



Update Report

To: Township of Huron-Kinloss, Council

From: Monica Morrison, Land Use Planning Manager

Date: December 2, 2024

Re: Draft New Bruce County Official Plan

Recommendation:

That Huron-Kinloss Council receives this report for information.

Summary:

This report is a follow-up to questions arising from the staff presentation about the proposed new Bruce County Official Plan to Township Council on September 16, 2024.

Settlement Area Boundary Adjustment Requests:

The new Bruce County Official Plan represents an opportunity to ensure settlement areas across the County are appropriately identified to accommodate growth within the County for the timeframe of the plan (to 2046).

A land needs analysis and commercial market study were conducted by Watson and Associates as part of the project. The findings were incorporated into the Good Growth Amendment to the Bruce County Official Plan, which was adopted by Bruce County in October of 2022 and approved by the Province of Ontario in August 2024.

The land needs analysis found that on a County-wide basis there is an adequate supply of residential land already designated for future development to the year 2046. However, some settlement areas have a projected shortfall of land for residential or employment uses. Huron-Kinloss was not identified as having a shortfall of residential or employment uses.

The commercial market study identified Lucknow and Ripley as being tight for commercial land supply. These settlement areas were recommended to be reviewed for possible opportunities to increase the supply of land for commercial uses. This would be a function of the local Official Plan which allocates land uses within settlement areas.

Through the public engagement phase of the draft new County Official Plan, a number of potential boundary adjustments were considered by the County. Two requests were considered for Huron-Kinloss: one in Ripley, from a private landowner, and one in the Lakeshore area arising from the Township's Master Servicing Strategy.

In addition to reviewing these requests against the County land needs assessment and the policies of the Official Plan, these boundary adjustment requests are also required to be reviewed against the Provincial Policy Statement (PPS) 2024, which took effect on October 20, 2024.

In allowing a settlement area boundary expansion, the PPS 2024 states planning authorities shall consider the following:

- a) the need to designate and plan for additional land to accommodate an appropriate range and mix of land uses;
- b) if there is sufficient capacity in existing or planned infrastructure and public service facilities;
- c) whether the applicable lands comprise specialty crop areas;
- d) the evaluation of alternative locations which avoid prime agricultural areas and, where avoidance is not possible, consider reasonable alternatives on lower priority agricultural lands in prime agricultural areas;
- e) whether the new or expanded settlement area complies with the minimum distance separation formulae;
- f) whether impacts on the agricultural system are avoided, or where avoidance is not possible, minimized and mitigated to the extent feasible as determined through an agricultural impact assessment or equivalent analysis, based on provincial guidance; and
- g) the new or expanded settlement area provides for the phased progression of urban development.

A significant change in PPS 2024 is that the Province now permits boundary adjustment applications to be submitted through site-specific official plan amendments at any time. Under Provincial Policy Statement 2020, boundary expansions were limited to only be considered at the time of an official plan update, when a comprehensive review was being completed. The additional flexibility in PPS 2024 allows for future consideration of site- or community-specific boundary expansion applications that may be premature at this time, or that may require additional assessment, for example in relation to ability and capacity for servicing.

The Planning Department has completed a review of the two settlement boundary area adjustment requests for Huron-Kinloss that have been received through the engagement process for the draft new Official Plan. Results of the assessment are attached for Council's information. These requests have been reviewed with reference to the land needs analysis and the proposed policies for settlement area boundary expansions in the draft new Official Plan, and the criteria of the PPS 2024.

The requests are not recommended to be included in the new Official Plan at this time.

Through conversations with Huron-Kinloss municipal staff it was recognized that the County's Growth Management Forecast and the Municipal Master Servicing Strategy apply the same growth projections, however there the Growth Management Study assumes a lower yield within the existing Lakeshore area and thus identifies some deficiency of land.

The potential shortfall is not immediate, and potential wastewater servicing approaches is not yet known, and so staff has recommended that we continue to monitor growth with the municipality in the near term and process an area-specific amendment to the Plan when more information is available.

Ripley does not at this time have a shortage of land, and an expansion for Ripley would be premature until the issue of municipal sewage capacity can be addressed.

Development on Private or Partial Services and Protection of Groundwater

County staff have been consulting with the Ministry of Municipal Affairs and Housing regarding the proposed policies of the draft new Official Plan that attempt to facilitate intensification of development on private or partial services while managing risk to groundwater. Planning staff are anticipate completing this review shortly.

Next Steps for the Official Plan:

Staff propose to bring a report to the December 19th County Council meeting summarizing engagement and feedback that has been received to-date on the draft new Bruce County Official Plan.

Staff propose to present to County Council final draft land use schedules and text that staff recommend, which arose from the engagement process, and issues that may require Council direction to resolve.

At this time staff anticipate seeking direction from County Council at the December Council meeting to proceed to finalize the draft plan and schedule a statutory open house and a public meeting early in the new year based on the revised schedules and text.

County Council would be able to consider adoption of the final County Official Plan following the statutory open house and public meeting. Following adoption of the new County Official Plan, the Plan is forwarded to the province for approval.

Based on the current timeframe, it is expected that the new Official Plan would come into effect in early to mid 2025.

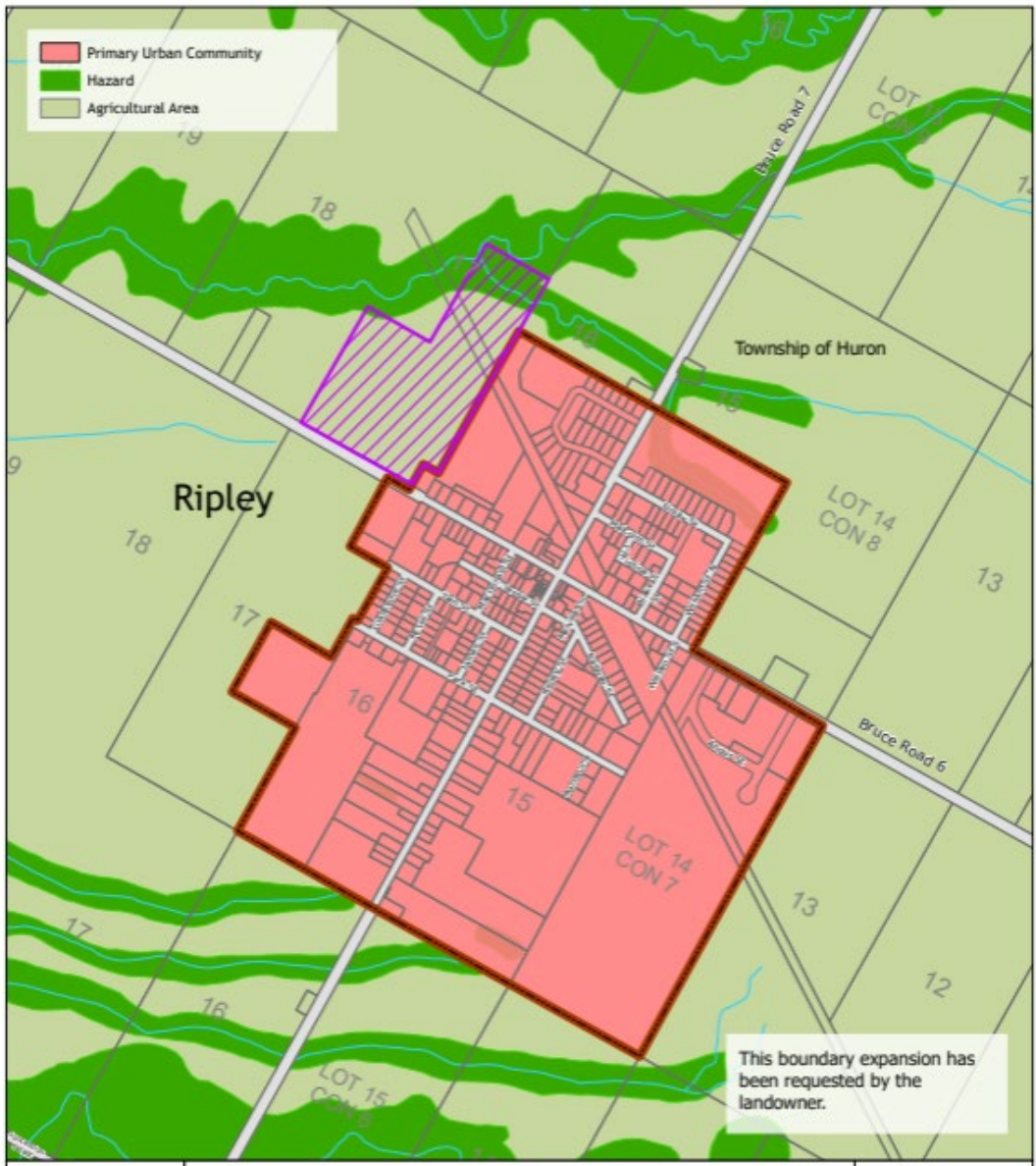
Planning staff are looking forward next to supporting local municipalities with updates to local plans and zoning by-laws to implement the new County Official Plan.

Appendices

Huron Kinloss: Ripley

Intended Use: Residential

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



	<p>Requested Boundary Expansion: Ripley with Current County of Bruce Official Plan Designations</p>	<p>Scale: 1:14,000</p>	<p>  Municipality Request  Landowner Request  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</p> <p>Date Printed: 9/25/2024 11:18 AM</p> <p>Path: G:\GP\BruceCounty\OP\BC OP Schedule 2024\Requests\South_SNDY_Requests_FRG.aprx</p>	<p>Map Projection: Universal Transverse Mercator (Zone 17) North American Datum 1983</p> <p>© 2024 County of Bruce</p>	

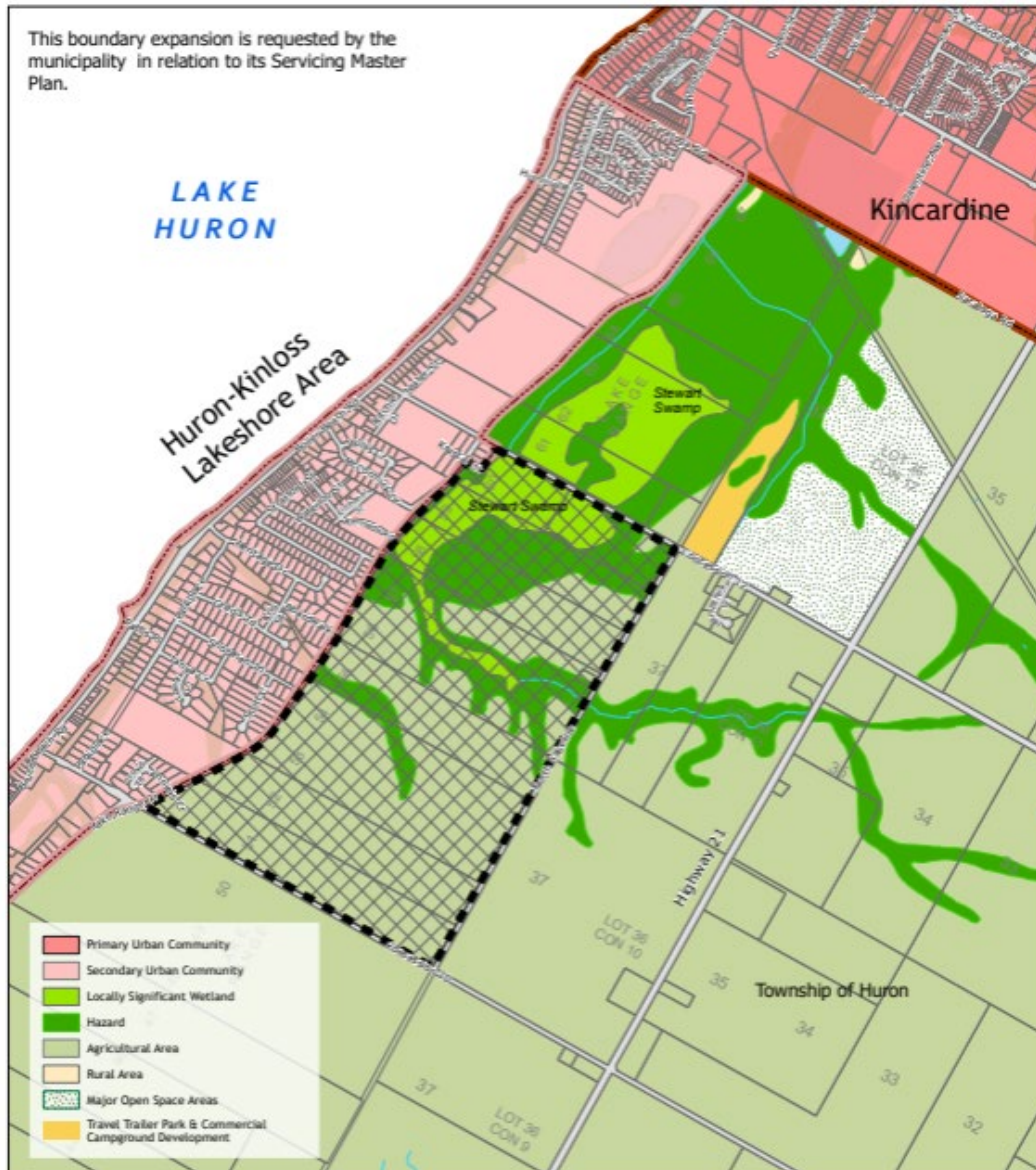
Required Criteria

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

Huron Kinloss Lakeshore

Intended Use: Residential and Local Commercial

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



Requested Boundary Expansion: Huron-Kinloss Lakeshore with Current County of Bruce Official Plan Designations



Scale: 1:22,000

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Map Projection:
Universal Transverse Mercator (Date 17)
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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. 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.