
PLANNING ADVISORY COMMITTEE AGENDA

Tuesday, November 14, 2023 | 4:00 pm
Virtual via Zoom

MEMBERS PRESENT

OTHERS PRESENT

DISCLOSURE OF PECUNIARY INTEREST

DELEGATIONS:

DISCUSSIONS & DECISIONS

1. Adoption of October 10th, 2023 Regular Meeting Minutes
2. Business arising from Minutes
3. Local Official Plan No. 4 (LOPA#4) -----Town of Hanover (Housekeeping)
4. Correspondence
 - 4.1. Request for Comments C8 Implementation Amendment ----- Corporation of County of Bruce
 - 4.2. Globe & Mail Article dated November 6, 2023
5. New Business
 - 7.1 Zoning Bylaw Amendment No. Z4-21 Update -----Tedford, Don (late) & Donna
 - 7.2 Consent Application Nos. B1-21 to B6-21 Update-----Tedford, Don (late) & Donna
6. Adjournment

Next Meeting Date: December 12, 2023

PLANNING ADVISORY COMMITTEE MINUTES

Tuesday, October 10, 2023 | 4:00pm
Saugeen Room | Civic Centre

MEMBERS PRESENT Harold Fleet | Keith Hopkins | Mark Ebert | Peter Hambly | Terry Leis
| Chair, Tim Norwood

MEMBERS ABSENT

OTHERS PRESENT Secretary Treasurer Andrew Wilken | Sandeep Kaur, Deputy
Secretary-Treasurer | April Marshall, Manager of Economic
Development | Sue Paterson, Mayor | Sherri Walden, CAO | Dana
Keiffer, Planner at Cobide Engineering | Naresh Jain, Owner of
Neet Rol Investments | Brandon Koebel, Councillor

REGRETS

Chair Tim Norwood called the meeting to order at 4:00 pm. The Secretary-Treasurer conducted a roll call.

**DISCLOSURE OF
PECUNIARY INTEREST** No

DELEGATIONS

1. Adoption of August 8th, 2023 Regular Meeting Minutes

Moved by KEITH HOPKINS / Seconded by HAROLD FLEET

THAT the minutes of the August 8th, 2023 regular meeting be approved as printed and circulated.

CARRIED

2. Business arising from Minutes

The Secretary-Treasurer reported that the Committee of Adjustment has granted the application for Consent (B1-23) and Minor Variance (A5-23) for 101 10th Street with conditions. The minor variance application (A6-23) has also been approved by the Committee of Adjustment, and the owner has subsequently applied for a building permit.

3. Local Official Plan No. 4 (LOPA#4) -----Town of Hanover (Housekeeping)

The appeal period has closed and there were no submissions.

4. Official Plan Amendment & Zoning Bylaw Amendment----- Neet Rol Investments

Dana Kieffer, Planner at Cobide Engineering, presented a comprehensive overview of the proposed Official Plan (OPA# 6) and Zoning Bylaw amendment (Z4-23), which aims to enable the establishment of a financial institution, specifically for the Bank of Montreal (BMO), at 1074 10th Street. The site encompasses approximately 0.5 hectares and features an existing 905-square-meter building that houses a three-unit commercial plaza, hosting Chuck's Roadhouse, a hair salon, and Easy Home, which is a home goods retail and rent-to-own establishment. These lands are accessed by an internal road. The subject lands encompass half of this privately-owned internal road, complete with easements that grant the neighboring properties the right to use this road. At the point where this internal road meets Highway 4, a streetline is in place.

Currently, Bank of Montreal (BMO) operates from its downtown Hanover location at 293 10th St. They are in the process of searching for a new location on the subject lands, where they intend to construct a new 520-square-meter (approximately 5600 square feet) office, complete with a drive-thru window.

It's important to note that the subject lands are zoned as Large Format Commercial (C3), whereas financial institutions are typically only permitted in the Downtown Commercial (C1) zone.

Additionally, the applicant is seeking an exemption from the parking requirements. The proposed site plan includes 74 parking spaces instead of the mandated 96. Dana elaborated on the parking arrangement for this development, highlighting potential

opportunities for shared parking due to differences in the operational hours of the commercial tenants. For instance, Chuck's Roadhouse experiences higher customer traffic after 5 pm, during the evening when the bank is closed. Furthermore, the presence of a drive-thru window at the bank is expected to reduce on-site parking demand, further alleviating the parking needs associated with the financial institution use. She also noted that Hanover's parking requirements for mixed-use developments are relatively more substantial compared to neighboring municipalities.

Dana clarified that BMO has not indicated that they are leaving downtown and seeking relocation to another site.

The Committee raised concerns about the site's narrow entrance and recommended widening it to ensure easy and safe access, as well as the relocation of dumpsters. The Committee deems this proposed development and its location suitable for the bank.

Subsequent to a good discussion with regards to this application, it was then;

MOVED BY PETER HAMBLY | SECONDED BY MARK EBERT

THAT the Planning Advisory Committee recommend to Council and Committee of Adjustment that they have no objections to the approval of OPA#6 & ZBA (Z4-23) for permitting a financial institution and reduction of parking spots on the lands of 1074 10th Street.

CARRIED

5. Correspondence

5.1. Grey County takes action to increase housing supply dated August 11, 2023

Andrew Wilken, the Secretary-Treasurer, provided insight into Grey County's strategy for enhancing housing supply and addressing affordability challenges. He mentioned the bi-monthly "Affordable Housing Community of Practice" meetings, where Grey County planners engage in discussions on affordable housing development. Additionally, he updated the committee about the upcoming Grey County Housing Forum, which aims to assess the local housing landscape, address existing challenges, and plan collaborative efforts to promote more affordable housing in our communities. This event will take place in-person at the Meaford & St. Vincent Community Centre. Moreover, he provided detailed insights into the 19 action plans encompassed within the housing action plan, underscoring the town's commitment to collecting data to monitor housing demand and the development of affordable housing units.

5.2. Globe & Mail article dated September 14, 2023

The Secretary-Treasurer was requested to circulate the above noted article for the Committee's information.

6. New Business

Committee Members received an update regarding the progress of the construction at 223 10th Street, where the construction is in full swing and some temporary closures may be expected. Additionally, the Committee was informed about the status of OPA#5 and ZBA (Z3-23), indicating that the County's Planning department is currently reviewing the proposed amendment.

7. Adjournment

Moved by MARK EBERT

THAT the meeting now be adjourned at 4:32 pm.

Chair, Tim Norwood

Secretary-Treasurer, Andrew Wilken



County of Bruce
Planning & Development Department
30 Park Street, Box 848
Walkerton, ON N0G 2V0
brucecounty.on.ca
226-909-5515

4.1.

October 23, 2023

File Number(s): C-2023-008

Request for Agency Comments

TO: Ministry of Municipal Affairs and Housing, Municipal Staff, Conservation Authorities, Propane Facility Operator, Niagara Escarpment Commission, First Nations, Source Water Protection Risk Management Office, MPAC, School Boards, Westario Power, Ontario Power Generation, Hydro One, Union Gas/Enbridge, Municipal Heritage Committee, Parks Canada, Adjacent Municipalities, Bruce County Transportation & Environmental Services, Ministry of Transportation, Airport, Health Unit, Infrastructure Ontario

A change is proposed, and we're asking for your input. The purpose of this application is to incorporate some valuable amendments to the Bruce County Official Plan. The proposed changes affect all of Section 6, Implementation, and all of Section 7, Interpretation, of the Plan. Further amendments are proposed to selected portions of Section 4, General Policies, related to policies for Servicing and the Niagara Escarpment Plan. Overall, the amendment will make the plan more concise, and easy to use, while making the policies of the plan more effective.

This amendment applies to all of Bruce County.

Your comments and/or conditions of approval will be used to prepare a Planning Report. Please provide your feedback by emailing bcplwa@brucecounty.on.ca by **November 16, 2023**. If you require more time to provide comments, please let us know.

Learn more

The following supporting materials were included with the submission of the Application:

- Draft County OP Amendment for Comments

Additional information about the application is available online at <https://brucecounty.on.ca/living/land-use>. Information can also be viewed in person at the County of Bruce Planning Office noted above, between 8:30 a.m. and 4:30 p.m. (Monday to Friday).

The Planner on the file is: Monica Walker-Bolton

The details

Development Proposal	The purpose of this application is to incorporate some valuable amendments to the Bruce County Official Plan. The proposed changes affect all of Section 6, Implementation, and all of
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	Section 7, Interpretation, of the Plan. Further amendments are proposed to selected portions of Section 4, General Policies, related to policies for Servicing and the Niagara Escarpment Plan. Overall, the amendment will make the plan more concise, and easy to use, while making the policies of the plan more effective. Please refer to the supporting documentation 'Draft County OP Amendment for Comments' for proposed changes.
Related Files	N/A
Applicant	County of Bruce
Legal Description	Applies to all of Bruce County

File Number(s): C-2023-008

Agency: _____

No Comment: _____ Title: _____ Signature: _____

Comments:

Word Count	Existing County Official Plan Policy		County Staff Recommended Amendment
	No corresponding policy	28	6.0 Implementation 6.1 Preamble 1. This section describes how the Plan will be implemented. Local Official Plans may also refer to this Plan as the applicable policy framework.
278	6.9.1 First Nations .1 The County recognizes the desire of First Nations communities to be consulted on new development proposals within Bruce County. The County also recognizes that there are many common areas of concern related to new development proposals that that include but are not necessarily limited to impacts upon fish and wildlife habitat, proper identification of archaeological resources identification and protection of burial grounds, and the impacts of new development on source water and the Great Lakes. .2 At the same time, it is recognized that meaningful consultation is difficult without a formal communication protocol in place, which spells out: (i) The types of issues that require consultation; (ii) Specific geographic areas of concern; and (iii) The roles of First Nations, proponents, local municipalities, the County and the Crown in the consultation process. .3 The County shall endeavour to continue to work with the Crown and the First Nations towards a formalized consultative process. In the interim, the County shall: (i) Continue to provide notice of all new development applications to First Nations where the application is within one (1) kilometre of a reserve; (ii) Continue to provide open dialogue with First Nations Chiefs, band councils and Saugeen Ojibway representatives; (iii) Assist First Nations and Metis representatives in obtaining information on development applications that they have identified an interest in; (iv) Consult with the Saugeen Ojibway Nations for those lands identified in Appendix ‘A’ which does not constitute part of this Official Plan; and (v) Have regard for the results of a study being undertaken by the Saugeen Ojibway Nation on interior travel routes, former settlement areas and areas of past use, when it is available.	140	6.2 Indigenous Communities 1. Recognizing the significant government-to-government relationship with Indigenous communities holding title and treaty rights within the County's municipal boundary, the following policies are established: a. Foster partnership with Indigenous communities through mutual respect, transparency, trust, and dialogue to guide the continued stewardship of lands within the County. This includes: i. Undertake early consultation with Indigenous communities on matters addressed in this Plan, including development proposals. ii. Acknowledge and consider the input received through consultation with Indigenous communities on matters addressed in this Plan, including development proposals. iii. Take into account Indigenous community perspectives throughout the decision-making process. b. Collaborate with Indigenous communities to develop a notification and ongoing engagement process that reflects and respects their governance and role in land use planning and other community-based development decisions that may impact Indigenous and treaty rights or interests.
210	6.9 Public Participation .1 It is the policy of County Council to inform the public about planning and development proposals and trends taking place in the County. .2 It is the policy of County Council to provide the opportunity for residents to become involved and participate in the planning process in accordance with the policies of this Plan and the requirements of the Planning Act. .3 It is the policy of County Council to encourage the participation of the public when Council is considering changes to this Plan by using a variety of techniques. .4 Subject to the requirements of the Planning Act, County Council shall establish the public consultation program it feels will best be able to deal with the matter before it. In this regard, County Council may request input from the local municipalities on the most appropriate structure for the public consultation program.	189	6.3 Public Participation 1. Recognizing the importance of transparent and inclusive planning processes, the County is committed to meaningful and timely public participation in accordance with the Planning Act. The following policy outlines the County's approach to public engagement: a. For all planning applications the requirements of the Planning Act for public consultation and notice will be met. In addition, the approval authority will strive to make notices and information pertaining to these applications available online. b. Where directed by the Planning Act, applicants will be required to submit a public consultation plan.

Word Count	Existing County Official Plan Policy			County Staff Recommended Amendment
	.5	It is the policy of County Council to provide notification of any Amendment to this Plan in accordance with the requirements of the Planning Act. County Council encourages a pre-submission consultation on applications under the Planning Act. In addition, public meetings on amendments to this Plan shall be conducted by a Committee of Council to obtain the views of the residents of the County.		2. The County and/or local municipalities will provide a tailored consultation approach, where appropriate. In those cases the following will be taken into consideration: a. A range of communication methods and activities to facilitate broad participation and input; b. Accessibility of venues for individuals of different ages and abilities; c. Engaging the community in gathering spaces, such as farmers markets, fairs, festivals, public libraries, parks, and other popular locations; d. Collaborating with local community organizations and service providers to encourage participation from diverse communities; e. Employing virtual, in-person, or hybrid meeting formats; and f. When relevant, conducting public consultation in proximity to the geographic areas most impacted or affected by the matter under consideration. 3. Alternative public consultation measures to notify prescribed persons and public bodies of proposed development may be adopted by By Law outside of this Plan provided the By-Law is approved by the approval authority with appropriate public input. 4. The approval authority may delegate its authority to administer these procedures to an appointed committee, officer, or employee identified by by-law.
331	6.20	Guideline Documents .1 County of Bruce Council and/or lower tier municipal Councils may adopt guideline documents to provide detailed direction for the implementation of Official Plan policies. Guideline documents proposed pursuant to these policies and adopted by the respective Council, shall be added to the list in Section 6.20. Provincial guideline documents are also used in the implementation of Official Plan policies. .2 Purpose Guideline documents are intended to outline the technical standards or requirements for various aspects of development. Guideline documents will be initiated by Council on a regulatory issue and may contain policies, standards, and performance criteria that are either too detailed, or require more flexibility, in interpretation or implementation, than the Official Plan would allow. Depending on the nature of the guideline document, they will provide specific direction for the preparation and review of development proposals, the identification of conditions to development approval, or the planning of improvements to public services and facilities. .3 Content Guideline documents may be adopted by Council to assist with the implementation of any aspect of the Official Plan. In particular, guideline documents shall be adopted to assist with the implementation of any aspect of the Official Plan for the following, but are not limited to the following: .4 Status Guideline documents will be adopted by resolution of Council. Development proposals shall be reviewed to determine their conformity with the provisions of any applicable guideline document and conditions may be imposed upon the approval of the development. Council may allow a reduction, change, or waiver of the provisions of a guideline document if it is of the opinion that such action is warranted and that the general intent of the Official Plan will be maintained.	221	6.4 Guideline Documents 1. Provincial direction will be used, as applicable, for implementing this Plan or a local official plan. 1. County Council or its delegate or Local Municipalities may develop guideline documents to support this Plan's implementation or the implementation of a Local Official Plan in accordance with the following: a. Guidelines address regulatory issues and may contain policies, standards, and performance criteria beyond what is typically covered in an official plan; b. Guidelines may guide the preparation and review of development proposals, specific studies required for proposals, conditions for development approval, or infrastructure and community services improvements; c. Development proposals will be assessed for conformity with applicable guidelines and Provincial direction, and conditions may be imposed where authorized by the Planning Act; d. Council, or its delegate may allow deviations from guideline document provisions if they maintain the general intent of this Plan or a local official plan; e. Input from interested agencies, associations, and individuals is encouraged during the preparation of guideline documents; f. Guideline documents can only be adopted by Council resolution; g. Council may hold public meetings to gather input before adopting a guideline document; and

Word Count	Existing County Official Plan Policy			County Staff Recommended Amendment
	.5	Public Participation and Review The preparation of a guideline document will include provisions to encourage input from agencies, associations, and individuals that have an interest in the subject matter. Before adopting a guideline document, Council will hold a public meeting to provide for input from interested parties.		h. Approved guidelines will be listed under an appendix to this plan and may be updated without amendment to this plan.
519	6.7	<p>Legal Non-Conforming Use</p> <p>.1 Notwithstanding Section 6.4 [Local Zoning By-laws], this Plan is not intended necessarily to prevent the continuation, expansion, or enlargement of uses which do not conform to the designations and provisions of this Plan. At their sole discretion, the Councils of the local municipalities may zone to permit the continuation, expansion or enlargement of legally existing uses, or changes to similar uses, provided that such uses:</p> <p class="list-item-l1">i) Have no adverse effect on the present uses of the surrounding lands or the implementation of the provisions of this Plan;</p> <p class="list-item-l1">ii) Are not located in a floodplain or floodway;</p> <p class="list-item-l1">iii) Have regard for the Provincial Minimum Distance Separation Formula as amended from time to time, if applicable;</p> <p class="list-item-l1">iv) Are accessible by a public road which is maintained by the appropriate authority as open to traffic on a year-round basis;</p> <p class="list-item-l1">v) Are subject to any conditions that may be contained in a local Municipal Official Plan;</p> <p class="list-item-l1">vi) Must be in appropriate proportion to the size of the existing use; and,</p> <p class="list-item-l1">vii) Will not create or further aggravate a traffic hazard.</p> <p>.2 Each case will be considered on its own merits by the Council of the respective local municipality and may be subject to site plan control.</p> <p>6.7.1 Legal Non-Conforming Use – Agricultural and Rural Areas</p> <p>.1 Notwithstanding Section 6.7 [Legal Non-Conforming Use] and Section 6.4 [Local Zoning By-laws] of this Plan are not intended necessarily to prevent the continuation, expansion, or enlargement of uses, which do not conform, to the Agricultural and Rural designations and provisions of this Plan. At their sole discretion, the Councils of the local municipalities may zone to permit the continuation, expansion or enlargement of a legally existing use, or a change to a similar use, provided that:</p> <p class="list-item-l1">i) The proposed use is permitted in either the ‘Rural’ or ‘Agricultural’ designations; and</p> <p class="list-item-l1">ii) The existing use of the land, buildings or structures is a legal use currently recognized in the implementing comprehensive zoning by-law or is a legal non-conforming use in the implementing comprehensive zoning by-law; and</p> <p class="list-item-l1">iii) The proposed use does not require large volumes of water nor generate large volumes of effluent; and</p> <p class="list-item-l1">iv) The proposed use has no adverse effect on the present uses of the surrounding lands or the implementation of the provisions of this Plan; and</p> <p class="list-item-l1">v) The proposed use is not located in a floodplain or floodway; and</p>	1379	<p>6.5 Legal Non-Conforming Uses</p> <p>1. This Plan recognizes that existing land uses may not conform with the designations and long-term vision for the County that is outlined in this Plan or that municipalities have outlined in local Official Plans. This plan recognizes rights to legal non-conforming uses outlined in the Planning Act. An existing, legal, non-conforming use may continue regardless of this Plan and the zoning by-law as provided in the Planning Act. Legal non-conforming buildings or structures may be repaired, renovated, or reconstructed provided there are no increases to height, size, volume, or extent of non-conformity or non-compliance of the use, building, or structure. In the case of non-conforming uses in natural hazard or shoreline areas reconstruction may occur in a different location provided it is further from the source of the natural hazard or the shoreline. Height and volume may be increased in order to address floodproofing or other hazards.</p> <p>b. An existing non-conforming use may be extended, enlarged or changed to a similar or more conforming use by the municipal Committee of Adjustment, as provided in the Planning Act. In considering such applications the following should be considered as the intent of this Plan.</p> <p>c. The development must be appropriate in scale and avoid new or increased adverse impacts, including visual impacts to the surrounding lands or the environment;</p> <p>d. Safe access shall be evaluated relative to degree of change or intensity of use;</p> <p>e. Consultation with relevant conservation authorities will determine requirements for permits in accordance with Conservation Authority regulations;</p> <p>f. Each case will be reviewed individually by the Council or Committee of Adjustment and may be subject to site plan control and/ or conditions of approval, where permitted by the Planning Act; and</p> <p>g. For extension or enlargement in Hazard and Shoreline areas the following additional policies apply:</p> <p class="list-item-l1">i. The development should contribute to a net environmental gain through measures such as reducing hard surfaces, controlling runoff, and enhancing riparian vegetation;</p> <p class="list-item-l1">ii. The potential for future compliant septic systems to be located away from the shoreline and sensitive environmental features should not be negatively affected;</p> <p class="list-item-l1">iii. The setback from the highwater mark or source of a natural hazard should be maximised, considering the physical constraints of the lot and proposals shall not further increase deficiencies;</p>

Word Count	Existing County Official Plan Policy	County Staff Recommended Amendment
	vi) The proposed use has regard for the Provincial Minimum Distance Separation Formula as amended from time to time; and vii) The proposed use is accessible by a public road which is maintained by the appropriate authority as open to traffic on a year-round basis; and viii) The proposed use is subject to any conditions that may be contained in a local Municipal Official Plan; and ix) The proposed use must be in appropriate proportion to the size of the existing use; and x) The proposed use will not create or further aggravate a traffic hazard.	iv. Efforts shall be made to minimize the impact of new construction on the natural aesthetic and environmental qualities of the area; v. The development must not negatively alter existing drainage patterns, directing runoff into nearby water bodies or neighboring properties. Proposals affecting waterfront lands shall incorporate mitigation measures, including low-impact development, eaves troughing, vegetated buffers, and other features that manage runoff, improve water quality, and prevent off-site drainage; and vi. The amount of structural coverage within the immediate shoreline area and within the 30-meter zone adjacent to water bodies should be minimized. Options for offsetting environmental and aesthetic impacts by removing, downsizing, or relocating structures with deficient water setbacks shall be explored.
.2	Each case will be considered on its own merits by the Council of the respective local municipality and may be subject to site plan control.	2. A legal non-conforming use may be recognized through a local zoning by-law amendment if it meets the following criteria: a. The use is compatible with and does not harm or present risk to the surrounding land uses; b. The use does not affect the planned future use of nearby lands; c. The Minimum Distance Separation Formulae (MDS) has been considered; d. It must not be located within an area affected by flooding or other natural hazard; e. It is accessible by a public road open for year-round traffic and maintained by the appropriate authority; f. Recognizing the legally existing use through a zoning by-law would not establish precedent to encourage similar non-conforming land uses within the municipality. 3. In the Agriculture and Rural designations, where a use has been recognized as a legal use in accordance with Section XXX (6.5.3) at their sole discretion, the Councils of the local municipalities may zone to permit the continuation, expansion or enlargement of a legally existing use, or a change to a similar use, provided that: a. The proposed use is permitted in either the ‘Rural’ or ‘Agricultural’ designations; b. The existing use of the land, buildings or structures is a legal use currently recognized in the implementing comprehensive zoning by-law or is a legal nonconforming use under Section 34(9) of the Planning Act; c. The proposed use does not require large volumes of water nor generate large volumes of effluent; d. The proposed use is subject to any conditions that may be contained in a local Municipal Official Plan; and e. The proposed use must be in appropriate proportion to the size of the existing use.

Word Count	Existing County Official Plan Policy		County Staff Recommended Amendment
149	<p>6.21 Alternative Notice</p> <p>.1 A person or public body may elect to receive notices, information, materials or other similar notice requirements as set out in:</p> <p class="list-item-l1">i) Ontario Regulation 543/06 Official Plans and Amendments, or</p> <p class="list-item-l1">ii) Ontario Regulation 197/96 Consent Applications, or</p> <p class="list-item-l1">iii) Ontario Regulation 200/96 Minor Variance Applications, or</p> <p class="list-item-l1">iv) Ontario Regulation 544/06 Plans of Subdivision, or</p> <p class="list-item-l1">v) Ontario Regulation 545/06 Zoning By-Laws, Holding By-Laws & Interim Control By-Laws</p> <p>.2 By electronic mail [e-mail] by submitting a written request [including name and e-mail address] to the Clerk of the County of Bruce or the Clerk of a local municipality.</p> <p>.3 Where it is found necessary to make a technical amendment to a local comprehensive Zoning By-Law, such as correcting clerical, grammatical or typographical errors or the numbering of provisions or sections, a local Council may forego the public meeting required pursuant to Section 34(12) of the Planning Act, as amended.</p>		County Staff Recommended Amendment Did You Know? A person or public body may elect to receive notices, information or other materials by E-mail as an alternative to paper notice via Canada Post, as set out in Provincial direction by submitting a written request to the Clerk of the County or local municipality.
81	6.11 Public Works .1 It is the policy of County Council that the construction of public works shall be used to implement the policies of this Plan. .2 It is the policy of County Council that no public works shall be carried out and no By-Law under the provisions of the Planning Act shall be passed by the County or a local municipality that are not in conformity with this Plan or that will permit development that is not in conformity with this Plan.	105	<p>6.6 Public Works</p> <p>4. In the interest of providing high-quality community services, the following policies shall apply to Capital and Public Works within the County:</p> <p class="list-item-l1">a. In accordance with the Planning Act, public works, extensions or developments will comply with the policies of this Plan.</p> <p class="list-item-l1">b. Long-term infrastructure asset management studies may be prepared and adopted by County Council or its delegate or local municipalities to identify new or improved infrastructure needed to implement this Plan.</p> <p class="list-item-l1">c. To ensure fair distribution of public improvement costs, County Council or its delegate or local municipalities may levy charges on benefiting properties for public infrastructure, services, and facilities and may establish agreements accordingly.</p>
35	6.15 Land Acquisition County Council and the Council of any local municipality may acquire land to implement any policy of this Plan in accordance with the provisions of the Municipal Act, the Planning Act, or any other Statute.	31	6.7 Land Acquisition 1. The County or a local municipality may acquire land to implement any policy of this Plan in accordance with the provisions of the <i>Planning Act</i>, <i>Municipal Act</i>, or any other Act.
143	6.12 Municipal Finance .1 It is the policy of County Council that new development shall bear the full cost of its share of Municipal costs. .2 It is the policy of County Council not to undertake any actions that would place the County at financial risk. .3 It is the policy of County Council to ensure that Municipal costs attributable to new development are recovered through development charge levies or any other method of financing, in accordance with the Development Charges Act, Municipal Act and/or any other applicable statutes.	219	6.8 Municipal Finance 1. This Section, along with the other policies in this Plan, aims to ensure the long-term financial and environmental well-being of the County and local Municipalities in their role as approval authorities for development. 2. The Approval Authority will avoid actions that pose significant financial risks to the County and Local municipalities.

Word Count	Existing County Official Plan Policy	County Staff Recommended Amendment
	.4 It is the policy of County Council, in reviewing any development proposal to consider the following matters to determine its financial impact on the County: i) The effect of the proposal on the County general tax levy; ii) The potential revenue-generating ability of the proposal; and iii) Any other financial considerations that Council may deem necessary.	3. The County and Local municipalities will responsibly manage financial resources and handle growth and development thoughtfully to maintain fiscal sustainability. 4. The Approval Authority may use its financial authority, as allowed by relevant legislation like the Planning Act, Development Charges Act, and Municipal Act, to support the Plan's implementation. 5. Budgets will be regularly prepared, considering forecasts, to invest in necessary infrastructure and community services for expected growth. 6. If a proposed development requires infrastructure and community services that are financially unfeasible, it may be refused. 7. When reviewing a development application, the Approval Authority will assess its financial impact by considering: a. Scale of development relative to its infrastructure requirements; b. ability of property tax values to support life cycle costs of infrastructure associated with the project; c. How it affects the tax levy, d. Its potential to generate revenue, and e. Any other financial factors deemed necessary by the approval authority. 8. The approval authority commits to ensuring efficient service delivery and implementing this Plan effectively.
		6.9 Development Charges Did you know? Development charges are fees collected from developers when they apply for building permits under the Planning Act. These fees help cover the cost of infrastructure needed to provide municipal services for new developments. County Council or its delegate or local municipalities can create a Development Charges By-law that applies to the entire County or specific areas within it. 1. If a Development Charges By-law is enacted it will address the following: a. The cost of growth-related services doesn't unfairly burden existing taxpayers; and b. New taxpayers should only bear the growth related net cost related to providing the current level of services. 2. The County and local municipalities may offer grants to cover all or part of the cost of Development Charges through community improvement plans or other Provincially directed mechanisms or exempt certain developments from charges. This can support specific development, redevelopment, or revitalization goals outlined in this Plan. 3. To encourage affordable housing, the County and local municipalities may provide grants for development charges, planning fees, and building permit fees through Community Improvement

Word Count	Existing County Official Plan Policy		County Staff Recommended Amendment
			Plans or other provincially directed mechanisms to developers who commit to meeting affordability targets set out in Section XXX of this Plan. 4. If a Development Charges By-law is in place, the County or a local municipality can apply, calculate, and collect Development Charges according to the By-law's provisions and the Development Charges Act."
340	6.3 Local Official Plans .1 The Bruce County Official Plan establishes a framework to guide the County’s growth and development and provide one level of planning for municipalities without local Official Plans. It is the intent of County Council that the County Official Plan provides general guidelines for the local Official plans for those municipalities where such Official plans exist. The level of detail in the County Official Plan is intended to sufficiently ensure the achievement of the County goals outlined in the Plan for those municipalities. .2 Municipalities with local Official Plans shall prepare and adopt a new local Municipal Official Plan or appropriate amendments to existing Official plans in conformity with this Plan, in accordance with the provisions of the Planning Act for adoption. When the provisions of a local Official Plan are slightly different from those of the County Plan, but generally within its intent, the more restrictive provisions will apply. .3 A number of municipalities in the County developed local detailed policies known as “Secondary Plans” prior to the adoption of this Official Plan, and changes to the Planning Act. Secondary Plans are generally intended to provide a more detailed level of land use control than contained within this Plan. It is intended that these Secondary Plans will be retained in their current state until reviewed to conform to this Plan. When reviewed, Secondary Plans shall be amended to conform to this Plan, and adopted as a Local Official Plan. .4 Amendments in process to the current Local Official Plans, but not approved prior to the approval of this Plan, shall come into effect as provided in the Planning Act and shall be implemented in the same manner as the Official Plan and shall be incorporated into this Plan. .5 Local Official Plans shall be updated within five years or when a fundamental change occurs in the basic growth and development assumptions upon which the Plan is based, whichever comes first. .6 Local municipalities adjacent to First Nations’ lands shall consult with First Nations in the development of Local Official Plans.	170	6.10 Local Official Plans 1. This Plan sets the framework for growth and development in Bruce County, including local municipalities. Local Municipalities may have Official Plans to further define areas for land uses and appropriate policies. Where they exist, the following policies apply to local official plans: a. Local municipalities must review their official plans as required by the Planning Act. b. County Council or its delegate is the approval authority for local official plans and plan amendments. c. Local municipalities have the flexibility to adopt policies aligning with this Plan that are more restrictive, where permitted by the province. d. In case of conflict, the more restrictive policy between this Plan and a local official plan will prevail, provided the more restrictive policy does not conflict with the intent of this plan or provincial direction. e. To ensure consistency and adaptability to change, Local Official Plans may refer to the County Official Plan as the applicable policy framework for various topics as an alternative to including the same policies within the Local Official Plan.
	Contained in policies of 6.3 Official Plans	119	6.11 Secondary Plans 1. Secondary Plans are detailed policies that provide guidance for long-term community development and growth management. They aim to offer a more comprehensive and specific level of land use planning than this Plan. 2. Secondary Plans may be prepared for major developments or specific areas where a comprehensive study is necessary to ensure organized and logical development. The preparation of Secondary Plans shall involve consultation with the community and follow the procedures outlined in the Planning Act. 3. Upon adoption, Secondary Plans shall become amendments to the local official plan or this plan if they are not within an area covered by a local official plan. Implementation of a Secondary Plan shall be in accordance with the Planning Act, or other applicable legislation.
33	6.1 General Policies .1 It is the intention of County Council to implement this Plan by utilizing the powers conferred upon it by the Planning Act, the Municipal Act, and such other statutes as may be applicable.	154	6.12 General Policies 1. County Council or its delegate and local municipalities have the power to administer various planning and development tools under the Planning Act, Municipal Act and other statutes as may

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			be applicable to support the goals of this plan. The County and Local Municipalities may use all such tools available under their authority to carry out the policies of this Plan. 2. Unless otherwise required by statute, an amendment to this Plan or a local official plan is not required to pass a by-law that implements this plan or a local official plan. 3. The following policies provide further direction for the use of these tools in addition to that provided by Provincial direction. 4. Some tools are available to carry out the policies of this plan that do not require further implementation policies to be provided in this plan. These tools are described separate from the policy text in boxes entitled “Did you Know?”.
37	6.4 Local Zoning By-Laws Where this Plan or any part thereof takes effect, every Zoning By-Law then in effect in the County, affected thereby, shall be amended within three (3) years to conform with this Plan pursuant to the Planning Act.	195	<p>6.13 Local Zoning By-laws</p> <p>Zoning by-laws are important tools used by municipalities to implement land use regulations in accordance with the Planning Act. The following policies apply to zoning by-laws:</p> <p>1. Existing zoning by-laws shall be amended where needed to conform with this plan and the applicable local official plan, as required by the Planning Act.</p> <p>2. As provided by the Planning Act, Local municipalities may delegate the authority to pass minor by-laws to a committee or an authorized municipal officer, provided that all notice and public meeting requirements are met and in accordance with the following:</p> <p class="margin-left: 40px;">a. Delegated authority is limited to the following:</p> <p class="margin-left: 80px;">i. applying or removing Holding ""H"" symbols;</p> <p class="margin-left: 80px;">ii. temporary use by-laws; and</p> <p class="margin-left: 80px;">iii. minor administrative amendments, such as zoning amendments to reflect minor lot boundary adjustments.</p> <p class="margin-left: 40px;">b. Council may apply conditions to its delegation of authority.</p> <p>3. Zoning by-laws may include provisions which implement the policies of this plan and allow other provisions to come into effect with the approval of certain planning applications. For example, a provision may be included in a zoning by-law to automatically prohibit a residence on the retained land following the approval of a consent for a surplus farm residence severance, and for zoning schedules to be updated accordingly.</p>

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255	5.6.8 Provincial Minimum Distance Separation .1 New land uses, including the expansion of existing or the establishment of any non-agricultural uses including the creation of lots, and new or expanding livestock facilities shall comply with the Provincial Minimum Distance Separation (MDS) Formulae (as amended from time to time); .2 The Municipal Comprehensive Zoning By-Law shall incorporate the Provincial Minimum Distance Separation Formulae (as amended from time to time); .3 A Minor Variance or Zoning Amendment to allow for a reduction in the MDS requirements shall consider at a minimum the following: (i) does the reduction have regard for the intent of the Official Plan; (ii) does the reduction have regard for the intent of the Zoning By-Law; (iii) is the reduction minor in nature; (iv) is the reduction desirable and appropriate for the area; and (v) can any potential environmental impacts be appropriately mitigated. 5.6.8.1 MDS Catastrophe Policy In the case of a catastrophe (e.g. barn or non-farm structure destroyed in a fire), MDS shall not be applied provided that the building is proposed no closer to the livestock facility or non-farm structure than before the catastrophic event. However, should a landowner wish to expand the livestock facility beyond what had existed prior to the catastrophic event which results in higher values for Factor A, B and/or D as part of the MDS calculations, then the livestock facility shall comply with the Provincial Minimum Distance Separation Formulae (as amended from time to time). 5.6.8.2 MDS Cemetery Closed cemeteries shall be considered to be a Type “A” land use for MDS purposes.	164	6.14 Provincial Minimum Distance Separation 1. New land uses, expansions of non-agricultural uses, and new or expanding livestock facilities must comply with the MDS Formulae. 2. Cemeteries that are closed, receive low levels of visitation, or are not connected to a place of worship are considered a Type A land use. 3. MDS is not required to be applied for the establishment of on farm diversified uses or agricultural related uses except where the use will introduce the potential for conflict with surrounding uses due to a high level of human activity such as a high number of visitors or overnight accommodations. 4. Relief from MDS requirements can be obtained through a Minor Variance or Zoning By-law Amendment. Where relief is sought, the intent and purpose of the Plan is to consider the circumstances where relief is appropriate as outlined in the MDS guideline.
491	6.6 Holding Provisions 6.6.1 General .1 It is the intent of this Official Plan that local municipalities may make use of the provision of the Planning Act, whereby the Council of a local municipality may by By-Law utilize a Holding Symbol "H" or "h" in conjunction with a zoning designation. The municipalities may designate in a Zoning By-Law the ultimate use of specific lands, however the municipalities may delay the actual development to a future date, when certain conditions regarding the specific development are met. Holding provisions are only to be used if there is certainty that the conditions of development can be met. .2 Through the Comprehensive Zoning By-Law, the Municipality may see fit to pre-zone property for development. In such cases, the Municipality may place a Holding Symbol on the zone which prevents any development from taking place until the municipality is satisfied that certain conditions have been met. In such instances the municipality can indicate its support for the principle of the development but also identify the need for additional actions prior to development proceeding. .3 The use of a Holding Symbol is seen as an effective tool in the streamlining of the approval process. Following a public notice, the municipality simply has to pass a By-Law to remove the Holding Symbol once the municipality is satisfied that the conditions have been met. There is no appeal period with such By-Laws, thereby allowing development to proceed quickly once the conditions have been met. i) The municipality may utilize the Holding Symbol “H” or “h” for all zones in the Comprehensive Zoning By-Law as a means of ensuring that certain conditions have been met prior to development proceeding. ii) When lands are placed under the Holding Symbol, the use of the lands and buildings shall be limited to those that existed prior to the Holding Symbol being placed on the property. In some circumstances, the municipality may allow additions or alterations to existing uses. iii) The municipality shall pass a By-Law removing the Holding Symbol from the property once they are satisfied that conditions are met and/or agreements entered into which ensure for the orderly development of the lands.	238	6.15 Holding Provisions 1. A local municipality can use a zoning by-law to apply a "Holding H" Symbol to ensure that specific criteria or conditions are met before allowing development, subject to the policies of this Plan, the local official plan, and the implementing zoning by-law. 2. When the "Holding H" Symbol is applied to certain lands through a zoning by-law, the by-law may specify uses that are permitted while the holding provision is in effect, such as: a. Agricultural uses, excluding livestock and new building construction; b. Existing uses that were legal at the time the Holding By-law was passed; c. Open space and conservation-related uses; and d. Other appropriate uses as identified by the Council, as long as they do not harm the future development potential of the land and are compatible with neighboring land uses. 3. If in the opinion of the Council of the local municipality or their delegate the criteria for removing the holding have been met, the holding may be removed by amendment to the Zoning By-law. 4. The standard criteria for removal of a “H” Holding provision include: a. availability of services consistent with the municipal servicing strategy; b. extension of roads, or where agreements are in place with respect to permanent access; or c. the completion of studies or plans including but not limited to, archaeology, natural heritage, stormwater management. 5. By-laws may use specific or general holding provisions to offer direction on applicable criteria.

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	.4 Conditions to be imposed by the municipality may include: i) The owner/developer entering into a Site Plan Control or Subdivider’s Agreement to the satisfaction of the municipality; ii) The owner/developer making satisfactory arrangements for the installation of sanitary or storm sewer, water and road services; iii) The owner/developer receiving final approval for a plan of subdivision or condominium from the approval authority, and that all the conditions have been met such that the lots or units are ready for release; iv) The owner/developer making satisfactory arrangements for parking, including cash-in-lieu of parking; v) The development/redevelopment within the downtown commercial core is in accordance with the design and site criteria established by the municipality; and vi) The development/redevelopment for commercial and industrial uses is in accordance with the design and site criteria established by the municipality.		
			Did you Know? A holding zone by-law can be used to permit uses of land or buildings at such time as the holding symbol is removed, where there are criteria to be met prior to development, or certain types of development, would be appropriate. Holding provisions can ensure that development happens in an organized manner with the necessary infrastructure and public services, or supporting studies in place, following the policies of the overall plan.
	No corresponding policies	205	6.16 Community Planning Permit Systems 1. In accordance with the Planning Act, municipalities may use a Community Planning Permit System to regulate development. The following policies outline the development and implementation of a Community Planning Permit System: a. All designations within the County or Local Official Plans may be Community Planning Permit areas as established by By-Law in accordance with Provincial direction. b. The Council of a local municipality or its delegate is the approval authority for a Community Planning Permit. c. The scope of the authority that may be delegated by a Council to its delegate is not limited by this plan. d. A Community Planning Permit may be used to implement the goals, objectives and policies of this Plan or a Local Official Plan. e. Any use that conforms to this Official Plan and a Local Official Plan may be considered as a class of development or land use that can be permitted through a Community Planning Permit.

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			f. Conditions and evaluation criteria may be specified within the Community Planning Permit Planning System By-Law provided those criteria conform with this Official Plan and the Local Municipal Official Plan. g. Complete application requirements may be specified within the Community Planning Permit System By-law and may include the complete application requirements outlined in Section XXX of this plan.
			Did You Know? Community Planning Permit Systems (CPPS) in Ontario consolidate various planning permissions into a single permit, streamlining the land use planning process. They offer local flexibility, simplify approvals, streamline the review process, and enhance public engagement. CPPS is applied in designated areas to promote more efficient and coordinated land use planning. It is a tool used by municipalities, allowing them to tailor the system to their specific needs and circumstances. CPPS can also address environmental considerations and is designed to make the development approval process more efficient and accessible.
	No corresponding Policies	70	6.17 Inclusionary Zoning 1. Bruce County and Local Municipalities are interested in inclusionary zoning. If permitted by the Planning Act or directed by the Minister of Municipal Affairs, inclusionary zoning may be implemented in one or more municipalities in Bruce County to require affordable housing units through the development process and ensure their affordability for a specified time period. 2. Local municipalities are encouraged to partner with the County in implementing inclusionary zoning, where available.
210	6.22 Community Improvement .1 The Community Improvement provisions of the Planning Act provide for and coordinate comprehensive improvements in identified areas of a community. Community improvement policies are intended to provide a planning mechanism for improvements, access to cost sharing programs and encouragement for private investment. .2 In accordance with Section 28 of the Planning Act, "community improvement" means the planning or replanning, design or redesign, re-subdivision, clearance, development or redevelopment, construction, reconstruction and rehabilitation, improvement of energy efficiency, or any of them, of a community improvement project area, and the provision of such residential, commercial, industrial, public, recreational, institutional, religious, charitable or other uses, buildings, structures, works, improvements or facilities, or spaces therefor, as may be appropriate or necessary. .3 The Local Official Plans for Primary Urban Communities shall contain, as a minimum, general development and land use policies dealing with Community Improvement. 4. Local Municipalities are encouraged to adopt Community Improvement Plans. Such plans may be developed in accordance with policies provided in this Plan and in the respective Local Official Plan. .5 All areas of the County may be identified as community improvement project areas by respective municipalities or by the County for the purpose of establishing a community improvement plan as authorized by the Planning Act and its associated regulations.	129	6.18 Community Improvement 1. Any area within the County can be designated as a community improvement project area for the purpose of carrying out comprehensive improvements in specific areas of a community. 2. These improvements are meant to enhance the social, economic and/ or environmental vitality of the community and can involve various projects, including but not limited to improving the natural or built environment, and building affordable housing. 3. Local municipalities are encouraged to establish Community Improvement Areas and adopt Community Improvement Plans in accordance with the Planning Act and provincial direction and the policies of this plan. Municipalities may, but are not required to, provide additional Community Improvement policies within their official plans. 4. County Council may make grants or loans to one or more local municipalities, for the purpose of carrying out a community improvement plan. 5. When authorized by the provincial government, County Council may identify a community improvement project area or areas for purposes prescribed by provincial direction such as affordable housing. When Bruce County is authorized to implement a community improvement plan local municipalities may make loans or grants to Bruce County for the purpose of carrying out a community improvement plan.
50	6.14 Preservation of Topsoil		6.19 Preservation of Topsoil

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	It is the policy of County Council to preserve topsoil as one method of ensuring the continuation of a strong agricultural industry. It is the policy of County Council that topsoil shall not be removed within the County except in accordance with a By-Law passed under the Topsoil Preservation Act.		1. Topsoil shall be preserved to support a strong agricultural industry. Topsoil shall not be removed within the County except in accordance with Provincial direction.
			Did You Know? The Province of Ontario has legislation aimed at regulating the removal and deposition of topsoil during construction and development projects to help protect and conserve this valuable resource. Topsoil is crucial for maintaining soil fertility and supporting plant growth. For more information you can consult the Ontario Environmental Protection Act regulations for On-site and Excess Soil Management. (Ontario Regulation 406/09)
	No corresponding policies.	13	6.20 Community Benefits Charges Local Municipalities may implement Community Benefits Charges in accordance with the Planning Act.
	No corresponding policies.		Did you Know? Community Benefits Charges are a way for local governments to cover the costs of facilities, services, and other costs related to development and population growth for certain types of development when developers build on land, they pay these charges to the municipality. 1. Municipalities may implement a Community Benefits Charge By-Law as it applies to them under the Planning Act. 2. At this time, Community Benefits Charges apply only to projects with 5 or more storeys and 10 or more units.

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875	6.5.2 Site Plan Control .1 County Council shall encourage the use of the site plan control provisions of the Planning Act to implement the policies and provisions of this Plan and the local Municipal Official Plans and to coordinate and enhance the built environment of the local municipality. .2 Pursuant to the Site Plan Control provisions of the Planning Act, the whole of the County is designated as a proposed Site Plan Control Area. Specific areas and uses where Site Plan Control will be applied, will be designated by By-Laws .3 Within a Site Plan Control Area the Council of a municipality may require drawings showing plans, elevation and cross section views for any building to be erected for residential purposes even where such buildings are proposed to contain less than twenty-five (25) dwelling units, except for single and semi-detached dwellings. Such drawings, however, may be required for single and semi-detached dwellings in areas, or adjacent to areas, which exhibit physical limitations or environmental hazards, such as floodplains, steep slopes, etc., or identified natural environment features; or, for special development proposals involving reduced development standards. .4 The basic criteria to be used for reviewing development proposals are contained in the relevant policies of this Plan or local Official Plan. Through the application of these policies, the municipalities will seek to provide for development which, among other things will: i) Be functional for the intended use; ii) Be properly designed for on-site services and facilities; iii) Be safe for vehicular and pedestrian movements; iv) Provide compatibility of conceptual design amongst uses; and v) Minimize adverse effects on adjacent properties. .5 Proposals subject to the provisions of Section 6.5.2 [Site Plan Control – Development Applications] may require the approval of plans and drawings which illustrate the location of all buildings and structures to be erected and showing the location of all facilities and works to be provided. In accordance with the provisions of the Planning Act, as amended from time to time, the owner of land may be required to enter into a Site Plan Control Agreement and provide to the satisfaction of the Municipality such matters as: i) Road widenings of highways that abut the land, to provide the minimum road right-of-way widths prescribed by this Plan for those roadways shown on Schedule B; ii) Access to and from the land; iii) On-site vehicular loading and parking facilities; iv) Lighting facilities of the land of any buildings or structures thereon; v) All means of pedestrian access; vi) Landscaping of the land; vii) Facilities for the storage of garbage and other waste material;	194	6.21 Site Plan Control 1. The Site Plan Control policies of this Plan may form the basis of policies for local municipalities within Bruce County, and therefore local official plans are not required to establish Site Plan Control policies. 2. All land use designations in this Plan are proposed as Site Plan Control Areas, in accordance with the definition of development provided by the Planning Act. 3. Specific areas and uses where Site Plan Control will be applied as well as criteria for exemption, will be designated by By-Laws. 4. Applicants must provide necessary information and materials to the local municipality to address matters within the scope of Site Plan Control as outlined in the Planning Act, including an application and site plan drawing, conformity with the Zoning By-law and applicable development standards, assessments or reports, and details concerning land abutting County highways. The approval authority may also require any information outlined in Section XXX, “Complete Application Requirements”. 5. Applicants may be required to provide land for the widening of highways that are under the jurisdiction of the County as described in this plan in Schedule XXX at no expense to the County in accordance with the Planning Act.

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	viii) Required Municipal easements; and ix) Grading or alteration in elevation or contour of the land and disposal of storm, surface and waste water from the land. .6 It is intended that the Site Plan Control Policies established in this Plan may serve as the policies for all local municipalities covered by this Plan and that it will not be necessary to include specific Site Plan Policies in local Official Plans. Nothing in this Plan however, shall prevent a local Official Plan from refining or elaborating upon the Site Plan Control Policies of this Plan or, broadening the range of application provided that there is no conflict with this Plan. .7 The Council of the local municipality and/or County Council may require the owners of lands, proposed for development under site plan control, to enter into one or more agreements under the Planning Act, to address all the matters contained therein. .8 In addition to consideration being given to the need for the enlargement or improvement of local road allowances, in any site plan review which abuts a County Highway, it is the intent of the County of Bruce to acquire suitable road widenings where necessary to ensure safe traffic flows on County Highways. Therefore, it is the policy of County Council that all site plan approvals adjacent to County Roads are circulated to the County for review prior to their approval. .9 The County of Bruce or any lower tier municipality may regulate through Site Plan Control any matters relating to exterior design, including without limitation, the character, scale, appearance and design features of buildings, their sustainable design, and facilities designed to have regard for accessibility for persons with disabilities but only to the extent that it is a matter of exterior design provided that: i) Municipal Guidelines outlining requirements related to exterior design, including without limitation the character, scale, appearance and design features of buildings, and their sustainable design, but only to the extent that it is a matter of exterior design have been prepared; ii) A formal ‘Open House’ or ‘Public Meeting’, advertised to the general public has been held at which the proposed Municipal Guidelines have been presented; and, iii) The Guidelines have been adopted by the appropriate lower or upper-tier Council. .10 The County of Bruce or any lower tier municipality may regulate through Site Plan Control any matters relating to the sustainable design elements on any adjoining highways under a municipality’s jurisdiction, including without limitation trees, shrubs, hedges, plantings or other ground cover, permeable paving materials, street furniture, curb ramps, waste and recycling containers and bicycle parking facilities provided that Guidelines addressing such issues have been adopted by the appropriate lower or upper tier Council.		

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			Did you Know? Site Plan Control may be used to achieve development that aligns with the policies of this Plan, including functionality for the intended use, well-designed on-site services and facilities, safe and efficient movement of people and goods, minimization of adverse impacts on neighboring land uses, and compliance with municipal standards and guidelines. County Council or its delegate or local municipality may require a Site Plan Agreement to ensure compliance with approved plans. The agreement covers conditions associated with development approval that are within the scope of site plan control as defined by the Planning Act. Agreements may include provisions with regard to securities related to fulfillment of conditions of site plan approval, and may be registered on title and apply to future owners of the lands.

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			Did you Know? In accordance with Provincial direction, local municipalities may to establish a Committee of Adjustment to administer the planning powers granted to it. Committees of Adjustment deal with such matters as: • Minor Variances with respect to the provisions of a Zoning By-Law or Interim control by-laws for land, buildings, structures, or their use; • The expansion or extension of a building or structure that is legally non-conforming, as long as the use doesn't go beyond the boundaries of the subject property; • Permit a change to a legally non-conforming use to a similar or more compatible use; and • If a by-law has general terms for permitted land uses, the Committee of Adjustment can allow any use that in the opinion of the committee conforms with the permitted uses. • Minor Variances from other municipal by-laws that implement this Official Plan or a local Official Plan as directed by a By-Law passed by Council. Where an application is made for a Minor Variance to a Zoning By-Law or Interim Control By-Law the applicant must satisfy the Committee of Adjustment that the requested variance meets these four tests: • The proposed minor variance is consistent with the applicable Official Plan(s) • The proposed variance is consistent with the intent of the Zoning By-Law.; and • The proposed development is desirable for the appropriate development of the land, building, or structure. • It is a minor change.
	No corresponding policies.	12	6.22 Municipalities may pass temporary use By-Laws in accordance with the Planning Act.
			Did you know? Under the Planning Act, a local municipality can pass a by-law to allow temporary use of land for activities not permitted by the zoning by-law. The maximum time period allowed for the temporary use by-law and any extensions is defined in the Planning Act. When passing a temporary use by-law, the local municipality must ensure that the use is truly temporary and won't negatively affect the surrounding area. If a temporary use by-law is used for a garden suite, the owner may need to enter into an agreement with the local municipality to address matters like installation, maintenance, occupancy period, and providing necessary funds or security for potential costs related to the garden suite.
	No corresponding policies.	15	6.23 A Local Council may pass an interim control by-law in accordance with the Planning Act.
			Did you Know? Under the Planning Act, a local Council can pass an interim control by-law to limit the use of land, buildings, and structures in a specific area for a set time, during which time a land use planning study will be conducted. Before passing the by-law, the Council must first plan to conduct a land use planning study in the defined area. The Interim Control By-law is meant to restrict land use in the area while the land use planning study is completed, as per the Council's resolution.

Word Count	Existing County Official Plan Policy		County Staff Recommended Amendment
			The initial period of the by-law and any extensions are defined in the Planning Act.
156	6.13 Maintenance and Occupancy By-Laws .1 It is the policy of County Council to encourage each Local municipality to pass by-Laws establishing minimum standards of maintenance and occupancy to conserve, sustain and protect the existing and future development in the municipality; prepare Community improvement plans where appropriate in accordance with the policies of Section 6.22 of this Plan; and take advantage of federal and Provincial programs designed to upgrade and improve built-up and particularly the housing stock. .2 The maintenance and occupancy by-laws, applicable to all properties in the municipality may contain requirements with respect to: i) Garbage disposal; ii) Pest control; iii) Structural maintenance of building; iv) Safety of buildings; v) Cleanliness of buildings; vi) Services to buildings; vii) Keeping lands and waterfront properties free from rubbish, debris, weeds, abandoned or used vehicles, trailers, boats, barges, mechanical equipment or material; viii) Maintaining yards, land, parking and storage areas; ix) Maintaining fences, swimming pools, accessory buildings and signs; and x) Occupancy standards.	43	6.24 A local Council may pass maintenance and occupancy by-laws in accordance with Provincial legislation and in accordance with the policies of this plan. 6. A local official plan may have more detailed or restrictive maintenance and occupancy policies than those outlined in this plan.
			Did You Know? Each local municipality may pass by-laws with minimum maintenance and occupancy standards for properties in accordance with the policies of this Plan. These standards aim to: a. Conserve and protect current and future development in the municipality; b. Prepare Community improvement plans where needed; and c. Use such programs as may be available to upgrade existing development, especially the County's housing. The maintenance and occupancy by-laws for all properties in the municipality may cover things like waste disposal, pest control, building maintenance, safety, cleanliness, services, keeping lands and waterfronts clean, maintaining yards and parking areas, and setting standards for fences, swimming pools, accessory buildings, signs, and occupancy. If a local municipality passes a maintenance or property standard by-law, property owners must follow the by-law's requirements for maintaining their properties.
	No corresponding policies	50	6.25 County Council or its delegate has the authority from the Province to approve various Planning Act applications, such as Plan of Subdivision, Plan of Condominium, Part Lot Control By-laws, and Consent for land severance. The following policies govern the County's role in the planning and development application and approval process.

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146	6.18 Pre-Submission Consultation .1 Prior to the submission of an application for an amendment to the County of Bruce Official Plan or a Plan of Subdivision or Condominium Description, a Pre-Submission Consultation meeting between the County and the applicant is required. Additional parties including an affected lower tier municipality and agencies deemed appropriate by the County may be included in the Pre-Submission Consultation meeting. A Pre-Submission Consultation meeting may be waived at the discretion of the Bruce County Planning and Economic Development Department. .2 Prior to the submission of an application for an amendment to a local Comprehensive Zoning By-law, or an application for a minor variance, or an application for site plan control to a lower tier municipality; a Pre-Submission Consultation meeting between the lower tier municipality, the applicant and agencies deemed appropriate by the municipality may be required as set out in an implementing By-law.	430	The pre-submission consultation process aims to provide clarity and certainty to both the County and applicants for certain Planning Act applications. Early consultation with the County and local municipalities helps identify and resolve issues, streamlines the planning approvals process, and supports better land use planning decisions. 1. Pursuant to the Planning Act, County Council or its delegate and local Municipalities may pass by-laws to require pre-submission consultation for the application types or circumstances as may be defined in the by-law. 2. Local municipal staff are encouraged to participate in pre-submission consultation. Other affected agencies, like Conservation Authorities, may participate in the pre-consultation at the County's discretion. Rights holding groups such as Saugeen Ojibway Nation may join or require separate engagement to address their rights and interests. 3. At the sole discretion of the County, an application may be considered premature if pre-submission consultation has not been completed. 4. Information and materials that may be required for an application are specified in Appendix XXX, and are subject to refinement during pre-submission consultation. 5. The County may waive or modify required information based on the application's complexity, as determined through pre-submission consultation. 6. Qualified professionals, hired and paid by the applicant, must prepare the required information in accordance with County standards. 7. An application will only be deemed complete pursuant to the Planning Act when all of the following have been provided to the satisfaction of the County: a. A complete application package which contains all of the specified information, material and documents identified through the pre-submission consultation process, the prescribed application fees, and any additional or supporting information that was identified by the County, a local municipality or agency that participated in the pre-submission consultation process, which may be required to be submitted electronically in accordance with the Accessibility for Ontarians with Disabilities Act (AODA) standards; and b. The County has determined whether peer review is required and if so, peer review has been completed at the sole expense of the applicant. 8. The County may set an expiration date for the pre-submission consultation and complete application requirements, which will not be sooner than one year from that date that formal pre-consultation meeting minutes are issued, except where there is a significant change to the proposal, provincial direction, or County or Municipal plans or zoning that would impact the proposal. If the complete requirements expire, the County may require another meeting. 9. If an amendment to a local official plan also affects this Plan, applicants are encouraged to request a joint pre-submission consultation meeting with the County and the local municipality.

Word Count	Existing County Official Plan Policy		County Staff Recommended Amendment
297	6.2 Review Of The Plan .1 It is the policy of County Council to review the County Official Plan at regular intervals not less than 5 years and when necessary revise the Plan to reflect the changing needs of the people of the County in accordance with the Planning Act. When the County Council amends the Plan as part of its review process it shall consult with the First Nations. .2 It is the policy of County Council to make selective amendments to the policies of this Plan to reflect changing Provincial legislation or regulations as part of the required 5 year review process, so that the policies of this Plan will remain consistent with Provincial policies. .3 It is the policy of County Council to undertake amendments to the County Plan on its own initiative. County Council may consider at the request of local municipalities, other levels of Government, private individuals, corporations or organizations other amendments to this Plan. .4 Amendments to this Plan shall be consistent with the general intent of the goals and objectives of this Plan, and may provide justification on the basis of need and accepted land use planning principles. .5 In addition to the policies of Section 5.8 [Hazard Land Area] in this Plan, it is the intention of County Council that the Hazard Land Area boundaries on Schedule ‘A’ be revised by the County to better represent available Hazard Land Area mapping as soon as information is available. 6.17 Applications To The Bruce County Official Plan Applications shall be reviewed with reference to the Official Plan policies in force and effect as of the date of a complete application submission excepting however that a decision of Council shall be consistent with the provincial policy statement(s) that is in effect as of the date of the approval/decision.	192	<p>6.26 Review of the Plan</p> <p>1. The policies of this Plan can be changed through a County Official Plan Amendment in accordance with the Provincial direction and the policies of this Section. Changes may be required to:</p> <p class="list-item-l1">a. Modify the types of land uses allowed in this Plan.</p> <p class="list-item-l1">b. Redesignate specific lands.</p> <p class="list-item-l1">c. Adjust policies if their interpretation or impact changes.</p> <p>2. Applicants seeking to amend this Plan must address the following to the County's satisfaction:</p> <p class="list-item-l1">a. Compliance with provincial direction</p> <p class="list-item-l1">b. Alignment with the intent of this Plan and other relevant County plans, guidelines, and by-laws.</p> <p class="list-item-l1">c. Sufficient infrastructure and community services as outlined in this Plan.</p> <p class="list-item-l1">d. Potential for financial impact on the County or local municipalities.</p> <p class="list-item-l1">e. The proposal's effect on the County's ability to meet density targets set in this Plan.</p> <p class="list-item-l1">f. Any additional criteria set by the County in consultation with relevant authorities.</p> <p>3. Applications to amend this Plan will be circulated as prescribed by the Planning Act and in accordance with Section XXX.</p> <p>4. County Council or its delegate will also consider the cumulative impact of past amendments when evaluating new applications to ensure the policy objectives of this Plan are met.</p>

881	6.5 Development Applications 6.5.1 Subdivision and Condominium Approvals and Agreements, and Multi-Unit Developments .1 In considering any new major development proposal, the applicant will be required to determine to the satisfaction of the Local Council the impact of the new major development proposal on the municipal servicing system. .2 Under the Planning Act, County Council is the approval authority for Plans of Subdivision, Plans of Condominium and Part Lot Control By-Laws. County Council has established procedures, requirements, and applications for the review and approval of these planning proposals. .3 County Council shall approve only those plans of subdivision which: i) Comply with the provisions of this Plan and the applicable local Municipal Official Plan where one exists; and ii) Can be supplied with adequate services, in accordance with the policies of this Plan. iii) In considering a draft plan of subdivision, regard shall be had, among other matters, to the health, safety, convenience and welfare of the present and future inhabitants of the municipality and to: (a) The effect of development of the proposed subdivision on matters of Provincial interest; (b) Whether the proposed subdivision is premature or in the public interest; (c) Whether the plan conforms to the Official Plan and adjacent plans of subdivision, if any; (d) The suitability of the land for the purposes for which it is to be subdivided; (e) The number, width, location and proposed grades and elevations of highways, and the adequacy of them, and the highways linking the highways in the proposed subdivision with the established highway system in the vicinity and the adequacy of them; (f) The dimensions and shapes of the proposed lots. It is the policy of this Plan to require the residential portion of all subdivisions, condominiums or multi-unit/multi-lot developments that will be serviced by municipal sewer or communal services to have a density target of no less than 15 ‘dwelling units’ per ‘gross developable hectare’ (6.1 dwelling units per gross developable acre). The County may grant approval for developments that do not meet this density when justified and appropriate. An applicant/developer requesting a reduced density must provide a planning justification at the time of application. For the purposes of this Plan, ‘Gross Developable hectare’ shall mean the total area of the proposed development minus the area of any lands designated or zoned Hazard, Natural Environment, Natural Hazard, or similar constraint in the County of Bruce Official Plan, local Official Plan or Comprehensive Zoning By-law. When considering proposals with more than one land use, the uses may be separated for determining applicable density. It is the policy of this Plan to require the residential portion of all subdivisions, condominiums or multi-unit/multi-lot developments that can accommodate 10 or more ‘dwelling units’ that will be serviced by municipal sewer and water or communal services to have a minimum of 30% of the proposed ‘dwelling units’ to be achieved through the use of ‘medium density’ (or higher density where appropriate) ‘dwelling units’. The County may grant approval for developments with a reduced percentage of ‘medium density’ when appropriate and justified. An applicant/proponent/developer requesting a reduced percentage must provide a planning justification at the time of application; (g) The restrictions or proposed restrictions, if any, on the land proposed to be subdivided or the buildings and structures proposed to be erected on it and the restrictions, if any, on adjoining land; (h) Conservation of natural resources and flood control; (i) The adequacy of utilities and municipal services; (j) The adequacy of school sites; (k) The area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes; and (l) The physical layout of the plan having regard to energy conservation.	802 6.27 Development Applications - County Council or its delegate is responsible for approving Plans of Subdivision or Plans of Condominium as per the Planning Act. Applicants are expected to consider the policies in this Section when applying for these plans. - For any new major development proposal, the applicant must demonstrate to County Council or its delegate and local municipality how the proposed development will impact the municipal servicing system. This includes having sufficient density to efficiently provide infrastructure and community services. - A Plan of Subdivision may be required when the application meets one or more of the following criteria as deemed applicable by the County: - Requires new roads, extensions of existing roads, or municipal infrastructure/services; - Creates four or more lots at once, or the retained land contains sufficient developable area for four or more lots in total to be created; - Needs centralized services instead of on-site services for individual lots; - Requires various studies, reports, and justifications to assess its suitability - Long-term monitoring and implementation of development conditions is required; and/or - It is deemed in the public interest to require a plan of subdivision to ensure proper integration and compatibility with neighboring lands. - An application for Plan of Subdivision must address the following matters to the County's satisfaction: - Matters of provincial interest according to Provincial direction; - The plan of subdivision is not premature and is in the public interest - The land is suitable for the purposes for which it is proposed to be subdivided; - Conformity with the policies of this Plan and any applicable local official plan; - Meeting the intensification targets for housing and employment set by this Plan, where applicable; and - Providing affordable and attainable housing to support this Plan's targets. - The physical layout of a Plan of Subdivision must consider the following matters to the County's satisfaction: - Universal design principles, including accessibility needs; - Lot configuration, avoiding lots with direct access to roads under Provincial or County jurisdiction; - Provision of municipal servicing, utilities, and community facilities, including schools; - Dedication of land for public purposes like parks and trails;
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	.4 Through the conditions of approval, attached to plans of subdivision, pursuant to the Planning Act the Council of the local municipality shall require that the applicant(s) enter into appropriate agreements which shall be registered against the title of the subject lands, and may include such matters as, water and sewage services, financial requirements, local roads, drainage, grading and landscaping, sidewalks and dedication of land for public uses and other requirements to implement the provisions of this Plan and the applicable local Official Plan. .5 Local Council may recommend to the approval authority the withdrawal of an approval for draft plan of subdivision and request that the associated servicing capacity be reassigned to other areas within the municipality, in the event that the plan of subdivision is not registered within three years. .6 County Council may, despite any other provisions in this Plan to the contrary, subsequently withdraw such draft plan approval. .7 A Draft Plan of Subdivision and/or Draft Condominium Description shall lapse at the expiration of three years from the date of granting Draft Approval. The County of Bruce may extend the lapsing date at the sole discretion of the County of Bruce provided that: i) Final Approval has been previously granted for a portion of the Draft Plan; and ii) exceptional circumstances beyond the control of the applicant prevent the applicant from applying for Final Approval on the remainder. The County of Bruce shall consult with the affected lower tier municipality prior to an extension or refusal of an extension to a Draft Plan of Subdivision and/or Draft Condominium Description.		e. Proximity and access to public and active transportation, including trails, where applicable; f. Access to existing or planned transportation networks for safe and efficient movement of people and goods; g. Energy conservation; h. Physical layout of the draft plan, and without limitation including street patterns; i. Low impact development and regard for climate change resilience; j. Snow removal, refuse collection, and emergency vehicle maneuverability; k. Outside of fully serviced urban areas, no new lots shall be created within 500 metres of the fill area of an open or closed landfill unless it has been demonstrated that there is no adverse off-site impact from the landfill that would affect the development; and l. All other relevant policies of this Plan, as may be applicable. 6. Applicants for Plans of Subdivision and Plans of Condominium must undergo pre-submission consultation and provide necessary information and materials to complete the application as per this Plan's requirements. 7. The draft approval of Plans of Subdivision or Plans of Condominium will be subject to conditions that must be met before final approval. These conditions may be modified before final approval in accordance with the Planning Act. 8. A Local Municipality can pass a by-law under the Planning Act to exempt certain lands within a Plan of Subdivision from Part Lot Control. This allows the creation of lots within the plan, minor boundary adjustments, and establishment of easements, as applicable. County Council or its delegate is the approval authority for part lot control by-laws passed by the local municipality. 9. A Draft approval will include conditions which must be met before final approval can begin. The County has the authority to specify a date by which conditions must be met for initial and subsequent phases, as provided by the Planning Act. If an applicant does not meet the conditions in time the draft approval will lapse. There may be circumstances where an extension to the draft approval lapsing date, or a deeming of a lapsed draft approval not to have lapsed is appropriate. 10. County Council or its delegate may extend the expiry date, or deem a lapsed approval not to have lapsed at its discretion, provided: a. The applicant has made significant progress towards registering the Draft Plan of Subdivision or Draft Plan of Condominium; and b. Exceptional circumstances beyond the applicant's control prevent them from applying for Final Approval on time. 11. Before deciding whether to approve or refuse a request to extend draft approval or deem draft approval not to have lapsed, County Council or its delegate will consult with the relevant local municipality. County Council or its delegate may also seek written support from the municipality for its decision.
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699	6.5.3 Land Division Policies 6.5.3.1 General Policies The policies of this section shall apply to all consent applications: i) The severed and retained lots shall front on an existing road allowance which is opened and maintained on a year-round basis and is constructed to a standard of construction adequate to provide for the additional traffic generated by the proposed development; ii) Servicing for the severed and retained lots shall be in accordance with Section 4.7.5 [Water and Sewer Services]. iii) Access onto a County Highway designated as “Arterial Road” on Schedule ‘B’ Transportation shall be restricted and only permitted where no traffic hazards exist or will be created. No more than two (2) lots including the retained, with access proposed to be gained directly from the “Arterial Road”, may be created from the original Crown surveyed lot. All other policies of this Plan shall apply. The restriction on the number of lots that may be created with direct access may be waived only for development proposed within a Primary or Secondary Urban Community at the sole discretion of the County of Bruce Planning Department and the County of Bruce Highways Department. For the purposes of this clause, any original Crown surveyed lot severed for the purposes of a school or church prior to 1995, road widening or similar public purpose, or minor lot line adjustments shall be deemed to be an original Crown surveyed lot. iv) Access onto County Roads designated as “Collector Road” or “Proposed Collector Road” on Schedule ‘B’ Transportation shall be restricted and only permitted where no traffic hazards exist or will be created and where the volume of traffic from the proposed new use will not impede the expeditious flow of traffic. v) Prior to the creation of a new lot adjacent to a Provincial Highway, the Ministry of Transportation shall approve the access connection for both the severed and retained lots(s). vi) The consent shall only be granted if in conformity with the land use designations and policies of this Plan, and local Official Plans, and Zoning By-Laws where they exist. vii) The severed and retained lot(s) shall: be of acceptable size and dimension for the intended use; have regard for the proper treatment and disposal of stormwater and proper lot grading; have safe and adequate access to the highway system; be consistent with the sewage and water servicing policies of Section 4.7.5 [Water and Sewer Services]; not be premature in regard to the public interest; have regard to the natural environment. viii) The creation of a lot or lots in an area susceptible to flooding, erosion or any other physical or environmental constraint will not be permitted unless it can be clearly established that the proposed use will not adversely impact such constraints. ix) On the granting of a consent, conditions may be imposed on the severed and retained lot(s) to ensure the proper development of the severed and/or retained lots(s) including but not limited to the requirement for a stormwater management plan, lot grading plan, tree retention plan, parkland dedication, cash-in-lieu of parkland, roadway/highway widening dedication servicing requirements, etc. x) The application represents an orderly and efficient use of land, and its approval would not hinder development of the retained lands. xi) Land acquisitions, or land disposals, implementing the policies of this Plan by the Ministry of Natural Resources, Conservation Authorities, the County, or other public or private non-profit corporations need not adhere to the lot area requirements of this Plan. The acquisition or disposal shall conform to the applicable Zoning By-Law. xii) This Plan shall be interpreted in a manner that further enhances the development and maintenance of the Bruce Trail Association. xiii) Nothing in this Plan shall prohibit the recreation of the original Township lot fabric provided both the severed and retained lots comply with the minimum lot area requirements of this Plan and both the severed and retained lots front onto, and have access to, an opened and maintained municipal road that is maintained on a year-round basis at the time of application. xiv) Where no Local Official Plan exists, no new lots shall be created within 500 metres of a sanitary landfill site or Mineral Resource Area without the permission of the appropriate approval authority.	742	6.28 Land Division Policies 1. County Council or its delegate is responsible for approving consent applications, as per the Planning Act. The following policies apply to applications for dividing land or interest in land within the County. These policies provide overall direction for the land division process. For specific land use designations, refer to subsequent Sections in addition to these general policies. Severed and retained lots must front on existing public or common element condominium roads that are open and maintained year-round. These roads must be constructed to a standard of construction capable of handling the additional traffic from the proposed development. 2. Servicing for the severed and retained lots must comply with this Plan's policies. 3. Access to County Highways designated as Arterial Road or Collector Road on Schedule X will be restricted in accordance with the following: a. A Traffic Impact Assessment approved by the County is required for access to an Arterial Road. b. Only two lots per original Township lot, including the retained lot, may have direct access from an Arterial Road. Exceptions may apply for development within Primary or Secondary Urban Communities, at the County's discretion. c. Access to County Roads designated as Collector Road or Proposed Collector Road on Schedule X may be allowed if it can be demonstrated to the satisfaction of the County that the development doesn't create traffic hazards or impede traffic flow. d. Before creating a new lot with access to a Provincial Highway, the Province must approve access for both the severed and retained lots. e. A consent will only be granted if it conforms to the land use designations and policies of this Plan, as well as local official plans and zoning by-laws, where applicable. 4. Severed and retained lots must: a. Be appropriate in size and dimension for their intended use; b. Handle stormwater properly and have appropriate lot grading; c. Have safe and adequate access to the highway system; d. Comply with the servicing policies of this Plan; and e. Not be premature regarding the public interest. 5. Creating lots in areas prone to flooding, erosion, or other environmental constraints is not permitted unless it is clear that the proposed use will not negatively impact these constraints or be negatively impacted by these constraints. 6. When a consent is granted, conditions may be imposed on the severed and retained lots to ensure proper development. This may include, without limitation, stormwater management

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			<p>plans, lot grading plans, tree management plans, parkland dedication, road widening dedication, archaeological assessment, and servicing requirements.</p> <p>7. The application must represent an orderly and efficient use of land, not hindering development of the retained lands.</p> <p>8. Recreating the original Township lot layout is allowed, provided both the severed and retained lots meet the minimum lot area requirements and have access to an open, maintained municipal road. A Township lot that has been the subject of a previous severance or other land division, generally comprises most of the original parcel, and meets lot area requirements of the appropriate designation in this plan, is considered an original Township lot.</p> <p>9. Land acquisitions or disposals by the Province, Conservation Authorities, the County, or non-profit corporations implementing this Plan's policies need not adhere to lot area requirements of this plan or maximum number of severances from a crown lot. Where such acquisitions are for conservation purposes access may be obtained over other public lands or by permanent registered easement over private lands. Such land acquisitions or disposals much conform to the applicable Zoning By-Law.</p> <p>10. A severance will not be permitted in or within 120 metres of lands identified as a Mineral Resource Area as shown on Schedule XXX, or and existing licensed site for mineral extraction or within 210 metres of a licenced quarry, except as follows:</p> <p class="list-item-l1">a. Lots 40 hectares or more in the Agriculture or Mineral Resource designations;</p> <p class="list-item-l1">b. Lots 20 hectares or more in the Rural designation;</p> <p class="list-item-l1">c. A residence surplus to a farming operation per section YYY;</p> <p class="list-item-l1">d. a severance that does not result in new lot creation such as for a lot boundary adjustment or re-creation of merged lots;</p> <p class="list-item-l1">e. A non-residential use per Section(s) ZZZ (Ag / Rural non-residential uses); or</p> <p class="list-item-l1">f. A severance for an existing non-residential use.</p> <p>11. Outside of fully serviced urban areas, a severance will not be permitted for a residential use within 500 metres of the fill area of an open or closed landfill unless it has been demonstrated that there is no adverse off-site impact from the landfill that would affect the development.</p>

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180	ii) Lot adjustments / additions: a. Lot adjustments and additions within the Agricultural designation are permitted subject to Section 6.5.3.3 Consents – Agricultural Areas. b. In all other designations, lot adjustments are permitted for legal and technical reasons. Lots adjustments are limited to such purposes as easements, correction of deeds, quit claims and minor boundary adjustments; all of which do not result in the creation of a new lot. c. Notwithstanding servicing or lot area policies, boundary adjustments and lot additions from lots with private sewage disposal systems that are smaller than 4000 square metres or the minimum lot area for their designation are permitted as long as the lot addition does not result in the enlarged parcel becoming larger than the parcel that is becoming smaller. d. Notwithstanding servicing or lot area policies, where 2 or more independently transferable lots are being consolidated into fewer total lots, the resulting lots may be certified despite continuing to be undersized. e. Boundary adjustments and lot additions are not permitted to add lands outside of a settlement area to lands within a settlement area.	173	6.29 Lot adjustments and additions within the Agricultural designation are allowed per Section X. 1. In all other designations, lot adjustments are permitted for legal and technical reasons. These adjustments are limited to purposes like easements, correcting deeds, quit claims, and minor boundary adjustments. This policy does not allow for new lots to be created. 2. Regardless of servicing or lot area policies, boundary adjustments and lot additions from lots with private sewage disposal systems smaller than 4,000 square meters (or the minimum lot area for their designation) are allowed. However, the lot addition cannot make the enlarged parcel significantly larger than the one becoming smaller except where necessary to correct an encroachment. Lot additions together with easements may be used to minimize the land that is fully transferred. 3. If two or more independently transferable lots consolidate into fewer total lots, the resulting lots may be certified even if they remain undersized. 4. Boundary adjustments and lot additions cannot add lands from outside a settlement area to lands within a settlement area.
108	6.5.3.2 Consents - Primary, Secondary Urban and Hamlet Communities .1 Consents to sever land in Primary and Secondary Urban, and Hamlet Communities shall only be granted when the scale of development proposed or the total development potential of the property would not require a plan of subdivision; and .2 The proposed lots are in keeping with the lot area, frontage and density pattern of the surrounding area; and .3 In determining whether a Plan of Subdivision under the Planning Act is necessary, consideration shall be given to the necessity of major service extensions to properly service the development. In instances where major service extensions are not required to properly service a development, development by consent may be considered.	75	6.30 Consents to sever land in Urban and Hamlet Communities will only be allowed when the development potential of the site does not require a full plan of subdivision to ensure efficient and orderly development 1. If major service extensions are necessary to support the development, then the application may be required to proceed as a plan of subdivision. 2. Development by consent will be subject to the servicing policies of Section XXX of this plan.

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1135	6.5.3.3 Consents – Agricultural Areas .1 With the exception of the severance of a lot for a residence surplus to a farming operation as a result of a farm consolidation, or a minor lot line adjustment, such as applications for access and servicing purposes that do not result in a new conveyable parcel or increase development potential, or a reconfiguration of lot lines for parcels that meet the minimum lot area requirements, in no instance shall an original Crown surveyed lot be divided into more than two (2) parcels including the retained portion. For the purposes of this section, any original Crown surveyed lot severed for the purposes of a school or church prior to 1995, road widening or similar public purpose, or minor lot line adjustments shall be deemed to be an original Crown surveyed lot. .2 In order to promote and maintain viable farming operations and generally minimize potential impacts on the farming community, the minimum lot area of lands within the Agricultural designation shall be generally 40 hectares. .3 The severance of one Non-Farm lot within the Agricultural designation shall be considered under the following circumstances: a) Where the lot will be for a Farm Related Commercial and Industrial Use as per Section 5.5.9; provided that: i) The maximum size of any new Non-Farm lot shall be 4 hectares. A Planning Report shall be provided at time of application justifying the proposed size of the consent if the proposed lot is over 0.81 hectares (2 acres) in size. The minimum lot area shall generally be no less than 0.4 hectares (1 acre). ii) All severed and retained parcels shall also meet the requirements of Section 6.5.3.1 [General Policies (Land Division Policies)] and all other applicable policies of this Plan. iii) The severed and retained parcels must be viable for their proposed future use in the opinion of the County of Bruce. iv) In order to avoid narrow linear parcels of land the frontage-to-depth ratio shall be a maximum of 1:3 and conform to the appropriate zoning requirements for lot frontage; v) When both the ‘Rural’ and ‘Agricultural’ designations apply to a lot, any new Non-Farm Lot proposed to be severed shall be located within the lands designated ‘Rural’ whenever possible in the opinion of the County of Bruce. vi) All new lots must be within reasonable distance of an existing school bus route as determined by the appropriate school board(s). vii) This Official Plan requires the severance of all new Non-Farm lots to comply with MDS I. All livestock facilities within the vicinity of the proposed severance shall be used in determining MDS I compliance. viii) All new lots shall be located a minimum of 123 metres away from the boundary of an existing licensed gravel pit or 213 metres away from the boundary of an existing licensed quarry and not within 500 metres of lands zoned for an active landfill site or within 500 metres of a Mineral Resource Area shown on Schedule ‘C’. b) Where the lot will be for an existing residence and buildings surplus to a farming operation as a result of farm consolidation provided: i) The owner of the lands to be severed is a ‘bona fide farmer’. For the purposes of this policy, the ‘bona fide farmer’ must: a) own and farm the lands on which the surplus dwelling is proposed to be severed from; b) own and farm other lands; and c) own a residence elsewhere, or reside as a tenant elsewhere, therefore rendering the residence on the subject farm surplus to their needs. In situations where the agricultural portion of the subject lands is rented in whole or in part to others, the owner of the subject lands shall not qualify as a ‘bona fide farmer’. A ‘bona fide farmer’ shall be defined as to include a limited company, sole proprietorship, incorporated company, numbered company, partnership, non-profit and other similar ownership forms. ii) The lot proposed for the residence and buildings surplus to the farming operation shall be limited in area and shall only be of sufficient size to accommodate the residence surplus to the farming operation, accessory buildings (where including accessory buildings does not render the lot excessively large in the	1002	6.31 An original Crown surveyed lot can only be divided into two parcels, including the retained portion. However, the following cases are not counted in the two-parcel limit: - When a residence is severed from a farm due to farm consolidation; - Minor adjustments for access and servicing purposes that don't create new lots or increase development potential; - Reconfiguration of lot lines for parcels meeting minimum lot area requirements; and - When a road divides a Crown surveyed lot: - A lot entirely zoned hazard is not considered a new lot. - Developable parcels created by roads will be considered new lots. - Lands designated as Agricultural should generally have a minimum lot area of 40 hectares to support farming operations and minimize impacts on the farming community. - Notwithstanding the 40 hectare lot area minimum, smaller farm parcel sizes may be allowed if the owner can prove: - Both the proposed severed and retained lots will primarily be used for agriculture, and similar-sized lots within a 25-kilometer radius are unavailable for the intended use; - The size of both severed and retained parcels suits the type of agriculture proposed for each; and - The proposed lots are suitable for common agricultural uses in the area and flexible enough for future changes in farming operations. - One non-farm lot may be severed within Agricultural areas if it's for an agriculture-related use, subject to the following policies: - The new non-farm lot should generally not exceed 4 hectares in area. If the proposed lot is over 0.81 hectares in area, a planning report to justify the proposed area will be required. The minimum lot area will generally be 0.4 hectares; - The severed and retained parcels must comply with all other applicable policies of this Plan; - Both the severed and retained parcels must be viable for their proposed future use, as determined by the County; - The width-to-depth or depth-to-width ratio of the new lot will not generally exceed a maximum of 1:3, and will conform to the appropriate zoning requirements for lot frontage, which may be achieved by variance where appropriate; - For uses that generate a high human activity or public visitation, Minimum Distance Separation (MDS I) must be met for the severed lot. - One non-farm lot may be severed for existing residences surplus to a farming operation due to farm consolidation, provided the following policies are met:

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	opinion of the Land Division Committee), a well and a sewage disposal system, while ensuring that as little land as possible is removed from the agricultural lands. iii) The remnant agricultural lands shall be rezoned to prohibit the future erection of a residential dwelling of any type on the agricultural lands provided that a residential dwelling does not exist at the time of severance. iv) Minimum Distance Separation (MDS I) formula requirements are to be met for the proposed severed lot if livestock facilities or anaerobic digesters exist on the retained farmlands. MDS I does not apply to existing barns on separately titled lots. iv) Given that no new dwelling/residence can be erected as a result of the residence surplus to a farm operation being severed from the farm holding, the severance shall not need to meet the Mineral Resource Area, Aggregate/Quarry Operation or sanitary landfill site setback requirements. v) The existing surplus dwelling/residence is habitable at the time of application. vi) The policies of Sections 6.5.3.3.1 and 6.5.3.3.2 do not apply to surplus farm residence severances. c) Where the lot will be for an Institutional Use as per Section 5.5.10. .4 Lot adjustments for legal or technical reasons. Lot adjustments shall be limited to such purposes as easements, correction of deeds, quit claims and minor boundary adjustments; all of which do not result in the creation of a new lot. .5 Lot enlargements for the expansion of an existing Non-Farm Residential lot. Lot enlargements shall be limited in area and shall only be of sufficient size to accommodate the residence, accessory buildings (where including accessory buildings does not render the lot excessively large in the opinion of the Land Division Committee), a well and a sewage disposal system, while ensuring that as little acreage as possible is removed from the agricultural lands. The maximum lot size shall generally not exceed 0.81 hectares (2.0 ac.). .6 Lot enlargements for the expansion of an existing Agriculture Related Use as per Section 5.5.9; or existing Institutional Use as per Section 5.5.10 shall be limited in area and shall only be of sufficient size to accommodate the commercial, industrial or institutional use, accessory buildings (where including accessory buildings does not render the lot excessively large in the opinion of the Land Division Committee), a well and a sewage disposal system, while ensuring that as little acreage as possible is removed from the agricultural lands. .7 In considering applications for consent, including the creation of a new lot for a residence surplus to a farming operation, the requirements of the Provincial Minimum Distance Separation Formulae (as amended from time to time) shall apply.	a. The owner of the lands to be severed is a ‘bona fide farmer’. For the purposes of this policy, the ‘bona fide farmer’ must: i. Own and farm the lands on which the surplus dwelling is proposed to be severed from; ii. Own and farm other lands; and iii. Own a residence elsewhere, or reside as a tenant elsewhere, therefore rendering the residence on the subject farm surplus to their needs. b. In situations where the agricultural portion of the subject lands is rented in whole or in part to others, the owner of the subject lands will not qualify as a ‘bona fide farmer’. A ‘bona fide farmer’ will be defined as to include a limited company, sole proprietorship, incorporated company, numbered company, partnership, non-profit and other similar ownership forms; c. The lot proposed for the residence and buildings surplus to the farming operation will be limited in area and will only be of sufficient size to accommodate the residence surplus to the farming operation, accessory buildings (where including accessory buildings does not render the lot excessively large in the opinion of the Land Division Committee), a well and a sewage disposal system, while ensuring that as little land as possible is removed from the agricultural lands; d. The remnant agricultural lands will be rezoned to prohibit the future erection of a residential dwelling of any type on the agricultural lands provided that a residential dwelling does not exist at the time of severance; e. MDS I Formula requirements are to be met for the proposed severed lot if livestock facilities or anaerobic digesters exist on the retained farmlands. MDS I does not apply to existing barns on separately titled lots; f. Setback requirements to Mineral Resource Area, Aggregate/Quarry Operation or sanitary landfill site will not apply to the severed or retained lands; and g. The existing surplus dwelling/residence must be habitable at the time of application. 9. Consents for lot adjustments for easements, deed corrections, or minor boundary changes are allowed, as long as no new lot is created. 10. Lot enlargements may be permitted in the Agriculture designation subject to the following: a. No new lot is created; b. If lands designated Hazard are to be included in the lot enlargement, there must be sufficient developable area outside of the Hazard designation, including applicable environmental setbacks, for the proposed development; c. lot enlargements to expand a non-farm use will be limited in area and will only be of sufficient size to accommodate the residence, accessory buildings (where including accessory buildings does not render the lot excessively large in the opinion of the Land Division Committee), a well and a sewage disposal system, while ensuring that as little acreage as possible is removed from the agricultural lands. The enlarged lot size will generally not exceed 0.81 hectares.

Word Count	Existing County Official Plan Policy		County Staff Recommended Amendment
			d. A lot enlargement for the purpose of enlarging an agriculture use as a smaller specialized farm lot is permitted subject to the policies of Section X, for enlargements of the expansion of an existing agricultural-related use as per Section X, or existing institutional use as per Section X. Such lot enlargements will be limited in area and will only be of sufficient size to accommodate the agriculture use, agricultural-related use, or institutional use, accessory buildings (where including accessory buildings does not render the lot excessively large in the opinion of the Land Division Committee), a well and a sewage disposal system, while ensuring that as little acreage as possible is removed from the agricultural lands. 11. When reviewing consent applications, the requirements of the MDS Formulae will apply.

Word Count	Existing County Official Plan Policy		County Staff Recommended Amendment
1108	6.5.3.4 Consents – Rural Areas .1 Original Crown surveyed lot may be subdivided into either: i) Two (2) Farm Lots, including the retained lot, each generally 20 hectares in total lot area in accordance with Section 6.5.3.4.3 [Agricultural Uses (Farm Lots)]; or ii) Three (3) Non-Farm Lots or Non-Farm Residential Lots, including the retained lot, in accordance with Section 6.5.3.4.4 Non-Farm Lots/Non-Farm Residential Lots. In no instance shall an original Crown surveyed lot be subdivided into more than three lots. .2 For the purposes of this section, any original Crown surveyed lot severed for the purposes of a school or church prior to 1995, road widening or similar public purpose, or minor lot line adjustments shall be deemed to be an original Crown surveyed lot. .3 Agricultural Uses (Farm Lots) Consent for Agricultural uses as permitted in Section 5.5.4 [Permitted Uses (Agricultural Areas)] shall be in accordance with the following: i) In order to promote and maintain viable farming operations and generally minimize potential impacts on the farming community, the minimum lot area of farming lands within the Rural designation shall generally be 20 hectares. ii) In order to be eligible for a 20 hectare severance as permitted in clause (i) above, a lot of record must have a minimum of 90% of its land area within the ‘R – Rural’ designation. iii) Both the severed and retained parcels shall be generally 20 hectares in size. iv) In determining the designation of a lot of record for compliance with clause (ii) above, the designation(s) underlying the ‘Hazard Land Areas’ designation, if present on a lot, shall also be used. v) All severed and retained parcels shall also meet the requirements of Section 6.5.3.1 [General Policies (Land Division Policies)] and all other applicable policies of this Plan. .4 Non-Farm Lots/ Non-Farm Residential Lots Consent for Farm Related Commercial and Industrial Uses as permitted in Section 5.5.9; Institutional uses as permitted in Section 5.5.10; Rural Industrial uses as permitted in Section 5.6.6; and Rural Commercial uses as permitted in Section 5.6.7 and Non-Farm Residential Lots shall be in accordance with the following: i) The maximum size of any new Non-Farm lot shall be 4 hectares. A Planning Report shall be provided at time of application justifying the proposed size of the consent if the proposed lot is over 0.61 hectares (1.5 acres) in size. The minimum lot area shall generally be no less than 0.4 hectares (1 acre). ii) In order to be eligible for a severance as permitted in clause (i) above, there must be a minimum of 100% of the original Crown surveyed lot within the ‘R – Rural’ designation. iii) In determining the designation of the original Crown surveyed lot for compliance with clause (ii) above, the designation(s) underlying the ‘Hazard Land Areas’ designation, if present on a lot, shall also be used. There shall be sufficient developable area outside of the ‘Hazard Land Area’, including applicable environmental setbacks, for the proposed development. iv) All severed and retained parcels shall also meet the requirements of Section 6.5.3.1 [General Policies (Land Division Policies)] and all other applicable policies of this Plan. v) The severed and/or retained parcels must be viable for their proposed future use in the opinion of the County of Bruce. vi) In order to avoid narrow linear parcels of land the frontage-to-depth ratio shall be a maximum of 1:3 and conform to the appropriate zoning requirements for lot frontage. vii) An initial application for consent from an original Crown surveyed lot shall not propose to create more than one new lot. No subsequent severance shall be granted or created from the original Crown surveyed lot until a building permit has been issued for the proposed primary use for the lot previously severed and the building to be constructed has been completed and an ‘Occupancy Permit’ has been issued for the building. viii) All new lots must be located on a year-round maintained Municipal road.	460	6.32 The policies of Section XXX apply to lands designated Rural with the exception that an additional parcel is permitted for a total of three parcels. 1. Consent for Agricultural uses is permitted in accordance with Section XXX, however the minimum will be generally 20 hectares. 2. Consent for Non-farm Lots and Non-Farm Residential Lots in the Rural Area will be allowed in accordance with the following: a. New non-farm lots can have a maximum area of 4.0 hectares and a minimum area of 0.4 hectares; b. A Planning Justification Report is required for lots larger than 0.81 hectares; c. The severed and retained parcels must be viable for their proposed uses; d. Parcels will not generally exceed a width-to-depth or depth-to-width ratio of 1:3 and should conform to zoning requirements for lot frontage, which may be achieved by variance where appropriate; e. New lots must be located on year-round maintained Municipal roads; and f. All new non-farm lots must comply with MDS I. 3. Lot Adjustments and Enlargements are permitted in the Rural Area, subject to the following: a. Lot adjustments for legal or technical reasons are permitted but cannot create new lots; b. Enlargements for existing non-farm lots or non-farm residential lots are limited to a maximum lot size of 4.0 hectares. A planning justification report is required for a lot enlargement that creates a greater than .81 hectare enlarged lot; c. Lands to be severed and merged with an existing lot of record must be designated Rural excepting however when the existing lot of record is smaller than 0.4 hectares in size, lands designated Agricultural may be added to a maximum total lot area of 0.81 hectares; d. In determining the designation of a lot of record for compliance with clause c) above, the designation(s) underlying the Hazard designation, if present on a lot, will also be used. e. If lands designated Hazard are to be included in the lot enlargement, there must be sufficient developable area outside of the Hazard designation, including applicable environmental setbacks, for the proposed development; f. The retained parcel must be viable for the proposed use; g. Parcels will not generally have a width-to-depth or depth-to-width ratio exceeding 1:3 and should conform to zoning requirements for lot frontage, which may be achieved by variance where appropriate; and h. The enlarged lot must comply with MDS I.

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	ix) This Official Plan requires the severance of all new Non-Farm lots to comply with MDS I. All livestock facilities within the vicinity of the proposed severance shall be used in determining MDS I compliance. x) All new lots shall be located a minimum of 123 metres away from the boundary of an existing licensed gravel pit or 213 metres away from the boundary of an existing licensed quarry and not within 500 metres of lands zoned for a landfill site or within 500 metres of Mineral Resource Area shown on Schedule 'C' excepting however that a new lot for an existing residence surplus to a farming operation need not meet these setbacks. An existing farm residence surplus to a farming operation must be habitable at the time of application for consent. xi) All new lots must be within reasonable distance of an existing school bus route as determined by the appropriate school board(s). .5 Lot Adjustments/Lot Enlargements i) Lot adjustments for legal or technical reasons shall be permitted. Lot adjustments shall be limited to such purposes as easements, correction of deeds, quit claims and minor boundary adjustments; all of which do not result in the creation of a new lot. ii) Any lot enlargements for an existing Non-Farm Lot or Non-Farm Residential Lot shall be in accordance with the following: a) The maximum lot size shall be 4 hectares. Sufficient justification, in the opinion of the County of Bruce, must be provided by the applicant at time of application for a proposed lot size over 0.81 hectares (2 acres) in size. b) Lands to be severed and merged with an existing lot of record must be designated 'R – Rural' excepting however when the existing lot of record is smaller than 0.4 hectares (1 acres) in size, lands designated 'A – Agricultural' may be added to a maximum total lot area of 0.61 hectares (1.5 acres). c) In determining the designation of a lot of record for compliance with clause (b) above, the designation(s) underlying the 'Hazard Land Areas' designation, if present on a lot, shall also be used. There shall be sufficient developable area outside of the 'Hazard Land Area', including applicable environmental setbacks, for the proposed development. d) The retained parcel must be viable for its existing or proposed future use in the opinion of the County of Bruce. e) In order to avoid narrow linear parcels of land the frontage-to-depth ratio shall be a maximum of 1:3 and conform to the appropriate zoning requirements for lot frontage. f) This Official Plan requires severances for the purpose of an enlargement to an existing lot of record to comply with MDS I. All livestock facilities within the vicinity of the proposed severance shall be used in determining MDS I compliance.		

Word Count	Existing County Official Plan Policy		County Staff Recommended Amendment
351	6.5.3.5 Consents – Rural Recreational Areas .1 The severance of land within the Rural Recreational Area shall be considered under the following instances: i) When the proposed lot is in conformity with the policies of Section 5.3 Rural Recreational Area; ii) Waterfront lots shall have a minimum lot area of 4,047 square metres. All non-waterfront lots shall have a minimum lot area of 8,094 square metres. Larger lots may be required in order to accommodate private water and sewer servicing; iii) Minimum lot areas referred to in clause (b) may be reduced when so permitted in a detailed Local Official Plan or when the lot has access to one or more communal services, or when the appropriate authority or its designated agent has certified that a smaller lot size is appropriate. In this regard the County of Bruce may require a Nitrate Study and/or other identified Studies, Reports etc.; iv) In order to avoid narrow, linear parcels of land, the frontage-to-depth ratio for a new waterfront lot shall generally be a maximum of 1:3 and the lot shall conform to the appropriate zoning by-law in reference to minimum lot frontage and any other applicable provisions. Justification for deviation from the 1:3 frontage-to-depth ratio shall be submitted together with the development application; v) When considering approval of a lot, the Land Division Committee may require the submission of the information and technical studies as would be required for a plan of subdivision; vi) All residential lots created by consent shall have frontage on an assumed and maintained municipal road that is of a standard suitable to accommodate additional traffic; vii) A new lot(s) shall be limited to, regardless of the type of construction of the building or structure, a seasonal use when any of the following municipal services are not currently provided on the roadway to which the lot(s) will access: year round road maintenance, roadside garbage and recycling pick up. An existing school bus route must be within reasonable distance as determined by the appropriate school board; and viii) When a non-waterfront lot is proposed, the new lot being created shall have adequate public access to the waterfront.	260	6.33 The severance of land within Rural Recreation Area and Inland Lakes Area may be considered subject to the following: 1. To ensure appropriate area for servicing the minimum lot area will 4000 square metres, unless a local official plan has specified a different lot size, municipal or communal wastewater treatment services are available, or a groundwater quality impact assessment has been completed in accordance with Section XXX. Areas below the Ordinary High Water Mark will not be included in the calculation of minimum lot area. 2. Waterfront lots should generally have a width-to-depth ratio not exceeding 1:3 to avoid narrow, linear parcels. Any deviation from this ratio requires a Planning Justification Report submitted as part of a complete application. The lot must also comply with zoning by-law requirements for minimum lot frontage, which may be achieved by variance where appropriate. 3. The Land Division Committee may request information and technical studies similar to those for a plan of subdivision when reviewing lot approvals; 4. New Non-waterfront lots must be within 1 kilometre of a shoreline access point; 5. New lots shall provide for a minimum setback of 30 metres from the Ordinary High Water Mark (OHWM), except for minor infilling or rounding out in the existing built-up area for the creation of a maximum of two additional building lots. The minimum setback to the OHWM should not be less than 10 metres in any case; 6. Natural vegetation between the lake and any building or structure will be preserved, where possible; and 5. Minimum Distance Separation (MDS I) Formulae apply.
			Did You Know? The Ordinary High Water Mark for Lake Huron and Georgian Bay is the level that water is expected to be at or below 80% of the time, and is currently 177.2 metres above sea level, measured using the International Great Lakes Datum (I.G.L.D. 1985). The datum is periodically updated to account for the earth springing back up after the heavy glaciers receded (called glacial isostatic rebound), and new survey measures, and a new datum is expected in 2025. Surveyors establishing the ordinary high water mark may need to convert from the Geodetic Survey of Canada (G.S.C) to the applicable I.G.L.D.
154	6.5.3.6 Consents - Inland Lake Areas .1 The severance of land within the Inland Lake Areas shall be considered under the following instances: i) In accordance with Section 6.5.3.5 [Consents – Rural Recreational Area]. .2 Notwithstanding the above, the following additional policies apply: i) Back lots shall be 1 hectare, or greater if required by the Grey Bruce Health Unit; ii) A setback of 30 metres, where possible, to the high water mark shall be maintained, except for minor infilling or rounding out on the periphery of the existing built-up area for the creation of a maximum of two additional building lots; iii) Setback shall in no case be less than 10 metres; iv) Natural vegetation between the lake and residential buildings will be preserved where possible; v) The separation distance requirements of the Minimum Distance Separation formula shall be met; and		***These Policies have been combined with Rural Recreational ***

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	vi) When a back lot is proposed, the new lot being created shall have adequate public access to the waterfront.		
105	6.5.3.7 Consents - Major Open Space Areas The severance of land within the Major Open Space Area shall be considered under the following instances: i) Consents to create new lots which are, in whole or in part, within the Major Open Space Area, other than for public authority acquisitions, will only be considered where the resulting lots are at least 20 hectares in area. Any new lot created by consent for a public authority need not front on, or have access to, a public road allowance provided such lot is part of a Wetland or ANSI acquisition program or similar passive open space acquisition program which has been approved by the County.	18	6.34 Lot creation within the Major Open Space Area designation shall have a minimum lot area of 20 hectares.
73	6.5.3.8 Consents – Mineral Resource Areas No severances for residential or other similar uses, with the exception of a residence surplus to a farming operation as permitted in Section 6.5.3.3 [Consents – Agricultural Area] or a use existing at the time of severance as permitted in Section 6.5.3.4.1(b) [Consents – Rural Areas], shall be permitted in an identified Mineral Resource Area, as identified on Schedule ‘C’ or within 500 metres of an identified Mineral Resource Area as identified on Schedule ‘C’.	50	(delete covered in general policies)
472	6.5.3.9 Consents - Niagara Escarpment Planning Area .1 Prior to formally submitting a consent application to the County, the applicant shall obtain the approval of a development permit from the Niagara Escarpment Commission for lands in the area of Development Control by the Niagara Escarpment Commission. .2 When circulated Development Permit Applications for comment, County staff, as a minimum, shall comment in terms of how the application conforms to the Official Plan and development standards that would otherwise exist. .3 The Niagara Escarpment Plan contains detailed policies for the creation of New Lots in the Escarpment Natural, Escarpment Protection and Escarpment Rural Area designations. In all designations consents must be in accordance with the Permitted Uses and Development Criteria, and are permitted for: i) The purposes of correcting conveyances, enlarging existing lots or through acquisition by a public body, provided no new building lot(s) is created. ii) A lot may be created by severing one original township lot or half township lot (where the original township lot is 80 ha) from another township lot or half township lot provided there have been no previous lots severed from one of the affected township lots. Such severance shall only occur along the original township lot line. iii) Where more than one single dwelling exists on the same lot, the additional dwelling(s) may be severed provided all of the following criteria are met: (a) That neither the dwelling to be severed nor the dwelling(s) to be retained were approved on the basis that they would be for temporary use or for farm-help; (b) That all the dwellings on the property are legally existing uses and have received approval from the municipality; (c) That both the dwelling to be severed and the dwelling retained are in a reasonable standard for habitation and have been used as a dwelling unit within the year before making application to sever; (d) A mobile or portable dwelling unit shall not be severed. .4 Where more than one single dwelling exists on the same lot and where these dwellings comply with provisions of Part 2.4.15 of the Niagara Escarpment Plan (1994) such dwelling(s) shall be considered as though it were a previous severance for the purpose of applying the new lots policies of the applicable designation (e.g., 2 dwellings would be considered as 2 parcels for the purposes of determining density). .5 In addition to the above, consents may also be permitted for the following in the Escarpment Protection Area and Escarpment Rural Area designations:	119	6.35 The Niagara Escarpment Plan contains specific policies for creating new lots in the Escarpment Natural, Escarpment Protection, and Escarpment Rural Area designations. Consent applications must comply with the Permitted Uses and Development Criteria outlined in the Niagara Escarpment Plan for all designations and the general consent policies of this Plan. 1. Before applying for consent, the applicant must first apply for conditional approval of a development permit from the Niagara Escarpment Commission for lands within their jurisdiction. 2. County staff will review Development Permit Applications and provide feedback on their adherence to the Official Plan and applicable development standards. 3. Consent will not be granted until conditional approval for a development permit is granted by the Niagara Escarpment Commission.

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	i) New lots for agricultural operations provided both the severed and remnant parcels are of sufficient size to remain useful for agricultural purposes within the Escarpment Protection Area and Escarpment Rural Area designations. ii) One new lot may be permitted per original township lot (or half township lot where the original township lot is 80 ha) for a Permitted use within the Escarpment Rural Area.		
		38	7.0 Interpretation 1. The aim of these policies is to guide the interpretation and ongoing administration of this Plan. It's crucial for the long-term success of the Plan to review, update, and consolidate it regularly to keep it relevant and useful.
		20	7.1 The County will annually incorporate Plan amendments through Office Consolidations, making it more convenient for all users of the Plan.
		17	7.2 Applications will be reviewed in accordance with the policies in effect when the complete application was submitted.

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367	7.0 Interpretation .1 Unless otherwise specified in this Plan, major deviations from the provisions of the text and Schedules ‘A’, ‘B’ and ‘C’ of this Plan will require an Amendment to this Plan. .2 In order to provide for flexibility in the interpretation of the numerical figures and quantities in the text, it is intended that such figures and quantities be considered to be approximate, where wording such as ‘generally’ or ‘may’ indicates such, and that for the purposes, of preparing local Municipal official Plans, Zoning By-laws, subdivision approvals, site plan approvals, Consents or building permits, minor deviations maybe permitted without Amendment to this Plan, provided that such deviations do not alter the intent of this Plan. .3 The examples of permitted uses are included in this Plan to illustrate the range of activities permitted in each designation. Specific uses shall be defined at such time as the local Municipal Official Plans and/or Zoning By-Laws come into effect but shall not alter the intent of this Plan. .4 Schedule ‘A’ shows the extent and boundaries of the Plan designations. i) Where the external boundaries of the Primary, Secondary, Hamlet, Rural Recreational Area, Inland Lake Development, Estate Residential, Travel Trailer Park, or Major Open Space designations or a Special Policy Area(s) abut roads, rights-of-way, lot lines, concession lines and watercourses, it is intended that these boundaries shall coincide with such features. Deviations from the boundaries shall require an Amendment to this Plan. ii) Minor deviations from the boundaries of the Agricultural, Rural, or Hazard Land Area designation boundaries may not require an Amendment to this Plan. .5 Where clarification is required for the interpretation of any policy in the Plan, reference shall be made to the General Policies and to the goals and objectives of the Plan. .6 Additional ‘Notes’ and other clarification ‘boxes’ have been included in the text and on the Schedules to this Official Plan for reference, clarification and convenience purposes. Information of this nature is subject to addition, change and/or deletion without an amendment to this Plan. .7 Changes and corrections to references including references to other documents and /or internal referencing and/or the renumbering of sections and/or Sections shall not require an amendment to this Plan.	455	7.3 The text, tables, schedules, and a glossary of terms contained in this Plan constitute the Bruce County Official Plan. 1. All County public works and by-laws must comply with this Plan. 2. Major deviations from the text and schedules require an Amendment to this Plan, unless specified otherwise within this Plan. 3. Schedules X to X show the extent and boundaries of land use designations established by this Plan; accordingly: a. The boundaries on all schedules are not intended to be rigid, except where they coincide with physical features such as roads, rights-of-way, lot line, concession lines and watercourses, a departure from such boundaries will require an amendment to this Plan; and b. Where boundaries do not coincide with physical features the exact determination of the boundary will be provided by the County and the County may permit minor departures through interpretation, provided the intent of the Plan is maintained and the departure is advisable and reasonable. 4. Minor adjustments to settlement area boundaries can be allowed without an amendment to the Plan to create a lot that meets the minimum lot area requirements of this Plan or a local Official Plan. 5. Where a parcel of land is subject to one or more land use designations, development proposals must follow all relevant policies, with more restrictive policies taking precedence in case of conflicts. 6. Permitted uses identified in this Plan provide guidance for local official plans and zoning by-laws, and do not represent a comprehensive list of conforming land uses. 7. The following technical revisions will not require an amendment to this plan, provided the intent remains unchanged: a. Changing the number, cross-referencing and arrangement of the text, tables, and Schedules; b. Altering punctuation or language for consistency; c. Correcting grammatical, dimensional and boundary, mathematical or typographical errors that do not affect the intent of policies or Schedules; d. Adding technical information to Schedules; e. Changing format or presentation; and f. Consolidation of approved Official Plan Amendments in a new document without altering any approved policies or Schedules. 8. Certain elements like margin notes and illustrations are for reference only and can be added, modified or removed without amendment to the Plan. 9. Conflicts between this Plan, Provincial legislation, or local official plans will be resolved by applying the more restrictive requirement, except where such restriction would conflict with

Word Count	Existing County Official Plan Policy		County Staff Recommended Amendment
			provincial direction..11 The County may provide supplementary guidance material in line with this Plan's policies to aid in its implementation and interpretation. 10. Guidance material issued by the Province or other jurisdictions will be used to support implementing this Plan's policies. 11. If this Plan references any guideline or manual, it includes future versions that may amend or replace the referenced document. 12. References to outdated legislation or agencies will transfer to new ones without needing an amendment to this Plan.

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433	6.1 General Policies .1 It is the intention of County Council to implement this Plan by utilizing the powers conferred upon it by the Planning Act, the Municipal Act, and such other statutes as may be applicable. .2 It is the policy of County Council to use this Plan as the basis for decisions and actions on matters within its jurisdiction and to require the local municipalities to use this Plan in the preparation and implementation of their own Official Plans and Zoning By-laws to ensure that planning policies in each municipality conform to the policies established for the County. .3 It is the policy of County Council to carry out a continuous program of research to identify the changing physical, economic and social needs of the residents of the County and the consequences of technological improvements that may affect the programs and policies of the County. .4 Technical changes to the base information on Schedules A, B and C such as more precise location of rivers and streams which do not change the land use designations, shall be made to either Schedule A, B or C without Amendment to this Plan. 6.2 Review Of The Plan .1 It is the policy of County Council to review the County Official Plan at regular intervals not less than 5 years and when necessary revise the Plan to reflect the changing needs of the people of the County in accordance with the Planning Act. When the County Council amends the Plan as part of its review process it shall consult with the First Nations. .2 It is the policy of County Council to make selective amendments to the policies of this Plan to reflect changing Provincial legislation or regulations as part of the required 5 year review process, so that the policies of this Plan will remain consistent with Provincial policies. .3 It is the policy of County Council to undertake amendments to the County Plan on its own initiative. County Council may consider at the request of local municipalities, other levels of Government, private individuals, corporations or organizations other amendments to this Plan. .4 Amendments to this Plan shall be consistent with the general intent of the goals and objectives of this Plan, and may provide justification on the basis of need and accepted land use planning principles. .5 In addition to the policies of Section 5.8 [Hazard Land Area] in this Plan, it is the intention of County Council that the Hazard Land Area boundaries on Schedule ‘A’ be revised by the County to better represent available Hazard Land Area mapping as soon as information is available.	162	<p>7.4 This Plan is required to be consistent with Provincial direction. To maintain consistency, the County will regularly review and monitor the Plan to address legislative changes or emerging community needs. The purpose is to ensure that it continues to comply with Provincial direction, stays relevant to the County's changing land use priorities, and is being implemented as intended.</p> <p>1. During the review, the following aspects will be considered:</p> <p class="list-item-l1">a. Changes in legislation and policies, including Provincial direction;</p> <p class="list-item-l1">b. Relevance of the assumptions and strategic directions of this Plan;</p> <p class="list-item-l1">c. Effectiveness in achieving strategic directions and objectives;</p> <p class="list-item-l1">d. Whether development aligns with the Plan's guiding principles;</p> <p class="list-item-l1">e. Availability of different types of housing, including attainable and affordable options;</p> <p class="list-item-l1">f. Availability of employment land to match job creation forecasts; and</p> <p class="list-item-l1">g. Changes in demographics, economy, employment, social factors, environment, and technology.</p> <p>2. The County may prepare a monitoring report with key indicators and measures related to the Plan's policies to aid in the review.</p>

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81	.3 The local Official Plans for the Primary Urban Communities shall contain, as a minimum, implementation policies dealing with the following issues: i) Amendments to the local Official Plan; ii) Comprehensive Zoning By-laws and amendments; iii) Minor variances; iv) Legal non-conforming and non-complying uses; v) Plans of Subdivision; vi) Site Plan Control; vii) Consents; viii) Property maintenance and occupancy; ix) Public consultation; x) Servicing and phasing; xi) Relationship to the County Official Plan; and xii) Other by-laws pursuant to the Planning Act.	87	Section 5.2.2.4 Urban Policies 1. The local Official Plans for the Primary Urban Communities may refer to the implementation policies of this plan or provide detailed policies dealing with the following issues: a. Amendments to the local Official Plan; b. Comprehensive Zoning By-laws and amendments; c. Minor variances; d. Legal non-conforming and non-complying uses; e. Plans of Subdivision; f. Site Plan Control; g. Consents; h. Property maintenance and occupancy; i. Public consultation; j. Servicing and phasing; k. Relationship to the County Official Plan; and l. Other by-laws pursuant to the Planning Act.
69	4.7.3 Waste Management .2 The intent of the sharing of diversion responsibilities is to take advantage of economies of scale and expertise offered by County involvement as well as utilizing the services of the local municipality. Successful operation of the diversion system is based on communication, cooperation and the recognition of the common goal of maximum diversion from landfill. The short-term target set by the County is 50% by the year 2000.	55	Section 4.7.3.2 The intent of the sharing of diversion responsibilities is to take advantage of economies of scale and expertise offered by County involvement as well as utilizing the services of the local municipality. Successful operation of the diversion system is based on communication, cooperation and the recognition of the common goal of maximum diversion from landfill.
40	.7 No new lots shall be created within 500 metres of an identified sanitary landfill site without the approval of the appropriate authority. This policy shall generally not prohibit development on existing lots of record or within fully serviced urban areas.	57	Section 4.7.3.7 No new lots shall be created within 500 metres of the fill area of an open or closed landfill unless it has been demonstrated that there is no adverse off-site impact from the landfill that would affect the development. This policy shall generally not prohibit development on existing lots of record or within fully serviced urban areas.
104	4.7.5.2 Multi Year Sewage and Water Servicing Plan – Local Official Plans A Multi-Year Sewage and Water Servicing Plan shall be prepared in support of any new Local Official Plan and/or as part of any review or update to an existing Local official Plan as required by the Planning Act (i.e., master planning process under the Municipal Class Environmental Assessment Act). A Multi-Year Sewage and Water Servicing Plan shall be prepared with reference to applicable Ministry of Environment Guidelines. The Local Official Plan shall take direction from the conclusions and recommendations of the Multi-Year Sewage and Water Servicing Plan, the Provincial Policy Statement and any other background studies carried out in support of the Servicing Plan.	124	4.7.5.2 Multi Year Sewage and Water Servicing Plan – Local Official Plans 1. A Multi-Year Sewage and Water Servicing Plan shall be prepared in support of any new Local Official Plan and/or as part of any review or update to an existing Local official Plan as required by the Planning Act (i.e., master planning process under the Municipal Class Environmental Assessment Act). A Multi-Year Sewage and Water Servicing Plan shall be prepared with reference to applicable Ministry of Environment Guidelines. The Local Official Plan shall take direction from the conclusions and recommendations of the Multi-Year Sewage and Water Servicing Plan, the Provincial Policy Statement and any other background studies carried out in support of the Servicing Plan.

Word Count	Existing County Official Plan Policy		County Staff Recommended Amendment
			2. Where a Multi-Year Sewage and Water Servicing Plan has been prepared all development approvals shall be consistent with that Plan.
372	4.7.5.3 Water & Sewer Servicing Study – Planning Applications .1 A Water and Sewer Servicing Study shall be prepared at the discretion of the County of Bruce in support of: i) A Local Official Plan Amendment proposing major new development on lands that have not been reviewed as part of a Multi-year Sewage and Water Servicing Plan or similar type of study; or ii) An application to expand a settlement area boundary where the lands to be incorporated within the settlement area have not been previously reviewed as part of a Multi-Year Sewage and Water Servicing Plan; or iii) Any planning application that has the potential for significant environmental health risks that need to be addressed; or iv) Any planning application which has the potential to significantly affect the carrying capacity of the regional groundwater system in providing potable drinking water and/or the assimilative capacity of a receiving water body for sewage waste disposal. .2 The policy direction for an Official Plan Amendment, or planning approval of any type, shall have high regard for the conclusions and recommendations of the Water & Sewer Servicing Study and any other background studies carried out in support of the Study. .3 The Water & Sewer Servicing Study shall be completed to the satisfaction of the County, the local municipality and the County of Bruce and may include the following: i) An assessment of the appropriate type and level of servicing necessary to support future growth and development including financing, phasing and administrative requirements; ii) An analysis of the hydrology and hydrogeology to determine the capability of surface and groundwater water resources to provide sufficient quantity and quality of water supply and to accept sewage effluent in consideration of the ecological function of water resources in achieving the Environmental Goals and Objectives of this plan; iii) Where municipal services exist an assessment of existing servicing systems, their capacities and their condition, and identify requirement upgrades, and/or expansion; iv) Where subsurface sewage treatment and disposal is proposed, an assessment of the long term suitability of the soil conditions; v) An identification of existing or potential restrictions to future growth and development; vi) An assessment of the potential impact of new growth and development upon natural environment; and vii) An assessment of the economic feasibility of the proposed servicing.	432	3. Where a Multi-Year Sewage and Water Servicing Plan has been prepared as part of a master planning process under the Municipal Class Environmental Assessment Act in accordance with Section 4.7.5.2 all development approvals shall be consistent with that Plan. 4. Where a Multi-Year Sewage and Water Servicing Plan has not been prepared in accordance with Section 4.7.5.2 then a. Water and Sewer Servicing Study shall be prepared at the discretion of the County of Bruce in support of: i. A Local Official Plan Amendment proposing major new development on lands that have not been reviewed as part of a Multi-year Sewage and Water Servicing Plan or similar type of study; or ii. An application to expand a settlement area boundary where the lands to be incorporated within the settlement area have not been previously reviewed as part of a Multi-Year Sewage and Water Servicing Plan; or iii. Any planning application that has the potential for significant environmental health risks that need to be addressed; or iv. Any planning application which has the potential to significantly affect the carrying capacity of the regional groundwater system in providing potable drinking water and/or the assimilative capacity of a receiving water body for sewage waste disposal. 5. The policy direction for an Official Plan Amendment, or planning approval of any type, shall have high regard for the conclusions and recommendations of the Water & Sewer Servicing Study and any other background studies carried out in support of the Study. 6. The Water & Sewer Servicing Study shall be completed to the satisfaction of the County, the local municipality and the County of Bruce and may include the following: a. An assessment of the appropriate type and level of servicing necessary to support future growth and development including financing, phasing and administrative requirements; b. An analysis of the hydrology and hydrogeology to determine the capability of surface and groundwater water resources to provide sufficient quantity and quality of water supply and to accept sewage effluent in consideration of the ecological function of water resources in achieving the Environmental Goals and Objectives of this plan; c. Where municipal services exist an assessment of existing servicing systems, their capacities and their condition, and identify requirement upgrades, and/or expansion; d. Where subsurface sewage treatment and disposal is proposed, an assessment of the long term suitability of the soil conditions; e. An identification of existing or potential restrictions to future growth and development; f. An assessment of the potential impact of new growth and development upon natural environment; and

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			g. An assessment of the economic feasibility of the proposed servicing.
	4.7.5.4 Interim Servicing – Primary Urban Communities Walkerton Mildmay Ripley Lucknow Kincardine Tiverton Southampton Port Elgin Wiarton Chesley Tara/Invermay Paisley Where a Multi-Year Sewage and Water Servicing Plan as required by Section 4.7.5.2 [Multi-Year Sewage and Water Servicing Plan – Local Official Plans] does not exist AND where full municipal services are not feasible (environmentally or economically) within a portion of the settlement boundaries of a full services Primary Urban Community, new development may be permitted on partial services as an interim solution (i.e., 3-7 years) provided that: i) The development is infilling within a developed area that is currently partially serviced or, is the development of existing lots of record that is surrounded by an area that is currently partially serviced; and ii) The uses shall be limited to those that would not normally require excessive amounts of water or generate large volumes of wastewater; and iii) All new lots are to be of a size, dimension and orientation that would permit said lots to be divided to create two or more lots in conformity with the local zoning by-law for lots serviced with municipal water and sewer services. The new lots shall be subject to a site-specific zoning amendment that regulates the location of all new development in order to ensure that a future lot severance is possible; and iv) A Nitrate Study as per Section 4.7.5.8 [Servicing Reports, Studies, Plans and Statements] concludes that the development will not have a negative impact on the groundwater; and v) Any other Studies or Reports as required by County of Bruce and/or municipality are submitted; and vi) Major new development shall only be permitted if the development is serviced by municipal water and sewer or communal water and sewer service.		4.7.5.4 Interim Servicing – Primary Urban Communities 1. Walkerton Mildmay Ripley Lucknow Kincardine Tiverton Southampton Port Elgin Wiarton Chesley Tara/Invermay Paisley 2. Where a Multi-Year Sewage and Water Servicing Plan as required by Section 4.7.5.2 [Multi-Year Sewage and Water Servicing Plan – Local Official Plans] does not exist AND where full municipal services are not feasible (environmentally or economically), as determined by a Water and Servicing Study as detailed in Section 4.7.5.3 if deemed necessary by the Approval Authority, within a portion of the settlement boundaries of a full services Primary Urban Community, new development may be permitted on partial services as an interim solution (i.e., 3-7 years) provided that: a. The development is infilling within a developed area that is currently partially serviced or, is the development of existing lots of record that is surrounded by an area that is currently partially serviced; and b. The uses shall be limited to those that would not normally require excessive amounts of water or generate large volumes of wastewater; and c. All new lots are to be of a size, dimension and orientation that would permit said lots to be divided to create two or more lots in conformity with the local zoning by-law for lots serviced with municipal water and sewer services. The new lots shall be subject to a site-specific zoning amendment that regulates the location of all new development in order to ensure that a future lot severance is possible; and d. A Nitrate Study as per Section 4.7.5.8 [Servicing Reports, Studies, Plans and Statements] concludes that the development will not have a negative impact on the groundwater; and e. Any other Studies or Reports as required by County of Bruce and/or municipality are submitted; and f. Major new development shall only be permitted if the development is serviced by municipal water and sewer or communal water and sewer service.
	5.2.3.1 Area of Application The Secondary Urban Communities designation applies to: Tobermory, Lion’s Head, Allenford, Elmwood, Hepworth, Kincardine Lakeshore, Huron-Kinloss Lakeshore, and Sauble Beach (partial serviced area only).		5.2.3.1 Area of Application 1. The Secondary Urban Communities designation applies to: Tobermory, Lion’s Head, Allenford, Elmwood, Hepworth, Kincardine Lakeshore, Huron-Kinloss Lakeshore, and Sauble Beach (partial serviced area only). Notwithstanding the policies of Section 4.7.5.5, Hepworth, Allenford and Elmwood are communities within the Secondary Urban designation that may be developed in accordance with the servicing policies for Hamlets in Section 4.7.5.5.3.
	4.15 Niagara Escarpment Plan .1 The purpose of the Niagara Escarpment Plan is to provide for the maintenance of the Niagara Escarpment and land in its vicinity substantially as a continuous natural environment, and to ensure only such development occurs as is compatible with that natural environment. .2 The objectives are: i) To protect unique ecologic and historic areas; ii) To maintain and enhance the quality and character of natural streams and water supplies; iii) To provide adequate opportunities for outdoor recreation; iv) To maintain and enhance the open landscape character of the Niagara Escarpment insofar as possible, by such means as compatible farming or forestry and by preserving the natural scenery;		4.15 Niagara Escarpment Plan 1. The purpose of the Niagara Escarpment Plan is to provide for the maintenance of the Niagara Escarpment and land in its vicinity substantially as a continuous natural environment, and to ensure only such development occurs as is compatible with that natural environment. 2. Policies for the use of land within the Niagara Escarpment Plan Area-are set out in the Niagara Escarpment Plan, and are generally regulated by the Niagara Escarpment Commission through the Niagara Escarpment Planning and Development Act, the Development Control Regulations (Ontario Regulation 828/90), and local municipal zoning by-laws where Development Control is not in effect. All development, changes of use

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	v) To ensure that all new development is compatible with the purpose of the Plan; vi) To provide for adequate public access to the Niagara Escarpment; and vii) To support municipalities within the Niagara Escarpment Plan Area in their exercise of the planning functions conferred upon them by the Planning Act. .3 The use of land within the Niagara Escarpment Plan Area is set out in the Niagara Escarpment Plan, and is generally regulated by the Niagara Escarpment Commission through the Niagara Escarpment Planning and Development Act, the Development Control Regulations (Ontario Regulation 828/90), and local municipal zoning by-laws where Development Control is not in effect. All development, changes of use and lot creation within the Niagara Escarpment Plan Area shall conform to the Land Use Policies and Development Criteria of the Niagara Escarpment Plan, and the appropriate policies of the Bruce County Official Plan and local Official Plans where they exist. .4 The Niagara Escarpment Plan contains Land Use Policies (Part 1) and Development Criteria (Part 2) which determine where and how proposed development should occur within the Niagara Escarpment Plan Area. The policies and development criteria of the Niagara Escarpment Plan apply to all lands within its boundary and shall take precedence over the policies of the County Official Plan except where the policies of the County of Bruce Official Plan are more restrictive. .5 The Niagara Escarpment Plan sets out policies and a framework for a Niagara Escarpment Parks and Open Space System, "which includes public lands along the Niagara Escarpment" and the Bruce Trail. Part 3 (Niagara Escarpment Parks and Open Space System) of the Niagara Escarpment Plan contains objectives and detailed policies that apply to these areas. .6 Lands within the boundary of the Niagara Escarpment Plan Area, a World Biosphere Reserve, as illustrated on Schedule A, Schedule C and Schedule D are subject to the goals, objectives, policies and development criteria of the Niagara Escarpment Plan. The boundary of the Niagara Escarpment Plan Area as illustrated on Schedules A and C, and the designations shown on Schedule D, shall be interpreted in accordance with Section 1.1 [Interpretation of Boundaries] of the Niagara Escarpment Plan. .7 The following reflects Niagara Escarpment Plan policies and development criteria, which are more restrictive than the County Official Plan, or are included to clarify the General Policies of the County of Bruce Official Plan. It is necessary to review these policies in the context of other related policies of the Official Plan. This Official Plan has not incorporated the Niagara Escarpment Plan in its entirety. Reference to the Niagara Escarpment Plan may also be required.		and lot creation within the Niagara Escarpment Plan Area shall conform to the Land Use Policies and Development Criteria of the Niagara Escarpment Plan, and the appropriate policies of the Bruce County Official Plan and local Official Plans where they exist. 3. Lands within the boundary of the Niagara Escarpment Plan Area, a World Biosphere Reserve, as illustrated on Schedule A, Schedule C and Schedule D are subject to the goals, objectives, policies and development criteria of the Niagara Escarpment Plan. The boundary of the Niagara Escarpment Plan Area as illustrated on Schedules A and C, and the designations shown on Schedule D, shall be interpreted in accordance with Section 1.1 [Interpretation of Boundaries] of the Niagara Escarpment Plan. 4. The Niagara Escarpment Plan contains Land Use Policies (Part 1) and Development Criteria (Part 2) which determine where and how proposed development should occur within the Niagara Escarpment Plan Area. The policies and development criteria of the Niagara Escarpment Plan apply to all lands within its boundary and shall take precedence over the policies of the County Official Plan except where the policies of the County of Bruce Official Plan are more restrictive. 5. The Niagara Escarpment Plan sets out policies and a framework for a Niagara Escarpment Parks and Open Space System, "which includes public lands along the Niagara Escarpment" and the Bruce Trail. Part 3 (Niagara Escarpment Parks and Open Space System) of the Niagara Escarpment Plan contains objectives and detailed policies that apply to these areas. Development Policy 6. Development proposals within in the Niagara Escarpment Plan Area that is subject to the Development Control Regulations are expected to conform to the criteria of the Niagara Escarpment Plan, the applicable policies of this Plan, and any applicable Local Official Plan, and with the zoning provisions that would be in effect were the area subject to municipal zoning. 7. Where a proposal meets the criteria of the Niagara Escarpment Plan but would deviate from zoning provisions that would be in effect if the proposal were subject to municipal zoning, the commission is expected to consider: a. Whether the deviation is necessary to address a site constraint; b. Whether the development maintains the intent of this official plan and any local official plans in effect; c. Whether the development maintains the intent of the zoning provisions that would be applicable if the proposal were subject to municipal zoning; d. Whether the deviation is appropriate and desirable for the use of the land; and e. Whether the deviation is minor in nature. 8. Where the appropriate analogous zoning is unclear, Commission staff may seek clarification from the municipal zoning administrator.
	Complete Application Requirements		Keep the Same
	Merging Policies		Keep the Same



County of Bruce
Planning & Development Department
30 Park Street, Box 848
Walkerton, ON N0G 2V0
brucecounty.on.ca
226-909-5515

October 23, 2023

File Number: C-2023-008

Public Meeting Notice

**You're invited: Hybrid Public Meeting
to consider proposed changes to the
County of Bruce Official Plan
Thursday, December 7, 2023 at 9:30 a.m.**

The purpose of this application is to incorporate some valuable amendments to the Bruce County Official Plan. The proposed changes affect all of Section 6, Implementation, and all of Section 7, Interpretation, of the Plan. Further amendments are proposed to selected portions of Section 4, General Policies, related to policies for Servicing and the Niagara Escarpment Plan. Overall, the amendment will make the plan more concise, and easy to use, while making the policies of the plan more effective.

This application applies to all of Bruce County.

Learn more

Additional information about the application is available online at <https://brucecounty.on.ca/living/land-use>. Information can also be viewed in person at the County of Bruce Planning Office noted above, between 8:30 a.m. and 4:30 p.m. (Monday to Friday). The Planner on the file is: Monica Walker-Bolton

Have your say

Prior to the meeting, questions, concerns, or objections about the application can be sent by email to bcplwa@brucecounty.on.ca or publicmeetingcomments@brucecounty.on.ca, by mail, or to 226-909-5515. Comments and opinions submitted prior to decision will become part of the public record. Comments will be provided to the Committee for its consideration.

On the day of and during the Public Meeting you can participate in-person, by telephone or virtually.

How to access the public meeting

Join the meeting in-person at the County of Bruce Administration Centre, Council Chambers, 30 Park St, Walkerton, ON N0G 2V0, by phone, or virtually. Please call or email ahead to participate by phone or virtually. The agenda, public video livestream, and post-meeting video recording can be viewed at www.brucecounty.on.ca/government/agendas-and-minutes.

Stay in the loop

If you'd like to be notified of the decision of the approval authority on the proposed application(s), you must make a written request to the Bruce County Planning Department. For more information about this matter, including information about appeal rights, contact bcplwa@brucecounty.on.ca

Housing shifts from NIMBY to nimble

THE EDITORIAL BOARD



This entrenched local opposition is the reason this space has long called for higher levels of government to wrest some control over housing away from city councils, who have failed to make way for enough new homes by maintaining out-of-date regulations and too-strict zoning rules.

The NDP government in British Columbia released provincewide zoning rules last week. Cities must update bylaws by mid-2024 to allow three or four homes on a lot in zones restricted to one detached home or duplex. On larger lots near transit, six homes will be allowed. The use of public hearings, which have served as forums to delay housing, will be reduced.

It's not the end of detached homes but it is the end of neighbourhoods reserved for detached homes. B.C.'s move follows a more modest version in Ontario last year and city-by-city changes across Canada this year spurred by the federal Liberals' housing accelerator program.

The shift is big but change isn't instant. In B.C. and elsewhere, allowing multiplexes in neighbourhoods of detached houses will not spark an immediate transformation but over time it will make a sizable difference: stronger communities with more people, better use of parks, schools and transit, and a rising population to support more amenities.

B.C. had 2.26-million homes in 2022, according to Canada Mortgage and Housing Corp. A typical rate of construction would add 320,000 homes by 2030. CMHC research indicates B.C. needs an additional 610,000 homes in that span to moderate prices. Even with the NDP's province-wide density push, there's a way to go. The NDP estimate their plan could see 130,000 new homes built over the next decade. That would be a major boost but is just a fifth of CMHC's estimate of what's necessary to ease prices to buy and rent.

More than four-plexes are needed in cities such as Vancouver and Toronto. Apartment buildings of up to six storeys, ideally adjacent to parks and schools, is what will make a real difference. But cities allow such buildings only on a tiny fraction of residential land.

B.C.'s changes move in the right direction but the province (and the rest of the country) has much further to travel. Vancouver exemplifies this. The NDP in September instituted housing targets for 10 cities but its number for Vancouver – 28,900 homes over the next five years – is not much higher than the past five years. ABC Vancouver, the party that controls city council, has moved too slowly on housing. Its multiplex density rules this year, similar to the NDP's, were too modest for the province's biggest city.

In October, ABC proposed buildings of up to six storeys in about two dozen small hubs around the city. That was recommended in last year's Vancouver Plan, which took four years to complete. Now, a year later, ABC is talking about thinking about the change. An "initial report" is due in March. Upping the ambition is welcome but change remains slow – and too limited.

In all housing plans, the details matter. Victoria in January approved loosened zoning but specific rules still stymied new housing. City council realized its mistakes and adjusted the rules in September. In Vancouver, ABC's neighbourhood density rules are too rigid. The NDP are working on their density details – such as height of multiplex homes – and they need to be calibrated to ensure homes get built.

Last, look down. Underground. New sewers are necessary. Metro Vancouver in late October hiked development charges on new homes to cover such projects but too many costs have been piled on new housing for too long. Governments must work together on infrastructure to support housing.

Housing problems in Canada worsened over decades. It will take time to unwind but key building blocks are fitting into place. The not-in-my-backyard opposition is finally being overcome.