

County of Bruce Draft Official Plan

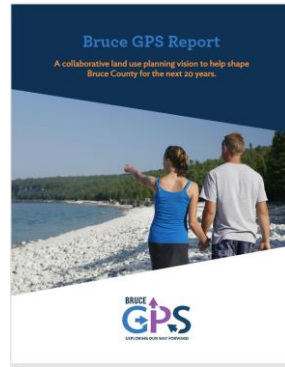
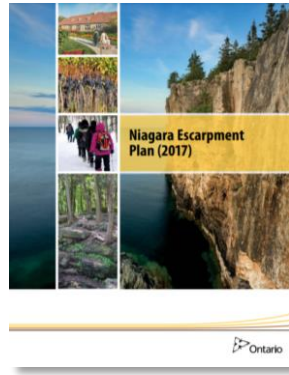
Huron-Kinloss
Monday, September 16, 2024



Context for the Bruce County Official Plan



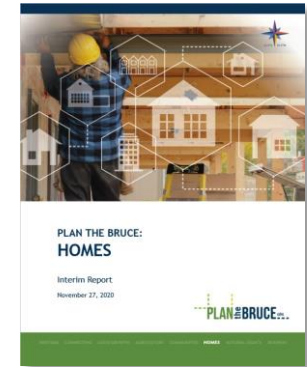
Provincial Plans and Policies



Bruce GPS Report



Land Use Service Delivery Review Report



Eight (8) Discussion Papers

New Bruce County Official Plan

Additional Resources - Policy Directions Matrix

What's In:

- Broader permitted uses for Industrial and Commercial Uses on Farms (Part 2 Land Use Designations, 2.3 Countryside Areas)
- References to Economic Development Strategy (Part 3 Implementation, 3.4 Economic Development)
- Permit a wider range of housing types (Part 1, 1.2 Housing)
- Transportation Master Plan Recommendations
- Promoting and protecting a sustainable community
- Indigenous Engagement
- Growth Management
 - Municipal Servicing infrastructure
 - Maintaining a distinct settlement area structure
 - Planning for permanent and seasonal population growth

What's Not In:

- Changes to be more permissive for Surplus Farm Dwelling Severances (Due to Provincial Direction)
- Allowing New Residential Lots in Woodlands in the Prime Agricultural Area (Due to Provincial Direction)
- Steps to a transit network/ transit system (Generally Transit Supportive)
- Crime Prevention Through Environmental Design (CPTED) principles (Refer to Local Plans and Guidelines)
- Introducing a community planning permit system focused on heritage preservation (Included high-level enabling policies)

*This is not a complete analysis of policy recommendations prepared for Bruce County.

Reviewing the Plan

- Grey Highlighted Text has already been adopted by Council. Underlined text within grey highlighted areas are additions and strikethrough are deletions.
- “Did You Know” boxes will be provided for informational purposes, but do can be updated to keep information current.

Structure

- Part 1: Vision and Guiding Principles
- Part 2: Growth Management
- Part 3: County-wide Policies
- Part 4: Land Use Designations
- Part 5: Implementation Policies
- Part 6: Site Specific Policies (carried over from current plan)

New Provincial Planning Statement (1/2)

Provincial Planning Statement Change	Draft Official Plan
Population and employment growth forecasts based on Ontario Population Projections by the Ministry of Finance	Current projections are from 2021, Province approved these projections August 23, 2024.
Official Plans to meet land needs for "at least 20 years, but not more than 30 years" was previously "up to 25 years"	No change required; Official Plan defines the 'planning horizon' as "to the year 2046".
Settlement area expansions no longer require municipal comprehensive reviews	No change required. Provincial modifications to Growth Management Amendment addressed conformity.
Planning Authorities are encouraged to identify and focus growth and development in <i>strategic growth areas</i>	Opportunity to identify <i>strategic growth areas</i> "for accommodating intensification and higher density mixed uses in a more compact built form." Currently, forecasted growth is directed to Primary Urban Communities, Secondary Urban Communities and Hamlet Communities.

New Provincial Planning Statement (2/2)

Provincial Planning Statement Change	Draft Official Plan
Changes to the criteria for removing land from <i>employment areas</i> (employment land conversions)	No change required; Bruce Official Plan, Section 4.1.1.3 (3) "The removal of lands from employment areas to permit other uses will occur only in accordance with provincial direction."
Protection of employment uses in <i>employment areas</i> from <i>development</i> that could impact long-term economic viability	No change required; Bruce Official Plan, Section 4.1.1.3 (1) "Employment areas will be identified and protected in accordance with provincial direction."
Planning Authorities are encouraged to collaborate with school boards to meet current and future needs	Opportunity to mention.
Natural Heritage System, Water Resource System	Policies largely unchanged from 2014 PPS – Draft Plan maps a system with components as required by PPS.

*This is not a comprehensive analysis of PPS 2024 changes, or the complete comparison matrix prepared for Bruce County.

New Draft Plan Schedules

Text Highlights

- Locates Bruce County in broader Saugeen Ojibway Nation Territory
- Strong housing focus maintains minimum densities, supports range and mix of housing, ADU where possible, affordability targets, infilling/intensification and role of housing action plan and housing and homelessness plan
- Agriculture, Tourism, and Energy as economic drivers – and diversification
- Envisions complete communities in a thriving region with easy access to housing, jobs, recreation, and services
- Streamlining focus including opportunities for local decisions and plans

Groundwater Protection and Development

- PPS directs maintain and where possible improve drinking water supply
- Tension due to provincial regulatory gap between planning function and building code function
- Most pronounced in context of intensification on individual private wastewater (septic) systems – smaller lots or multifamily development
- Proposed policies provide for:
 - advocacy, study, guidelines, and communal services where appropriate,
 - more flexibility for reconfiguring existing development without requiring studies
 - Provision for reliance on advanced technology to intensify in settlement areas and where monitoring provisions can be addressed.

Current Engagement and Consultation Schedule*



* Risks to the Timeline

- If public engagement results in a need for significant revisions the timeline may be impacted.

Your Input Matters

Engage with Plan the Bruce



Visit planthebruce.ca to view project information, work completed to date, and opportunities to get involved.



Register to receive project updates and to stay informed.



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Contact



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Thank You

