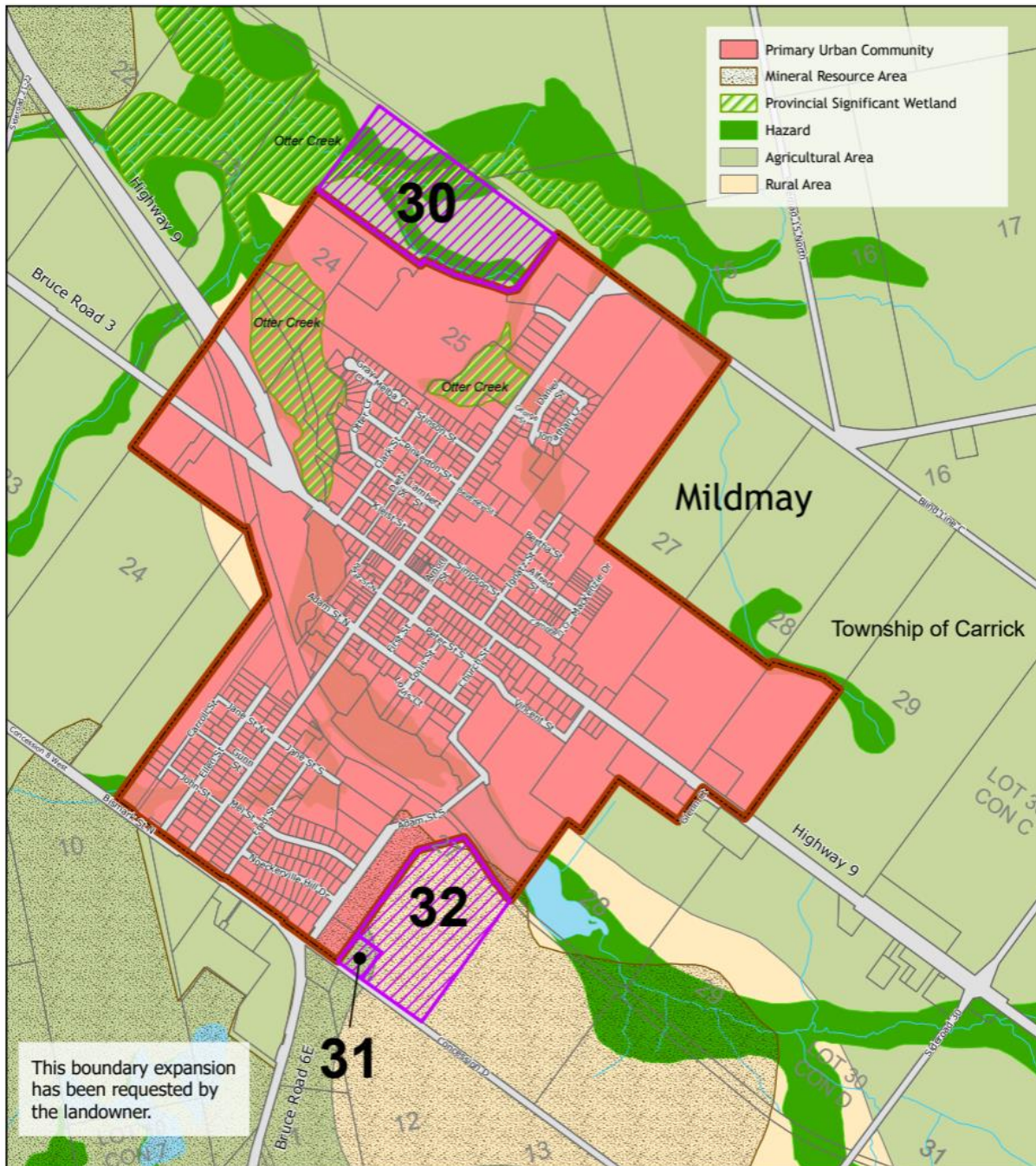
Criteria to be Considered





Criteria	Analysis
Environmental Impact: Regard for Natural Environment System policies	No apparent Natural Features.
Constraints: Hazards, Gravel Deposits	Small area of Conservation Authority regulated hazard at south end of property. Highly vulnerable aquifer. Lands currently used for a private airfield.
Agricultural Impact: Avoids impact on agricultural lands or minimizes and mitigates impacts	Designated Agriculture. Lands appear to be cropped.
Engagement: Appropriate stakeholder engagement	Info available online and at public open houses.
SON Engagement: Appropriate engagement with Saugeen Ojibway Nation	No indication of engagement at this time.
Access and Transportation: Fit with overall transportation infrastructure.	Access from Bruce Road 6 and through proposed future residential streets to the east.
MDS Impact: Does the expansion meet MDS?	Not evaluated.
Community Facilities Considerations: Schools, hospitals, child care, recreation, parks	Public and Catholic elementary schools, medical clinic, community recreation centre, public pool, library, municipal office, some services and retail.

#30: South Bruce: Mildmay North-West

Intended Use: Residential

Recommendation: Not Yet- beyond forecast land need.



	<p>Requested Boundary Expansion: 30, 31 & 32 Village of Mildmay with Current County of Bruce Official Plan Designations</p>	<p>N</p> <p>Scale: 1:15,000</p>	<p> Municipality Request</p> <p> Landowner Request</p> <p> Staff Recommended</p>
	<p>Produced by the County of Bruce Planning and Development - GIS Section Data supplied under license by members of the Ontario Geospatial Data Exchange Date Printed: 11/7/2024 11:25 AM</p>	<p>Map Projection: Universal Transverse Mercator (Zone 17) North American Datum 1983</p> <p>© 2024 County of Bruce</p>	

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Required Criteria

Criteria	Analysis
Growth Management: Are existing boundaries not sufficient for forecasted growth?	Work completed by Watson and Associates did not identify a demand for residential land in Mildmay within the planning horizon.
Servicing: Is there Sufficient capacity in existing or planned infrastructure?	Would require servicing extension subject to Municipal Servicing Master Plan.
Efficient Development: Can it be developed efficiently and consistent with density policies in this plan?	Natural Hazards and natural environment features may hinder efficient development.
Financial Impact: Will there be an undue financial burden on the County or municipality?	Insufficient information to evaluate at this time.

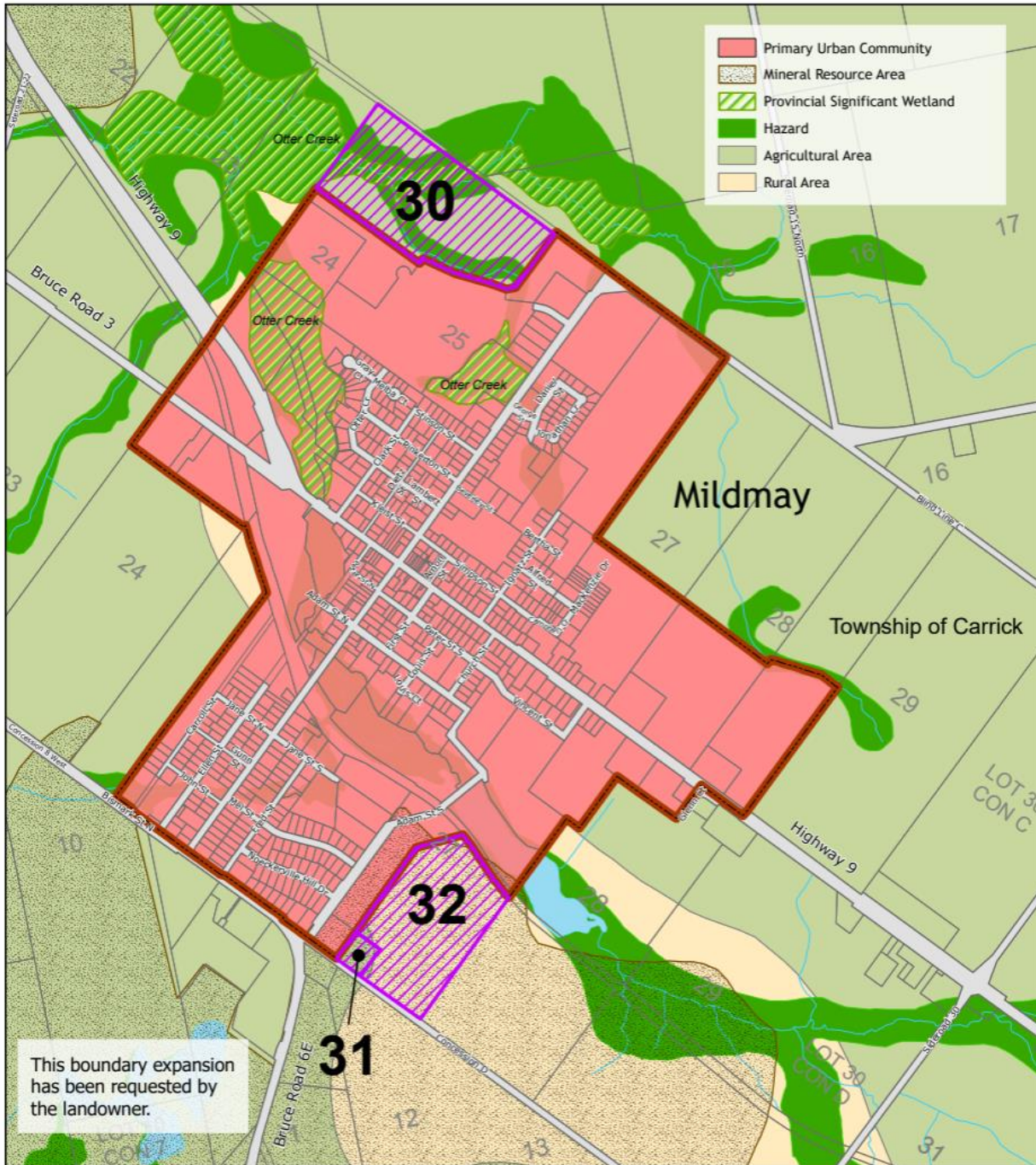
Criteria to be Considered

Criteria	Analysis
Environmental Impact: Regard for Natural Environment System policies	Key feature woodland and wetland. Local linkage.
Constraints: Hazards, Gravel Deposits	Conservation Authority regulated hazard. Significant groundwater recharge.
Agricultural Impact: Avoids impact on agricultural lands or minimizes and mitigates impacts	Proposed to be designated Rural. Some of the land appears to be cropped.
Engagement: Appropriate stakeholder engagement	Info available online and at public open houses.
SON Engagement: Appropriate engagement with Saugeen Ojibway Nation	No indication of engagement at this time.
Access and Transportation: Fit with overall transportation infrastructure.	Access would need to be constructed from future subdivision to the south.
MDS Impact: Does the expansion meet MDS?	Not evaluated.
Community Facilities Considerations: Schools, hospitals, child care, recreation, parks	Public and Catholic elementary schools, library, grocery store, medical clinic, recreation centre, Bruce County Rail Trail, Rotary Park, services and retail.

#31: South Bruce: Mildmay South-East

Intended Use: Employment

Recommendation: Not Yet- beyond forecast land need.



Requested Boundary Expansion: 30, 31 & 32 Village of Mildmay
with Current County of Bruce Official Plan Designations



Scale: 1:15,000

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- Municipality Request
- Landowner Request
- Staff Recommended

Required Criteria

Criteria	Analysis
Growth Management: Are existing boundaries not sufficient for forecasted growth?	Work completed by Watson and Associates did not forecast a deficit in employment land in Mildmay within the planning horizon. Proposal is to add approximately 1 ha to the settlement area to expand an existing business.
Servicing: Is there Sufficient capacity in existing or planned infrastructure?	Existing business is connected to municipal services.
Efficient Development: Can it be developed efficiently and consistent with density policies in this plan?	Yes.
Financial Impact: Will there be an undue financial burden on the County or municipality?	No

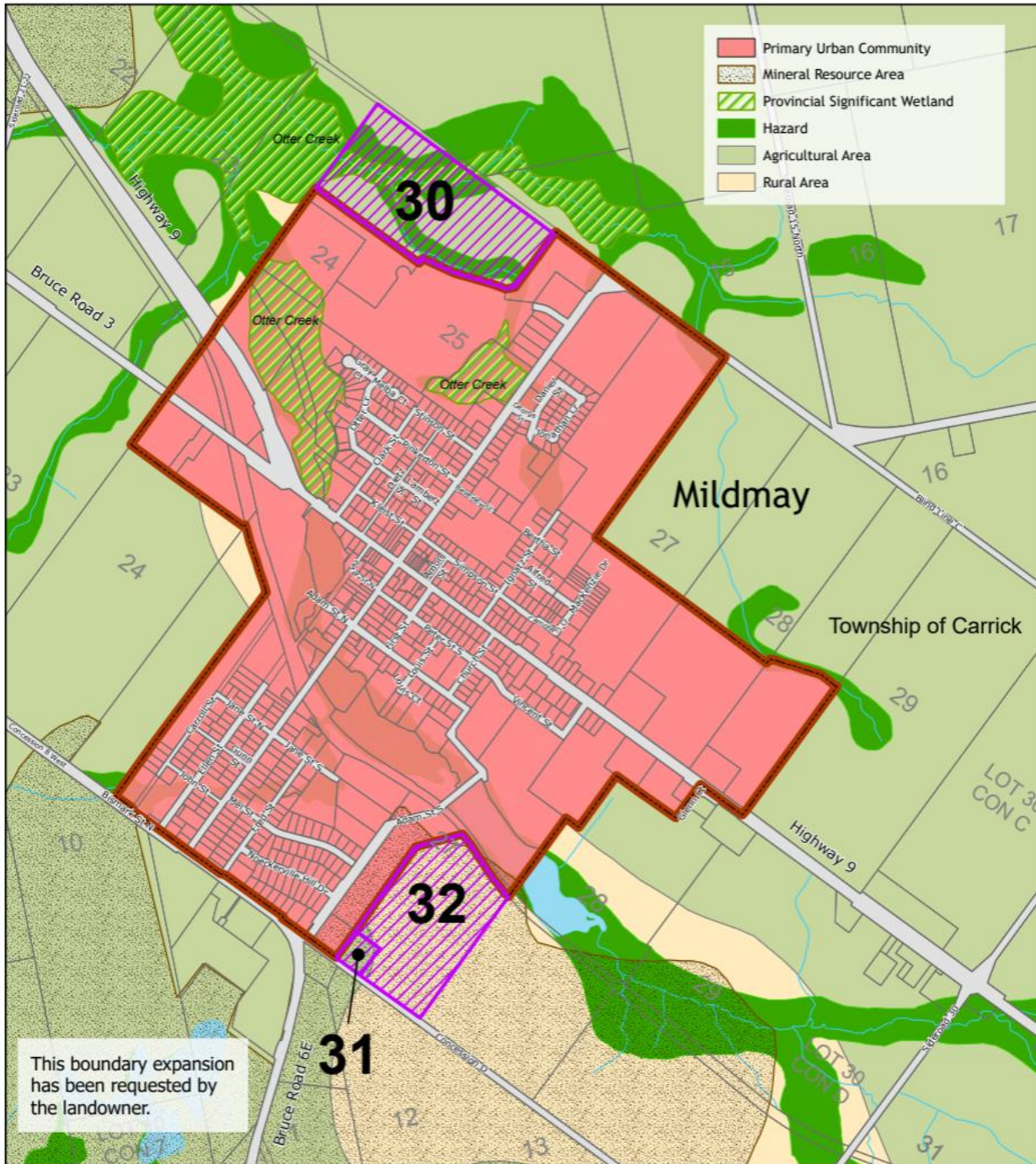
Criteria to be Considered

Criteria	Analysis
Environmental Impact: Regard for Natural Environment System policies	No apparent natural features.
Constraints: Hazards, Gravel Deposits	Significant Groundwater Recharge Area.
Agricultural Impact: Avoids impact on agricultural lands or minimizes and mitigates impacts	Proposed to be designated Rural. Land appears to be cropped.
Engagement: Appropriate stakeholder engagement	Request came forward after initial engagement posted – not included in public engagement thus far.
SON Engagement: Appropriate engagement with Saugeen Ojibway Nation	No indication of engagement at this time.
Access and Transportation: Fit with overall transportation infrastructure.	Access from Concession D.
MDS Impact: Does the expansion meet MDS?	Not evaluated.
Community Facilities Considerations: Schools, hospitals, child care, recreation, parks	Not applicable.

#32: South Bruce: Mildmay East of Adam St.

Intended Use: Employment and Residential

Recommendation: Not Yet- beyond forecast land need.



This boundary expansion has been requested by the landowner.



Requested Boundary Expansion: 30, 31 & 32 Village of Mildmay
with Current County of Bruce Official Plan Designations



Scale: 1:15,000

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- Municipality Request
- Landowner Request
- Staff Recommended

Required Criteria

Criteria	Analysis
Growth Management: Are existing boundaries not sufficient for forecasted growth?	Work completed by Watson and Associates did not forecast a deficit in employment or residential land in Mildmay within the planning horizon. Proposal is to add approximately 13.5 ha to the settlement area. The proposal is to use 1 ha for employment lands to expand an existing business and the remainder is for residential uses. Assuming Hazard lands are avoided, the proposal would yield approximately 150 residential units. A portion of the subject lands are already in the settlement area adjacent to Adam St. and are undeveloped.
Servicing: Is there Sufficient capacity in existing or planned infrastructure?	Subject to Municipal Servicing Master Plan.
Efficient Development: Can it be developed efficiently and consistent with density policies in this plan?	Provided servicing available, the site does not appear to have significant constraints.
Financial Impact: Will there be an undue financial burden on the County or municipality?	Insufficient information to evaluate at this time.

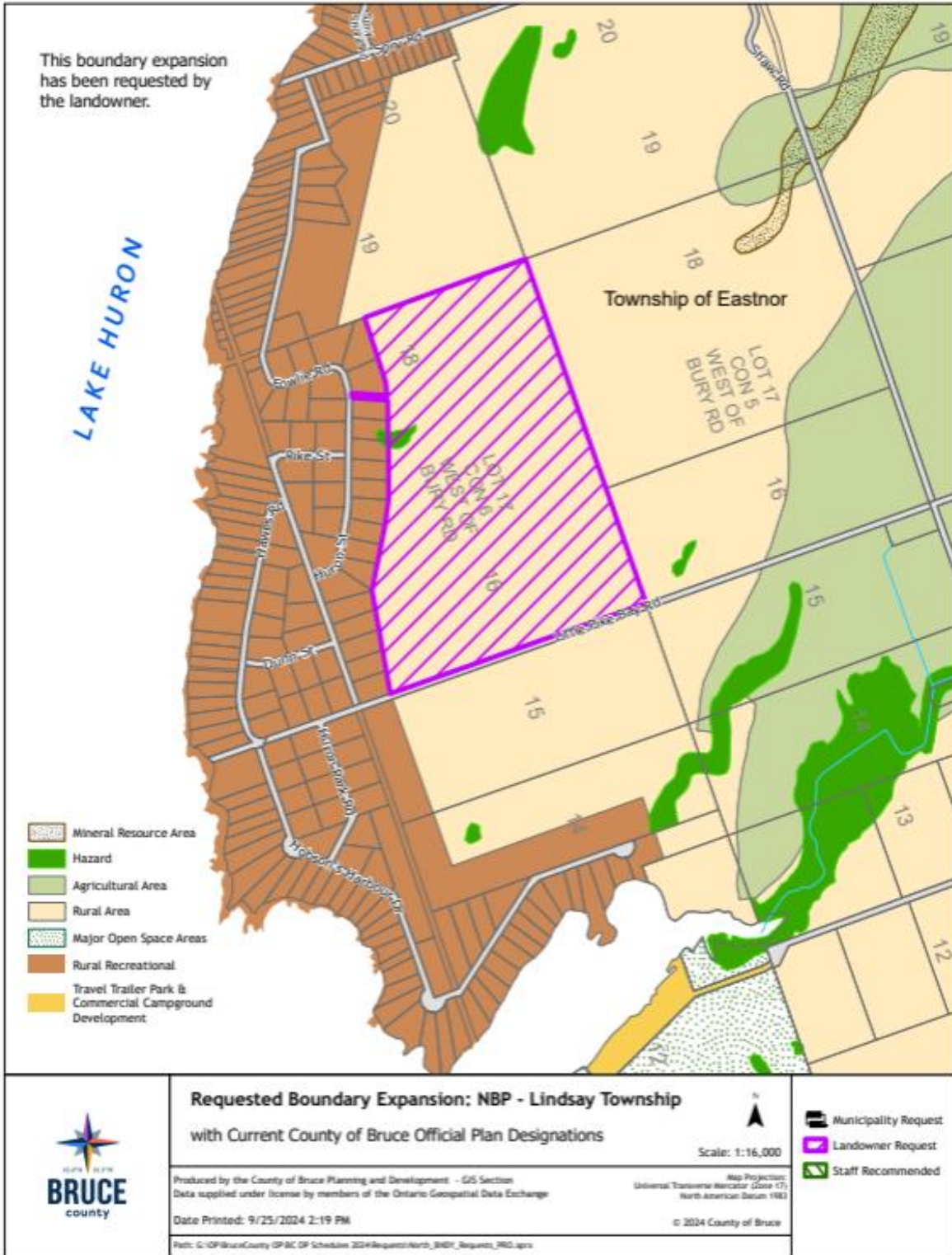
Criteria to be Considered

Criteria	Analysis
Environmental Impact: Regard for Natural Environment System policies	Key feature woodland and local linkage.
Constraints: Hazards, Gravel Deposits	Conservation Authority Regulated Flooding Hazard at north end of the property and a small area at east side of the property. Significant Groundwater Recharge Area.
Agricultural Impact: Avoids impact on agricultural lands or minimizes and mitigates impacts	Lands proposed to be designated Rural. Land appears to be cropped.
Engagement: Appropriate stakeholder engagement	New request, no public engagement.
SON Engagement: Appropriate engagement with Saugeen Ojibway Nation	No indication of engagement, at this time.
Access and Transportation: Fit with overall transportation infrastructure.	Access from Concession D and Adam St. South.
MDS Impact: Does the expansion meet MDS?	Not evaluated.
Community Facilities Considerations: Schools, hospitals, child care, recreation, parks	Public and Catholic elementary schools, library, grocery store, medical clinic, recreation centre, Bruce County Rail Trail, Rotary Park, services and retail.

33: Northern Bruce Peninsula: Township of Eastnor

Intended Use: Shoreline and Seasonal Recreational

Recommendation: Not Recommended. Proponent may apply and provide justification.



Considerations:

The 'Shoreline and Seasonal Recreation' designation is not a settlement area and is comprised largely of seasonal residential uses with limited supporting commercial activities and recreational commercial uses. It is therefore subject to different criteria than those provided in the other reviews in this report.

Watson and Associates work did not identify a shortfall of residential land for Rural areas which include the Shoreline and Seasonal Recreational areas of the municipality within the plan horizon.

There is a substantial supply of vacant non-waterfront lots in this designation in the municipality, with 27 non-waterfront shoreline area lots currently listed on the real estate market at the time of writing this report.

Proposed natural heritage system mapping identifies the property as comprising Key Feature Woodland, a small area of Key Feature Wetland and a County-scale linkage.

There is no existing or planned infrastructure in this area at this time.

Most existing services would require transportation to access.

Significant new growth in this area may require additional Paramedic Services resources.

Approximately 21.4 ha of the 86.8 ha property meets the shoreline and seasonal recreation area policy criteria of being within 1 kilometre of a shoreline access point.