



By-law Number 2022-_____

**A by-law to adopt Amendment Number C-2022-XXX
to the County of Bruce Official Plan**

Authority is provided in Sections 17 and 21 of the Planning Act, R.S.O. 1990, as amended.

The Council for the Corporation of the County of Bruce enacts By-law 2022-_____ as follows:

1. Amendment Number C-2022-XXX to the County of Bruce Official Plan attached and forming part of this by-law is approved.
2. That this By-law come into force and take effect on the day of the final passing thereof, subject to the provisions of the Planning Act, R.S.O. 1990, as amended.

Passed this _____ day of _____, 2022

Janice Jackson
Warden

Donna Van Wyck
Clerk

Part A – Preamble to the Amendment

Purpose of the Amendment

The purpose of this Official Plan Amendment (the “Amendment”) is to update the Bruce County Official Plan, 2010 by revising the growth management policies and establishing a growth management framework to the 2046 planning horizon for Bruce County.

Adoption of the amendment by County Council concludes Phase 1 of Plan the Bruce, the Bruce County Official Plan Review (OPR) project. The amendment will be consolidated into the new County Official Plan, which is currently being developed for County Council adoption in 2023 through Phase 2 of the OPR.

There are two principal reasons for this Amendment. First, the County is required to undertake a Comprehensive Review of the 2010 Official Plan pursuant to Section 26 of the Planning Act. The County’s permanent population, household, and employment base is forecast to increase over the planning horizon to 2046. Updating growth-related policies ensures that the local municipalities can begin to undertake important growth management processes, such as growth management analyses, and infrastructure and servicing planning, to accommodate for anticipated growth.

Second, the County Official Plan is required to be consistent with the Provincial Policy Statement, 2020 (PPS, 2020). The growth management forecast established through this Amendment thereby brings the Bruce County Official Plan into conformity with the growth policies of the PPS, 2020. On this basis, the amendment allows the County and the local municipalities to proceed with necessary growth-related planning processes while the comprehensive new Official Plan is brought forward for adoption by County Council in 2023.

Location of the Amendment

This amendment applies to the whole of the Corporation of the County of Bruce, inclusive of the eight local municipalities.

Basis of the Amendment

The Bruce County OPR will introduce a new Official Plan to guide long-term growth and development in the County to 2046. This Amendment satisfies Phase 1 of the County’s Official Plan Review project. The amendment implements recommendations from the Good Growth work program. Growth forecasts prepared by the County as documented in the “Plan the Bruce: Good Growth Discussion Paper” (2021) form the basis of this amendment.

The Good Growth work program developed population, employment, and housing projections for the County. Over the planning horizon, the County’s permanent population, household, and employment base is forecast to increase. By 2046, the County’s population is expected to reach a total of 93,600 by 2046, increasing by approximately 73,500 from 2021. The County is also forecast to experience an increase of 9,600 households and 9,200 jobs by 2046.

The implementing amendment is a result of the comprehensive work program undertaken by Bruce County to ensure that the County and local municipalities plan for growth to the 2046 planning horizon.

Part B – The Amendment

Introductory Statement

All of this part of the document entitled “Part B – The Amendment” and consisting of the following text, constitutes Amendment Number C-2022-XXX to the Bruce County Official Plan.

The purpose of this Official Plan Amendment is to implement a growth strategy for the County by revising existing policies and adding new policies to the Bruce County Official Plan, having due regard for provincial planning direction and the planning context of Bruce County.

The Amendment

1. The Bruce County Official Plan is amended by deleting the following text from Section 1.1 Introduction, “supports a population of approximately 65,349 people as reported in the 2006 Census”, and replacing it with the following, “supports a population of approximately 73,500 people as reported in the 2021 census.”

2. The Bruce County Official Plan is amended by deleting the following text from Section 1.1.1, “2021”, and replacing it with, “2046”.

3. The Bruce County Official Plan is amended by deleting Sub-Section 3.2.2 and replacing it with the following:

The Vision Statement of this Plan is intended to inform long-range planning decisions within the County over the planning horizon. The Vision of the Official Plan is:

“To navigate Bruce County towards a healthy, diverse, and thriving future.”

4. The Bruce County Official Plan is amended by deleting Sub-Section 3.4.1 County Goals and replacing it with the following:

3.4.1 Guiding Principles

The Vision is supported by eight Guiding Principles that collectively provide direction on land use planning matters within the County. Through implementation of this Plan, Bruce County will balance these Guiding Principles when making land use planning recommendations and decisions. These Principles are to:

- .1 Put growth in the right locations with the right services.
- .2 Increase the supply and mix of homes.
- .3 Support our key economies, including a thriving agricultural community.
- .4 Create opportunities for a diversity of businesses, jobs and employers.
- .5 Improve our ability to move people, goods, and information between communities.
- .6 Create wellbeing through access to complete and healthy communities.
- .7 Identify and manage cultural heritage resources.
- .8 Manage natural resources wisely for future generations.

5. The Bruce County Official Plan is amended by deleting Sub-Section 4.4.1 Population and Housing Objectives and replacing it with the following:

4.4.1 Growth Management Objectives

The Growth Management Objectives of this Plan will achieve the following objectives within the County:

- .1 Plan for forecasted growth within the County in accordance with Section 4.4.2 of this Plan.
 - .2 Manage growth in an efficient, orderly, and sustainable manner that provides housing and employment opportunities, while protecting agricultural land, continuing to steward the natural environment, and maintaining or enhancing public health and safety.
 - .3 Prioritize future growth and intensification to occur in communities where there is existing or planned full municipal servicing.
 - .4 Permit limited growth in the County’s Hamlet Communities to ensure long-term vitality and well-being, while recognizing their unique character and function within the County.
 - .5 Plan for a full range of housing options by type and tenure, including affordable and attainable housing, to meet the current and future needs of the County.
 - .6 Plan for a full range of employment types and opportunities throughout the County to achieve the economic development objectives of this Plan and to support a thriving economy.
 - .7 Responsibly manage the provision of infrastructure, servicing and human services to correspond with the forecasted growth over the planning horizon of this Plan.
6. The Bruce County Official Plan is amended by deleting Section 4.4.2 Population Projections and replacing it with the following:

4.4.2 Growth Forecast

This Plan is based on a forecast that projects growth within the County over the planning horizon to the year 2046. The forecast projects both population and employment growth as shown in Table 1 and Table 2.

Table 1: Population Projections for Bruce County by Municipality to 2046

Area / Year	2021	2026	2031	2036	2041	2046
Arran-Elferslie	7,200	7,500	7,700	7,900	8,100	8,200
Brockton	10,000	10,700	11,500	12,200	12,800	13,200
Huron Kinloss	8,000	8,700	9,200	9,800	10,300	10,600
Kincardine	12,300	13,100	13,700	14,400	14,900	15,400
Northern Bruce Peninsula	4,600	5,000	5,300	5,600	5,900	6,100
Saugeen Shores	16,400	17,600	19,200	20,300	21,200	22,200

South Bruce	6,000	6,300	6,600	6,900	7,200	7,400
South Bruce Peninsula	9,000	9,400	9,700	10,000	10,300	10,500
Bruce County	73,500	78,400	82,900	87,000	90,700	93,600

Table 2: Employment Projections for Bruce County by Municipality to 2046

Area / Year	2021	2026	2031	2036	2041	2046
Arran-Elderslie	2,240	2,340	2,410	2,490	2,570	2,590
Brockton	4,670	5,030	5,350	5,650	5,910	6,090
Huron Kinloss	2,280	2,480	2,620	2,770	2,890	3,000
Kincardine	13,860	14,950	15,400	15,520	15,600	15,700
Northern Bruce Peninsula	1,570	1,690	1,780	1,880	1980	2,040
Saugeen Shores	5,270	5,680	6,210	6,570	6,940	7,270
South Bruce	1,900	2,080	2,170	2,280	2,380	2,450
South Bruce Peninsula	3,140	3,370	3,490	3,610	3,750	3,840
Bruce County	34,900	37,600	39,400	40,800	42,000	43,000

7. The Bruce County Official Plan is amended by deleting Section 4.4.3 Settlement Patterns and Section 5.2.2.5 Future Land Needs and replacing it with the following:

4.4.3 Growth Management

- .1 This Plan establishes a range of land use designations to advance the eight guiding principles. These land use designations form the basis of a County-wide settlement pattern.
- .2 A majority of forecasted residential and employment growth is planned to be accommodated within areas designated by this Plan as Primary Urban Communities, Secondary Urban Communities and Hamlet Communities.
- .3 Intensification of Primary Urban Communities and Secondary Urban Communities is encouraged over the horizon of this Plan, subject to existing or planned infrastructure, including available municipal servicing.
- .4 Hamlet Communities are integral to the long-term vitality and viability of rural areas within the County, and will be supported through minor infill and limited non-residential development, provided that the provision of appropriate servicing can be demonstrated in accordance with the policies of this Plan.
- .5 To support the long-term vitality and viability of rural and

agricultural communities, this Plan recognizes that limited growth may also occur in Rural Areas outside of Primary Urban Communities, Secondary Urban Communities and Hamlet Communities.

- .6 Non-agricultural development will be primarily directed to existing built-up areas within the County to support the growth-related objectives of the built-up areas, protect agricultural land and provide housing and employment opportunities within close proximity to existing communities.
- .7 At a County scale, there is an adequate supply of lands within Primary Urban Communities, Secondary Urban Communities, and Hamlet areas to accommodate forecasted growth over the planning horizon.
- .8 The Walkerton Primary Urban Area will be constrained with respect to residential land supply and commercial land supply over the 25 year plan horizon.
- .9 The Saugeen Shores Primary Urban Areas will be constrained with respect to employment and commercial land supply over the 25 year plan horizon.
- .10 The Kincardine Primary Urban Area will be constrained with respect to employment land supply over the 25 year plan horizon.
- .11 Sauble Beach, Tiverton, Mildmay, Lucknow, Ripley, Chesley, Paisley, Teeswater, and Tara may be constrained by their designated commercial land supply over the 25 year plan horizon.
- .12 Local municipalities with expected or potential constraints in one or more land use designations are encouraged to review opportunities to accommodate forecasted growth through redesignation within existing Settlement Area boundaries where feasible and appropriate, including through intensification strategies.
- .13 Where it is not feasible or appropriate to accommodate forecasted growth within existing Settlement Area boundaries, local municipalities may propose Settlement Area boundary expansions or adjustments.
- .14 The redesignation of lands, adjustments to Settlement Area boundaries and Settlement Area boundary expansions will be considered in accordance with the following:
 - a) The County may identify a Settlement Area or allow the expansion of a Settlement Area boundary only at the time of a County Comprehensive Review in accordance with Section 1.1.3.8 of the PPS, 2020.
 - b) In determining the most appropriate direction for expansions to the boundaries of Settlement Areas or the identification of a Settlement Area, the County and the local municipalities shall apply the policies of the PPS, 2020.
 - c) Proposals to adjust the boundaries of a Settlement Area may occur outside a County Comprehensive Review subject to the requirements of Section 1.1.3.9 of the PPS, 2020.
 - d) The County may permit conversion of lands within employment areas to non-employment uses through a Comprehensive

Review, as outlined in Section 1.3.2.4 of the PPS, 2020.

- e) Proposals to convert employment areas to a designation that permits non-employment uses may be permitted outside of a Comprehensive Review where the proposal is demonstrated to conform to the policies of Section 1.3.2.5 of the PPS, 2020.
- f) Opportunities afforded to planning authorities pursuant to the Planning Act, or other provincial legislation, as may be applicable.

.15 Local municipalities will prepare and implement phasing policies through local planning processes, including official plan reviews, to ensure:

- a) That phasing plans anticipate and enable achievement of the intensification targets outlined in Section 4.4.5; and
- b) The orderly progression of development within designated Settlement Areas and the timely provision of the infrastructure and public service facilities required to meet current and projected needs.

8. The Bruce County Official Plan is amended by deleting Section 4.4.4 Housing Projections / Number of Residential Units Required and replacing it with the following:

4.4.4 Number, Range and Mix of Housing Units

- .1 By 2046, the County’s permanent housing base is forecast to increase to 40,100 households, which represents an increase of 9,600 households over the planning horizon. Detailed household projection ranges for the County and each local municipality are provided in Table 3.

Table 3: Household Projections for Bruce County by Municipality to 2046

Area / Year	2021	2026	2031	2036	2041	2046
Arran-Elderslie	2,810	2,910	2,980	3,090	3,160	3,220
Brockton	3,950	4,270	4,640	4,970	5,280	5,520
Huron Kinloss	3,030	3,280	3,460	3,680	3,870	4,010
Kincardine	5,110	5,450	5,730	6,060	6,360	6,590
Northern Bruce Peninsula	2,100	2,260	2,350	2,480	2,580	2,650
Saugeen Shores	6,940	7,660	8,500	9,090	9,650	10,180
South Bruce	2,250	2,370	2,480	2,610	2,720	2,790
South Bruce Peninsula	3,890	4,040	4,150	4,300	4,430	4,520
Bruce County	30,500	32,800	34,800	36,900	38,700	40,100

- .2 To provide for an appropriate range and mix of housing options and densities required to meet the projected requirements of

current and future residents, the County and local municipalities will maintain at all times:

- a) The ability to accommodate residential growth for a minimum of 15 years through residential intensification and redevelopment and lands that are designated for residential development; and
 - b) Where new development is to occur, land with servicing capacity sufficient to provide at least a three-year supply of residential units available through lands suitably zoned to facilitate residential intensification and redevelopment, and land in draft approved and registered plans.
 - c) Where there may be a deficiency in land supply to accommodate forecasted growth, land use redesignations, Settlement Area boundary adjustments and Settlement Area boundary expansions may be considered, as outlined in Section 4.4.3.
- .3 To facilitate a broad range and mix of housing appropriate for the needs of Bruce County residents, including additional and accessory housing, supportive and collective housing, and affordable and attainable housing.
- .4 The County will ensure that the development and redevelopment of housing occurs in appropriate locations in an orderly, efficient, and sustainable manner, in keeping with the capacities of infrastructure and public services, and the financial capability of the County and the local municipalities.
- .5 The mix of unit types and tenure shall be established by the local municipalities through their official plans. The following policies shall guide County Council and local Councils in this regard:
- a) Local municipalities will include policies in their local official plans to encourage a range of housing types, housing densities and housing options to meet the needs of current and future County residents.
 - b) Local municipalities will develop affordable housing targets that are generally consistent with the County's target which provides the opportunities for housing accessible to lower and moderate-income households.

9. The Bruce County Official Plan is amended by inserting a new Section 4.4.5 as follows:

4.4.5 Residential Infilling and Intensification within Primary Urban Communities and Secondary Urban Communities

This Plan supports intensification within Primary Urban Communities and Secondary Urban Communities to accommodate forecasted population and employment growth over the plan horizon in a way that supports the Guiding Principles of the Plan:

- .1 For the purposes of this Plan, residential infilling and intensification includes:
 - a) Infill development;
 - b) Development on vacant, underutilized lots and brownfield sites;
 - c) Reuse or redevelopment of existing buildings; and
 - d) Additional Residential Units in existing homes and/or accessory to a principal dwelling unit.

- .2 The County and local municipalities support opportunities to increase the supply of housing through infilling, intensification and redevelopment in appropriate locations.
- .3 Where development is permitted on partial or private services in Settlement Areas, intensification opportunities will be based on lot size, servicing availability, compatibility, and zoning.
- .4 Local municipalities will prepare intensification strategies that conform to this Plan. Through intensification strategies, local municipalities will:
 - a) Identify intensification areas to support the achievement of the intensification target;
 - b) Promote and facilitate intensification and efficient use of land;
 - c) Promote the development of mixed-use spaces within Settlement Areas;
 - d) Identify areas appropriate for revitalization and redevelopment;
 - e) Identify the type and scale of development appropriate for intensification areas;
 - f) Develop cost-effective and land effective development standards;
 - g) Undertake appropriate study to ensure that forecasted growth is appropriate for and makes efficient use of infrastructure, including planned or available servicing; and
 - h) Identify a program for monitoring growth by intensification and evaluate the ongoing feasibility of achieving the targets.
- .5 Infill and intensification strategies will be implemented through local planning processes, including official plan review and zoning by-law review processes, as undertaken pursuant to the *Planning Act*.
- .6 The target is that at least 15% of new residential development within fully serviced Primary and Secondary Urban Communities will occur through infilling and intensification.
- .7 Where full municipal services are not available, intensification is encouraged subject to servicing capacity.

- 10. The Bruce County Official Plan is amended by inserting a new Section 4.4.6 Hamlet Communities as follows:

4.4.6 Hamlet Communities

This Plan recognizes designated Hamlets as Settlement Areas where limited growth may occur over the planning horizon. Growth within Hamlets over the planning horizon will be subject to the following policies:

- .1 The ability for Hamlets to accommodate new growth will be predicated on their ability to provide appropriate infrastructure, including servicing.
- .2 Full municipal servicing within Hamlets may not be feasible over the planning horizon, and therefore private communal servicing is the preferred alternative servicing of the PPS, 2020 to accommodate new growth, including minor infill and rounding out of existing development.
- .3 Where private communal servicing is not feasible, minor infilling and the rounding out of development within Hamlets may be approved where individual on-site servicing is proposed, provided

that site conditions are suitable, and it can be demonstrated that the provision of individual on-site servicing will have no negative impact.

10. The Bruce County Official Plan is amended by deleting “Sauble Beach (serviced Area only) from the table in Section 4.7.5.4 Interim Servicing – Primary Urban Communities:

Delete 4.7.5.5.1 (v), 4.7.5.5.2 (v), 4.7.5.5.3 (vi) in their entirety

Note these sections currently read “New lots created by consent or other planning approvals, and proposed to be serviced by a private sewage disposal system, shall be zoned so as to require the building envelope for the primary building/structure to be located in close proximity to the geographic centre of the new lot. The location of the building envelope for the primary building may take into consideration environmental and physical constraints present on the new lot.”

11. The Bruce County Official Plan is amended by deleting ~~strike through~~ text and adding **bold and underlined** text to Section 4.7.5.8.2 Nitrate Study:

.2 Nitrate Study

- i) A Nitrate Study ~~shall be~~ submitted as per the requirements of this Official Plan or when required by the County of Bruce, local municipality or any other agency or ministry. A Nitrate Study shall at a minimum address the matters as prescribed in Procedure D-5-4 Technical Guideline for Individual On-Site Sewage Systems: Water Quality Impact Risk Assessment of the Ministry of Environment. The County of Bruce requires applicants to apply this Procedure to development proposals regardless of the number of proposed lots. No development proposal shall result in a nitrate concentration at each new property boundary of more than 10mg/l of nitrate, **or at the boundary of the development lands where the lots will be supplied with communal or municipal water**. The Nitrate Study shall be completed to the satisfaction of the Local Municipality, and the appropriate approval authority.

12. The Bruce County Official Plan is amended by deleting Section 4.7.5.5.3 which currently reads:

- “ii) For applications proposing to use Private Services, lot creation shall be limited to no more than five lots or residential units per development application.”