

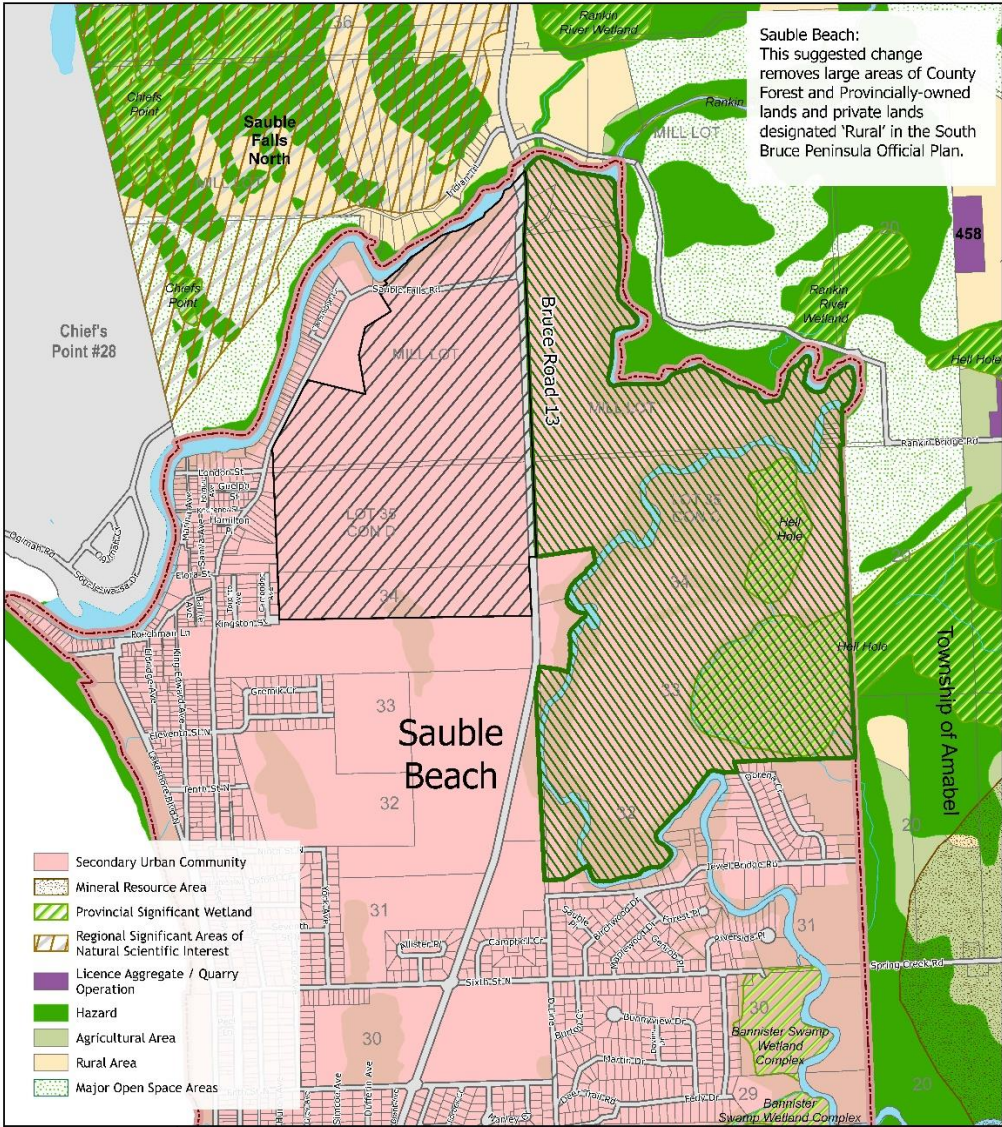
# Municipal Settlement Area Boundary Adjustment Requests

## #2

#34: South Bruce Peninsula: Sauble Beach North (Area of Reduction Reduced from Previous Proposal #8)

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

Recommendation: Approve Reduction of Settlement Area



**Requested Boundary Decrease: North Sauble Beach**  
with Current County of Bruce Official Plan Designations

Scale: 1:20,000

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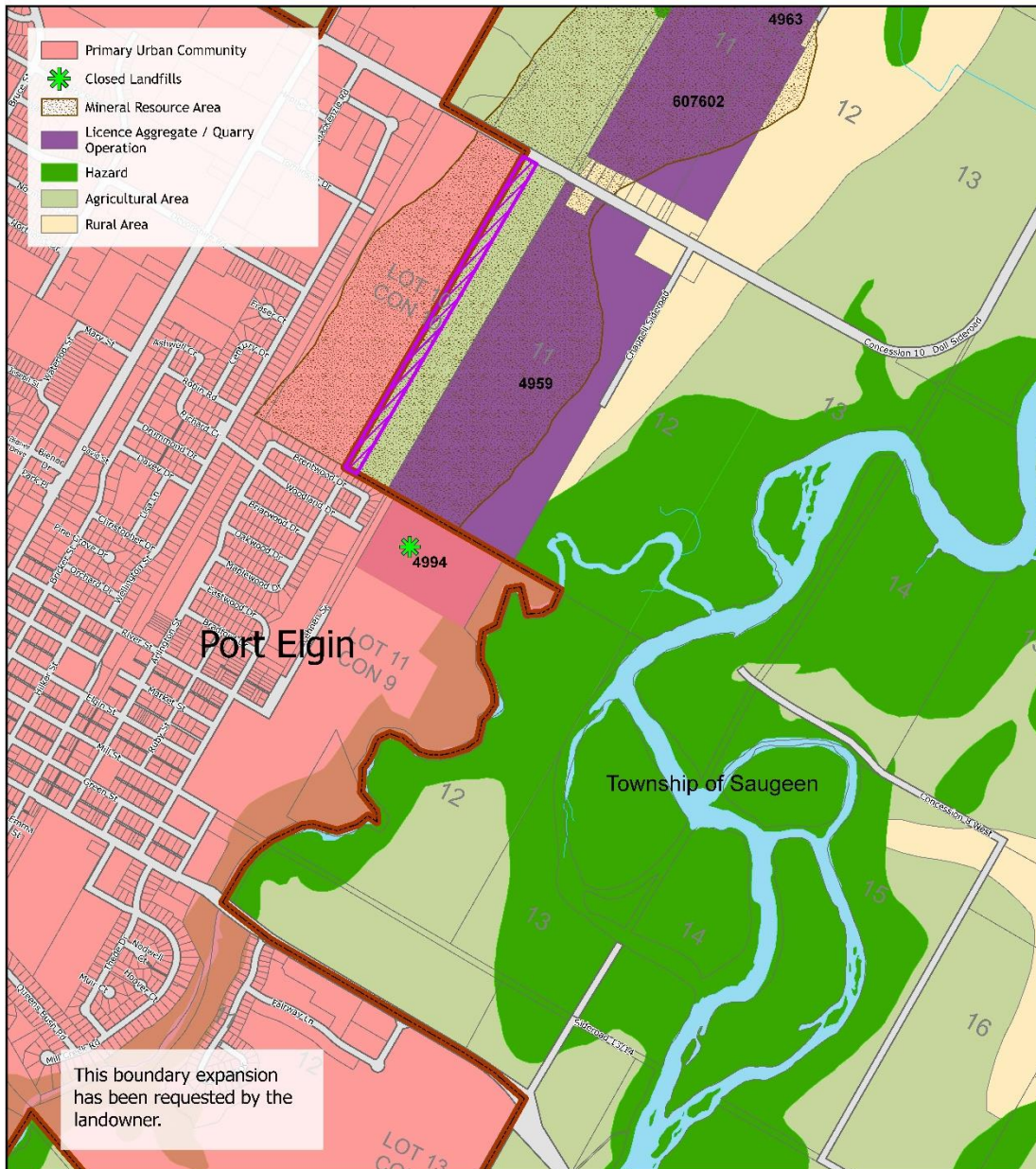
Map Projection:  
Universal Transverse Mercator (Zone 17)  
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- Municipality Request
- Landowner Request
- Staff Recommended
- Proposed Lands to Stay in the Settlement Area

<b>Considerations</b>
Lands are largely County Forest and Provincially owned lands. Privately owned lands are designated “Rural” in the South Bruce Peninsula Official Plan. The area of the previous proposed reduction has been reduced in response to comments from the Town of South Bruce Peninsula.
<b>#35: Port Elgin: Landowner Request East of Settlement Area</b>
<b>Intended Use: Residential</b>
<b>Recommendation: Approve Boundary Expansion</b>





# **Requested Boundary Expansion: East of Port Elgin (Township of Saugeen)**

with Current County of Bruce Official Plan Designations



Scale: 1:15,000

- Municipality Request
- Landowner Request
- Staff Identified

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## Required Criteria

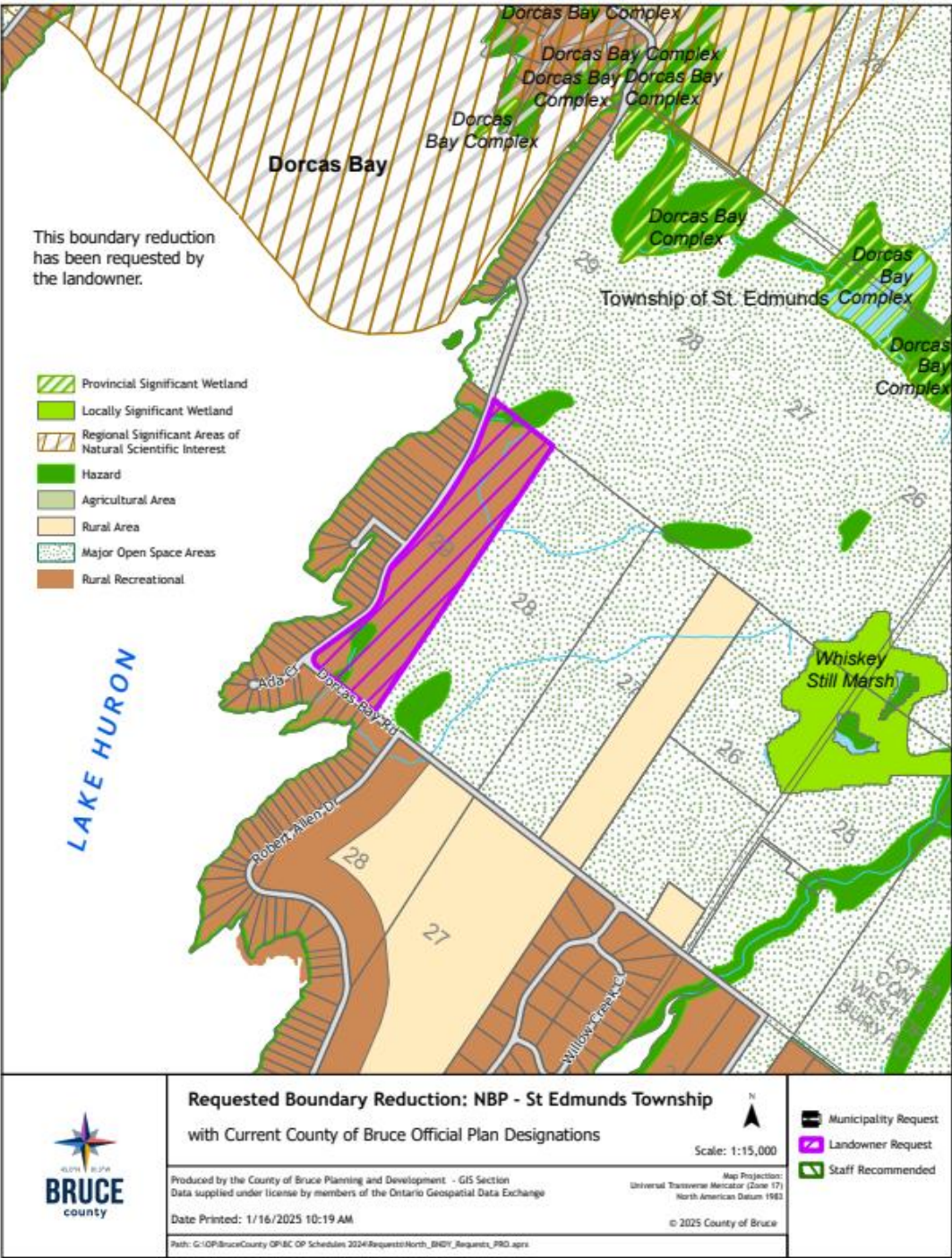
Criteria	Analysis
<b>Growth Management:</b> Are existing boundaries not sufficient for forecasted growth?	Good Growth study did not identify a shortfall of residential land within the plan horizon. The request will round out the settlement boundary to the eastern extent of the subject ownership parcel.
<b>Servicing:</b> Is there Sufficient capacity in existing or planned infrastructure?	Servicing is available through the lands within the settlement area.
<b>Efficient Development:</b> Can it be developed efficiently and consistent with density policies in this plan?	Extending the settlement boundary to match the ownership parcel assists with efficient development of the subject land and surrounding lands by facilitating a road extension from the south.
<b>Financial Impact:</b> Will there be an undue financial burden on the County or municipality?	None expected.
<b>Criteria to be Considered</b>	
Criteria	Analysis
<b>Environmental Impact:</b> Regard for Natural Environment System policies	No environmental features are identified on the subject lands.
<b>Constraints:</b> Hazards, Gravel Deposits	Subject property is within an identified mineral aggregate deposit.
<b>Agricultural Impact:</b> Avoids impact on agricultural lands or minimizes and mitigates impacts	The subject lands are part of a contiguous parcel within the settlement area. An approximately 27 metre wide strip of land along the east property line, is currently designated Agriculture in the Bruce County Official Plan. Approximately 3 ha of land designated Agriculture would be impacted by the proposed extension of the settlement area boundary.
<b>Engagement:</b> Appropriate stakeholder engagement	No indication of engagement, at this time.
<b>SON Engagement:</b> Appropriate engagement with Saugeen Ojibway Nation	No indication of engagement, at this time.
<b>Access and Transportation:</b> Fit with overall transportation infrastructure.	Access to the subject lands would be available at Concession 10 and through the adjacent lands. The expansion will facilitate a road extension of Maplewood Drive.
<b>MDS Impact:</b> Does the expansion meet MDS?	No apparent impact.
<b>Community Facilities Considerations:</b> Schools, hospitals, child care, recreation, parks	Primary Settlement Area with full range of community services.



#36: Northern Bruce Peninsula: Landowner Request to Remove Designation

Intended Use: Rural

Recommendation: Approve Requested Change to Rural



Considerations

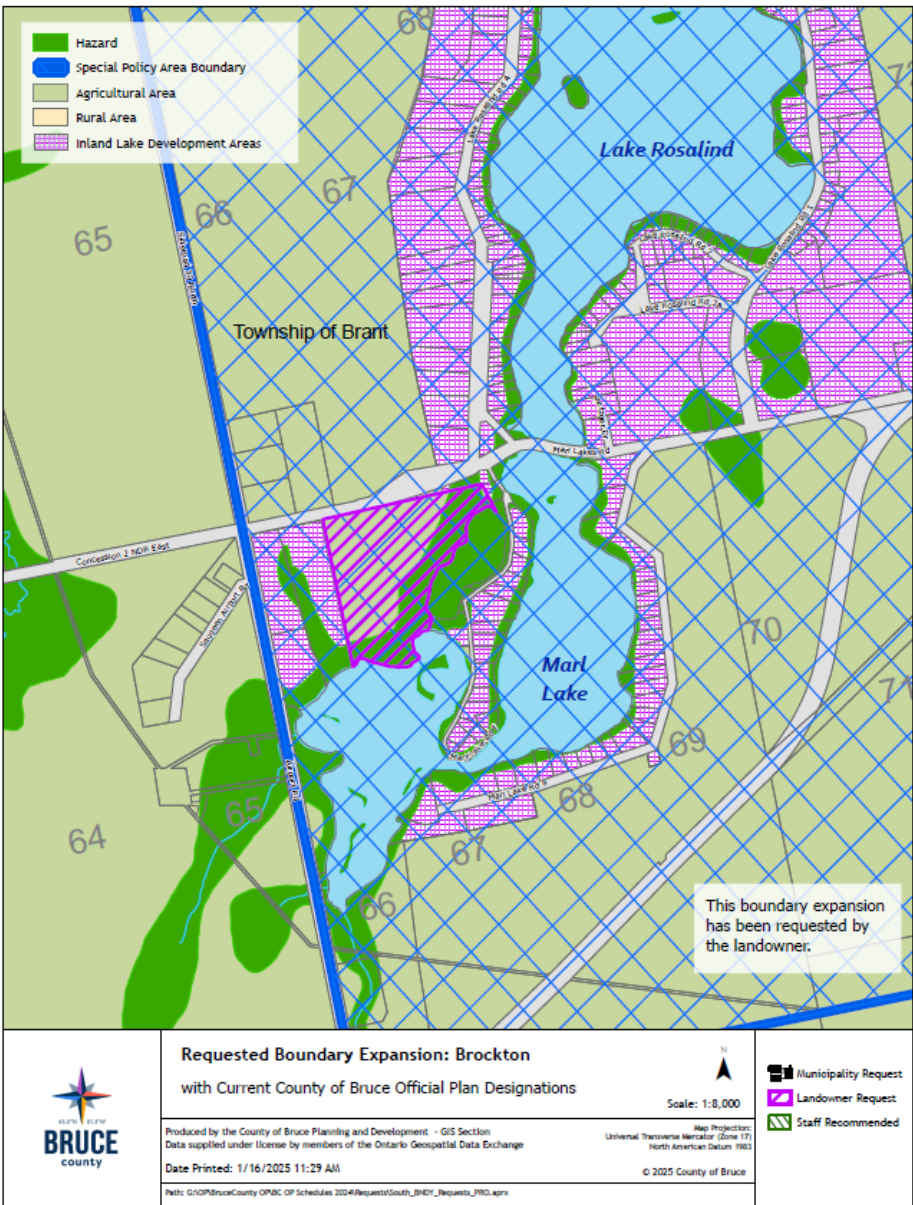
The Good Growth study did not identify a shortfall of residential land for Rural areas which include the Shoreline and Seasonal Recreational areas of the municipality within the plan horizon.

The landowner prefers the Rural designation for these lands.

#37: Brockton: Landowner Request Marl Lake

Intended Use: Shoreline and Seasonal Recreation

Recommendation: Change Designation to Shoreline and Seasonal Recreation



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.

Good Growth study 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.

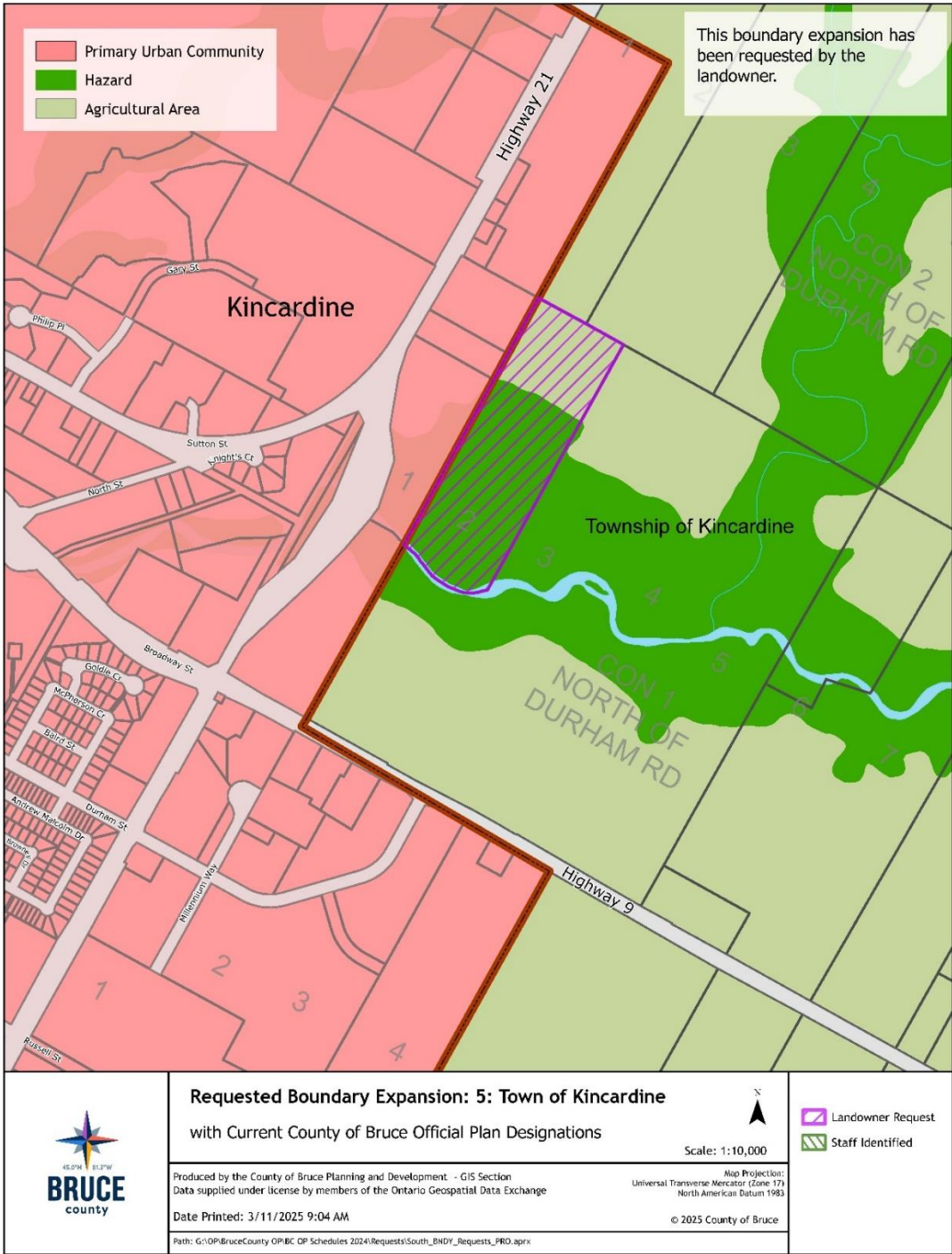
The policies for Shoreline and Seasonal Recreation support infilling and rounding out of existing development. The proposed inclusion of the subject lands in the Shoreline and Seasonal Recreation designation can be supported as infilling and would provide the policy basis to evaluate applications for this area in the context of proximity to the inland lake.



#38: Kincardine: Landowner Request East of Settlement Area

Intended Use: Commercial

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



## Required Criteria

Criteria	Analysis
<b>Growth Management:</b> Are existing boundaries not sufficient for forecasted growth?	Good Growth study did not identify a shortfall of commercial land within the plan horizon.  Kincardine is expected to become constrained with respect to Employment land within the planning horizon of the Official Plan.
<b>Servicing:</b> Is there Sufficient capacity in existing or planned infrastructure?	This area is not currently serviced.
<b>Efficient Development:</b> Can it be developed efficiently and consistent with density policies in this plan?	Natural Hazards and Natural Environment features on the property may limit scale of development. Lack of direct access to the transportation network will limit development.
<b>Financial Impact:</b> Will there be an undue financial burden on the County or municipality?	Insufficient information to evaluate at this time.

## Criteria to be Considered

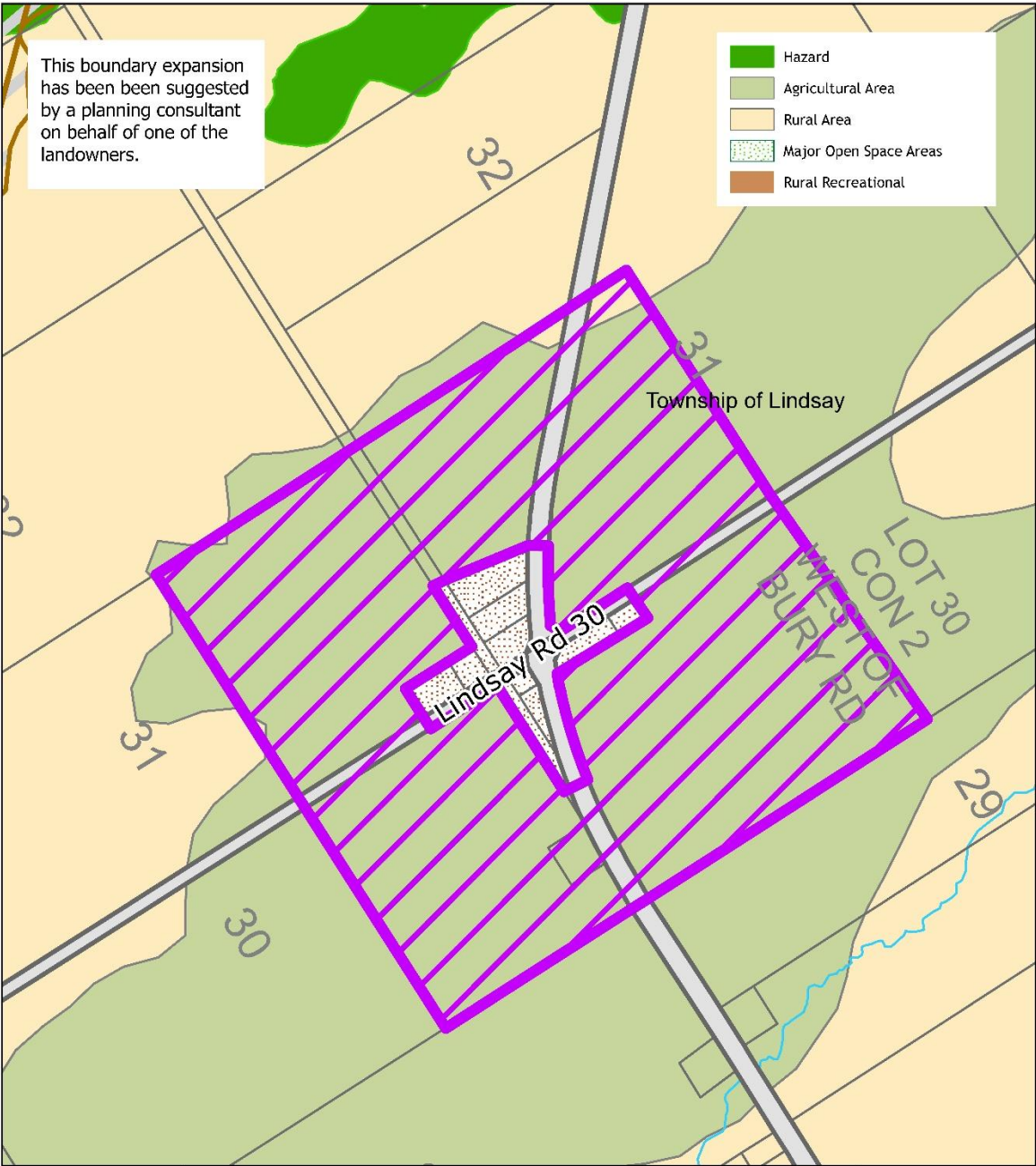
Criteria	Analysis
<b>Environmental Impact:</b> Regard for Natural Environment System policies	South portion of the property is part of a local linkage and contains Key Feature Wetland. Approximately two thirds of the property is Key Feature Woodland.
<b>Constraints:</b> Hazards, Gravel Deposits	Approximately 3 quarters of the property is Hazard.
<b>Agricultural Impact:</b> Avoids impact on agricultural lands or minimizes and mitigates impacts	North end of property appears to be cropped.
<b>Engagement:</b> Appropriate stakeholder engagement	No indication of engagement at this time.
<b>SON Engagement:</b> Appropriate engagement with Saugeen Ojibway Nation	No indication of engagement at this time.
<b>Access and Transportation:</b> Fit with overall transportation infrastructure.	Would require access to be provided by abutting property. Will require consultation with the Ministry of Transportation.
<b>MDS Impact:</b> Does the expansion meet MDS?	Not evaluated.
<b>Community Facilities Considerations:</b> Schools, hospitals, child care, recreation, parks	Primary Settlement Area with full range of community services.



#39: Northern Bruce Peninsula: Suggested Expansion Miller Lake

Intended Use: Hamlet

Recommendation: No change – beyond forecast land need.



	<b>Requested Boundary Expansion: NBP - Miller Lake (Lindsay Township)</b>	 Scale: 1:8,000	 Municipality Request  Landowner Request  Staff Recommended
	with Current County of Bruce Official Plan Designations		
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Path: G:\OP\BruceCounty OP\BC OP Schedules 2024\Requests\North BNDY Requests PRO.aprx		Map Projection: Universal Transverse Mercator (Zone 17) North American Datum 1983 © 2025 County of Bruce	

## Required Criteria

Criteria	Analysis
<b>Growth Management:</b> Are existing boundaries not sufficient for forecasted growth?	Good Growth study did not identify a shortfall of residential land within the plan period.
<b>Servicing:</b> Is there Sufficient capacity in existing or planned infrastructure?	Private services only, at this time.
<b>Efficient Development:</b> Can it be developed efficiently and consistent with density policies in this plan?	Lack of services and irregular road pattern may hinder efficient development.
<b>Financial Impact:</b> Will there be an undue financial burden on the County or municipality?	Significant residential growth in this area may impact cost of service delivery such as Emergency Medical Services.

## Criteria to be Considered

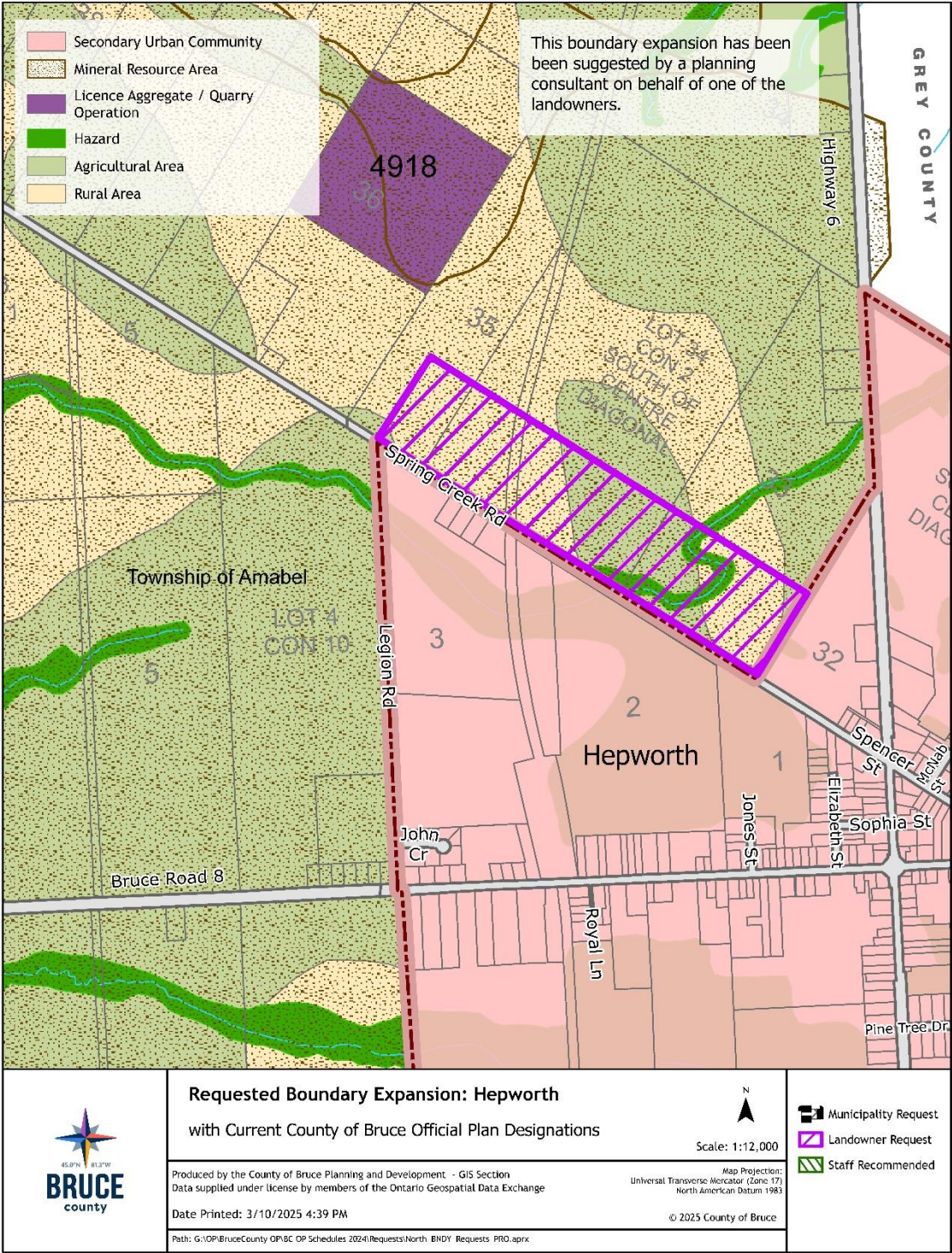
Criteria	Analysis
<b>Environmental Impact:</b> Regard for Natural Environment System policies	Lands west of Hwy 6 have been identified as Core Area in the draft plan. The requested expansion includes areas with Key Feature Woodland and Supporting Feature Woodland.
<b>Constraints:</b> Hazards, Gravel Deposits	No apparent constraints.
<b>Agricultural Impact:</b> Avoids impact on agricultural lands or minimizes and mitigates impacts	No agricultural impact assessment has been completed in relation to the request.
<b>Engagement:</b> Appropriate stakeholder engagement	No evidence of consultation with Ministry of Transportation.
<b>SON Engagement:</b> Appropriate engagement with Saugeen Ojibway Nation	No indication of engagement with Saugeen Ojibway Nation.
<b>Access and Transportation:</b> Fit with overall transportation infrastructure.	Primary Access from Lindsay Road 30, unopened road allowance. Access to Highway 6 subject to MTO approval.
<b>MDS Impact:</b> Does the expansion meet MDS?	Not evaluated.
<b>Community Facilities Considerations:</b> Schools, hospitals, child care, recreation, parks	No apparent community facilities.



#40: South Bruce Peninsula: Suggested Expansion Hepworth (Increased Area of Previous Request #12)

Intended Use: Residential

Recommendation: Not Yet – beyond forecast land need.





## Required Criteria

Criteria	Analysis
<b>Growth Management:</b> Are existing boundaries not sufficient for forecasted growth?	Good Growth study did not identify a shortfall of residential land within the plan horizon. This request increases a previously requested increase to the settlement area of Hepworth.
<b>Servicing:</b> Is there Sufficient capacity in existing or planned infrastructure?	Private services only, at this time.
<b>Efficient Development:</b> Can it be developed efficiently and consistent with density policies in this plan?	Insufficient information to evaluate at this time.
<b>Financial Impact:</b> Will there be an undue financial burden on the County or municipality?	Insufficient information to evaluate at this time.

## Criteria to be Considered

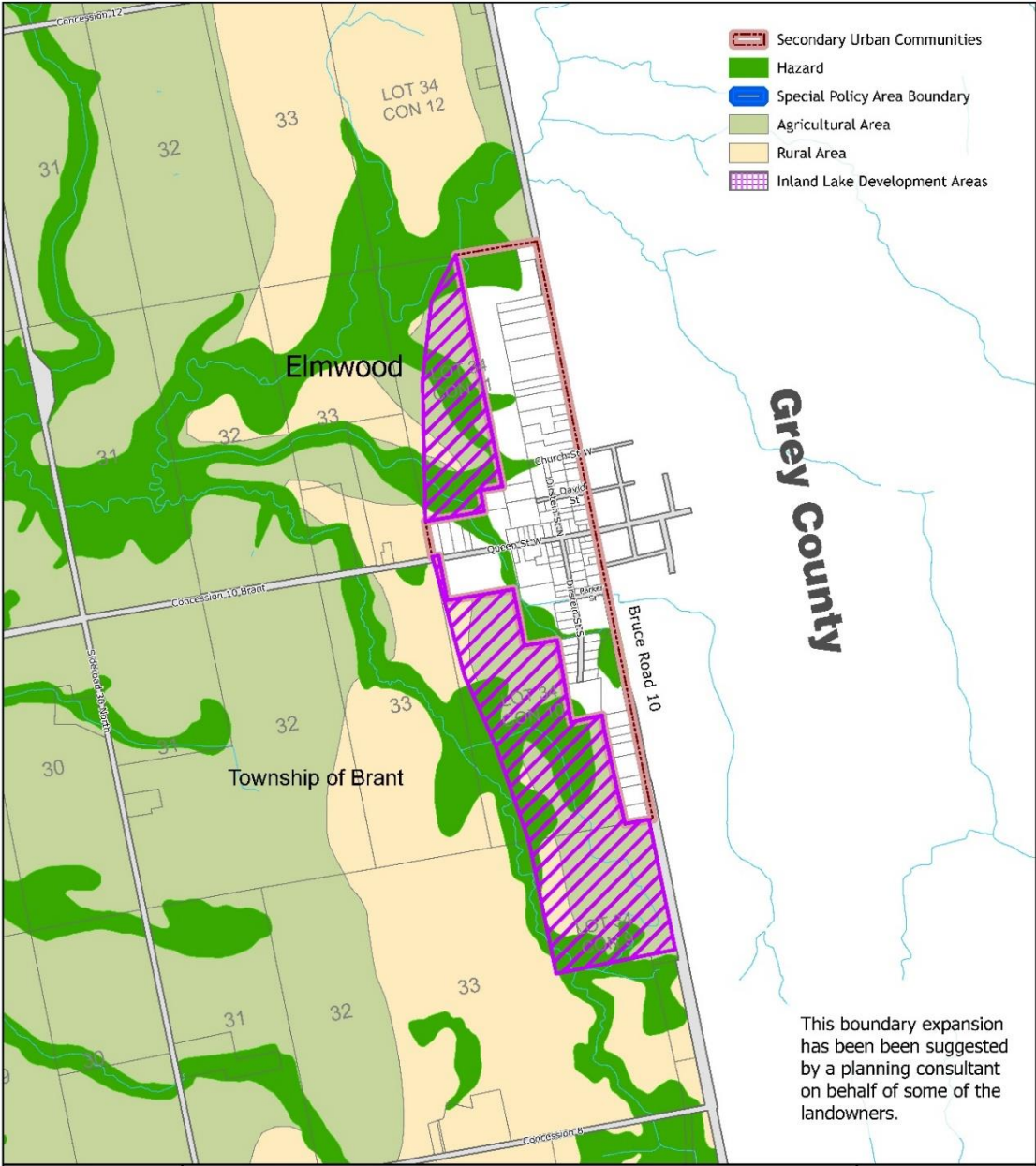
Criteria	Analysis
<b>Environmental Impact:</b> Regard for Natural Environment System policies	The subject lands contain Key Feature Woodlands.
<b>Constraints:</b> Hazards, Gravel Deposits	Lands are within a Primary Bedrock mineral resource area. Conservation Authority Regulated lands associated with watercourse. This is an area of karst prone bedrock and karst connection between Hepworth Creek and Spring Creek.
<b>Agricultural Impact:</b> Avoids impact on agricultural lands or minimizes and mitigates impacts	Not evaluated.
<b>Engagement:</b> Appropriate stakeholder engagement	No indication of stakeholder engagement.
<b>SON Engagement:</b> Appropriate engagement with Saugeen Ojibway Nation	No indication of engagement at this time.
<b>Access and Transportation:</b> Fit with overall transportation infrastructure.	Access available from Spring Creek Rd.
<b>MDS Impact:</b> Does the expansion meet MDS?	Not evaluated. Livestock operations nearby.
<b>Community Facilities Considerations:</b> 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







#42: Brockton: Suggested Expansion Elmwood (Increased Area of Previous Request #26)

Intended Use: Secondary Urban

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



 <p><b>BRUCE</b> county</p>	<p><b>Requested Boundary Expansion: Elmwood</b></p> <p>with Current County of Bruce Official Plan Designations</p>	<p>N</p> <p>Scale: 1:18,000</p> <p>Map Projection: Universal Transverse Mercator (Zone 17) North American Datum 1983</p> <p>© 2025 County of Bruce</p>	<p> Municipality Request</p> <p> Landowner Request</p> <p> Staff Identified</p>
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## Required Criteria

Criteria	Analysis
<b>Growth Management:</b> Are existing boundaries not sufficient for forecasted growth?	Good Growth Study identified a shortfall of residential lands in Brockton, which is proposed to be addressed through expansions to the fully serviced Walkerton Primary Urban Area.
<b>Servicing:</b> Is there Sufficient capacity in existing or planned infrastructure?	Private services only at this time. Development would require a servicing options statement.
<b>Efficient Development:</b> Can it be developed efficiently and consistent with density policies in this plan?	Absence of services and presence of natural features and hazards may impact efficient development.
<b>Financial Impact:</b> Will there be an undue financial burden on the County or municipality?	Significant lower density residential development may have increased costs for service delivery.

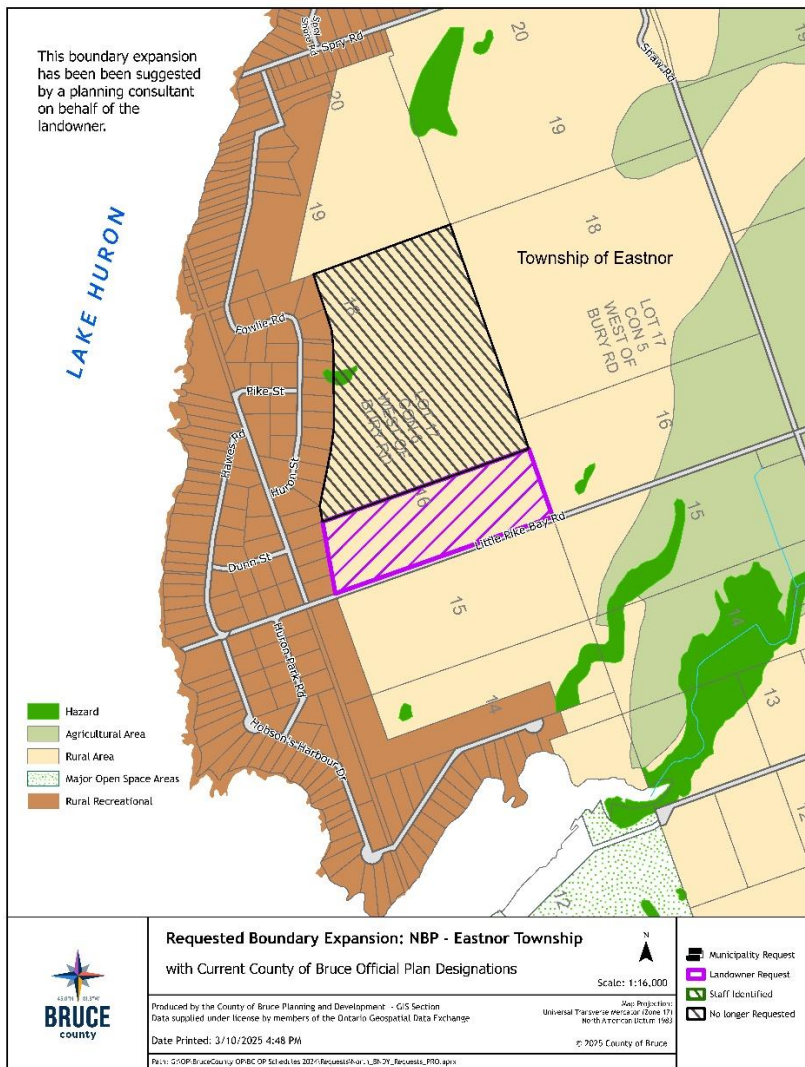
## Criteria to be Considered

Criteria	Analysis
<b>Environmental Impact:</b> Regard for Natural Environment System policies	Key Feature Wetland and Woodland
<b>Constraints:</b> Hazards, Gravel Deposits	Conservation Authority Regulated flooding hazard. Highly vulnerable aquifer and significant groundwater recharge.
<b>Agricultural Impact:</b> Avoids impact on agricultural lands or minimizes and mitigates impacts	Not evaluated.
<b>Engagement:</b> Appropriate stakeholder engagement	No known public engagement.
<b>SON Engagement:</b> Appropriate engagement with Saugeen Ojibway Nation	No indication of engagement at this time.
<b>Access and Transportation:</b> Fit with overall transportation infrastructure.	Access from Bruce Road 10.
<b>MDS Impact:</b> Does the expansion meet MDS?	Not evaluated.
<b>Community Facilities Considerations:</b> Schools, hospitals, child care, recreation, parks	Community centre, Lutheran Church, fire services, some services and retail.

## #43: Northern Bruce Peninsula: Little Pike Bay Road (Reduced Area of Previous Request #33)

**Intended Use: Shoreline and Seasonal Recreation**

**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.

Good Growth study 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.

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.

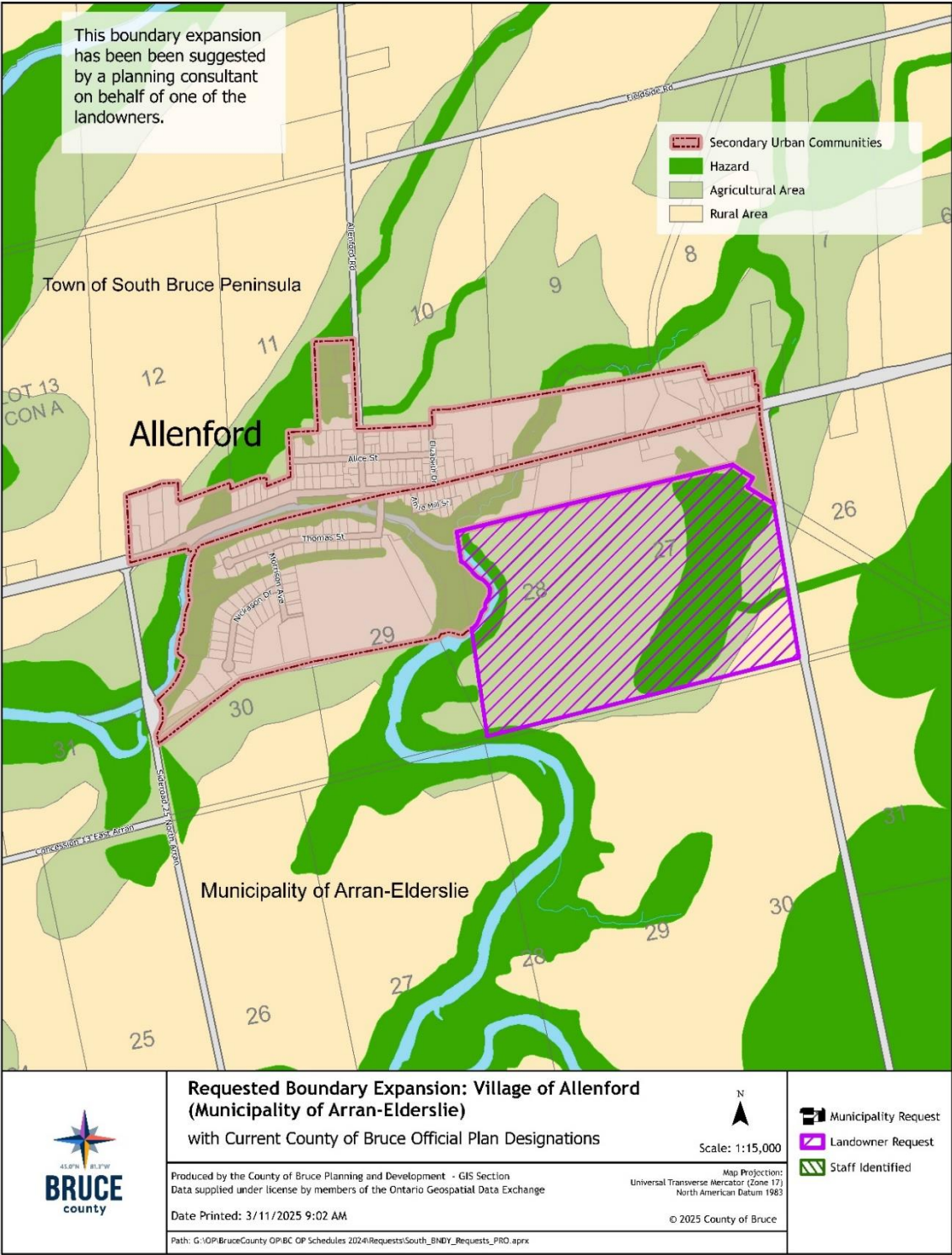
Most existing services would require transportation to access.

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

#44: Municipality of Arran-Elderslie: Suggested Expansion Allenford

Intended Use: Secondary Urban Community

Recommendation: No change – beyond forecast land need.





## Required Criteria

Criteria	Analysis
<b>Growth Management:</b> Are existing boundaries not sufficient for forecasted growth?	Good Growth study did not identify a shortfall of residential land within the plan period.
<b>Servicing:</b> Is there Sufficient capacity in existing or planned infrastructure?	Private services only at this time.
<b>Efficient Development:</b> Can it be developed efficiently and consistent with density policies in this plan?	Absence of services and presence of natural features and hazards may impact efficient development.
<b>Financial Impact:</b> Will there be an undue financial burden on the County or municipality?	Significant residential growth in this area may impact cost of service delivery.

## Criteria to be Considered

Criteria	Analysis
<b>Environmental Impact:</b> Regard for Natural Environment System policies	Property contains Key Feature Wetland and Key Feature Woodland.
<b>Constraints:</b> Hazards, Gravel Deposits	Conservation Authority Regulated hazards on the property.
<b>Agricultural Impact:</b> Avoids impact on agricultural lands or minimizes and mitigates impacts	No agricultural impact assessment has been completed in relation to the request.
<b>Engagement:</b> Appropriate stakeholder engagement	No indication of engagement.
<b>SON Engagement:</b> Appropriate engagement with Saugeen Ojibway Nation	No indication of engagement with Saugeen Ojibway Nation.
<b>Access and Transportation:</b> Fit with overall transportation infrastructure.	Access available from Hwy 21 subject to MTO approval. Access to Bruce Road 10 subject to County approval.
<b>MDS Impact:</b> Does the expansion meet MDS?	Not evaluated.
<b>Community Facilities Considerations:</b> Schools, hospitals, child care, recreation, parks	Allenford community park, Community Centre, some services and retail, curling club, Allenford United Church