



# Planning & Development Mid-year update

Q1-Q2 2025



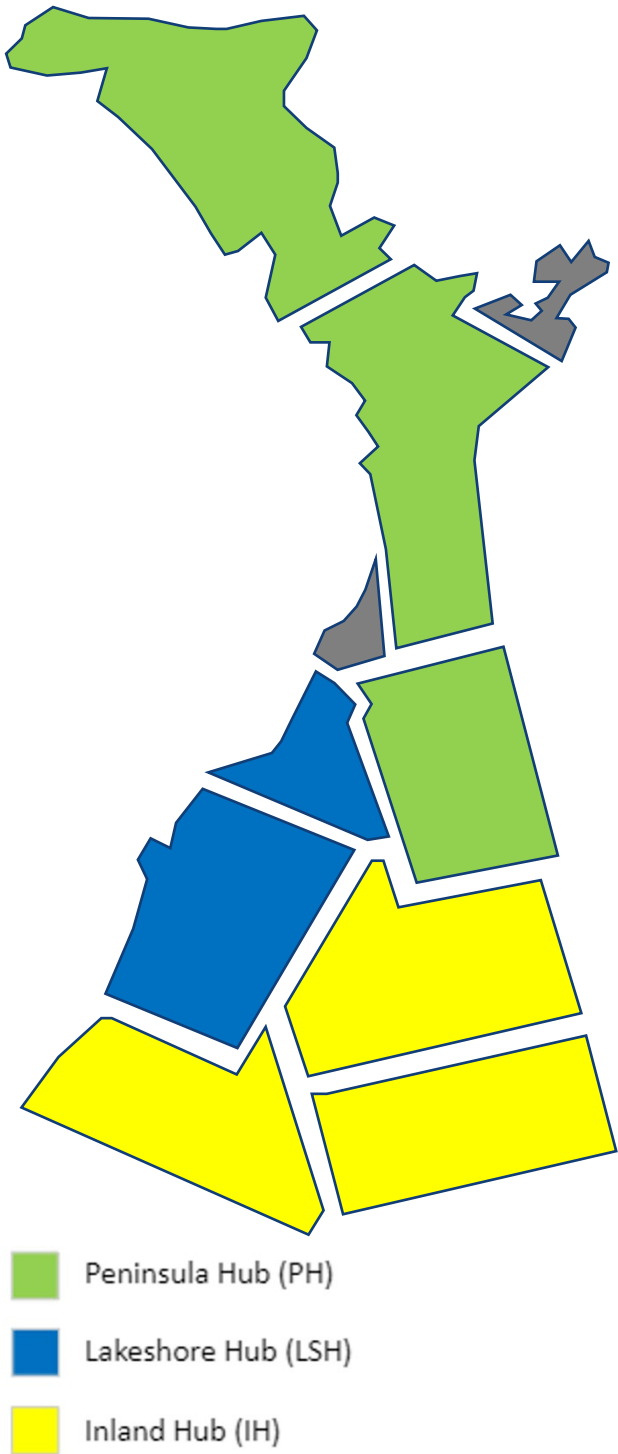
# Overview

The Bruce County Planning and Development Department includes a team of Planners, Applications Technicians, and GIS professionals.

The Department provides planning services to County Council and each of the 8 local municipalities within Bruce County, processing requests for updates and amendments to the Bruce County Official Plan (OP), Local Official Plans (LOP), Zoning By-laws (ZBL), applications to Committees of Adjustment (COA) for variances to zoning by-laws and changes to legal non-conforming uses. The County also administers the land division process.

Planning services are delivered from three regional administrative hubs - the Peninsula Hub in Wiarton, the Lakeshore Hub in Port Elgin, and the Inland Hub in Walkerton, which primarily serve the municipalities in their area.

This report provides a breakdown of the work of the Planning and Development Department in the first half of 2025, highlighting the work of the staff team with our local municipalities and our communities to address pressing needs and support a thriving future in Bruce County.



# Planning Applications Summary

**138** applications and **208** inquiries received in Q1-Q2 2025

## Inquiries and Pre-submission Consultations

Most applications start with an inquiry - can I do this on this property? Can I divide this lot? Planning staff review the proposal, relevant policies, check in with local municipalities, agencies, and rights holders as appropriate, and provide a preliminary opinion and information requirements. While general inquiries are resourced from the levy, more complicated proposals are recommended to have a formal, fee-for-service, pre-submission consultation with more detailed review and follow-up.

Figure 1: 2025 Q1-2 Inquiries by Hub

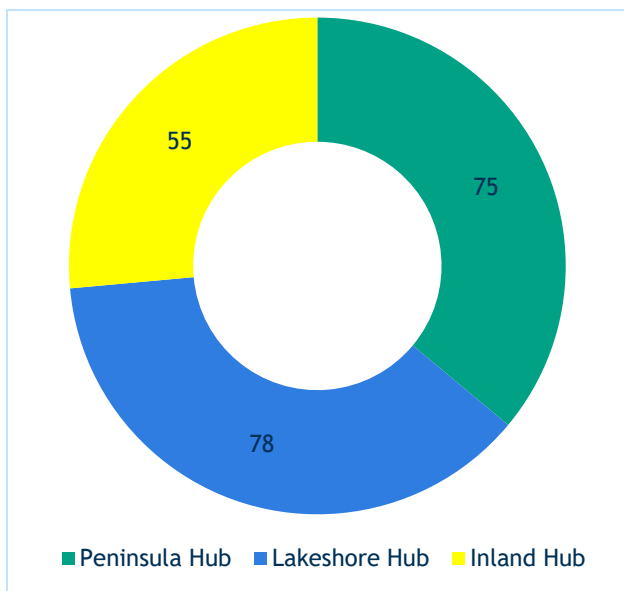
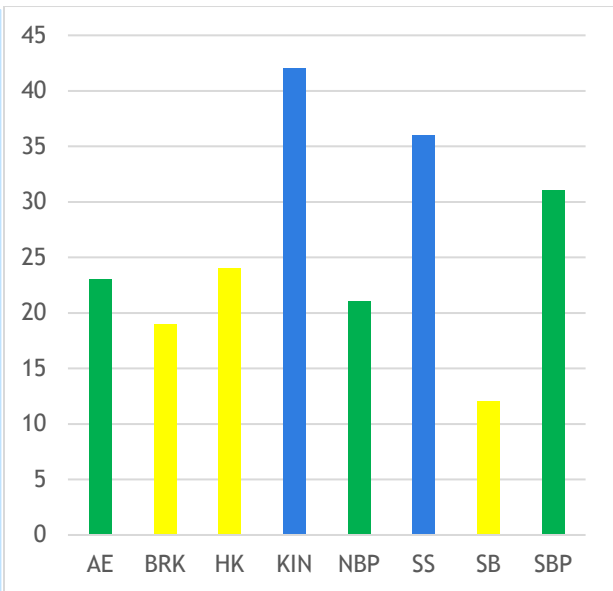
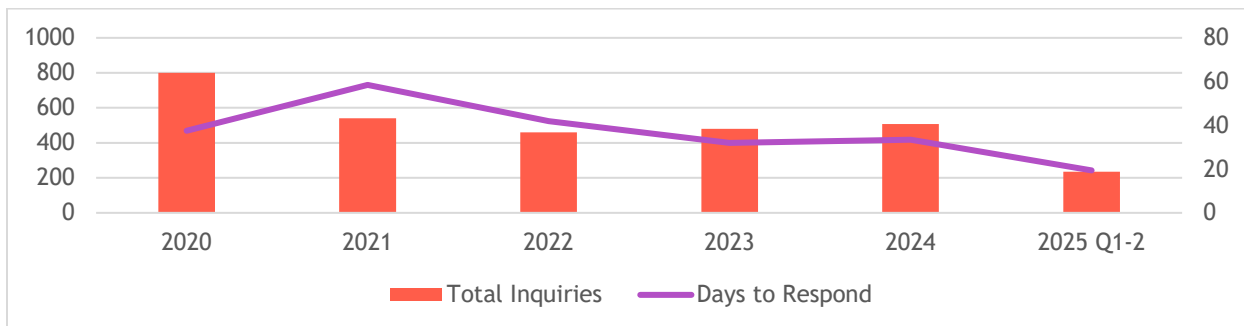


Figure 2: 2025 Q1-2 Inquiries by Municipality



The average inquiry / pre-submission consultation response time in Q1-2 2025 is 20 days - a significant improvement over previous years as the following chart shows.

Figure 3: Volume of Inquiries and Response Times by Year



# Planning Applications Summary

Figure 4: 2025 Q1 & Q2 Applications by Hub

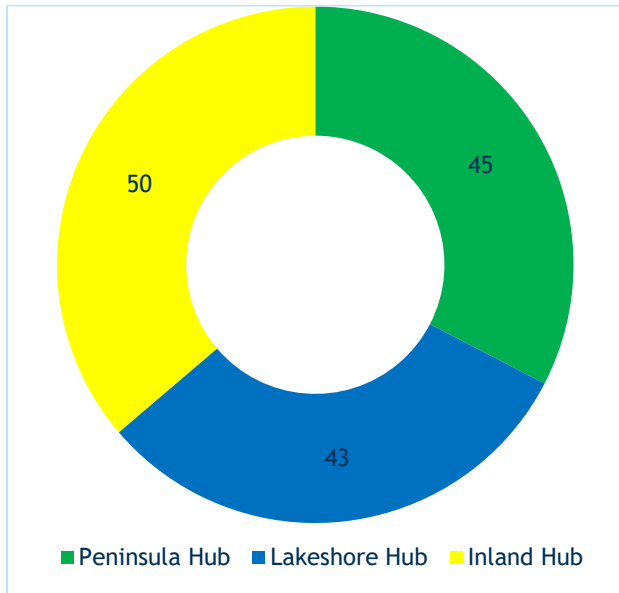
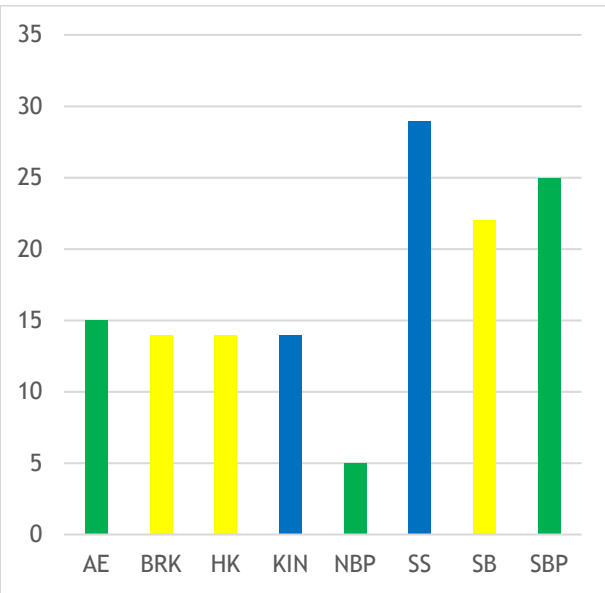


Figure 5: 2025 Q1 & Q2 Applications by Municipality



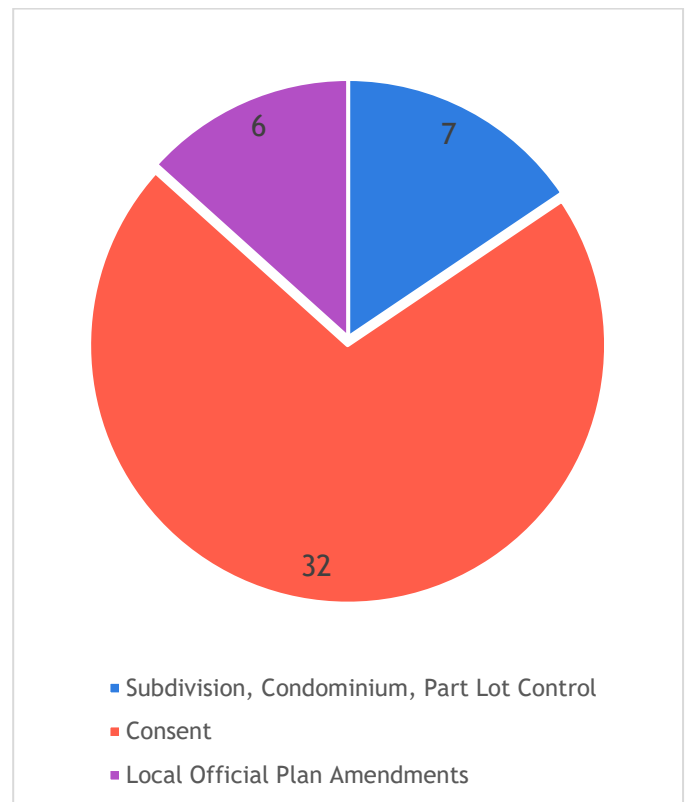
## Delegated Approvals

County Council has delegated authority to staff to approve uncontested applications for land division, complete final land division approvals, and approve amendments to local official plans that have been adopted by local councils.

In the first half of 2025 Staff exercised this authority for 32 consents, 7 subdivision/condominium/part lot control applications, and 6 amendments to Local Official Plans.

Just 3 applications - 2 consents and a quarry - were referred to County Council for a decision.

Figure 6: Staff Approvals in Q1-Q2 2025



## Conditional or Draft Approved Lots in Q1-Q2 2025

In the first half of 2025 conditional or draft approval was given to new lots for 570 homes across Bruce County. The following chart indicates where lots were approved:

Municipality	Hamlet	Rural	Shoreline	Surplus Farm Residence	Serviced Settlement Area	Total
AE					7	7
BRK				3		3
HK	1			1		2
KIN			1	1	5	7
SB				3	377	380
SBP		1			1	2
SS					169	169
<b>Total</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>8</b>	<b>559</b>	<b>570</b>

In addition to these decisions, the following approvals were given for new non-residential lots:

### Brockton

Establish a condominium consisting of two already-proposed apartment buildings; individual units would continue to be rental units.

Divide an existing townhouse complex into two smaller multifamily parcels

### Northern Bruce Peninsula

Create a Conservation Lot

Transfer An Existing Private Road to adjacent owners

### Saugeen Shores

Establish a Commercial Condominium in an existing building

## Final Approved Lots in Q1-Q2 2025

Most lot creation is subject to conditions that must be met before a final approval can be given and lots (or easements) can be registered and transferred to new owners. The following chart shows lots presented for final approval in Q1-Q2 2025.

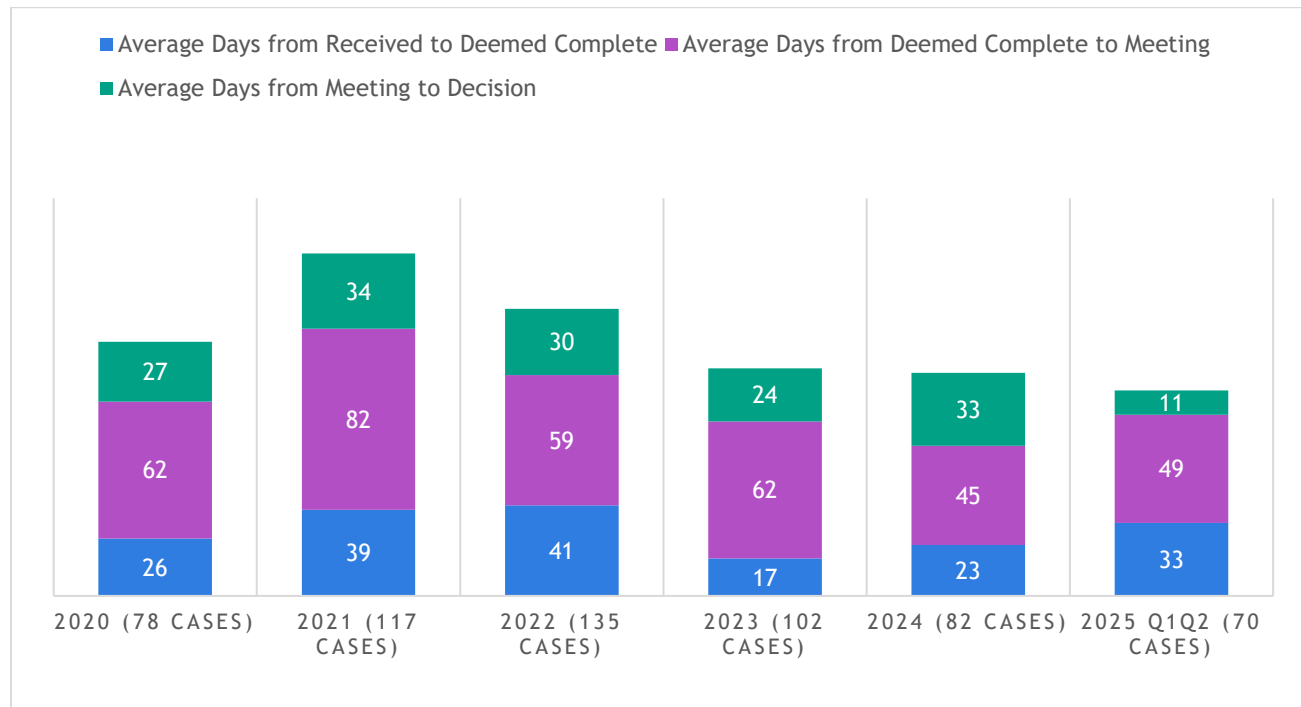
Municipality	New Residential Lots	Easement	Merged Developed Lot	Surplus Farm Residence
Arran-Elderslie	9			
Brockton				1
Huron-Kinloss		1		
Kincardine	5	1		
Northern Bruce Peninsula				2
South Bruce	2			1
South Bruce Peninsula	15			2
Saugeen Shores	5		1	
<b>Total</b>	<b>36</b>	<b>2</b>	<b>1</b>	<b>6</b>

## Official Plan and Zoning Amendment Application Timelines

The Planning Act timeline for an official plan amendment (OPA) or a rezoning (ZBA) application is 90 days from when it is complete to when a decision is made by Council. When OPA and ZBAs are combined Council has 120 days to decide the ZBA.

The chart below includes OPA and ZBA applications that have completed any of the three milestones (deemed complete, public meeting, decision).

Thus far in 2025 the average time for complete applications to be deemed complete, have a public meeting, and receive a Council decision is 93 days.



## Zoning & Committee of Adjustment Approvals Q1-Q2 2025

Development proposals for uses that are not permitted by the zoning by-law, or that cannot meet one or more specific requirements of the zoning by-law, may be approved through amendments, variances, or changes to legal non-conforming uses. In the first half of 2025, 44 of these applications were approved across the County.

Of note, these applications facilitated 44 homes on existing lots that would not otherwise be permitted, and 48% of these applications were intended to facilitate land division applications. The chart following summarizes the approvals given in Q1-Q2 2025.

<b>Summary of Applications by Municipality</b>	<b>Number of Applications</b>	<b>Number of homes*</b>
<b>Arran-Elderslie</b>	<b>4</b>	<b>3</b>
Residential Accessory Building	1	
Parking relief enables extra apartments	1	3
Facilitates Land Division	2	
<b>Brockton</b>	<b>5</b>	<b>10</b>
Cemetery Expansion	1	
Develop 10 Townhouses**	1	10
Municipally Sponsored - Streamlining	1	
Facilitates Land Division	2	
<b>Huron-Kinloss</b>	<b>4</b>	
Outdoor Events Venue**	1	
Facilitates Land Division - Specialized Farm	1	
Facilitates Land Division - Surplus Farm Residence	1	
Facilitates Land Division	1	
<b>Kincardine</b>	<b>5</b>	
Residential Accessory Building	2	
Facilitates Land Division - Surplus Farm Residence	1	
Facilitates Land Division	2	
<b>Northern Bruce Peninsula</b>	<b>4</b>	
Private Park and Accommodations	1	
Site Specific relief for residential	1	
Facilitates Land Division	2	
<b>South Bruce</b>	<b>3</b>	
Enlarged Schoolyard at rural school	1	
Facilitates Land Division	2	
<b>South Bruce Peninsula</b>	<b>12</b>	<b>2</b>
Develop on Class 2 Road	2	2
Nordic Spa**	1	
On-farm diversified uses	1	
Quarry**	1	
Site Specific relief for residential**	2	
Municipally Sponsored - Backyard poultry	1	
Facilitates Land Division	4	
<b>Saugeen Shores</b>	<b>7</b>	<b>29</b>
Enable mixed use development in commercial area**	1	27
Site Specific relief for Semi-Detached Residential	1	1
Site Specific Relief for Additional Residential Unit	1	1
Replace and enlarge legal non-conforming dwelling	1	
Facilitates Land Division	3	
<b>Total</b>	<b>44</b>	<b>44</b>

\*Extra homes enabled by applications that facilitate land division are counted there.

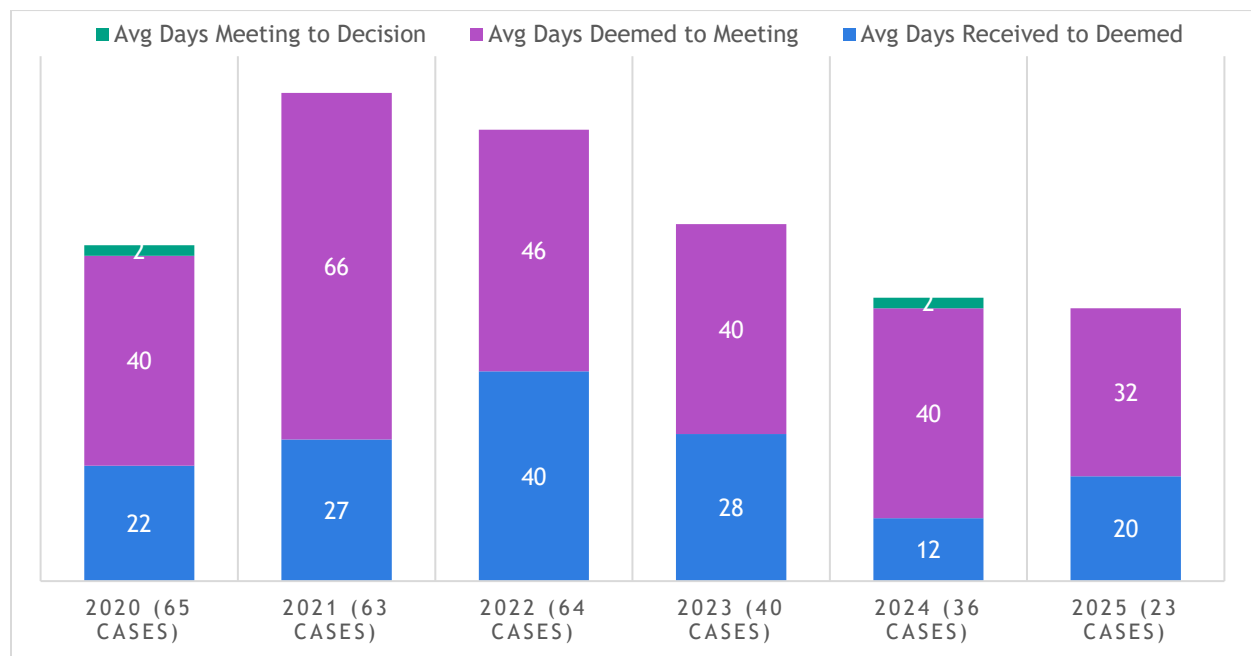
\*\*Application also required a County and/or Local Official Plan Amendment.

## Committee of Adjustment Application Timelines

The Planning Act provides 30 days for applications like minor variance and change/extension of legal non-conforming use to be heard by the local Committee of Adjustment. Most decisions are made on the day of the hearing.

The chart below includes COA applications that have completed any of the three milestones (deemed complete, public meeting, decision).

Committee of Adjustment Applications are on average outside this timeline. Staff are working with local municipalities to amend by-laws to reduce the need for applications and to get them in front of the local committee faster.

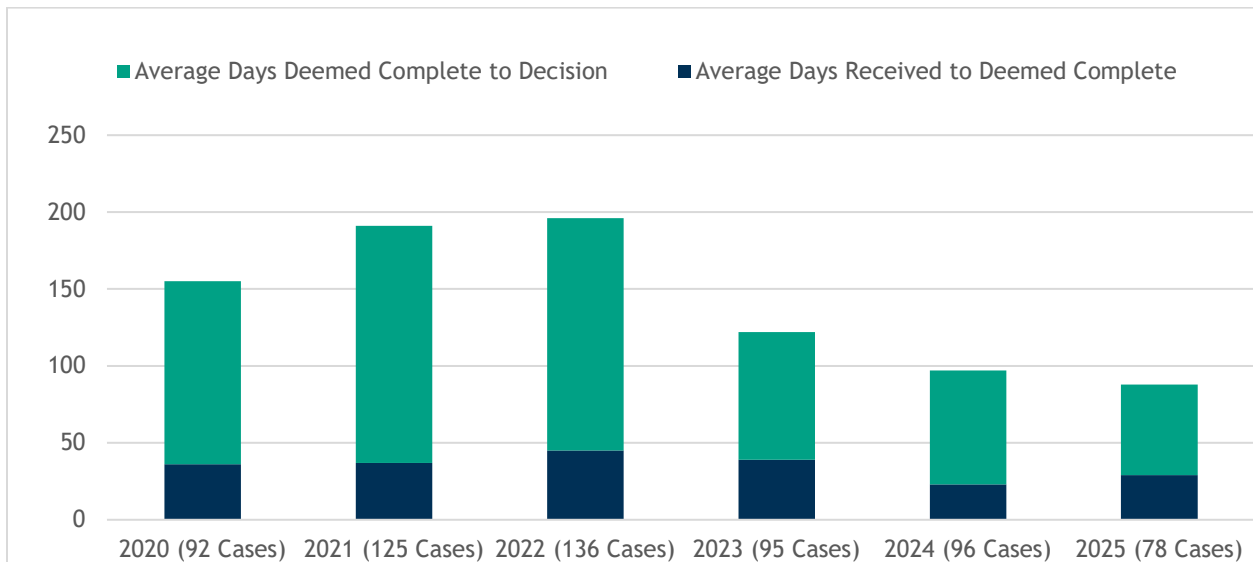


## Land Division Applications

The Planning Act provides 90 days for a decision to be made on consents and 120 days for a decision on a subdivision or condominium. Most land division decisions are delegated to staff.

The Planning Act does not require public meetings to be held for land division applications, however most subdivisions have a related zoning applications and County Council has directed that public meetings be held for subdivision applications that do not have a related application. The chart below includes land division applications that have been deemed complete or advanced to a decision).

After significant application volumes exceeding staff capacity in 2020-22, application processing has returned to averaging close to the 90-day time period provided in the Planning Act for Consents in the Act and 120 days for Subdivisions.

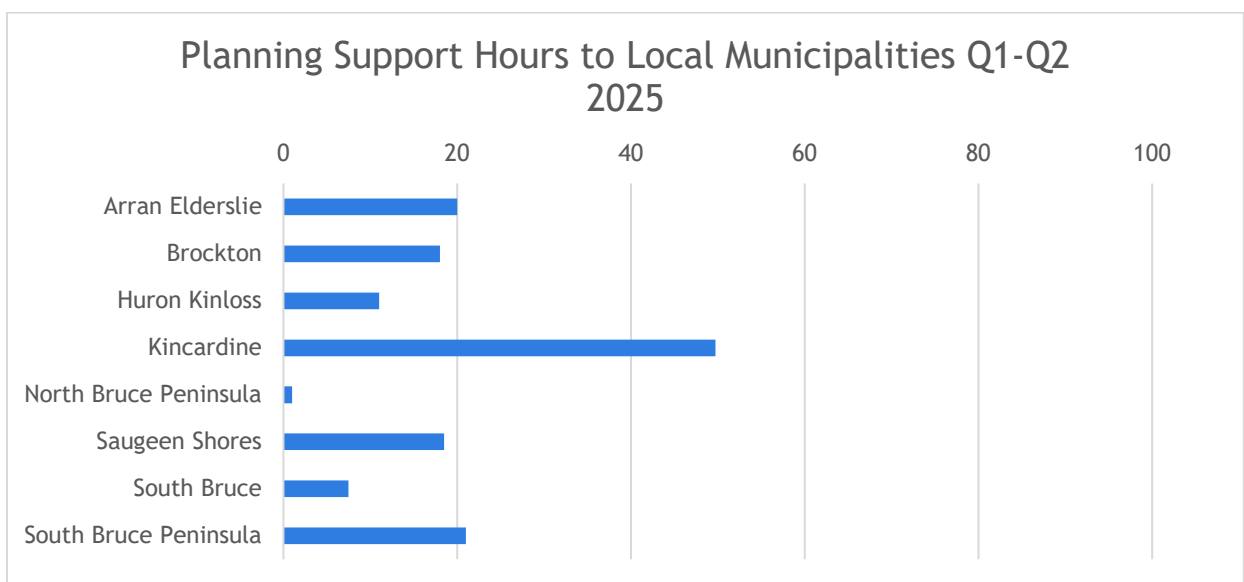


## Local Services

In addition to processing development applications, Planning staff provide a range of supports to local municipalities at their request.

In Q1-Q2 of 2025 these services have included support for municipal projects to advance affordable or attainable housing, process updates to municipal plans or by-laws, support municipalities who have consultants undertaking policy projects, assist in training new staff, and a range of smaller requests.

The planning services agreements between the County and local municipalities include up to 105 hours (3 weeks) of service to local municipalities each year. Time used in the first half of the year is indicated in the table below.



# External Engagement

In Q1 and Q2 of 2025 Planning and Development Staff:

- Engaged local Municipalities and submitted comments on 7 Environmental Registry of Ontario and 2 Regulatory Registry of Ontario postings related to provincial changes to the Planning and Development system
- Presented at the Rural Ontario Municipalities Association (ROMA) Conference and (with Human Services) a Sources of Knowledge (SOK) Panel forum on housing in Tobermory
- Developed and presented workshops on Additional Residential Units at the Kincardine Home & Garden Show
- Held an information session with Saugeen Ojibway Nation Environment Office staff to share details on County land use planning processes
- Launched a [how-to video about site plans](#) to help applicants file complete applications
- Convened 2 Meetings of the Bruce County Housing Action Plan Municipal Implementation Committee
- Advanced the County's perspective in sessions organized by the Association of Municipalities of Ontario (AMO) Planning Task Force, Western Ontario Wardens Caucus (WOWC) Planning Subject Matter Experts, County Planning Directors, and Independent Electricity Systems Operator (IESO)