

2026-2046

# Bruce County Official Plan



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# Part 1 Introduction and How to Use this Plan

## 1.1 Setting

Bruce County is an upper-tier Municipality in Southern Ontario, founded in 1867 and consisting of eight local Municipalities. Bruce County residents call rural settings, villages, small, and medium size communities, home across a landscape that supplies food, energy, and recreational amenities.

Bruce County is situated in the north-western region of Saugeen Ojibway Nation Territory (Saukiing Anishnaabekiing), the ancestral and treaty lands and territories of the Chippewas of Nawash Unceded First Nation and the Saugeen First Nation, together known as the Saugeen Ojibway Nation (SON).

## 1.2 How to Use this Plan

The Bruce County Official Plan (“the Plan”) is a strategic policy document to manage growth and change within the County over the within the planning period. It provides direction on matters related to physical, social, and economic development and for the continued stewardship of the natural environment within the County.

The Plan represents the vision and aspirations of Bruce County while having regard for matters of provincial interest as set forth in the *Planning Act*. It establishes a comprehensive policy framework to advance the community vision and builds on eight guiding principles described below. The Plan provides direction to local Official Plans and zoning by-laws, and functions as the Official Plan for areas not covered by local Plans. All decisions by a council are required to conform with the plan in effect. The County is committed to working collaboratively with local municipal partners to implement this Plan.

This Plan acknowledges SON and the Indigenous Peoples of Bruce County whose rights are recognized and affirmed in Section 35 of the Constitution Act, 1982. This Plan is to be implemented in a manner consistent with these rights.

Where this plan refers to Saugeen Ojibway Nation and SON it is intended to refer to both First Nations, being Saugeen First Nation and Chippewas of Nawash Unceded First Nation.

Bruce County recognizes the importance of early consultation with Indigenous communities on planning matters that may affect these rights.

This Plan must be read and interpreted in its entirety, including all schedules and annexes, and the relevant policies applied to each situation.

References in this Plan, to “provincial direction” means any Act or Regulation of the Province of Ontario (e.g. the Planning Act or the Municipal Act and their regulations), Provincial Policies, (e.g. the Provincial Planning Statement), Guidelines published by the Province of Ontario (e.g. Guidelines on Permitted Uses in Ontario’s *Prime Agricultural Areas* or *Minimum Distance Separation* (MDS) Formulae). The required level of conformity with Provincial Direction is as outlined in that direction or its enabling Act.

In this Plan, text in *italics* indicates terminology, which is defined by Provincial Direction, Provincial Plans, Acts, Regulations or Guidelines.

Throughout this Plan call out boxes are used to provide supplemental information. Information provided in call out boxes do not form policy and can be updated without amendment to this plan.

# Part 2 Municipal Strategic Framework

## 2.1 Vision

The Plan is intended to inform long-range planning decisions within the County within the planning period. The Vision flows from a comprehensive consultation and engagement program with the community and reflects community aspirations for the future of Bruce County.

The Vision of this Official Plan is:

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

## 2.2 Guiding Principles

The Guiding Principles of this Official Plan are:

- (1) Good Growth: Put growth in the right locations with the right services.
- (2) Homes: Increase the supply and mix of homes.
- (3) Agriculture: Support our key economies, including a thriving agriculture community sector.
- (4) Business: Create opportunities for a diversity of businesses, jobs and employers.
- (5) Connecting: Improve our ability to move people, goods, and information between communities.
- (6) Communities: Create wellbeing through access to complete and healthy communities.
- (7) Heritage: Conserve cultural heritage resources. Identify, respectfully manage, use and protect, cultural heritage resources alongside local municipalities and the Saugeen Ojibway Nation (SON).
- (8) Natural Legacy: Manage natural resources wisely for future generations.
- (9) Indigenous Reconciliation: Advance reconciliation through the meaningful inclusion of the Saugeen Ojibway Nation in land use planning and decision-making.

## Part 3 Indigenous Engagement & Interests

Through this Plan, Bruce County is committed to meaningful inclusion of Saugeen First Nation and the Chippewas of Nawash Unceded First Nation, together making up the Saugeen Ojibway Nation (SON), and to honouring the unique and enduring relationships that Saugeen Anishnaabek have with the lands, waters, animals, and all life in Bruce County and with its cultural heritage.

All of Bruce County is within SON territory, and includes shoreline areas, traditional fishing grounds, and culturally significant landscapes that are symbolically, culturally, and economically important to SON to address through land use policy and planning decisions.

This plan was developed in consultation with the Saugeen Ojibway Nation, with particular consideration to SON interests in the Natural Environment as represented through the *Natural Heritage System* and *Water Resource System* as well as Cultural Heritage and Archaeology. Although *cultural heritage* resources are identified in plans pursuant to provincial direction, SON has strong relationship with its cultural heritage that may, in some circumstances, prioritize protection over use.

This plan is also considerate of the Reconciliation Action Plan and Saugeen Anishnaabek Pathway and Action Plan adopted by Bruce County.

Recognizing and respecting Indigenous Peoples as holders of constitutionally protected Aboriginal and treaty rights within the municipal boundaries of Bruce County,

(1) Bruce County will:

- (a) Pursue stewardship of lands within the County in partnership and collaboration with Indigenous peoples, especially Saugeen Ojibway Nation (SON), guided by the principles of trust, mutual respect, openness and transparency, responsiveness, and good faith;
- (b) Acknowledge the government-to-government relationship between Bruce County and the SON;
- (c) Where required by regulation or policy, meaningfully engage in early and ongoing



consultation at all stages in the development, implementation and amendment of this Plan, and in relation to all matters addressed in the Plan, including but not limited to *development* proposals; local Official Plans, Secondary Plans, Guidelines, Community Planning Permit Systems, Plans of Subdivision, and Consents;

- (d) Freely share and exchange all relevant County-held information as part of County consultation and engagement processes;
  - (e) Fully inform itself of and consider concerns and perspectives regarding potential and consequential impacts on Aboriginal and treaty rights, and interests, and on Indigenous peoples' aspirations and needs; and
  - (f) Meaningfully consider and demonstrably integrate, as part of County decision making processes for the Plan, reasonable responses to and accommodations of those concerns and perspectives.
  - (g) Meaningfully engage with SON as required by Provincial direction or regulation, as well as having consideration for the Vision and Guiding Principles of the [Bruce County Indigenous Reconciliation Framework](#) or its successor.
- (2) The County commits to co-development and approval, with municipalities and SON, mutually acceptable processes and protocols that facilitate notification and ongoing engagement of Indigenous peoples, especially SON in land use and related planning processes of the County and when providing planning service on behalf of local municipalities, for example the application of the Archaeological Management Plan and SON archaeological protocols.

# Part 4 Growth Management

This Section establishes the foundation for responsibly managing growth and change within the County to the year 2046 (the ‘planning period’). The growth management strategy balances population and economic growth in a sustainable and coordinated manner within the County and local municipalities.

Growth management policies help the County and local municipalities plan for future land needs and invest in the services and *infrastructure* required to accommodate projected growth. These policies recognize the unique interests of local municipalities and balance these with County interests, the Saugeen Ojibway Nation’s rights and interests, and Provincial direction.

## 4.1 County Structure

The County Structure represents the settlement pattern and is comprised of land use designations and overlays established by this Plan. The County Structure recognizes that comprehensive planning includes a coordinated approach to growth management, a settlement area hierarchy, and *infrastructure* planning to accommodate forecasted growth. The County Structure is used to achieve the vision and guiding principles of this Plan by laying out how projected growth will occur in an efficient, coordinated and sustainable manner. Schedule A illustrates the following elements of the County Structure:

### 4.1.1 Settlement Areas

*Settlement Areas* are planned to accommodate most of the County’s growth within the planning period. Designated *Settlement Areas* include Primary Urban Communities, Secondary Urban Communities and Hamlets. These designations will have the greatest concentration of *development* and mix of land uses and include:

- (1) Primary Urban Communities: have *infrastructure* and services and are expected to accommodate the majority of forecasted residential, commercial and employment growth, with minimum density targets.
- (2) Secondary Urban Communities: are planned to accommodate some forecasted residential, commercial and employment growth, with densities of *development* limited by available or planned *infrastructure* and services.

- (3) Hamlet Communities: may have limited *infrastructure* and services and are anticipated to accommodate a smaller portion of forecasted residential, commercial and employment growth within the County.

#### **4.1.2 Countryside Area**

Many of Bruce County's natural assets are finite, non-renewable resources. Agricultural lands are the foundation for food, fibre, the local food economy, agri-food exports, and economic prosperity. The Countryside Area is therefore planned to support the long-term viability and prosperity of agriculture, rural land uses, natural areas and open spaces, and to accommodate some growth within the planning period. The Countryside includes the *Agricultural Areas*, *Rural Lands*, and Open Space land use designations, as follows:

- (1) *Agricultural Areas* protect *prime agricultural areas* for long-term *agricultural uses* and to support a thriving agricultural sector.
- (2) *Rural Areas* support a range of natural resource-based uses, including agriculture, but are not recognized as *prime agricultural areas*.
- (3) Open Space lands are generally owned and managed by government or non-government organizations and are primarily used for conservation, resource management, and recreational purposes.

#### **4.1.3 Shoreline and Seasonal Recreational Area**

Recreational and leisure opportunities are a long-standing feature of Bruce County and create a unique need to plan for a range of land uses while preserving and protecting *ecological functions* and cultural heritage resources. The Shoreline and Seasonal Recreational Area includes areas around the Great Lakes shoreline, inland lakes, and campgrounds, which often intersect with sensitive natural environment areas and/ or *areas of archaeological potential*.

#### **4.1.4 Natural Environment System**

The Natural Environment System represents the *Natural Heritage System* and *Water Resource System* within the County. It is comprised of natural heritage and hydrologic features and associated *hydrologic functions*, linkages, areas, and buffers.

The Natural Environment System is an integral part of the Saugeen Ojibway Nation's relationship with lands, waters, and animals.

The Natural Environment System Overlay exists to maintain and, where possible, enhance the natural function of various ecosystems and the services they provide to society within the County and plans for the conservation of their biological integrity for future generations to enjoy, while recognizing that compatible land uses may be permitted in accordance with the policies of this Plan.

#### **4.1.5 Niagara Escarpment Plan**

The Niagara Escarpment and adjacent areas are recognized as a UNESCO World Biosphere Reserve and are subject to the provincial Niagara Escarpment Plan and Greenbelt Plan. These plans apply to protect unique geological and ecological features that contribute to the overall quality of life for residents of Bruce County and beyond. This plan supports implementation of the Niagara Escarpment Plan.

#### **4.1.6 Hazardous Lands**

*Hazardous lands* within the County pose an imminent risk to public health and safety due to inherent physical conditions, such as flood and erosion susceptibility or unstable substrates such as karst. This Plan prohibits *development* on *hazardous lands* for the long-term protection of life and property.

Some areas of the County have forest types that are prone to wildland fire. This plan discourages *development* in wildland fire risk areas where risk mitigation is inconsistent with maintaining natural heritage features and functions.

## **4.2 Growth Management Strategy**

The Growth Management Strategy builds on the County Structure by providing policy direction on how the County will manage growth and change within the planning period. It also implements provincial direction regarding where and how communities grow.

The Growth Management Strategy is integral to determining land needs and planning for *infrastructure*, housing, public services, and responsible municipal fiscal management. It is also an important tool to guide stewardship and protection of the natural environment and prioritize public health and safety.

#### **4.2.1 Growth Management Objectives**

The Growth Management Strategy of this Plan will achieve the following objectives:

- (1) Plan for forecasted growth within the County.

- (2) Manage growth in an efficient, orderly, and sustainable manner that provides housing and employment opportunities, while protecting agricultural land, supporting continued stewardship and protection of the natural environment, and safeguarding public health and safety.
- (3) Prioritize future growth and *intensification* in communities where there is existing or planned full municipal servicing.
- (4) Permit limited growth in the County's Hamlet Communities to ensure long-term vitality and well-being, while recognizing their unique character and function within the County.
- (5) Plan for a full range of *housing options* by type and tenure, including affordable and attainable housing, to meet the current and future needs of residents of the County.
- (6) Plan for a full range of employment types and opportunities throughout the County to achieve the economic development objectives of this Plan and to support a thriving economy.
- (7) Responsibly manage the provision of *infrastructure*, servicing and human services to correspond with the forecasted growth within the planning period of this Plan.

#### **4.2.2 Where and How to Grow**

This Plan establishes a range of land use designations to advance the Vision and Guiding Principles. These land use designations form the basis of the County Structure.

- (1) A majority of forecasted residential and employment growth is planned to be accommodated within areas designated by this Plan as Primary Urban Communities, Secondary Urban Communities and Hamlet Communities.
- (2) *Intensification* of Primary Urban Communities and Secondary Urban Communities is expected within the period of this Plan, with at least 15% of growth expected through *intensification*. *Intensification* will be subject to existing or planned *infrastructure*, including available municipal servicing.
- (3) Hamlet Communities are integral to the long-term vitality and viability of *rural areas* within the County. Growth in Hamlets will be supported through *development* of existing lots, minor infill and minor rounding out, and limited non-residential *development*. Growth in hamlets will be predicated on appropriate *infrastructure*.

- (4) To support the long-term vitality and viability of rural and agricultural communities, this Plan recognizes that limited growth may also occur in *Rural Lands* outside of Primary Urban Communities, Secondary Urban Communities and Hamlet Communities.
- (5) Non-agricultural *development* will be primarily directed to existing *settlement areas* within the County to support the growth-related objectives of these areas, protect agricultural land and provide housing and employment opportunities within existing communities.

#### **4.2.3 Land Needs Assessment**

The land needs assessment is critical to understanding how much land is required to support community growth and when it will be required. It also guides how new *development* will be planned and phased, requirements for *infrastructure* and *public service facilities*, and municipal financial impacts associated with new *development*. The policies of this Section identify County-wide land needs within the planning period.

- (1) At a County scale, there is an adequate supply of lands within Primary Urban Communities, Secondary Urban Communities, and Hamlet areas to accommodate forecasted growth within the planning period.
- (2) If growth proceeds in accordance with the forecasts outlined in this Plan, the Saugeen Shores Primary Urban Areas are expected to become constrained with respect to current employment and commercial land supply within the plan period.
- (3) If growth proceeds in accordance with the forecasts outlined in this Plan, the Kincardine Primary Urban Area is expected to become constrained with respect to current employment land supply within the plan period.
- (4) If growth proceeds in accordance with the forecasts outlined in this plan, Sauble Beach, Tiverton, Mildmay, Lucknow, Ripley, Chesley, Paisley, Teeswater, and Tara may be constrained by their current designated commercial land supply within the plan period.
- (5) Local Municipalities are best positioned to understand land supply constraints in their communities. Local municipalities with expected or potential constraints in one or more land use designations are encouraged to review opportunities to accommodate forecasted growth through redesignation within existing Settlement Area boundaries where feasible and appropriate, including through *intensification*

strategies.

#### **4.2.4 Settlement Area Boundary Expansions or Adjustments**

The County prioritizes *intensification* and *redevelopment* in existing *Settlement Areas* to support compact, *complete communities*. The County may permit the expansion or adjustment of *Settlement Areas* through an amendment to this Plan, in accordance with the policies of this Section.

- (1) Where it is not feasible or appropriate to accommodate forecasted growth within existing Settlement Area boundaries, and where local forecasts and growth strategies identify that existing Settlement Area boundaries are not sufficient to accommodate forecasted growth, the County in consultation with local municipalities may identify Settlement Area boundary expansions or adjustments.
- (2) The County and local Municipalities will use the tools of this Plan to facilitate the timely development of designated lands to support the growth objectives of this plan. The need for additional measures to achieve the growth objectives of this plan will be evaluated in accordance with the policies of Section 7.15, Monitoring and Review, of this Plan.
- (3) Small-scale rounding out of a settlement area which facilitates the efficient use of existing *infrastructure* and requires no new *infrastructure*, may be accommodated without a requirement for extensive justification in terms of forecasted growth.
- (4) Expansions or adjustments to Settlement Area boundaries will only be considered by the County through an amendment to this Plan where it has been demonstrated that:
  - a. There is sufficient capacity in existing or planned *infrastructure* for the proposed expansion or adjustment;
  - b. The lands can be developed efficiently and at a density consistent with the *development* policies of this plan;
  - c. No undue financial burden will be placed on the County or local municipality;
  - d. The proposed expansion or adjustment has regard for the Natural Environment System policies of this Plan;
  - e. Impacts on the agricultural system, including *prime agricultural lands* and

operations which are adjacent or close to the settlement area are avoided, or where avoidance is not possible, minimized and mitigated to the extent feasible as determined through an agricultural impact assessment or equivalent analysis, based on provincial guidance, in accordance with the policies of this Plan;

- f. Alternative locations which avoid *prime agricultural areas* have been evaluated and, where avoidance is not possible, reasonable alternatives on lower priority agricultural lands in *prime agricultural areas* have been considered;
- g. Consideration has been given to whether the expanded *settlement area* complies with the *minimum distance separation formulae*;
- h. Early engagement and consultation has been undertaken with key stakeholders including but not limited to: conservation authorities, school boards and provincial ministries; and
- i. Early consultation with Saugeen Ojibway Nation is undertaken to ensure input, knowledge and treaty rights are considered.

#### **4.2.5 Phasing of Development**

The purpose of phasing policies is to ensure that *development* to accommodate the County's growth is delivered in a manner that is fiscally responsible and sustainable.

- (1) Local municipalities should prepare phasing policies through local planning processes in accordance with the following to enable:
  - (a) Achievement of the *intensification* targets outlined in Section 4.2.2 of this Plan and
  - (b) The orderly progression of *development* within designated *Settlement Areas* and the timely provision of the *infrastructure* and *public service facilities* required to meet current and projected needs.
- (2) Lands added to *settlement areas* may be placed in site or area specific policy areas in the County Official Plan, and/or designated future development in a Local Official Plan, with the intent of limiting *development* until further information details are provided to assign plan functions and zoning through plan amendments to the plan and zoning by-law is received for an application

pursuant to the Planning Act and *development* is authorized by the relevant planning authority.

#### **4.2.6 Municipal Servicing**

The provision of municipal servicing to accommodate growth is critical to ensuring that *development* occurs in a sustainable manner while having due regard for responsible fiscal management. The County will work collaboratively with local municipalities to achieve the policies of this Section.

- (1) Land use planning, asset management and investment in capital improvements will be undertaken in a coordinated manner when implementing the policies of this Plan and through local planning processes.
- (2) *Development, redevelopment, infill, and intensification* will demonstrate to the satisfaction of the County and the local municipality that the provision of municipal servicing is consistent with provincial direction and the policies of this Plan.
- (3) Local municipalities are encouraged to plan for investment in future capital improvements required to accommodate growth and development that is forecast within the planning period established by this Plan.
- (4) Local municipalities are encouraged to undertake local growth management processes which plan for service levels based on the growth projections of this Plan, as well as the growth management strategy to ensure investment in capital improvements is financially sustainable.
- (5) Planning for capital improvements will have regard for the asset management policies of this Plan, which emphasize the objectives of maximizing benefits, managing risk, and providing the necessary levels of service to the public in a sustainable manner.
- (6) The County and local municipalities may implement the full range of tools and instruments afforded under the *Planning Act, Development Charges Act, Municipal Act*, and other statutes, as applicable, to ensure that investment in capital improvements occurs in a financially sustainable manner and provide for the recovery of growth-related costs.

## 4.3 Growth and Housing Forecasts

This Section forecasts minimum expected growth for population and employment within the planning period. It also includes forecasts for households including seasonal dwellings. Residential, employment, and household growth will occur in accordance with the County Structure and land use designations established by this Plan.

### 4.3.1 Population and Employment Forecasts

This Plan is based on a forecast that projects growth within the County within the planning period. The forecast projects both population and employment growth as shown in Table 1 and Table 2. The growth forecast serves as the basis for establishing land requirements to accommodate growth and determining County services.

Growth forecasts established by this Plan may change over time to reflect new information. The forecasts below may be updated or reviewed in accordance with Section 7.15.2 of this Plan and the relationship of local plans to this forecast is discussed in Section 7.4.1[Local Official Plans].

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

| Area / Year                     | 2021   | 2026   | 2031   | 2036   | 2041   | 2046   |
|---------------------------------|--------|--------|--------|--------|--------|--------|
| <b>Arran-Elderslie</b>          | 7,200  | 7,500  | 7,700  | 7,900  | 8,100  | 8,200  |
| <b>Brockton</b>                 | 10,000 | 10,700 | 11,500 | 12,200 | 12,800 | 13,200 |
| <b>Huron Kinloss</b>            | 8,000  | 8,700  | 9,200  | 9,800  | 10,300 | 10,600 |
| <b>Kincardine</b>               | 12,300 | 13,100 | 13,700 | 14,400 | 14,900 | 15,400 |
| <b>Northern Bruce Peninsula</b> | 4,600  | 5,000  | 5,300  | 5,600  | 5,900  | 6,100  |
| <b>Saugeen Shores</b>           | 16,400 | 17,600 | 19,200 | 20,300 | 21,200 | 22,200 |
| <b>South Bruce</b>              | 6,000  | 6,300  | 6,600  | 6,900  | 7,200  | 7,400  |
| <b>South Bruce Peninsula</b>    | 9,000  | 9,400  | 9,700  | 10,000 | 10,300 | 10,500 |
| <b>Bruce County</b>             | 73,500 | 78,400 | 82,900 | 87,000 | 90,700 | 93,600 |

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

| <b>Area / Year</b>              | <b>2021</b> | <b>2026</b> | <b>2031</b> | <b>2036</b> | <b>2041</b> | <b>2046</b> |
|---------------------------------|-------------|-------------|-------------|-------------|-------------|-------------|
| <b>Arran-Elderslie</b>          | 2,240       | 2,340       | 2,410       | 2,490       | 2,570       | 2,590       |
| <b>Brockton</b>                 | 4,670       | 5,030       | 5,350       | 5,650       | 5,910       | 6,090       |
| <b>Huron Kinloss</b>            | 2,280       | 2,480       | 2,620       | 2,770       | 2,890       | 3,000       |
| <b>Kincardine</b>               | 13,860      | 14,950      | 15,400      | 15,520      | 15,600      | 15,700      |
| <b>Northern Bruce Peninsula</b> | 1,570       | 1,690       | 1,780       | 1,880       | 1,980       | 2,040       |
| <b>Saugeen Shores</b>           | 5,270       | 5,680       | 6,210       | 6,570       | 6,940       | 7,270       |
| <b>South Bruce</b>              | 1,900       | 2,080       | 2,170       | 2,280       | 2,380       | 2,450       |
| <b>South Bruce Peninsula</b>    | 3,140       | 3,370       | 3,490       | 3,610       | 3,750       | 3,840       |
| <b>Bruce County</b>             | 34,900      | 37,600      | 39,400      | 40,800      | 42,000      | 43,000      |

#### **4.3.2 Housing Forecast**

This Plan establishes forecasts for the County's permanent and seasonal housing base. The forecast projections for both permanent household and seasonal dwellings growth are shown in Table 3 and Table 4.

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

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

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

- (2) By 2046, an additional 1,590 dwellings are forecast to be occupied seasonally within the County. Seasonal dwellings are most significant as a share of *development* activity along the shoreline, with approximately 1,570 units anticipated within the Municipalities of Huron-Kinloss, Kincardine, Northern Bruce Peninsula, Saugeen Shores, and South Bruce Peninsula. 5-year projections are provided in Table 4.

*Table 4: Additional Seasonal Dwellings Projections for Bruce County by Municipality to 2046*

| <b>Area / Year</b>                                               | <b>2026</b> | <b>2031</b> | <b>2036</b> | <b>2041</b> | <b>2046</b> |
|------------------------------------------------------------------|-------------|-------------|-------------|-------------|-------------|
| <b>Huron Kinloss</b>                                             | 10          | 30          | 40          | 60          | 70          |
| <b>Kincardine</b>                                                | 10          | 15          | 15          | 20          | 20          |
| <b>Northern<br/>Bruce<br/>Peninsula</b>                          | 300         | 480         | 720         | 920         | 1,060       |
| <b>Saugeen<br/>Shores</b>                                        | 30          | 70          | 100         | 120         | 140         |
| <b>South Bruce<br/>Peninsula</b>                                 | 70          | 120         | 190         | 240         | 280         |
| <b>Arran-<br/>Elderslie,<br/>Brockton, &amp;<br/>South Bruce</b> | 10          | 10          | 15          | 20          | 20          |
| <b>Bruce County</b>                                              | 430         | 725         | 1,080       | 1,380       | 1,590       |

# Part 5 County-Wide Policies

The following policies apply County-wide and build on the Vision, Guiding Principles and Growth Management framework of this Plan.

## 5.1 Complete Communities in a Thriving Region

These objectives guide the growth of complete, healthy, prosperous, safe and connected communities within a thriving Bruce County:

- (1) Encourage *development* patterns that make efficient use of land and resources.
- (2) Promote responsible land stewardship, including the long-term protection, conservation, and enhancement of the *natural heritage system*, water resource system and agriculture system by directing most *development* to *settlement areas*.
- (3) Support the *Agricultural System* by identifying and protecting the agricultural land base and key assets in the *agri-food network* such as regional transportation networks, food terminals, primary processing facilities, and markets across the County.
- (4) Support climate change mitigation, resilience and adaptation by creating *complete communities* that offer easy access to services, recreation, work opportunities and housing without requiring long distance travel, and by maintaining and restoring natural habitat connectivity to build resilience into the Natural Environment System, to reduce natural hazard risks, and to allow non-human species to shift their ranges in response to changing conditions.
- (5) Offer a mix of *housing options* within communities throughout the County to accommodate people with different ages, abilities, needs, and incomes.
- (6) Identify, conserve and promote the unique cultural assets, look and feel of communities within Bruce County for the benefit of residents, visitors, and future generations.
- (7) Co-ordinate and support the efficient delivery of social, cultural, healthcare, and other necessary services and community facilities to maximize benefits for communities within Bruce County.

- (8) Apply universal design principles to enhance safety, mobility, agency, and independence at all stages of life. Create safe, accessible, vibrant, and attractive spaces that are welcoming to those of all ages and abilities.
- (9) Improve social equity and overall quality of life for people of all ages, abilities and incomes, including equity-deserving groups.
- (10) Restrict *development* where there is an imminent risk to public safety, public health, or property.

## 5.2 Housing

Ensuring the provision of *housing options* that meet the needs of current and future residents is a key objective of this Plan. This Plan also provides opportunities to respond to housing needs and market conditions that may create barriers to achieving the County's housing objectives.

### 5.2.1 General Policies

- (1) A range of *affordable housing* types will be provided throughout the County, having regard for the policies established in Part 4 and Part 7 of this Plan.
- (2) This Plan will be implemented in a manner that supports the Bruce County Housing and Homelessness Plan and Housing Action Plan, as amended.
- (3) Community, supportive, and *affordable housing* will be directed towards Primary Urban Communities and Secondary Urban Communities where residents can access *complete communities*, as contemplated by this Plan.
- (4) Local municipalities in the vicinity of Bruce Power are encouraged to work in partnership with Bruce Power, the County and other housing providers to address the short-term housing needs of temporary Bruce Power and supplier employees.
- (5) The County may adopt guidelines for new *development* to address matters relating to the physical character of infill or *redevelopment* projects, including for *additional residential units*.

### 5.2.2 Housing Strategy

Housing is the foundation for a strong, resilient community, a sustainable economy and a place where people can grow and thrive. The County is committed to developing a people-focused, collaborative, and solution-based approach to address the diverse and evolving housing needs of the community.

Residential growth forecasts established in this Plan will be accommodated through a broad range and mix of housing types and tenures to meet people's needs. This Plan emphasizes compatibility of built form and provision of diverse *housing options* designed for various ages, abilities, and incomes to meet the needs of a growing community.

- (1) To provide an appropriate range and mix of *housing options*, at densities required to meet the projected needs of current and future residents, the County and local municipalities will maintain at all times:
  - (a) The ability to accommodate residential growth for a minimum of 15 years through *intensification*, *redevelopment* and lands that are designated and available for residential *development*;
  - (b) Where new *development* is to occur, land with servicing capacity sufficient to provide at least a three-year supply of residential units available through lands suitably zoned to facilitate residential *intensification* and *redevelopment* including units in draft approved and registered plans; and
  - (c) Where there may be a deficiency in land supply to accommodate forecasted growth, land use redesignations, Settlement Area boundary adjustments and Settlement Area boundary expansions may be considered, as outlined in Section 4.2.4.
- (2) The County and local municipalities support opportunities to increase the supply of housing through infilling, *intensification*, and *redevelopment* in appropriate locations, as outlined in Section 5.2.3 below.
- (3) The County will ensure that the *development* and *redevelopment* of housing occurs in appropriate locations in an orderly, efficient, and sustainable manner, in keeping with the capacities of *infrastructure* and public services, and the financial capability of the County and the local municipalities.

- (4) Local official plans will support implementation of the County's housing strategy through any number of tools afforded to municipalities under the *Planning Act* and other relevant statutes, which may include but are not limited to:
  - (a) Establishing local housing targets to support achieving County-wide population and employment forecasts;
  - (b) Planning for capital improvements, including servicing to facilitate housing *development* and *redevelopment*;
  - (c) Incentivizing the *development* of *affordable housing*;
  - (d) Utilizing surplus public lands develop *affordable housing*;
  - (e) Maintaining, protecting and developing new purpose built rental housing; and
  - (f) Consideration of enabling policies to implement a Community Planning Permit System or other tools available to assist with the implementation of sustainable development and *intensification*.
- (5) The County will partner with local municipalities, the provincial and federal governments, the development industry, community partners and stakeholders to implement the housing policies of this Plan.
- (6) The County, in partnership with municipalities, will monitor, review, and update the Bruce County Housing & Homelessness Plan in accordance with provincial direction.

### **5.2.3 Residential Infilling, Intensification, and Redevelopment**

This Plan supports *intensification* within Primary Urban Communities and Secondary Urban Communities to accommodate forecasted population and employment growth within the plan period.

- (1) For the purposes of this Plan, residential infilling and *intensification* includes:
  - (a) Infill *development*;
  - (b) *Development* on vacant, underutilized lots and brownfield sites;
  - (c) Reuse or *redevelopment* of existing buildings; and

- (d) *Additional Residential Units* in existing homes and/or accessory to a principal dwelling unit.
- (2) In *Settlement Areas*, The County, in cooperation with local municipalities, will support opportunities to increase the supply of housing through *intensification* and *redevelopment* in appropriate locations. These opportunities may be encouraged through supportive programs and incentives permitted by Provincial direction.
- (3) Where *development* is permitted on partial or private services in *Settlement Areas*, *intensification* opportunities will be based on lot size, servicing availability, compatibility, and zoning.
- (4) Local municipal plans will include *intensification* policies that conform to this Plan. Through *intensification* strategies, local municipalities will:
- (a) Identify *intensification* areas to support achievement of *intensification* targets;
  - (b) Promote and facilitate *intensification* and efficient use of land;
  - (c) Promote the *development* of mixed-use spaces within *Settlement Areas*;
  - (d) Identify areas appropriate for revitalization and *redevelopment*;
  - (e) Identify the type and scale of *development* appropriate for *intensification* areas;
  - (f) Develop cost-effective and land effective *development* standards;
  - (g) Undertake appropriate study to ensure that forecasted growth is appropriate for and makes efficient use of *infrastructure*, including planned or available servicing; and
  - (h) Identify a program for monitoring growth by *intensification* and evaluate the ongoing feasibility of achieving the targets.
- (5) Infill and *intensification* strategies will be implemented through local planning processes, including official plan review and zoning by-law reviews pursuant to provincial direction.
- (6) Where full municipal services are not available, *intensification* is subject to servicing policies of this plan.

#### **5.2.4 Housing Options**

The County encourages a broad range of *housing options*, including different types and tenures and housing for people with additional needs, to ensure the provision of safe, affordable, and suitable housing for residents, workers, and tourists at all income levels, ages, abilities, and stages of their lives. Increasing *affordable housing* stock is a key strategy in the County's Housing and Homelessness Plan. The policies of this Section should be read in conjunction with the most current Housing and Homelessness Plan and Housing Action Plan.

#### **5.2.5 Affordable Housing**

*Affordable housing* is generally defined as the cost of housing relative to household income. The Canada Mortgage and Housing Corporation defines *affordable housing* as when households spend no more than 30% of pre-tax income on housing costs. This Plan recognizes that the definition of *affordable housing* may evolve over time in response to changing market conditions, which may put housing out of financial reach for some members of the community.

This Plan therefore establishes the following objectives for the adequate provision of *affordable housing* within the planning period:

- (1) A target that at least 30% of new residential *development* within the County be affordable at the 6<sup>th</sup> income decile. Progress toward this target will be monitored.
- (2) A diverse mix of *affordable housing options* for all residents, including young families, new professionals, seniors, and marginalized and Indigenous peoples be available in Primary and Secondary Urban Communities.
- (3) The use of strategies to achieve the *affordable housing* target including:
  - (a) Higher density housing forms where there are appropriate levels of servicing either planned or existing through *intensification*, *redevelopment* and new development;
  - (b) Development of *affordable housing* close to jobs, everyday amenities, and community facilities and services;
  - (c) Smaller dwelling unit sizes and alternative residential *development* standards to facilitate lower-cost and accessible housing and more compact *development*;

- (d) Inclusion of additional needs or *supportive housing* that is also affordable;
  - (e) *Housing options* that address the needs of an aging population and persons with disabilities; and
  - (f) Encouragement of energy-efficient housing that reduces operating costs;
  - (g) Materials to increase awareness of *affordable housing* needs within the County.
- (4) The County and local municipalities may provide a range of planning and regulatory incentives where authorized by provincial direction that encourage *affordable housing*, including but not limited to:
- (a) A Municipal Housing Facilities By-law to enable the County and local municipalities to provide incentives to the public and private sectors to create new affordable rental units;
  - (b) Fast-tracking *development* applications that contain an *affordable housing* component;
  - (c) Community Benefits Charge By-Laws;
  - (d) Collaborating with community partners to maintain and increase *affordable housing* supply;
  - (e) Targeted financial relief from *development*, planning, permit, and other fees charged for *affordable housing* projects;
  - (f) Supporting the reduction of housing costs by streamlining the *development* approvals process;
  - (g) Encouraging energy efficient housing to reduce operating costs
  - (h) Reduced minimum parking requirements where appropriate; and
  - (i) Negotiating agreements with the public and private sectors to address the provision of *affordable housing* through the *development* process.
- (5) To support the maintenance of existing rental housing, the land division *approval authority* may decline to approve conversion of existing rental apartments in buildings with more than four rental apartment units to condominium or other

uses when rental vacancy rates in the community are below 5%.

- (6) To support the maintenance of existing rental housing, local municipalities may:
  - (a) Use planning and licensing tools to regulate short term rental occupancy of residential units; and
  - (b) Establish rental replacement by-laws that address matters such as temporary re-housing, offers to return tenants, and maintenance of rental rates, when properties with existing rental units are redeveloped.
- (7) This Plan provides opportunities to monitor and adjust County policy related to housing if market changes, or other factors create barriers to achieving housing objectives. To this end, the policies of this Section are to be read together with the Bruce County Housing and Homelessness Plan and all other applicable policies, studies and implementation tools related to affordable and attainable housing.

#### **5.2.6 Additional Residential Units**

- (1) The term “*Additional Residential Unit*” (ARU) is defined by provincial direction.
- (2) *Additional residential units* in fully serviced *settlement areas* and *agricultural areas* are to be permitted in accordance with provincial direction.
- (3) Unless a maximum number of ARUs has been established by provincial direction, local municipalities may permit more ARUs than required by provincial direction.
- (4) Where the province has not provided direction regarding *additional residential units* they may, but are not required to, be permitted in any designation where residential uses are permitted as a primary use, subject to the requirements of the Niagara Escarpment Plan, local Official Plan where one exists, and the Comprehensive Zoning By-law, where the zoning by-law permits a residence as a primary use.
- (5) Where an *additional residential unit* is proposed through an application under the Planning Act in an area affected by natural hazards *safe access* must be established either through the planning approval or a Conservation Authority permit, if applicable.

- (6) In the *Agricultural Area* designation, up to two *Additional Residential Units* (ARUs) are permitted, in accordance with provincial direction.
- (7) ARU(s) may not be contemplated for severance from the farm except in accordance with Section 7.8.4 (5) of this Plan and provincial direction.
- (8) Subject to provincial direction, a Zoning By-law may provide *Additional Residential Unit* (ARU) regulations which:
  - (a) Address compatibility with the main dwelling and surrounding land uses;
  - (b) Regulate or prohibit business or commercial enterprises within the primary and/or ARU(s);
  - (c) Set out restrictions involving the unit size, alteration to the outside of the principal dwelling, parking requirements, and servicing requirements; and
  - (d) Establish maximum separation distance between primary uses and detached *additional residential units*.
- (9) *Additional residential units* on private sewage services will be required to conform to the *development* criteria in Section 7.5.3 of this plan.
- (10) Outside *Settlement Areas*, in most cases, the driveway will be shared with the existing residence. In extenuating circumstances, a new driveway may be permitted for the *Additional Residential Unit*.
- (11) Outside of a fully serviced Settlement Area, the combined total of residential units including a primary residential unit, *additional residential unit(s)* and a *Garden Suite* will not exceed three units on a lot.

### **5.2.7 Garden Suites**

- (1) The term “*Garden Suite*” is defined by provincial direction.
- (2) *Garden Suites* must be permitted within the Residential designation of local official plans and may be permitted in any designations where residential uses are permitted as a primary use or in the Agricultural designation, subject to the requirements of the Niagara Escarpment Plan, local official plan where one exists and the Comprehensive Zoning Bylaw, where the zoning by-law permits a detached, semi-detached, or rowhouse dwelling.

- (3) *Garden suites* count as an *additional residential unit* for the purposes of establishing the number of *additional residential units* on a lot.
- (4) A *Garden suite* may be converted to permanent *additional residential unit* where it conforms to the *additional residential unit* policies of the County Official Plan, local official plan (where applicable) and zoning by-law.
- (5) As a condition to passing a by-law authorizing the temporary use of a *Garden Suite*, the municipality under the powers of the *Planning Act*, may enter into an agreement with the owner or occupant of the *Garden Suite* to cover issues such as:
  - (a) Conditions for the removal of the *Garden Suite* from the property;
  - (b) The *Garden Suite* will not be used as a rental dwelling unit for profit or gain;
  - (c) The *Garden Suite* meets all health, safety, servicing, fire and building code standards;
  - (d) The need for bonding of security to ensure that certain conditions of the agreement are met; and
  - (e) Other issues deemed important by the Municipality.
- (6) A *Garden Suite* may be subject to Site Plan Control, where permitted by provincial direction.

## 5.3 Sustainable Development and Climate Change

Incorporating principles of sustainability in new *development* is important to create a healthier, more vibrant, and sustainable place to live while also contributing to addressing the global issues of climate change.

### 5.3.1 General Policies

- (1) The County will work with local municipalities, Saugeen Ojibway Nation, Conservation Authorities, agencies, and stakeholders to integrate climate change mitigation and adaptation strategies into planning and development tools.
- (2) To prepare for the *impacts of a changing climate*, the County will support land

use and *development* patterns which:

- (a) Support *complete communities*;
  - (b) Protect the County's *Agricultural Areas* and promote sustainable agricultural practices;
  - (c) Protect, maintain, restore, and enhance the quality and ecological integrity of the Natural Environment System; and
  - (d) Mitigate and prevent potential impacts of climate change that may increase risks associated with human made and natural hazards.
- (3) In implementing this Plan, the County and local municipalities may develop and implement an action plan or strategy for climate change mitigation and adaptation.
- (4) Subject to provincial direction, the County and local municipalities may develop resources to direct, guide, and/or encourage *development* that incorporates elements of sustainable design, including but not limited to *green infrastructure*, energy and water conservation, and waste diversion.
- (5) The County will support efforts to advance development of clean energy technologies and reductions to greenhouse gas emissions.
- (6) The County may identify strategies and actions that will reduce vulnerability and improve resilience to a changing climate. *Community sector and infrastructure risk and vulnerability assessments* are important tools to implement this Plan.
- (7) The County may consider the use of implementation and incentive tools identified in Part 7 of this Plan to encourage sustainable development and *intensification*.
- (8) The County will promote local *agri-food networks*, including but limited to community gardens, local markets, urban agriculture, and other local food initiatives to support a strong, affordable food system.

## 5.4 Economic Development

This Plan supports continued growth and sustainability of the Bruce County economy. This can be achieved through a strong workforce, encouraging a culture of economic innovation and opportunity, fostering diversity in the economic base, and creating a competitive business environment for investment.

### 5.4.1 General Policies

- (1) The County may collaborate with key stakeholders to maintain and implement an Economic Development Strategic Plan.
- (2) Where it exists, an economic development strategic plan will be designed to align with this Plan and the economic development goals and objectives of the land use designations, as may be applicable.
- (3) Agriculture is an important economic contributor to the County's economic prosperity. The County will support the long-term economic development of the agriculture sector.
- (4) Tourism is one of the most important and largest economic bases in Bruce County. The County will collaborate with local municipalities, Saugeen Ojibway Nation, and relevant agencies, stakeholders and organizations to support the long-term growth and sustainability of communities and the tourism industry.
- (5) The energy sector is a major economic driver in Bruce County and the surrounding region. Reinvestment, new investment, and secondary industries have the potential to significantly shape growth within the County.
- (6) Opportunities to support the diversification of the economic base in the County should be pursued.

## 5.5 Cultural Heritage

Bruce County has a rich history and inventory of cultural heritage resources, including, *built heritage resources, cultural heritage landscapes, protected heritage property, archaeological resources* and *areas of archaeological potential*. The County will continue to honour and celebrate the diverse heritage and cultural expressions that shape the character of our communities and the County as a whole.

Bruce County recognizes and respects the unique heritage, culture, and artistic expressions of the Anishnaabek and the Indigenous peoples and communities that have connections to this land.

### **5.5.1 General Policies**

- (1) The Bruce County Cultural Action Plan and Archaeological Management Plan\* play an important role in the preservation and enhancement of the County's diverse heritage. The County will regularly review and update the Cultural Action Plan and the Archaeological Management Plan\* to align with Provincial direction, County plans and policy, and new information.
- (2) Local municipalities are encouraged to prepare local plans, strategies, or policies in local official plans specific to cultural heritage planning that align with and support the implementation of the Archaeological Management Plan\*.
- (3) To conserve Indigenous cultural heritage resources, each local municipality is encouraged to develop tools and processes with SON regarding the identification, protection, management, use and commemoration of Indigenous *cultural heritage resources* including *built heritage resources* and *archaeological resources* and *cultural heritage landscapes*.
- (4) The County and/or Local Municipalities may use, but will not be limited to, tools identified in Part 5 of this Plan to identify, protect, use and manage cultural heritage resources, and may develop and adopt guidelines for the thoughtful integration of new *development* into communities.
- (5) Local municipal clerks shall maintain a Register of Properties which will include properties that have been designated under Part IV and V of the Ontario Heritage Act, and properties that have not been or cannot be designated but that municipal council has determined to be of cultural heritage value or interest.
- (6) The County may develop a policy and implementation program addressing opportunities for the County and local municipalities to incorporate artwork in County-owned buildings, properties, or other infrastructure to reflect the diverse heritage, culture, and artistic expressions of Bruce County.

[ \*County Council has not yet adopted an Archaeological Management Plan as a guideline under this plan. In the absence of an approved Archaeological Management Plan, this plan will implement provincial direction regarding

protection of cultural heritage resources. IF the County adopts an AMP then all (\*) and the portion of policy within these brackets may be removed without amendment to the Plan.]

## 5.6 Connecting Our Communities

Connectivity and Mobility are facilitated in Bruce County through a network of roads, trails, waterways, and *communications infrastructure* that provide connections within and between communities both near and afar.

### 5.6.1 Connected Communities

- (1) The Master Transportation Plan (MTP) forms the basis of the County's transportation decisions and the County's role in public transportation services. The County will work with stakeholders to implement and regularly update the MTP.
- (2) The County will coordinate transportation and land use planning to develop context sensitive solutions to accommodate travel demand for all modes of transportation, in consultation with the appropriate stakeholders.
- (3) The County and/or local municipalities may prepare complete streets policies and/or design guidelines supplementary to policies of this Plan and the recommendations of the Master Transportation Plan.
- (4) In collaboration with the Province, local municipalities, Saugeen Ojibway Nation (SON), and neighbouring jurisdictions, the County will work to:
  - (a) Improve inter-municipal and inter-regional transit connections;
  - (b) Promote safe, efficient, and sustainable transportation connections including *active transportation* and transit;
  - (c) Support transit service integration within and across municipal boundaries; and
  - (d) Identify and protect *major goods movement facilities and corridors* for the long-term.
- (5) The County will work with local municipalities, developers, providers, SON and stakeholders to provide and enhance internet connectivity across the County, where appropriate.

## **5.6.2 Road and Active Transportation Network**

### **5.6.2.1 General Policies**

- 1) The County supports the planning, design and operation of a fully integrated road network. The road network is depicted on Schedule B and is comprised of:
  - (a) County Arterial Roads;
  - (b) County Collector Roads;
  - (c) Local Roads (all types);
  - (d) Provincial Highways; and
  - (e) *Active Transportation* systems including Rail Trails.
- 2) Roads within the planning area will be classified according to the policies in this Plan and Schedule B.
- 3) Schedule B may be amended without an amendment to this plan where an Environmental Assessment or similar process has been undertaken, or a similar process, to reclassify roads or establish new road alignments.
- 4) Where land is required to be dedicated for roads, widenings, realignments, extensions and intersection improvements, such land will be obtained, wherever possible, through the approval of Planning Act applications for land use, land division or agreements thereto.
- (5) Where new construction or improvements/alterations to existing transportation components are undertaken, any surplus lands which do not meet the minimum lot requirements of the local zoning by-laws will be amalgamated where possible with adjoining lands.
- (6) The County may identify or participate in broader networks of scenic roads and/or *active transportation* routes, either through the county road system or jointly with local municipalities.

### **5.6.2.2 County Arterial Roads**

- (1) The County will support maintenance and upgrades to the Arterial Highway system to ensure improved regional access to major markets and urban centres, within and outside of the County.

- (2) In consultation with the local municipalities and the Province, the County will encourage the construction of by-passes around Primary and Secondary Urban Communities, where traffic volumes and congestion warrant.

#### 5.6.2.3 County Collector Roads

The County will ensure a continued program of improvements to Collector Roads .

#### 5.6.2.4 Local Roads

- (1) Local municipalities will provide local roads, which are consistent with, and accessible by, the road network of the adjacent municipality, the County and the Province. Where a local municipality identifies a local road as an arterial or collector road, *development* may be subject to the policies of this plan.
- (2) Private roads are local roads which are not maintained by a municipality, located either on a municipal or private right-of-way providing access to a cluster of residential properties. No new private roads will be permitted, with the exception of roads approved as, or as part of, a plan of condominium or within a land lease community. *Development* policies in Section 5.6.2.4 (2) address *development* on existing private roads.

#### 5.6.2.5 County Road General Policies

- (1) The County's Master Transportation Plan and Asset Management Plan will be used to inform ongoing decision making with regard to the County's road network.
- (2) The County will provide *development* policies and by-laws to address *development* adjacent to County roads.
- (3) A County road will have a minimum right-of-way width of 30 metres for those road sections shown as Arterial Rural or Collector Rural on Schedule B unless otherwise established through an Environmental Assessment or similar process. All other County Roads will have a minimum right-of-way width of 20 metres on Schedule B unless otherwise established through an Environmental Assessment or similar process. Road widenings for daylighting and roundabouts may be acquired where necessary. Without limiting the generality of the foregoing, the following are specifically identified where additional lands for roads are required:

- Bruce Road 25 and Bruce Road 33 Re-Alignment
- Bruce Road 23 and Concession 2 Roundabout

- Bruce Road 6 E

- (4) Where a *development* proposal would change the conditions on or adjacent to a County road such that the road allowance is insufficient then a widening may be required to provide lands for the deficiency to be addressed. Road widenings will be obtained in accordance with Section 5.6.2.5 (3) above.
- (5) Where there has been no application through the *development* approval process, the County will acquire or expropriate the necessary lands for such widenings.
- (6) Notwithstanding any road widening provisions in this Official Plan no road widening will be taken along the West Road until the completion of a Municipal Class Environmental Assessment or similar process undertaken by the County of Bruce pursuant to Part II.1 of the Environmental Assessment Act or similar provincial direction and that any subsequent road widening will be in accordance with the findings of this Environmental Assessment or similar process.
- (7) Any proposed road improvements to the West Road as designated on Schedule B will be subject to the requirements of the Municipal Class Environmental Assessment or similar process undertaken by the County of Bruce pursuant to Part II.1 of the Environmental Assessment Act or similar provincial direction and will also be subject to consultation with the Saugeen Ojibway Nation, and any proposed *development* applications that might prejudice the completion of this Municipal Class Environmental Assessment or similar process will be considered premature by the County.

#### 5.6.2.6 Provincial Highways

- (1) There are three provincial highways serving Bruce County (Highway 6, Highway 9 and Highway 21). Subject to connecting link agreements with local municipalities for specific sections of these highways, these highways are under the jurisdiction of the Province of Ontario and are regulated by the applicable Ministry.
- (2) In addition to all municipal requirements, provincial approvals and permits are required for land *development*, change in land use, access, signs, works or activities within the province's permit control area under the applicable legislation. Direct access to a provincial highway is discouraged and often prohibited.

- (3) The County and local municipalities will work with the Province to plan for the continued use of provincial highways and land *development* and associated access connections to all provincial highways and intersections within the County.
- (4) The County will work with the Province to improve access to the provincial highway network where necessary to accommodate growth.

#### 5.6.2.7 Active Transportation Corridors including Rail Trails

- (1) *Active Transportation* corridors including Rail Trails provide opportunities for recreation and travel between and within communities.
- (2) Authorities having jurisdiction for these facilities are encouraged to prepare and implement plans for their maintenance, enhancement, and connection to other *transportation infrastructure*, where appropriate.

#### 5.6.3 Airports

- (1) Airports serve an important emergency management function in the County. To preserve this function, the County supports the enhancement of airport facilities, including access to and capacity of both municipally and privately owned licensed airports or airstrips.
- (2) Airports will be protected from incompatible land uses and *development* in accordance with Transport Canada regulations and provincial direction.
- (3) Airports and sensitive land uses will be appropriately designed, buffered and/or separated from each other, in accordance with applicable legislation and regulations.
- (4) The County will encourage and support the *development* of compatible land uses in the vicinity of airports to maintain and support their economic function.

#### 5.6.4 Harbours

- (1) The County will plan for land uses in the vicinity of recreational and commercial harbour facilities to protect their long-term operation and economic role.
- (2) Recreational and commercial harbour facilities and sensitive land uses will be appropriately designed, buffered and/or separated from each other, in accordance with the policies of this Plan and the Province.

- (3) The County will encourage a continued program of improved recreational and commercial harbour facilities along the Lake Huron and Georgian Bay shorelines.
- (4) The Saugeen Ojibway Nation has significant interests in offshore fisheries and shoreline *development*. For any major new or significantly expanding multi-user (e.g. a club) recreational or commercial harbour facilities *development* requiring County or Local approval through a Planning Act application, the approval authority for the planning application will consult with of the Saugeen Ojibway Nation regarding potential impacts to aboriginal and treaty rights.

#### **5.6.5 Major Utilities**

- (1) Major utilities including water lines, natural gas, electricity transmission and distribution, hydrogen, and inter-regional and/or inter-Provincial communication lines located above or below ground will be constructed, maintained and operated as follows:
  - (a) Utilities are to be located in an orderly and economic manner for those areas they are intended to serve, being readily available to all *development* at levels necessary to ensure the safety and convenience of residents and businesses;
  - (b) Utilities are to be located in such a manner that their impact on people, the adjacent land uses, and the natural environment is minimized.
- (2) Public and/or private transmission and distribution and linear *infrastructure* providing service to the public are generally permitted in all land use designations as required to service and promote new *development* in appropriate locations; and
- (3) Where public and/or private utility *infrastructure* is permitted and deemed necessary by the County, it will be provided in advance of or concurrent with any new *development*.
- (4) Where public and or private utility *infrastructure* is required in proximity to provincial highways the preferred location is adjacent to the highway, on private property. Where utilities must be located within the Provincial highway right-of-way, they will be located in accordance with Provincial direction.
- (5) The County will seek the cooperation of corporations and commissions,

responsible for the regulation, transmission and delivery of electricity, gas, oil and communication services within the County in planning the future development and staging of their systems in order to implement the policies in this Plan and local official plans.

- (6) The County will support the provision of electronic communications technology and especially high-capacity fibre optics to enhance telecommunications services throughout the County, where appropriate.
- (7) Where feasible, the County encourages the multiple use of utility corridors including the rights-of-way of roads and railroads including their use for passive recreation, recreational trails, and corridors.
- (8) Utility services will be developed to be compatible with the general character of the surrounding uses and minimize visual impact, where feasible. Local official plans may establish more prescriptive policies regarding the design of utility services.

## 5.7 Powering our Communities

- (1) Bruce County is a leader in meeting Ontario's growing energy needs, as largely provided for by activities located within the Bruce Power Nuclear Development Area. The County is committed to working collaboratively and in partnership with the Federal government, the Province, and Ontario Power Generation to support the continued operation of Bruce Nuclear Generating Station in recognition of the benefits it affords residents and businesses within the County and beyond.
- (2) The Federal government has exclusive regulatory jurisdiction over nuclear facilities. No municipal regulation of land uses or *development* within the Bruce Power Nuclear Development Area will occur while a nuclear facility is operated within lands identified as the Bruce Nuclear Generating Station, except as pursuant to a license granted by the Canadian Nuclear Safety Commission.
- (3) Council will exempt from the provisions of this Plan in compliance with the *Planning Act*, electric power facilities which are owned by or are located on easements of Hydro One and/or Ontario Power Generation and which have been approved under the Environmental Assessment Act or similar federal or provincial direction. As well, existing electric power facilities are not subject to the provisions of this Plan.

- (4) Land and buildings owned by Hydro One and/or Ontario Power Generation and used for executive or administrative purposes, or held under license from Hydro One and/or Ontario Power Generation and any other undertakings of Hydro One and/or Ontario Power Generation, which have not been approved under the Environmental Assessment Act or similar provincial direction, will be subject to the policies of this Plan and local official plans, where they exist.
- (5) Renewable and other energy sources can play a role in increasing the capacity and resilience of energy systems. The County is willing to work jointly with local municipalities, Saugeen Ojibway Nation, the Province, and energy system regulators and operators to investigate the need, feasibility, implications and suitable locations for renewable or non-traditional energy sources, such as solar, wind, battery energy storage, and bio-energy projects, to promote local low-carbon, renewable and alternative electricity generation or energy storage facilities, where appropriate. Where these projects have been approved under an Environmental Assessment or similar process, or where the proponent is Hydro One and/or Ontario Power Generation, an amendment to this Plan will not be required.
- (6) Electricity generation and energy storage facilities that are subject to this plan are expected to conform to the policies of this plan.

## 5.8 Servicing Our Communities

Safe, reliable, and cost-effective servicing is necessary to enable the County to grow in an orderly, coordinated, and sustainable manner.

### 5.8.1 Water and Sewage Management

- (1) Water and sewage services will be provided and maintained in accordance with the County's servicing hierarchy:
  - a) Services will be provided in accordance with the hierarchy of services outlined by provincial direction.
  - (b) Full municipal servicing is the preferred form of servicing.
  - (c) Communal servicing is the preferred means of servicing multiple unit/lot developments in areas where full municipal *sewage and water services* do not exist and are not feasible and where site conditions are suitable over the long

term. The County, in partnership with local municipalities, may explore the feasibility of communal service systems, where appropriate. Communal servicing where used, will be established in accordance with provincial direction.

- (d) Where full municipal servicing or communal servicing is not available, planned, or feasible, *individual on-site sewage services* and *individual on-site water services* may be used, provided that site conditions are suitable for the long-term provision of such services with no *negative impacts*. The County may act as a resource to support local municipalities who are interested to undertake area-specific hydrogeological investigations of long-term suitability and *development* potential in privately serviced areas.
- (e) Where a local municipality has undertaken an area-specific hydrogeological investigation to the satisfaction of the County and applicable agencies, and has determined that there is long-term suitability for *development* potential in privately serviced areas, the relevant policies of this Plan will be superseded by the conclusions of that study, including any identified *development* criteria, without amendment to this Plan.
- (f) In the absence of local direction as outlined in d) above, the minimum lot area for new lots using individual on-site sewage treatment systems is .2 hectares. Any lot proposed to be serviced by individual on-site sewage treatment services that is smaller than 0.4 hectares must be supported by a Water Quality Impact Assessment.
- (g) *Partial services* may be used for infilling and rounding out of existing *development on partial services*, or for new *development* in hamlets where municipal or communal sewage treatment is provided. *Partial services* may also be used to address failed private services or due to physical constraints.
- (2) This plan recognizes that for new or intensifying *development* on private sewage services there are regulatory gaps between the *Planning Act* and Regulations, *Provincial Planning Statement*, Ministry Guidelines for Groundwater Quality Impact Assessments, and the ultimate approval of *development* in accordance with the *Building Code Act*. The County and local Municipalities will continue to advocate to the province to address the regulatory gaps. When the province addresses these regulatory gaps the policies of this plan that are substantively resolved will be considered to be superseded by provincial direction.

### **5.8.2 Multi-year Sewage and Water Servicing Plan**

- (1) A Multi-Year Sewage and Water Servicing Plan must 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 provincial direction.
- (2) A Multi-Year Sewage and Water Servicing Plan must be prepared with reference to provincial direction. The local official plan must take direction from the conclusions and recommendations of the Multi-Year Sewage and Water Servicing Plan, the Provincial Planning Statement and any other background studies carried out in support of the Servicing Plan.
- (3) Where a Multi-Year Sewage and Water Servicing Plan has been prepared all *development* approvals must be consistent with that Plan.
- (4) Water and sewage *infrastructure* will be developed and provided in accordance with the Multi-Year Sewage and Water Servicing Plan, where provided.
- (5) Implementation policies will address provision of *infrastructure* and criteria for evaluation of the hierarchy of *infrastructure* in planning applications.

### **5.8.3 Stormwater Management**

- (1) Stormwater management techniques are constantly evolving as well as being dependent on the location.
- (2) Municipalities are encouraged to plan comprehensively for stormwater management.
- (3) *Development* policies in Section 7 of this Plan will provide for the evaluation of stormwater management through new *development*.

### **5.8.4 Waste Management**

- (1) Through the County's Waste Management Plan and in collaboration with local municipalities the County review landfill site capacity, identify when more capacity is needed, work to protect and conserve landfill site capacity and develop diversion practices.
- (2) The County will cooperate with the Governments of Ontario and Canada and local municipalities in the development of programs, which aim at reducing the quantities of solid waste generated at source.

- (3) County Council will continue to support and promote reduction, re-use, and recycling of waste in Municipal, industrial, commercial and institutional operations and the location of associated facilities throughout the County.
- (4) Existing active and closed landfill facilities are depicted on Schedule C. Local official plans and zoning by-laws will identify existing landfill facilities in their planning documents and protect these facilities from incompatible land uses. *Development* proposed in proximity to active and closed landfill sites will only be established in accordance with provincial direction.
- (5) The County may explore alternative waste disposal technologies (e.g., mixed waste processing and energy from waste incineration to divert waste from landfill in consideration of protection of the natural environment and consistent with commitment to Climate Change.

## 5.9 Natural Environment System

Bruce County is home to unique landforms, shorelines, lakes and rivers, intact natural areas, rare habitats, and species uncommon within southern Ontario. The County is part of the Niagara Escarpment, a significant geological and ecological landform that is recognized as a UNESCO World Biosphere Reserve. The County is part of an important migratory bird pathway along the Lake Huron Shore, and is home to the Greenock swamp, the largest forested wetland in Southern Ontario.

This natural legacy is a valuable ecological and cultural asset that contributes to the quality of life, economy, and health of the community in Bruce County and beyond.

To ensure the long-term protection and enhancement of the natural environment, this Plan builds on a history of policy-based protection for the natural environment and identifies a County-wide Natural Environment System. This systems-based approach considers the connections that occur in nature to support social, cultural, and economic opportunity while contributing to climate change mitigation and resilience.

The County-wide Natural Environment System is comprised of two sub-systems:

- The *Natural Heritage System*: a network of natural features and areas such as *woodlands* and *wetlands* that are connected across the landscape by linkages which enable movement of plants and animals between features and areas; and

- The Water Resource System: a combination of water-based features such as *wetlands* or watercourses and areas that serve important functions, such as *significant ground water recharge areas*, which are necessary for the ecological and hydrological integrity of the watershed.

These systems depend on each other and are together called the Natural Environment System to acknowledge the relationship and the role each plays in the health and resilience of Bruce County's natural environment. The Natural Environment System supports the overall diversity and interconnectivity of natural and water resources.

### **5.9.1 Objectives**

The Natural Environment System will be protected, restored and enhanced through a systems-based approach to stewarding natural and water resources to ensure a resilient, diverse and healthy environment for future generations.

It is the objective of this Plan to:

- (1) Identify, protect, enhance, and restore the County's Natural Environment System as described in this Plan and shown on Schedules E1, E2 and E3.
- (2) Support comprehensive, integrated, and long-term land use planning for and responsible stewardship of the Natural Environment System.
- (3) Adapt to and mitigate climate change through stewardship of the Natural Environment System.
- (4) Recognize that the Natural Environment System offers a broad range of social, cultural, economic, and environmental benefits and therefore must be managed in consideration of all policies of this Plan.
- (5) Recognize the importance and value of endangered and threatened species and support efforts to contribute to their protection and recovery, including maintaining and protecting *significant wildlife habitat* areas and the habitats of endangered and threatened species.
- (6) Recognize the importance and value of species of importance to Saugeen Ojibway Nation and support efforts to protect these species and their habitats.
- (7) Recognize that much of the Natural Environment System is held in private ownership and provide for continued private use while encouraging landowners

to voluntarily protect and manage the unique environmental resources of their land.

- (8) Demonstrate wise environmental management of public land.
- (9) Manage *development* and *site alteration* within and adjacent to the Natural Environment System in accordance with the policies of this Plan.
- (10) Provide for existing *agricultural uses* within the Natural Environment System to continue.

## **5.9.2 Natural Heritage System**

### **5.9.2.1 General Policies**

- (1) The *Natural Heritage System* is made up of *natural heritage features and areas* which vary in size, connectivity, *ecological functions*, and vulnerability to adverse effects from *development* or *site alteration*. Due to different contexts the approach to conserving, protecting, and enhancing the *Natural Heritage System* differs in the northern and southern parts of the County.
- (2) In the northern part of the County, which has extensive existing natural cover, the *Natural Heritage System* is composed of Core Areas, Linkages, and Key and Supporting Features and Areas. Section 5.9.2.5 applies to Northern Bruce County in addition to the other policies of Section 5.9.2.
- (3) In the southern part of the County, where there has been more agricultural and urban *development*, the *Natural Heritage System* is made up of Key Features and Areas, Supporting Features and Areas, and Linkages.
- (4) Criteria for *wetlands* and for *woodlands* are different for Northern Bruce County and for Southern Bruce County. In Northern Bruce County where there is extensive natural cover, larger size thresholds apply in order to identify features as key or supporting features. In Southern Bruce County, where there is less natural cover, smaller features have a more significant role in the *natural heritage system*.
- (5) A local municipality may use the natural heritage mapping and policies identified in this Plan within *Settlement Areas*.
- (6) If a local municipality undertakes a process to identify or refine elements of the

*Natural Heritage System* within a local official plan area, that is consistent with provincial direction and the approach outlined in this Plan, then the local mapping, when adopted by the municipality and approved by the County will be incorporated into the County Official Plan without requiring further amendment to this Plan.

- (7) Nothing in this Plan is intended to limit the continuation of existing *agricultural uses* on lands within the *Natural Heritage System*;
- (8) Policy-based protections for the *natural heritage system* may be augmented by acquisition of areas that contribute to the *natural heritage system*, through purchase or donation, by the County, a municipality, Saugeen Ojibway Nation, other public authority, or Land Trusts having conservation objectives.
- (9) Lands owned and managed for conservation purposes by government (public) or non-government (private) organizations may be identified as forming part of the Open Space system, and may be further identified in terms of public or private ownership. However this plan does not assert jurisdiction over provincial or federal lands.
- (10) Lands within the *Natural Heritage System* which are privately owned, including by Non-Government Organizations or Land Trusts, are not free and open for the public to use. Public access may occur by, and subject to, the permission of the land owner.
- (11) Large projects, which have specific processes and environmental reporting requirements are to address all requirements of those processes, and policies of this plan with respect to the *Natural Heritage System*.

#### 5.9.2.2 Key Features and Areas

- (1) Key Features and areas are identified as *significant* in accordance with Provincial Direction or by this Plan in consultation with the public, provincial ministries, municipalities, and Saugeen Ojibway Nation (SON) to meet the targets or objectives of this Plan.
- (2) Criteria for Key Features, as well as *development* criteria are outlined in the Table below:

*Table 5: Criteria for Natural Heritage Key Features*

| Key Feature / Area Criteria                                                                     | Criteria for Development Within Feature                                                                                   | Adjacent Lands Width / Criteria for Development                                                                                       |
|-------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| Provincially <i>Significant Wetlands</i> and provincially <i>significant Coastal Wetlands</i> * | <i>New Development / Site Alteration</i> Not Permitted per Provincial Direction                                           | 120 metres; Evaluate and demonstrate no <i>negative impact</i> to feature or its <i>ecological functions</i> per provincial direction |
| <i>Coastal Wetlands</i> other than provincially <i>significant Coastal Wetlands</i>             | Evaluate and demonstrate no <i>negative impact</i> to feature or its <i>ecological functions</i> per provincial direction | 120 metres; Evaluate and demonstrate no <i>negative impact</i> to feature or its <i>ecological functions</i> per provincial direction |
| All other <i>Wetlands</i> larger than 4 hectares in Core Areas (Northern Bruce County only)     | Evaluate and demonstrate no <i>negative impact</i> to feature or its ecological or hydrologic function                    | 120 metres; Evaluate and demonstrate no <i>negative impact</i> to feature or its <i>ecological functions</i>                          |
| All other <i>Wetlands</i> larger than 2 hectares (Southern Bruce County only)                   | Evaluate and demonstrate no <i>negative impact</i> to feature or its ecological or hydrologic function                    | 120 metres; Evaluate and demonstrate no <i>negative impact</i> to feature or its <i>ecological functions</i>                          |
| Provincially <i>Significant Life Science Areas of Natural and Scientific Interest</i>           | Demonstrate no <i>negative impact</i> to feature or its <i>ecological functions</i> per provincial direction              | 120 metres; Evaluate and demonstrate no <i>negative impact</i> to feature or its <i>ecological functions</i> per provincial direction |
| Provincially <i>Significant Earth Science Areas of Natural and Scientific Interest</i>          | Demonstrate no <i>negative impact</i> to feature or its <i>ecological functions</i> per provincial direction              | 50 metres; maintain educational, scientific and interpretive values per provincial direction.                                         |

| Key Feature / Area Criteria                                                                                                                                                                                                                                                                                                                                              | Criteria for Development Within Feature                                                                      | Adjacent Lands Width / Criteria for Development                                                                                       |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| <i>Fish Habitat</i> (watercourses and water bodies)                                                                                                                                                                                                                                                                                                                      | Not permitted except in accordance with provincial and federal requirements                                  | 120 metres; Evaluate and demonstrate no <i>negative impact</i> to feature or its <i>ecological functions</i> per provincial direction |
| <p>Core Area <i>Significant Woodlands</i> – Northern Bruce County</p> <p>Within Core Area;</p> <p>Average width greater than 40 metres and minimum area of 100 hectares; or</p> <p>&gt;15 ha of interior habitat (&gt; 100m from edge); or</p> <p>any deep habitat (&gt;200m from edge); or</p> <p>Black bear habitat or areas of use</p>                                | Demonstrate no <i>negative impact</i> to feature or its <i>ecological functions</i> per provincial direction | 120 metres; Evaluate and demonstrate no <i>negative impact</i> to feature or its <i>ecological functions</i> per provincial direction |
| <p><i>Significant Woodlands</i> Outside Core Areas – Northern Bruce County</p> <p>a . Average width greater than 40 metres and minimum area of 200 ha; or</p> <p>b. Average width greater than 40 metres and minimum area of 150 ha; and</p> <p>i. &gt;20 ha of interior habitat (&gt; 100m from edge); and/or</p> <p>ii. Black bear habitat or areas of use; and/or</p> | Demonstrate no <i>negative impact</i> to feature or its <i>ecological functions</i> per provincial direction | 120 metres; Evaluate and demonstrate no <i>negative impact</i> to feature or its <i>ecological functions</i> per provincial direction |

| Key Feature / Area Criteria                                                                                                                                                     | Criteria for Development Within Feature                                                                      | Adjacent Lands Width / Criteria for Development                                                                                                                      |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| iii. Contains uncommon characteristics as outlined in Provincial Direction                                                                                                      |                                                                                                              |                                                                                                                                                                      |
| <b>Significant Woodlands – Southern Bruce County</b><br>a. Average width greater than 40 metres and minimum area of 4 hectares; or<br>b. Any interior habitat (>100m from edge) | Demonstrate no <i>negative impact</i> to feature or its <i>ecological functions</i> per provincial direction | 120 metres; Evaluate and demonstrate no <i>negative impact</i> to feature or its <i>ecological functions</i> per provincial direction                                |
| <b>Significant Valleylands</b> (defined by province) – unmapped                                                                                                                 | Demonstrate no <i>negative impact</i> to feature or its <i>ecological functions</i> per provincial direction | 120 metres; Evaluate and demonstrate no <i>negative impact</i> to feature or its <i>ecological functions</i> per provincial direction                                |
| <b>Significant Habitats of endangered and threatened species</b> , defined by province (unmapped)                                                                               | Prohibited except in accordance with provincial and federal requirements, per provincial direction           | Generally 120 metres; may vary by species; Evaluate and demonstrate no <i>negative impact</i> to feature or its <i>ecological functions</i> per provincial direction |
| <b>Significant Wildlife Habitats (S.W.H.)</b> as defined by province (unmapped); includes deer wintering areas and S.W.H. alvars                                                | Demonstrate no <i>negative impact</i> to feature or its <i>ecological functions</i> per provincial direction | 120 metres; Evaluate and demonstrate no <i>negative impact</i> to feature or its <i>ecological functions</i> per provincial direction                                |

\*Stokes Bay, Simon Bay, and Greenough Harbour are an area of ecological and cultural significance to the Saugeen Ojibway Nation (SON). It contains habitat features consistent with known nursery areas for larval lake whitefish (*Coregonus clupeaformis*),

including shallow, nearshore waters with coarse substrates such as cobble and gravel. These features provide critical shelter and foraging grounds during early developmental stages. The bay's low wave energy and naturally protected conditions further enhance its suitability as a nursery area. Protecting Stokes Bay, Simon Bay, Greenough Harbour, and other areas with these features is essential, given the importance of lake whitefish to the Lake Huron ecosystem and to SON's cultural heritage and fisheries.

- (3) While effort has been made to map as much as possible of the *natural heritage system*, not all key features are mapped in this plan.
- (a) The County, at this time, has insufficient data to support the mapping of *Significant Valleylands*. Many areas that may meet criteria as valleylands are also identified as *Hazardous lands* through this plan and are not at significant risk for *development*.
  - (b) Habitats of Endangered and Threatened Species are not specifically identified in this Plan because species may be added or removed from lists and habitats change over time. The *Natural Heritage System* has been defined to identify features and areas that generally would serve these purposes. Where study is required to address features that are mapped as part of the *Natural Heritage System* then such studies will address the potential for Habitats of Endangered and Threatened Species in those areas. Landowners and land developers are however responsible to ensure compliance with applicable legislation even if an Environmental Impact Study is not required.
  - (c) *Significant Wildlife Habitat* is largely unmapped as it generally relates to habitats of specific species and is subject to change over time. Core areas in Northern Bruce County, *Wetlands*, and *Significant Woodlands* are generally intended to capture a broad range of *significant wildlife habitats*.
  - (d) Alvars are not specifically identified due to the potential for natural succession. Alvars primarily occur in Northern Bruce County and Core Areas are identified which generally capture the majority of alvar areas.
- (4) Unless or until mapping becomes available for those Key Features and Areas listed in Policy 5.9.2.1 above, and as incorporated into this Plan, such features will be identified on a case-by-case basis when site-specific evaluation is required.
- (5) Site-specific studies may identify additional areas that meet the criteria outlined in provincial direction or the policies of this Plan as key features or as supporting

features. Where this occurs the features must be evaluated in accordance with the applicable policies.

- (6) New buildings and structures for *agricultural uses, agricultural-related uses, or on-farm diversified uses* may be permitted in Key Features and Areas where in accordance with provincial direction, and may be subject to a scoped EIS in association with a planning application.
- (7) Landowners are encouraged to maintain and/or enhance natural vegetation and forest cover on lands within 30 metres of any *fish habitat* or stream to maintain and improve *fish habitat, ecological functions* of the stream and to increase natural connections on the landscape.
- (8) The Aquatic Ecosystem Classification for Ontario dataset may be used to identify known cold, cool, or warm water streams as a basis for establishing associated setbacks. Where this data is not available the default assumption will be that *fish habitat* is cold water and will be protected as such, unless a thermal regime characterization is undertaken to support determination of a stream as a cool or warm water stream with associated setbacks.
- (9) The fragmentation of *significant woodlands* is discouraged by this Plan.
- (10) The County may undertake regular monitoring and/or evaluation of *significant woodlands* and subsequently update Schedule E accordingly without an amendment to this Plan.
- (11) Where there is the potential for multiple or successive developments within a natural heritage feature or area, proponent(s) of *development(s)* will be expected to recognize the potential for further *development* and develop proposals that support the maintenance of broader natural system functions and connectivity across the feature/area.
- (12) The *approval authority* will consider the use of land within an Earth Science ANSI identified on Schedule C in accordance with the underlying land use designation on Schedule A, provided it can be shown that the *development* would not adversely impact upon the ANSI. To further clarify the intent of this policy, the following use of land and buildings as they existed on the date of adoption of this Plan may continue:
  - (a) Farming operations and the expansion of the same in accordance with the

*Minimum Distance Separation Formulae;*

- (b) Management and harvesting of timber in accordance with good forestry practices and the County's Forest Conservation By-law;
  - (c) Construction or expansion of a residence on a legally separated parcel of land existing on the date of the adoption of this Plan, provided that measures are taken to minimize *negative impacts* on the ANSI and subject to other policies of this Plan, the local Municipal Zoning By-Law and the applicable policies and regulations of other agencies or Government ministries; and
  - (d) The existing use of the area for public recreational uses.
- (13) When a change in the use of land not in conformity with the above policy is proposed for lands within the earth science ANSI such that adverse effects on the ANSI are likely to occur, a study evaluating the merits of the proposal, potential impacts, alternatives, and opportunities for mitigation must be prepared prior to the consideration of approval of the proposal, with opportunity given to the province to review the Terms of Reference and the submitted study. . Where it cannot be shown that the *development* proposal will have minimal impacts on the ANSI, the proposal must be refused.

### 5.9.2.3 Supporting Features and Areas

- (1) Supporting Features and Areas are natural heritage features that provide a supportive function to Key Features and Areas in the County. Although they do not meet the threshold for being identified as Key Features and Areas, they provide an important function to maintain a systems-based approach to the *Natural Heritage System*.
- (2) Natural heritage features or areas will be considered Supporting Features and Areas in accordance with Table 6 and Table 7 for northern Bruce County and southern Bruce County, respectively.

*Table 6: Criteria for Supporting Features and Areas in Northern Bruce County*

| Supporting Feature / Area Criteria                                                    | Development Criteria                                                                                   |
|---------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|
| <i>Wetlands</i> larger than 2 ha that are not “Key Features” and are in a “Core Area” | Evaluate and demonstrate no <i>negative impact</i> to feature or its ecological or hydrologic function |

| Supporting Feature / Area Criteria                                                                                                                                                        | Development Criteria                                                                                                                                                                                 |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><i>Wetlands</i> larger than 1 ha that are all or partly in “Linkage” areas that are not key features</p> <p>All other <i>wetlands</i> larger than 4 ha that are not “Key Features”</p> |                                                                                                                                                                                                      |
| Regionally <i>Significant Life Science Areas of Natural and Scientific Interest</i>                                                                                                       | In accordance with Niagara Escarpment Plan                                                                                                                                                           |
| Core Area <i>Woodlands</i> larger than 4ha that do not meet criteria as Key Features                                                                                                      | Per Core Area policies                                                                                                                                                                               |
| <i>Woodlands</i> all or partly in Linkages that are larger than 2 ha                                                                                                                      | Maintain linkage function                                                                                                                                                                            |
| All other <i>woodlands</i> larger than 20 ha outside core areas that do not meet key feature <i>woodlands</i> criteria                                                                    | Per Bruce County Forest Conservation By-law and local Tree By-laws where applicable                                                                                                                  |
| <i>Woodlands</i> that have previously been divided and zoned to facilitate <i>development</i>                                                                                             | Follow site-specific directions where they apply, Bruce County Forest Conservation By-law and local Tree By-laws where applicable; Minimize tree removal to what is necessary for <i>development</i> |
| Alvars that do not meet ‘Key Feature’ criteria as <i>significant wildlife habitat</i>                                                                                                     | Demonstrate no <i>negative impact</i> to feature or function                                                                                                                                         |

Table 7: Criteria for Supporting Features and Areas in Southern Bruce County

| Supporting Feature / Area Criteria                                                                                                                                                                                                      | Development Criteria                                                                                   |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|
| <p><i>Wetlands</i> 1 ha or greater in size that are not identified as Key Feature(s).</p> <p><i>Wetlands</i> 0.5 ha or greater in size that are not identified as Key Feature(s) and that are wholly or partially within a linkage.</p> | Evaluate and demonstrate no <i>negative impact</i> to feature or its ecological or hydrologic function |
| <i>Woodlands</i> 2ha or greater in size that do not meet criteria as Key Features.                                                                                                                                                      | Minimize tree removal to what is necessary for <i>development</i> and follow Bruce County              |

| Supporting Feature / Area Criteria                                                                                          | Development Criteria                                                |
|-----------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------|
|                                                                                                                             | Forest Conservation By-law and local Tree By-laws where applicable; |
| Woodlands 0.5 ha or greater in size that are not identified as Key Feature(s) and are wholly or partially within a linkage. | Maintain linkage function                                           |
| Alvars that do not meet 'Key Feature' criteria as <i>Significant Wildlife Habitat</i>                                       | Demonstrate no <i>negative impact</i> to feature or function.       |

- (3) The *approval authority* may require that *development* proposed within a Supporting Feature or Area be supported by an Environmental Impact Study demonstrating that there will be no *negative impacts* on the Supporting Feature or Area or on their *ecological functions*. Notwithstanding, this policy does not apply to the extraction of mineral aggregate resources.
- (4) Where an Environmental Impact Study is required, it will determine the importance, function and means of protection of Supporting Feature or Area, and/or maintenance of function, as appropriate, to the satisfactory of the *approval authority*.

#### 5.9.2.4 Linkages and Enhancement Areas

Linkages provide ecological connectivity between Core Areas and between Key Features and Areas. They accommodate the natural movement patterns of plants and animals, support biodiversity, promote conservation, and contribute to the long-term viability of the *Natural Heritage System*.

Enhancement Areas represent potential to improve features or functions.

##### 5.9.2.4.1 Linkages

- (1) Linkages are shown conceptually on Schedule E to this Plan to indicate movement corridors for both flora and fauna between Core Areas, Enhancement Areas, and Key and Supporting Features and Areas. Linkages have been identified as either County Scale or Local-Landscape Scale, as outlined below.
- (2) County Scale Linkages form major movement corridors within the landscape and connect major blocks of habitat to ensure long term mobility of plants and animals across the landscape. Because these linkages are intended to provide a

landscape scale connection, they are very wide and are likely to contain portions of natural heritage features. County Scale Linkages are conceptually indicated as 400m wide on Schedule E to this Plan.

- (3) Local-Landscape Scale Linkages are important connections between habitat areas. They are intended to connect major blocks, but are less focused on county-wide movement. Local-Landscape Linkages are of moderate width; they may connect multiple natural heritage features. Most often, these are associated with watercourses or other existing features on the landscape. Local-Landscape Scale Linkages are conceptually indicated as 60m wide on Schedule E to this Plan.
- (4) This Plan supports and encourages the maintenance and where possible enhancement of Linkages throughout the County, including on lands used for agriculture. The identification of a Linkage will not preclude *agricultural uses* and operations as they may provide habitat for species and/or offer opportunities for stewardship.
- (5) Natural features within Linkages should be maintained.
- (6) Linkages are encouraged to be enhanced with natural features. Where there is a significant land use change requiring a planning application, Linkages may be required to be enhanced.

#### 5.9.2.4.2 Enhancement Areas

- (1) Enhancement Areas are not mapped on a schedule to this Plan. Enhancement areas may be determined through subsequent comprehensive or site-specific studies or analysis and incorporated into the *Natural Heritage System*.
- (2) Enhancement Areas may support the *Natural Heritage System* because they have the potential to:
  - (a) Maintain or enhance water flow and/or quality;
  - (b) Improve wildlife habitat value;
  - (c) Improve species movement and/or dispersal;
  - (d) Provide restoration options;

- (e) Improve overall connectivity; and/or
  - (f) Improve the likelihood of maintaining self-sustaining vegetation.
- (3) The County and local municipalities will explore opportunities to enhance the *natural heritage system* in accordance with provincial direction through the *development* approvals process, offsets, incentives, conservation easements, donations, and/ or land acquisition.

#### 5.9.2.5 Core Area Policies

The following policies provide direction specific to the identified Core Areas. Core Areas are within Northern Bruce County, being lands within Bruce County which are north of Highway 21.

- (1) Portions of Bruce County are subject to the Niagara Escarpment Plan and Greenbelt Plan and are subject to the policies of that Plan. *Natural Heritage System* mapping in this plan is intended to illustrate the continuity of features within and beyond the Niagara Escarpment Plan and to complement and support the implementation of the Niagara Escarpment Plan.
- (2) Northern Bruce County has extensive natural cover and provides areas of habitat for large ranging species. Approximately 50% of this area of the County has been identified as 'Core' areas on Schedule 'E' to this plan to conserve large areas of intact habitat.
- (3) Core Areas are areas where Key Features are concentrated, or significant portions of natural areas remain intact. The objective of identifying Core Areas is to protect critical *ecological functions* such as maintaining or enhancing biodiversity, movement of species and materials, and habitat needs.
- (4) Core Areas are identified using several criteria, key among them being percentage of natural cover and size. The purpose of Core Areas is to protect large areas including culturally significant keystone and other species for SON while providing greater flexibility for land uses in the largely intact *Natural Heritage System* of Bruce Peninsula.
- (5) A range of uses are permitted within core areas and 120 metre adjacent lands as outlined below. Permissions for these uses are further subject to Key Features and Areas policies.

Table 8: Permitted Uses in Northern Bruce County 'Core' Areas

| Use                                                                                             | Permitted in Core Areas                     | Permitted in adjacent lands | EIS Required                          |
|-------------------------------------------------------------------------------------------------|---------------------------------------------|-----------------------------|---------------------------------------|
| Home occupations within existing buildings                                                      | Yes                                         | Yes                         | No                                    |
| Existing Uses, Buildings, and Structures and Minor Expansions of same                           | Yes                                         | Yes                         | No                                    |
| Reuse of existing buildings and structures provided there is no additional environmental impact | Yes, subject to other policies of this plan | Yes                         | No                                    |
| <i>Agricultural uses</i> that include new buildings and structures                              | Yes                                         | Yes                         | Maybe for large scale (see (6) below) |
| Agriculture-related uses requiring new buildings and structures                                 | Yes                                         | Yes                         | Maybe for large scale (see (6) below) |
| <i>On-farm diversified uses</i> requiring new buildings and structures                          | Yes                                         | Yes                         | Maybe for large scale (see (6) below) |
| New Residential dwellings or accessory uses on existing lots of record                          | Yes                                         | Yes                         | No                                    |
| Conservation and Flood Control projects                                                         | Yes                                         | Yes                         | No                                    |
| Forest, fish, and wildlife management                                                           | Yes                                         | Yes                         | No                                    |

| Use                                                                           | Permitted in Core Areas                           | Permitted in adjacent lands | EIS Required           |
|-------------------------------------------------------------------------------|---------------------------------------------------|-----------------------------|------------------------|
| Transportation, utility, and service corridors                                | Yes if avoidance is not possible                  | Yes                         | Maybe – see (9) below  |
| Passive recreation                                                            | Yes                                               | Yes                         | Maybe – See (10) below |
| Good Forestry Practices as defined in the County's Forest Conservation By-law | Yes                                               | Yes                         | No                     |
| Existing <i>Mineral Aggregate Resource</i> extraction Operations              | Yes                                               | Yes                         | No                     |
| Expanded <i>mineral aggregate resource</i> extraction operations              | Yes with detailed phasing and rehabilitation plan | Yes                         | Yes – see (11) below   |
| New <i>Mineral aggregate resource</i> extraction operations                   | Not without an Official Plan Amendment            | Yes                         | Yes                    |

- (6) An EIS may be required when a new 500 square metre or larger building or structure requires clearing of *woodlands* in or in adjacent to a feature within the core area.
- (7) Where a Settlement Area abuts a core area, discretion will be applied to determining whether an Environmental Impact Statement is required within the settlement area.
- (8) New or expanded uses in or adjacent to Core Areas not discussed above will require the completion of an Environmental Impact Study, unless otherwise exempted by this Plan.
- (9) Transportation, utility, service or other equivalent corridors should avoid Core

Areas. Where avoidance is not possible, an Environmental Assessment or similar process may be required, subject to Provincial or Federal requirements.

- (10) Passive Recreation refers to outdoor recreational activities which require minimal facilities or *development* and have minimal environmental impact on the natural environment. Examples include nature observation, hiking, biking, canoeing or kayaking, walking and bird watching, and motorized recreational activities that use existing linear corridors such as logging or fire roads. An example of when an Environmental Impact Study may be required for passive recreation would be a *development* proposal that requires significant *site alteration* for trails, parking, or other facilities and/or would allow large numbers of people to participate in passive recreation over a short period of time.
- (11) Where a new or Expanded Mineral Aggregate Operation is proposed, the technical reports prepared in support of the proposal to meet Provincial licensing requirements shall also address the proposal in relationship to the attributes and functions of Core Areas as outlined in provincial direction.
- (12) Lot creation in Core Areas is permitted in accordance with the policies of Section 7.8.

### **5.9.3 Offsetting**

- (1) The County, local municipalities and/or conservation authorities having jurisdiction within Bruce, may choose to develop and use ecological/ecosystem offsetting (also called biodiversity offsetting) policies or procedures for private land *development* proposals and/or public *infrastructure* undertakings.
- (2) *Development* must follow the mitigation hierarchy of Avoid, Minimize, Mitigate, then Offset. Offsetting should only be considered after a detailed analysis has determined that avoidance, minimization, and mitigation of loss is not possible or feasible.
- (3) Offsetting should generally be considered only where natural heritage features and functions may be reasonably and successfully relocated:
  - (a) in *settlement areas* to facilitate focused, clustered, and compact *development*;
  - (b) in shoreline and seasonal recreation areas to facilitate *development* of an existing

lot of record; or

- (c) in *agricultural areas or rural lands*, where the removal and relocation of natural features can be undertaken within a single parcel to facilitate improved agricultural or natural resource management operations and natural connectivity.
- (4) Offsetting may only be considered where it is consistent with the appropriate legislation, regulations and supporting policies and guidelines including but not limited to Provincial Direction, Official Plans, Forest Management Plans, Forest Management By-laws, Tree-Cutting By-laws and considers Saugeen Ojibway Nation rights and interests.
- (5) Offsetting policies or procedures should target an ecological net gain. Where determined to not be feasible, they should ensure no-net-loss and fully replace the same level of lost ecosystem structure and function in proximity to where the loss occurs. Offsetting policies or procedures should provide direction relating the proportion of replacement to the complexity and maturity of the lost ecosystem.
- (6) Offsetting policies or procedures should address matters including but not limited to avoidance of impacts to the Water Resource System and avoid creating or exacerbating natural hazards in consultation with Conservation Authorities where they exist.
- (7) Where other compensation or offsetting programs exist (i.e., tree cutting by-laws that speak to tree replacement planting or funds), efforts will be made to coordinate the separate processes to limit duplication. All programs of this nature should offer a comprehensive approach to restoring unavoidable losses.

#### **5.9.4 Requirements for Environmental Impact Studies**

Environmental Impact Studies (EISs) identify and assess the potential impacts of *development* proposal on known or potential areas in the County's Natural Environment System. The purpose of an EIS is to assess whether the *development* can integrate into the natural environment in accordance with provincial direction and this plan. The policies in this Section will guide the County and proponents with the preparation of an EIS, where required.

##### **5.9.4.1 General Policies**

- (1) In order to achieve the objectives of this plan for the protection of the Natural

Environment, an Environmental Impact Study will be required as part of an application for *development* within the *Natural Heritage System*, including all of its component natural heritage features and functions and/or on adjacent lands, where indicated in the 'Core Areas' 'Key Features and Areas' and 'Supporting Features and Areas' policy tables above unless the requirement is waived by the *approval authority*.

- (2) The EIS must be prepared prior to any *development* approvals and any *site alteration* (except as may be necessary for the preparation of pre-development studies or surveys) or *development*.
- (3) The *approval authority* may provide guidelines for a scoped or streamlined approach to the requirement for an EIS when.
- (4) A *development* is subject to a duplicate or similar environmental assessment or similar process; or
- (5) An initial assessment determines that the project is low-risk with well understood potential for impacts.
- (6) The *approval authority* may seek outside independent advice as to whether the proposed *development* is low risk with well understood potential for impacts.
- (7) An EIS must be completed by a qualified professional;
- (8) The proponent is responsible for the cost for preparing an EIS.
- (9) The EIS should be initiated early in the *development* design process so that areas of constraint and opportunity can be identified and the design developed accordingly.
- (10) The County will establish technical guidelines in accordance with Section 7.12 that support the policies of this section including but not limited to initial assessment and exemption criteria, the required contents of Environmental Impact Studies, required qualifications for preparers of EIS, and standard/best practice mitigation measures that may be applied to *development* proposals, including consideration of any available Saugeen Ojibway Nation (SON) standards, protocols and guidelines.
- (11) The proponent is encouraged to consult early in the application

process with the County and other appropriate agencies including SON, and the local Conservation Authority if one exists, regarding the specific EIS requirements.

- (12) Where required by provincial policy or regulation in considering potential for impact to functions or features, particularly with regard to shoreline hardening, *wetlands* and *fish habitat*, the proponent will consult with SON to determine potential impacts on the exercise of Aboriginal or treaty rights.
- (13) The EIS must demonstrate to the satisfaction of the *approval authority* that the proposed *development* or use is consistent with provincial direction in respect of natural heritage and the policies of this plan and any applicable local official plan.
- (14) Where required by provincial regulation or policy, the *approval authority* will involve SON and may involve any other entity, Conservation Authorities, the Province, local municipalities, and independent peer reviewers in the evaluation of the EIS, with the proponent responsible for costs of such review where applicable. Wherever possible, the *approval authority* will endeavour to avoid duplication in review processes and associated costs.
- (15) Where an EIS does not demonstrate to the satisfaction of the *approval authority* that the proposal is consistent with provincial direction or the policies of this plan and would have a *negative impact* on the Natural Environment System and/or the natural heritage feature or area, function, attributes or linkages for which the lands were identified, the application will not be supported or approved by the *approval authority*.

## **5.9.5 Water Resource System**

### **5.9.5.1 Objectives**

Provincial direction describes and directs municipalities to identify *Water Resource Systems*, maintain linkage and function, and take other actions to protect, improve, or restore the quality and quantity of water.

For Bruce County four interconnected components are identified as *significant* by the province or by the County to meet County objectives:

- (1) Key Hydrologic Features, which are discrete features such as *wetlands*, watercourses, lakes and littoral zones, seepage areas and springs;

- (2) Key Hydrologic Areas, which are broad areas protecting and supporting water quality and quantity such as *significant groundwater recharge areas*, *highly vulnerable aquifers*, and significant surface water contribution areas;
- (3) *Municipal Drinking Water Source Protection* in accordance with local protection plans and provincial direction; and
- (4) Other components, including natural hazards that pose risks to life and property if not appropriately managed.

The Water Resource System depends on the cycle of precipitation, ground water infiltration, evapotranspiration, and surface runoff. Ground water and surface water are important resources in Bruce County. Not only do these resources supply drinking water and crop irrigation, but they also play a vital role in maintaining ecological integrity of ecosystems.

While Bruce County has an abundance of water resources, there are growing water management challenges as the extent and intensity of land uses impact natural systems.

The interconnections and relationships among human activities and the Water Resource System must be recognized. These features are adversely affected by climate change and are also essential for adaptation and mitigation of climate change impacts. Identifying, maintaining, and protecting the Water Resource System is important to sustaining and enhancing the quality and quantity of water resources for future generations.

#### 5.9.5.2 General Policies

Implementation of the following policies supports and enhances the Water Resource System:

- (1) The County will collaborate with local municipalities, conservation authorities, Saugeen Ojibway Nation, and other agencies and stakeholders, as required, to protect, improve and restore the Water Resource System.
- (2) Watersheds are the ecologically meaningful scale for integrated and long-term planning, which can be a foundation for considering cumulative impacts of *development*.
- (3) Potential *negative impacts*, including cross-jurisdictional and cross-watershed impacts will be minimized.

- (4) The County will evaluate and prepare for the *impacts of a changing climate to water resource systems* at the watershed level.
- (5) *Development* and *site-alteration* will be undertaken with the objective to protect, improve or restore quantity and quality of vulnerable surface and groundwater, sensitive *surface water features* and sensitive groundwater and ecological and hydrological characteristics of Key Hydrologic Features and Key Hydrologic Areas.
- (6) Local municipalities may refer to, duplicate, or expand upon these policies to protect, improve or restore *water resource systems* in local official plans, where they exist.
- (7) The County will encourage:
  - (a) Efficient and sustainable use of water resources through water conservation best practices; and
  - (b) Sound management practices for agriculture which promote proper storage, use, and application of fertilizers, nutrients, herbicides and pesticides, and where possible, the reduction of their use.

#### 5.9.5.3 Key Hydrologic Features and Areas

Key Hydrologic Features, Key Hydrologic Areas, and their *hydrologic functions* are necessary components of the Water Resource System that require long-term protection. It is the intent of this Plan to protect, restore and maintain key hydrologic features and areas to ensure that *development* within or near these features and areas will support and not negatively affect the hydrological and *hydrogeologic functions* and processes.

Components of the Water Resource System, and associated criteria are outlined in the table below.

*Table 9: Key Hydrologic Features*

| Feature and Criteria                                             | Criteria for Development                              | Adjacent lands Width/Criteria                   |
|------------------------------------------------------------------|-------------------------------------------------------|-------------------------------------------------|
| Permanent and intermittent streams and associated riparian lands | Maintain flow and drainage function; Table 5 criteria | 30 metres; Maintain linkage and function; Table |

| Feature and Criteria            | Criteria for Development                                                             | Adjacent lands Width/Criteria                                                                                          |
|---------------------------------|--------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------|
|                                 | for <i>fish habitat</i> where applicable                                             | 5 criteria for <i>fish habitat</i> where applicable.                                                                   |
| Lakes and their littoral zones; | Maintain Surface water quality<br>Minimize disturbance to littoral zone              | 30 metres from ordinary high water mark; Avoid shoreline hardening to littoral zone to adjust to water level variation |
| Seepage areas and springs       | Maintain flow; Table 5 criteria for <i>fish habitat</i> where applicable             | 30 metres                                                                                                              |
| <i>Wetlands</i>                 | Maintain flow and storage function; As outlined under <i>Natural Heritage System</i> | As outlined under <i>Natural Heritage System</i>                                                                       |

Table 10: Key Hydrologic Areas

| Area                                          | Criteria for Development                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|-----------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <i>Highly Vulnerable Aquifers</i>             | Avoid water quality impacts by avoiding or mitigating intensive <i>development</i> and large impervious areas                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <i>Significant Groundwater Recharge Areas</i> | Maintain recharge function by avoiding or mitigating intensive <i>development</i> and large impervious areas                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Karst Prone Bedrock                           | <p>Large scale <i>development</i>, which for the purpose of this section is defined as planning applications for multi – unit residential <i>development</i> (beyond a house +1 or 2 <i>Additional Residential Units</i> that may be permitted as-of-right in various circumstances), or multiple lot creation (i.e. more than one lot to be created) or non-residential uses generating over 4500l/day in sewage may be permitted in accordance with a Karst assessment.</p> <p>Small scale <i>development</i>, which for the purpose of this section are activities that can get a building permit based on in-effect zoning and are not subject to site plan control are directed to manage risk by:</p> |

| Area                                                                                   | Criteria for Development                                                                                                                                                                                                                                                                                                                                                                                                                        |
|----------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                        | <p>(a) Not locating buildings or structures in a depression that does not have clear overland or engineered drainage;</p> <p>(b) Not blocking or plugging sinkholes or rock cracks in a way that would prevent water flow;</p> <p>(c) Preventing livestock from clustering in areas of exposed bedrock or depressions; and</p> <p>(d) Assuming wells are under the influence of surface water and protecting and treating them accordingly.</p> |
| Significant surface water contribution areas (unmapped)                                | Maintain function by avoiding or mitigating intensive <i>development</i> and large impervious areas                                                                                                                                                                                                                                                                                                                                             |
| Headwater drainage features (unmapped)                                                 | Large scale <i>development</i> should evaluate and determine approach to maintain function                                                                                                                                                                                                                                                                                                                                                      |
| Meanderbelts (unmapped)                                                                | Address through <i>hazardous lands</i> policies and Conservation Authority Regulations where they apply                                                                                                                                                                                                                                                                                                                                         |
| Natural hazard areas including areas subject to shoreline and <i>floodings hazards</i> | Address through <i>hazardous lands</i> policies and Conservation Authority Regulations where they apply                                                                                                                                                                                                                                                                                                                                         |

- (1) While efforts are made to map features and areas, some features and areas are not identified on schedules.
- (2) Within *settlement areas* which use surface water supply, *Significant Groundwater Recharge Areas* (SGRA) are not mapped and SGRA policies of this Plan do not apply.
- (3) If the boundaries of Key Hydrologic Areas are refined through local planning processes, the refined boundaries may be adopted into this Plan.
- (4) Where mapping or site-specific studies or observations for headwater areas or groundwater recharge areas is made available by the proponent and/or review agencies, new *development* will be required to demonstrate protection of these sensitive water resources and that the associated environment and any water resource uses are not negatively impacted.

- (5) The County will encourage consultation and communication between the County, local municipalities, the appropriate Provincial authority, interested agencies, and development interests to identify and protect headwater areas, groundwater recharge areas and aquifers.
- (6) The impact of *development* applications on groundwater and surface water will be considered in planning decisions by the County and local municipalities.
- (7) Natural watercourses and municipal or Provincial drains are often co-located. Nothing in this plan is intended to affect the required maintenance of public drainage *infrastructure*. Where *development* is proposed in proximity to an open drain, impact to the *ecological functions* of the drain should be avoided and/or mitigated. Where *development* is proposed adjacent to an enclosed drain, *development* will be appropriately set-back to provide maintenance access. The policies of this Plan regarding *significant groundwater recharge areas* will not apply where these areas are located within a Settlement Area and that Settlement Area does not rely on groundwater resources.

#### 5.9.5.3.1 Karst

The northern part of Bruce County has a high concentration of known karst topographies. Karst topographies are dominated by porous limestone or dolostone, which is susceptible to erosion both aboveground and underground, causing potential hazards to *development*. The greatest potential for karst is where there is a strong hydraulic gradient, such as where there is gradual elevation change in one direction and a steep change in another direction, and water aims to find the shortest path downward.

- (1) Karst topographies are shown on Schedule F and include areas within 2 kilometres of the Niagara Escarpment, where there is a strong hydraulic gradient, and areas where the dominant bedrock type is paleozoic dolostone.
- (2) In some cases karst can present risk to life and property due to the inherent unstable nature of the substrate.
- (3) More commonly, karstic drained areas can be subject to flooding impacts in the event that flow through a karstic feature is impacted, either resulting in pooling above the feature if it becomes blocked or unpredictable increased flows below the feature if it becomes unblocked.
- (4) Karst topographies and their associated formations are also recognized as

representing heightened risk for direct contamination at the surface and underlying aquifer.

- (5) In large part the impacts of *development* in a karst-prone area can be addressed through a risk management approach that includes:
  - (a) Do not locate buildings or structures in a depression that does not have clear overland or engineered drainage.
  - (b) Do not block or plug sinkholes or rock cracks in a way that would prevent water flow.
  - (c) Prevent livestock from clustering in areas of exposed bedrock or depressions.
- (6) Where larger scale or multi-unit *development* is proposed within areas of karst it will be subject to site-specific evaluation, including a karst assessment.
- (7) A karst assessment will determine what, if any, risk management measures may be required as a condition of *development* approval.
- (8) At a minimum, the karst assessment will determine:
  - (a) The stability of the karst formation relative to the proposed *development* or *site-alteration*; and
  - (b) The potential for surface water management issues associated with the *development* and karstic features forming part of the drainage system; and
  - (c) The potential threat of the proposed *development* or *site alteration* to groundwater resources.
- (9) Where there are identified risks to groundwater resources due to the proposed *development* or *site-alteration*, it must be demonstrated to the satisfaction of the *approval authority* or authorities that the risks can be mitigated.

#### 5.9.5.3.2 Source Water Protection

- (1) The Province has established the *Drinking Water Source Protection (DWSP)* program that is guided by the *Clean Water Act, 2006*. The purpose of this Act is to protect existing and future sources of drinking water. Under the *DWSP program*, it is the responsibility of a *Source Protection Committee* to develop

*Assessment Reports and Source Protection Plans for a Source Protection Region.*

- (2) The *DWSP program* is generally designed to identify and protect four drinking water sources: *Municipal Wellhead Protection Areas (WHPA)*, *Intake Protection Zones (IPZ)*, *Highly Vulnerable Aquifers (HVA)*, and *Significant Groundwater Recharge Areas (SGRA)*.
- (3) The Approved Assessment Reports evaluate the degree to which vulnerable areas are susceptible to drinking water threats through the assignment of a 'vulnerability score'. The term "vulnerability" describes how easily a source of water can become contaminated with a hazardous material. The vulnerability score of an area can range from 1 to 10, with 10 being the most vulnerable. The vulnerability score is used, together with a table of drinking water threats published by the Province to determine whether a drinking water threat is significant, moderate, or low.
- (4) The *Source Protection Plans* provide regulatory policies that apply only to the protection of Municipal drinking water supplies and are to be followed by municipalities, landowners, and others, to address significant threats to these areas. The *Source Protection Plans* prevail in the event of any conflict with this plan.
- (5) The County and local municipalities will support the implementation of the *Approved Source Protection Plan for the Saugeen, Grey Sauble, and Northern Bruce Peninsula Source Protection Region* and the *Approved Maitland Valley Source Protection Plan*, for vulnerable areas associated with municipal drinking water supplies as identified within **Schedule D to this plan which consists of a series of maps.**
- (6) Protection for drinking water supplies which are not relied upon for municipal drinking water systems are addressed through the water resources system policies of this Plan.
- (7) *Intake Protection Zones (IPZ's)* are areas of land and water, where run-off from streams or drainage systems, in conjunction with currents in lakes and rivers, could directly impact on the source water at the municipal drinking water intakes.

*Table 10: Source Water Intake Protection Zones*

| <b>Intake Protection Zone</b> | <b>Description</b>                                                                                                         |
|-------------------------------|----------------------------------------------------------------------------------------------------------------------------|
| <b>IPZ-1</b>                  | One (1) kilometre circle around the water intake.                                                                          |
| <b>IPZ-2</b>                  | Two (2) hours of travel time for water to reach the water intake.                                                          |
| <b>IPZ-3</b>                  | Areas prone to contamination of untreated source water during extreme weather conditions. Also known as Events-Based Areas |

(8) A Wellhead Protection Area is a ‘vulnerable area’ around a municipal wellhead where land use activities have the potential to affect the quality and quantity of water that flows into the well. Table 11 summarizes the factors that represent each WHPA.

*Table 11: Well Head Protection Areas and Associated Time of Travel Zones*

| <b>Well Head Protection Area</b> | <b>Vulnerability Score Range</b> | <b>Time of Travel</b>                                                                                                                      |
|----------------------------------|----------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------|
| <b>WHPA – A</b>                  | 10                               | 100 metre radius surrounding well                                                                                                          |
| <b>WHPA – B</b>                  | 2 to 10                          | The area within which the time of travel to the well is up to and including two years (excluding WHPA – A)                                 |
| <b>WHPA – C</b>                  | 2 to 8                           | The area within which the time of travel to the well is up to and including ten years (excluding WHPA – A and WHPA - B)                    |
| <b>WHPA – D</b>                  | 2 to 6                           | The area within which the time of travel to the well is up to and including twenty-five years (excluding WHPA – A, WHPA – B, and WHPA - C) |
| <b>WHPA – E</b>                  | 2 to 10                          | The area within which surface water could reach a ‘Groundwater under Direct Influence of Surface Water’ (GUDI) well within two hours.      |
| <b>WHPA-Q1</b>                   | Not applicable.                  | The cone of influence around a municipal well. The cone of influence is estimated by                                                       |

| Well Head Protection Area | Vulnerability Score Range | Time of Travel                                                                                      |
|---------------------------|---------------------------|-----------------------------------------------------------------------------------------------------|
|                           |                           | calculating the level of drawdown in an aquifer under existing land use and future pumping rates.   |
| <b>WHPA-Q2</b>            | Not applicable.           | Is the WHPA-Q1 and any area where a future reduction recharge would significantly impact that area. |

- (9) As per the Source Protection Plan Municipalities shall give due consideration to establishing or continuing programs in relation to locating existing sewer infrastructure, evaluating existing stormwater management facilities, and separating combined sewers where indicated by Source Protection Plan(s).

#### 5.9.5.3.3 Land Use Restrictions within Source Water Protection Areas

- (1) Land Use activities which may pose a drinking water threat to municipal water supplies are defined by the *Clean Water Act, 2006* as an activity or condition that adversely affects, or has the potential to adversely affect, the quality and quantity of drinking water that is or may be used as a source of drinking water. *Significant drinking water threats* are prescribed by *Ontario Regulation 287/07* of the *Clean Water Act, 2006*, and include the following:
- (a) Waste disposal sites within the meaning of Part V of the Environmental Protection Act.
  - (b) The establishment, operation or maintenance of a system that collects, stores, transmits, treats or disposes of sewage.
  - (c) The application of agricultural source material to land.
  - (d) The storage of agricultural source material.
  - (e) The management of agricultural source material.
  - (f) The application of non-agricultural source material to land.
  - (g) The handling and storage of non-agricultural source material.

- (h) The application of commercial fertilizer to land.
  - (i) The handling and storage of commercial fertilizer.
  - (j) The application of pesticide to land.
  - (k) The handling and storage of pesticide.
  - (l) The application of road salt.
  - (m) The handling and storage of road salt.
  - (n) The storage of snow.
  - (o) The handling and storage of fuel.
  - (p) The handling and storage of a dense non-aqueous phase liquid (DNAPL).
  - (q) The handling and storage of an organic solvent.
  - (r) The management of runoff that contains chemicals used in the de-icing of aircraft.
  - (s) An activity that takes water from an aquifer or surface water body without returning the water to the same aquifer or surface water body.
  - (t) An activity that reduces the recharge of an aquifer.
  - (u) The use of land as livestock grazing or pasturing land, an outdoor confinement area or farm-animal yard.
  - (v) The establishment and operation of hydrocarbon pipeline.
- (2) *Significant drinking water threats* within *Wellhead Protection Areas* are either prohibited or regulated in accordance with the *Source Protection Plan* policies. The significance of a prescribed drinking water threat depends on the characteristics of the activity and where the activity is occurring within a *WHPA*. The policies of the *Source Protection Plan* set out whether a *significant drinking water threat* is to be prohibited or regulated within a *WHPA*.
- (3) Notwithstanding the land uses permitted by the underlying land use designation in this Official Plan:

- (a) Permitted land uses that involve a *significant drinking water threat* within a WHPA identified in Schedule 'D' to this Plan may be either prohibited or regulated by the applicable Source Protection Plan;
- (b) An application for *development, redevelopment, or site alteration* within a WHPA that involves a *significant drinking water threat* must only be deemed complete under the Planning Act, if the designated Risk Management Official (RMO) has issued a Section 59 Notice in accordance with the Clean Water Act, 2006, where applicable;
- (c) The Municipality's Risk Management Official must determine whether a new land use or activity is, or involves, a *significant drinking water threat* in accordance with the Clean Water Act, 2006 and whether the use or activity is prohibited or regulated through a Risk Management Plan in accordance with the applicable Source Protection Plan;
- (d) The following waste disposal activities must be prohibited within WHPA's, where they could be considered a *significant drinking water threat*:
  - (i) Land disposal of petroleum refining waste within the meaning of clause (d) of the definition of "land disposal" in Section 1 of *Regulation 347 (General – Waste Management) R.R.O 1990* made under the *Environmental Protection Act*;
  - (ii) Land disposal of municipal waste, hazardous waste, liquid industrial waste, or processed liquid industrial waste, within the meaning of clauses (a) and (b) of the definition of "land disposal" in Section 1 of *Regulation 347 (General – Waste Management) R.R.O. 1990* made under the *Environmental Protection Act*; and,
  - (iii) Land disposal of liquid industrial waste, industrial waste, or commercial waste within the meaning of clause (c) of the definition of "land disposal" in Section 1 of *Regulation 347 (General - Waste Management) R.R. O. 1990* made under the *Environmental Protection Act*.
- (4) Where the establishment, operation or maintenance of an individual on-site sewage system within WHPAs would be considered a *significant drinking water threat*, new lots created through severance or plan of subdivision will only be permitted where the lots will be serviced by a municipal sewage system or where an individual on-site sewage system could be located outside of a WHPA with a vulnerability score of 10;

- (5) Where no municipal sanitary sewers exist and where individual on-site sewage systems already exist within a WHPA with a vulnerability score of 10, all future or replacement private individual on-site sewage systems on lots where they would be a *significant drinking water threat* must be located as far as practically possible from the wellhead while remaining in compliance of the Building Code;
- (6) Stormwater Management Facilities may be restricted or regulated within Wellhead Protection Areas, where they are considered *significant drinking water threats*. If stormwater management facilities are required within the Wellhead Protection Area, such facilities should be designed to minimize infiltration to groundwater from ponds, constructed *wetlands*, swales, and other similar components. Infiltration trenches, galleries, and other similar sub-surface components that all for direct infiltration of collected stormwater to groundwater should not be employed.
- (7) Events-Based Areas have been established to address risks associated with fuel storage on lands where a spill could impact a surface water intake. Events-based areas are illustrated in Schedule D and the associated policies are outlined below:

*Table 12: Source Water Protection Events-Based Areas*

| <b>Location</b> | <b>Description of Area(s)</b> | <b>Source Protection Plan Policy</b> | <b>Policy Summary</b>   |
|-----------------|-------------------------------|--------------------------------------|-------------------------|
| Kincardine      | EBA-3000                      | 15-04                                | See. 3.8.3.3.13 (below) |
| Kincardine      | EBA-5000                      | 15-05                                | See 3.8.3.3.14 (below)  |
| Warton          | EBA-5000 and EBA-8000         | 15-05                                | See 3.8.3.3.14 (below)  |
| Lion's Head     | EBA-5000, EBA-7500, EBA 22500 | 15-05                                | See 3.8.3.3.14 (below)  |
| Southampton     | EBA-13000, EBA-22500          | 15-05                                | See 3.8.3.3.14 (below)  |

- (8) Within the Kincardine Events-Based Area policy “EBA-3000”, New fuel storage in excess of 3000L is prohibited, under Section 57 of the Clean Water Act. Expansion or replacement of existing fuel storage is permitted if it can be demonstrated to the Risk Management Official's satisfaction that the expansion or replacement will

provide greater integrity, as per Policy 15-04 of the Source Protection Plan for [location].

- (9) Fuel Storage in greater quantities than indicated in the Area description (e.g. greater than 5000 litres in EBA-5000) is designated for the purposes of the Clean Water Act, under Section 58. The expansion or replacement of existing fuel storage is permitted if it can be demonstrated to the Risk Management Official's satisfaction that the expansion or replacement will provide greater integrity. The Source Protection Plan for the Saugeen, Grey-Sauble, and Northern Bruce Peninsula Region requires a Risk Management Plan, sets out required content and terms of renewal, and provides that fuel storage may only occur in accordance with an approved Risk Management Plan.
- (10) Existing lands that are designated or zoned to permit industrial or commercial land uses within any WHPA are intended to be subject to Site Plan Control in accordance with Section 7.4.6 of this Official Plan or local Official Plans where they apply. The local Municipality must pass a Site Plan Control By-law designating such lands as areas of Site Plan Control pursuant to the Planning Act. Site Plan Control may be used as a means of incorporating mitigating or remedial measures, annual updates of disclosure reports to the Risk Management Official, proper siting and containment of storage facilities, and lot grading and drainage as identified through the *development* review process.
- (11) Where there is a conflict between the policies of this Plan and the Source Protection Plan, the policies of the Source Protection Plan will prevail. Updates to the approved Source Protection Plan may be incorporated into the Schedules of this plan and may be incorporated into the schedules of local official plans and zoning by-laws without requirement for an amendment to said plan or by-law.

## 5.10 Wildland Fire Risk

- (1) Portions of the County and especially the northern region have forest types that present increased risk of wildland fire as identified by the province.
- (2) The County will support the local municipalities in preparing mapping of hazardous forest types for wildland fire and establishing policies in their official plans to ensure that the risk of wildland fire will be addressed through local planning approval processes, as appropriate, and in accordance with the *Wildland Fire Assessment and Mitigation Standards*.

- (3) Approval authorities will generally direct *development* to areas outside of lands that are unsafe for *development* due to the presence of hazardous forest types for wildland fire.
- (4) In the absence of detailed municipal assessments, proponents of *development* applications will undertake a site review to assess for the presence of areas of high to extreme risk for wildland fire on the subject lands and, to the extent possible, on adjacent properties.
- (5) Where areas of high to extreme risk for wildland fire are present, measures should be identified as to how the risks will be mitigated and should consider the application of land use planning mitigation and management approaches, determined in consultation with the Province.
- (6) *Development* may be permitted in lands with hazardous forest types if risk can be appropriately mitigated in accordance with applicable direction without creating a conflict with provincial direction and the policies of this plan for the protection of the natural environment system.

## 5.11 Mineral Aggregate Resources and Mineral Resources

### 5.11.1 Objectives

- (1) Utilize the *mineral aggregate resources* of the County in an efficient environmentally sustainable manner;
- (2) Identify and protect *mineral aggregate resources* from incompatible *development*;
- (3) Encourage and support recycling of aggregate materials in appropriate locations;
- (4) Recognize that *mineral aggregate resources* are a matter of Provincial Interest and are a non-renewable natural resource and facilitate *mineral aggregate resource* extraction close to where resources are needed;
- (5) Recognize that the County's growth and maintenance of infrastructure and communities benefit from a reliable supply of close to market supply of *mineral*

*aggregate resources*;

- (6) Encourage the orderly site extraction of *mineral aggregate resources* and the appropriate *development* in these areas to ensure the utilization of *mineral aggregate resources* is not negatively affected;
- (7) Encourage the proper comprehensive rehabilitation and reuse of extracted sites.
- (8) Where permitted by Provincial direction, encourage comprehensive rehabilitation that prioritizes restoration of natural areas on extracted sites.
- (9) Local municipalities with *mineral aggregate resources* within a settlement area are encouraged to implement an urban aggregate resource rescue principle in their respective Official Plans prior to *development* of these areas.
- (10) If identified, protect mineral deposits, petroleum resources, and significant areas of mineral potential from activities in these areas or adjacent lands in accordance with provincial direction.

#### **5.11.2 Wayside Pits and Quarries and Portable Asphalt Plants**

- (1) *Wayside pits and quarries* are temporary facilities used only for specific public road construction projects.
- (2) Portable asphalt or concrete plants are mobile facilities used to combine materials to produce asphalt or concrete.
- (3) This Plan does not regulate the location or permitting of *wayside Pits and Quarries* or of portable asphalt or concrete plants located in support of specific public road construction projects.
- (4) Approval authorities will refer to the schedules of this plan and local zoning by-laws when seeking permits for wayside pits or quarries in accordance with criteria outlined in provincial direction,
- (5) Extractive industrial zones will generally permit portable asphalt or concrete plants unless specifically stated to the contrary for specific locations.

# Part 6 Land Use Designations

## 6.1 Area of Application

The land use designations are shown on Schedule A of this Plan.

## 6.2 Settlement Areas

*Settlement Areas* are planned to accommodate most of the County's projected growth and development. *Settlement Areas* are locations for the broadest range, mix, and concentration of land uses, including housing and employment, as well as everyday amenities. Future growth within *Settlement Areas* will be in accordance with existing or planned servicing *infrastructure*.

### 6.2.1 Objectives

It is the objective of this Plan to support the *development* of *Settlement Areas* by:

- (1) Promoting the development of complete, sustainable communities that create and improve physical and social environments;
- (2) Managing growth and economic development to maintain the defining characteristics of the County as an environmentally and agriculturally rich area;
- (3) Supporting the achievement of density targets established in Section 4 of this Plan;
- (4) Ensure that new *development* supports a full range of economical, safe, and accessible mobility options, including transit, when it becomes available.
- (5) Expanding community resources which enable people to mutually support each other in performing all the functions of life and in developing to their maximum potential;
- (6) Providing an appropriate range and mix of *housing options* including *affordable housing* and attainable housing, transportation modes, employment opportunities, and recreation or leisure activities for residents of all ages, genders, and abilities; and

- (7) Managing natural resources and conserving cultural heritage resources to ensure long-term sustainability and resilience for the County and its residents.

### **6.2.2 General Policies**

- (1) Where they exist, Local municipal Official Plans for Primary Urban Communities and Secondary Urban Communities will include policies or reference this plan for policies in accordance with Provincial Direction and this plan that contemplate the following:
- (a) Detailed direction and land use policies and designations to complement this Plan and the local context.
  - (b) Policies to accommodate the County's growth projections in accordance with this Plan;
  - (c) Policies for Residential uses, including low, medium, and higher density residential uses, *affordable housing*, infilling and *intensification*, *additional residential units*, and housing that is universally accessible and can accommodate a range of abilities and ages;
  - (d) Uses accessory to residential uses, including home occupations and home businesses;
  - (e) Commercial uses, including downtown commercial, highway commercial, neighbourhood commercial, and other commercial uses, as may be permitted by this Plan or a local official plan;
  - (f) Industrial or Employment uses and policies dealing with the protection or *redevelopment* of industrial sites, where appropriate;
  - (g) Institutional uses, including health, cultural and educational facilities, public recreation facilities, government offices, public utilities and related uses and activities;
  - (h) Protection and enhancement of the Natural Environment System, including *hazardous lands*, environmentally sensitive areas, and conservation;
  - (i) Recreation and open space, including active and passive recreation activities;
  - (j) Community improvement opportunities;

- (k) Municipal servicing requirements;
- (l) Conservation of cultural heritage resources;
- (m) Transportation, including opportunities to accommodate and support *active transportation* and public transit networks, that provide connection points for inter- and intra-regional transit;
- (n) Managing natural resources to ensure long-term sustainability and resilience for the County and its residents;
- (o) Urban Agriculture as defined by Provincial direction; and
- (p) Other specific land use designations necessary to reflect the unique needs and character of each Primary Urban Community and Secondary Urban Community designations.

### **6.2.3 Uses Prohibited in Settlement Areas**

The following uses are prohibited within *Settlement Areas*:

- (1) New livestock operations; and
- (2) Expansion of existing livestock operations beyond the existing livestock unit capacity calculated pursuant to the *Minimum Distance Separation Formulae*.

### **6.2.4 Primary and Secondary Urban Communities Designation**

- (1) Primary Urban Communities are *Settlement Areas* that are planned to accommodate the largest concentration of growth and the broadest range and mix of land uses. Primary Urban Communities play an important role as regional service centres for residents across the County.
- (2) Secondary Urban Communities are local service centres and may also be tourism/recreation centres, accommodating a more limited scale of residential, tourism, economic and community services, and facilities than Primary Urban Communities.

### **6.2.5 General Policies**

#### **6.2.5.1 General Policies**

- (1) Primary Urban Communities will accommodate most of the County's projected growth and development.

- (2) Secondary Urban Communities are anticipated to accommodate some forecasted growth within the County within the planning period.
- (3) The County will coordinate with local municipalities to ensure that existing and new *development* within Primary and Secondary Urban Communities is aligned with Servicing policies of this Plan.
- (4) This plan applies where a Primary or Secondary Urban Area is not within a local official plan area.

#### 6.2.5.2 Permitted Uses

Where they exist, local official plans will permit a full range of uses that are consistent with existing or planned municipal servicing, as well as the planned function of the Settlement Area to meet the growth objectives of the municipality and the County.

#### 6.2.5.3 Employment Lands within Settlement Areas

The County prioritizes the protection of *employment areas* to support economic development and prosperity. *Employment areas* provide opportunities for jobs, services, and goods within the Region and beyond, and are planned to be protected within the planning period.

- (1) *Employment areas* will be identified and protected in accordance with provincial direction and are particularly encouraged in proximity to *major goods movement facilities and corridors*, for the *employment areas* uses that require those locations.
- (2) Expansions or changes to employment uses or new employment uses or expansions to or new *major facilities* must be compatible with surrounding uses in accordance with provincial direction.
- (3) The removal of lands from *employment areas* to permit other uses will occur only in accordance with provincial direction.
- (4) Local municipalities are encouraged to prepare and implement an employment lands strategy or equivalent local planning process to plan for the long-term protection, servicing and *development* of employment lands to accommodate projected employment growth.

#### 6.2.5.4 Highway Oriented Land Uses

Several local plans have identified lands along major roads for commercial, employment, and other non-residential land uses due to their ability to serve the commercial and employment needs of the community and the County more broadly. While some of these lands may be underutilized and appropriate for *redevelopment* to accommodate a mix of uses including housing, any proposals to change lands from a non-residential land use must be evaluated based on the potential to impact plan function of these areas and local and regional commercial market needs.

#### 6.2.6 Hamlet Designation

Hamlets generally function as rural service centres, with a mix of housing, tourism and commercial uses, as well as community uses and facilities. Some Hamlet Communities are surrounded by the *Agricultural Areas and Rural Lands* while others are in Shoreline and Seasonal Recreational Areas. This Plan intends to promote and enhance the function of Hamlet Communities as rural service centres.

As Hamlets are typically unserved by municipal *infrastructure*, the scope and scale of growth and *development* in Hamlets will be smaller and less dense than in Urban Communities. *Development* will occur in accordance with servicing policies in Section 5.8 of this plan.

##### 6.2.6.1 General Policies and Permitted Uses

- (1) Hamlet Communities serve as rural service centres accommodating a range of residential, employment and community services and facilities.
- (2) The built form, compatibility and the availability of appropriate servicing and *infrastructure* will be the determining factors for facilitating the types of *development* permitted in each Hamlet, in accordance with the policies of this Plan.

## 6.3 Agricultural and Rural

#### 6.3.1 Objectives

The Agricultural and Rural policies of this Plan support the continued protection and enhancement of the *Agricultural System* in Bruce County by:

- (1) Protecting *prime agricultural areas* for long-term use for agriculture and

- maintaining a continuous agricultural land base, by minimizing fragmentation;
- (2) Supporting and enhancing the *Agricultural System* by addressing the impacts of *development* through the planning approval process;
  - (3) Ensuring that farmers can succeed in a changing climate by maintaining a permanently connected, secure, and economically viable agricultural industry;
  - (4) Protecting farms from incompatible activities and land uses;
  - (5) Recognizing the role farmers play in a clean, prosperous, and climate-resilient future;
  - (6) Providing flexibility to enable agricultural innovation, the adoption of new farming practices, agriculture-related uses and on-farm diversified uses; and
  - (7) Encouraging the provision and protection of the necessary *infrastructure* required to support the growth of the agricultural sector.

### **6.3.2 Agricultural Area Designation**

#### **6.3.2.1 Objectives**

*Agricultural Areas* are an essential component of the County through the recognition of an *Agricultural System* approach that extends across Ontario. This Plan establishes a policy framework to ensure agriculture remains viable, prosperous, and adaptable. The County supports the continuation of a thriving and sustainable agricultural industry, creating an environment that enables farmers to respond to changing conditions through diversification, agricultural innovation, and the adoption of new agricultural practices. The *Agricultural System* consists of:

- (1) A geographically continuous and productive agricultural land base comprised of *Agricultural Areas* and of *Rural Lands*, linking *prime agricultural areas* within Bruce County and beyond; and
- (2) A complementary *agri-food network* that consists of *infrastructure*, transportation networks, agricultural services, distributors, farmers' markets and other elements across the County that are important to the viability of the agri-food sector.
- (3) Agricultural operations, which are a significant employment source, important to the County's historical, cultural and economic character and key to the ability of

other sectors such as tourism to create jobs and sustain prosperity. This Plan recognizes that *Agricultural Areas* constitute a strong, prosperous, and established component of the County's economy. The policies of this Plan recognize a need to protect and enhance this important resource.

#### 6.3.2.2 General Policies

- (1) A range of farming sizes will be permitted to ensure that agriculture remains a long term sustainable economic activity, and to encourage the establishment of new farm businesses in the County.
- (2) *Development* within the *Agricultural Areas* will occur in a manner which provides for large continuous areas of prime farmland free from conflicting and incompatible land uses.

It is the intention of County Council to encourage the retention of large farming areas within the County. These areas will be largely unencumbered from non-agricultural uses by restricting the establishment of non-agricultural uses. A minimum farm size of generally 40 hectares (100 acres) has therefore been established for new or remnant farm parcels, subject to the consent policies of Section 7.8 [Land Division Policies], and except as provided elsewhere in this Plan. Smaller, specialized, farm parcel sizes will only be permitted in accordance with Provincial direction and the policies of Section 7.8.4

#### 6.3.2.3 Permitted Uses

The following uses are permitted in the *Agricultural Area* designation:

- (1) Agriculture uses, as defined by the Provincial Planning Statement, means the growing of crops, including nursery, biomass, and horticultural crops; raising of livestock; raising of other animals for food, fur or fibre, including poultry and fish; aquaculture; apiaries; agro-forestry; maple syrup production; and associated on-farm buildings and structures, including, but not limited to livestock facilities, manure storages, value-retaining facilities, and housing for farm workers, when the size and nature of the operation requires additional employment.
- (2) Agriculture related uses, as defined by the Provincial Planning Statement, including commercial or industrial uses that are directly related to the processing of agricultural products produced on the same property or providing products or services to farm operations in the area, in accordance with the policies of Section 7.6.1.1, and retail stands for the sale of agricultural products produced on the farm

unit upon which the retail stand is to be located;

- (3) Limited *on-farm diversified uses* as defined by the Provincial Direction and accessory to the agriculture operation, are permitted on farms. All *on-farm diversified uses* must be compatible with and not hinder surrounding agriculture operations and limited in area to a maximum of 2% of the subject property area, up to one hectare. Lot area and lot coverage for *on-farm diversified uses* will be in accordance with the Guidelines on Permitted Uses in Ontario's *Prime Agricultural Areas*. The following uses must be permitted by local Zoning By-Laws: Bed and breakfast establishments, farm vacations and occasional agricultural demonstration events such as a plowing match. Further *on-farm diversified uses*, secondary to the principal agricultural use of the property may be permitted within *Agricultural Areas* provided that such uses are permitted in the local Zoning By-law.
- 4) Schools, places of worship, and cemeteries that service the immediate rural community relying on horse-drawn vehicles as the primary means of transportation may be permitted in accordance with Section 7.6.1.6 [Institutional Uses for Horse Drawn Reliant Communities in the Countryside].
- (5) A Temporary *Garden Suite* and/or *Additional Residential Unit* are permitted on the same lot where there is a residential dwelling permitted as part of the farm unit.
- (6) Most non-agricultural related *development* will be directed to *settlement areas*. Limited non-residential, non-agricultural uses may be permitted in the agricultural designation through a site-specific amendment to this plan that maintains the lands within *Agricultural Area* Designation justified with an Agricultural Impact Assessment or equivalent analysis in accordance with Provincial Direction and the policies of this plan to demonstrate the following:
  - a) the proposed use complies with the *minimum distance separation formulae*;
  - b) there is an identified need within the planning period as defined by the Provincial Planning Statement;
  - c) alternative locations have been evaluated, and
  - d) there are no reasonable alternative locations which avoid *prime agricultural areas*; and
  - e) there are no reasonable alternative locations in *prime agricultural areas* with lower priority agricultural lands.

- f) Impacts from any new or expanding non-agricultural uses on the *agricultural system* are to be avoided, or where avoidance is not possible, minimized and mitigated as determined through the Agricultural Impact Assessment.
- (7) On lands designated as Agriculture, the following existing uses may continue; forestry, public conservation and passive recreation. Expansions of these uses may be considered in accordance with Section 6.3.2.3 (6) and Provincial Direction.
- (8) Extraction of *mineral aggregate resources* may be permitted in *prime agricultural areas* as an interim use, subject to the policies of Section 7.6.1.5 of this Plan and all other applicable policies of this Plan, implementing by-laws and provincial direction.
- (9) Cannabis production and processing facilities are permitted in the *Agricultural Area* and *Rural Lands* in accordance with the agriculture uses and agriculture related uses policies of this Plan, applicable federal and provincial approvals and any applicable municipal licensing and/or zoning or other by-laws.

### **6.3.3 Rural Area Lands Designation**

*Rural Lands* within the County are diverse and vibrant with agricultural and agriculture-related operations, forestry, *mineral aggregate resource* extraction, conservation, and tourism-based activities such as nature appreciation and outdoor recreational uses.

This plan intends to maintain the natural, scenic, and *cultural heritage resources* of *Rural Lands* while supporting compatible activities.

Economic activities will recognize the natural attributes of *Rural Lands* while conserving and protecting the rural landscape for enjoyment in the long-term. *Rural Lands* are and will continue to be a defining part of the County's character and *Agricultural System*.

#### **6.3.3.1 General Policies**

- (1) *Development on Rural Lands* will be directed to areas:
- (2) Where *development* will not negatively impact or constrain agricultural operations and the *agri-food network*;
- (3) That are well serviced by municipal roads, facilities and other services;
- (4) That front on a year-round municipally maintained road that does not require any undue extension or improvement to the County road system; and

- (5) Where the *development* will not negatively impact the natural environment system.
- (6) Commercial uses will be encouraged to locate in existing, urbanized *Settlement Areas*. Where commercial, tourism and recreational uses require a rural location, these uses will be permitted within the *Rural Lands* designation subject to the following criteria:
  - (a) The use is primarily related to, or serves, the rural economy, agricultural operations or rural-based recreational activities;
  - (b) The lot upon which the use is located is of an adequate size and configuration to support the proposed use and the scale of the operation is appropriate to the site and the surrounding area;
  - (c) The activity is limited to low water use and low effluent producing uses and the site is capable of accommodating private water and individual on-site sewage treatment systems with no adverse effect on the water resources system; and
  - (d) Recreational and tourism uses will be related to and be within proximity to a rural resource that supports the use.
- (7) In the *Rural Lands designation*, newly created farm lots should generally be 20 hectares (50 acres) or larger.
- (8) This Plan does not intend to prevent the creation of smaller farm parcels where they are of a size appropriate for the type of agricultural use(s) common in the area and are sufficiently large to maintain for future changes in the type or size of the agricultural operation.
- (9) *Development* by consent for the creation of new lots may be permitted in accordance with Section 7.8.5 of this Plan.

#### 6.3.3.2 Permitted Uses

The following uses are permitted on a lot in the *Rural Lands* designation:

- (1) Agriculture uses in accordance with Section 6.3.2.3 (1) of this Plan;
- (2) Agriculture-related uses, subject to Section 6.3.2.3 (2) of this Plan;
- (3) School, place of worship, and cemetery, subject to Section 6.3.2.3 (4) of this

Plan;

- (4) A residence, an *additional residential unit(s)*, and accessory home industries and home occupations;
- (5) Rural resource-based recreation and tourism uses, subject to Policy 6.4.4 of this Plan, where applicable;
- (6) Industrial uses that serve the immediate agricultural community and other such similar industrial uses that require a rural location, cannot be located within a settlement area, in accordance with the policies of Section 7.6.1.3; and
- (7) The following commercial uses are permitted in the *Rural Lands* designation:
  - (a) Space extensive recreational commercial uses that require a rural location and/or cannot be located in a built-up settlement area such as golf courses, riding stables and equestrian centres, cross country ski facilities and other similar recreational uses, marine and recreational vehicle repair and storage. In addition to having large lot requirements, these uses normally rely upon naturalized areas as an integral part of the commercial enterprise.
  - (b) Tourism related commercial enterprises, such as short-term accommodation that caters to the travelling public, that are in close proximity to a tourism resource or attraction.
  - (c) Rural commercial enterprises serving the surrounding agricultural community and rural residents that cannot be practically located in a built-up settlement area, such as farm implement dealers, kennels and veterinarian services or other similar uses.
- (8) On-farm diversified uses in accordance with Section 6.3.2.3 (3) of this Plan.

## 6.4 Shoreline and Seasonal Recreational Area

The County's proximity to numerous recreational and leisure opportunities creates a unique need to plan for a range of land uses. The Shoreline and Seasonal Recreational Area is a designation that applies to generally developed areas along the Great Lakes Shoreline, Inland Lakes Shoreline, and Seasonal Recreational Areas including commercial campgrounds.

Shoreline and Seasonal Recreational Areas may intersect with *areas of archaeological potential* and include locations important to Indigenous communities for thousands of years. The Shoreline and Seasonal Recreational Area designation intersects with sensitive natural environment areas.

#### **6.4.1 Objectives**

- (1) Promote the function of the Shoreline and Seasonal Recreational Areas as important for tourism and recreation in the County;
- (2) Provide for limited commercial *development* and seasonal and permanent residential *development*;
- (3) Increase and improve the amount of public access to waterways;
- (4) Protect the natural environment system;
- (5) Direct development away from hazardous lands associated with shorelines;
- (6) Ensure new *development* is compatible with existing land uses; and
- (7) Conserve cultural heritage resources.

#### **6.4.2 General Policies**

- (1) Shoreline and Seasonal Recreational Areas policies are intended to function as parent policies to those areas with local Official Plans, and to provide detailed *development* policies for those areas without detailed *development* policies.
- (2) Shoreline and Seasonal Recreational Areas are recognized as a primary area for tourism and recreation, including the residential accommodations required to support these uses.
- (3) New *development* will generally take the form of residential infilling in areas substantially developed or the rounding out of existing *development*. Such *development* must not be interpreted to include any *development* which would have the effect of significantly expanding the existing built-up area.
- (4) New and existing resource-based recreational uses are permitted within Shoreline and Seasonal Recreational Areas subject to the policies in Section 6.4.4 of this Plan, where applicable. This Plan supports the continuation and expansion, where appropriate, of existing uses to accommodate new resource-

based recreational *development* and uses.

- (5) Where expansions are considered beyond the boundaries of the existing designation, and amendment to this Plan will be required in accordance with the policies of Section 7 of this Plan.
- (6) Where zoning by-law provisions have been established to address site specific constraints, further *development* will only be allowed in accordance with the policies of this plan or the local plan, if applicable.
- (7) *Development* within the Shoreline and Seasonal Recreational Area may only proceed when a complete and comprehensive evaluation of a proposed *development* proposal and its location with respect to the Natural Environment System, *Hazardous Land*, wildland fire risks archaeological potential, and emergency access has taken place. Depending upon the scale and intensity of a new *development* proposal, plans and/or studies may be required in order to determine the suitability of the *development*.
- (8) When reviewing *development* proposals in proximity to inland lakes, special attention must be paid to the impact of the proposed *development* on the carrying capacity of the lake.

#### **6.4.3 Permitted Uses in the Shoreline and Seasonal Recreational Area Designation**

The following uses are permitted in Shoreline and Seasonal Recreational Area designation:

- (1) Permitted uses on a lot in the Shoreline and Seasonal Recreation Areas designation include the following:
- (2) A Seasonal residential dwelling;
- (3) A year-round residential dwelling on roads that are maintained by the municipality on a year-round basis;
- (4) *Additional Residential Unit(s)*, subject to Sections 5.2.6 and 7.5.3;
- (5) Public parks and open spaces;
- (6) Limited small-scale convenience type commercial uses serving residential

*developments;*

(7) Home occupations;

(8) Bed and breakfast establishments;

(9) Places of worship; and

(10) Travel Trailer parks and commercial campgrounds in accordance with Section 6.4.4.

#### **6.4.4 Campgrounds**

Campgrounds are an important contributor to tourism and economic activities within the County. New campgrounds may be permitted by way of a zoning by-law amendment in *settlement areas* or in the 'Shoreline and Seasonal Recreational Area' and by way of an amendment to this Plan in the *Rural Lands designation*.

##### **6.4.4.1 General Policies**

The following policies apply to new campground proposals:

- (1) A campground may be permitted in a *rural lands* designation through an amendment to this plan.
- (2) For campground proposals in the *Rural Lands* designation, scenic recreational areas and *land* with poorer soil classification will be considered.
- (3) Frontage and access to an existing public road is required.
- (4) Proximity to an existing paved road is required so as not to increase travel on gravel roads.
- (5) *Development* must be located outside of *Hazardous Lands*, as shown on Schedule A.
- (6) *Development* must be in accordance with the setback requirements of the *Minimum Distance Separation Formulae*.
- (7) *Development* may not be located within 500 metres of an existing quarry, pit, landfill site, sewage lagoon, holding pond, or field used for the disposal of sewage or holding pond wastes by spray irrigation or spreading.

- (8) Campgrounds must be located outside of *mineral aggregate resource* areas identified on Schedule 'C'.
- (9) The scale and density of *development* in the campground shall be established in the local municipal zoning by-laws related to lot area, density, and future expansion.
- (10) Campgrounds may be subject to site plan control in accordance with the by-laws of the local municipality including, but not limited to, emergency service access, servicing, transportation access and on-site amenities.
- (11) *Areas of archaeological potential* as identified in the Bruce County Archaeological Management Plan will be subject to archaeological assessments, as required.
- (12) Further *development* standards for campgrounds may be outlined in local official plans, where applicable, and in local municipal zoning by-laws.

## 6.5 Niagara Escarpment Plan Area

- (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*, its regulations 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* must conform to the *Land Use Policies and Development Criteria of the Niagara Escarpment Plan*. Where the County of Bruce is the *approval authority* for *development* applications, such as consents, *development* must also conform to the appropriate policies of the Bruce County Official Plan and local Official Plans where they exist and are not in conflict with the *Niagara Escarpment Plan*.
- (3) Lands within the boundary of the *Niagara Escarpment Plan Area*, a World Biosphere Reserve, as illustrated on Schedule A and Schedule C 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, must 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 take precedence over the policies of the County Official Plan except where the policies of the County Official Plan are more restrictive than, but not in conflict with, the *Niagara Escarpment Plan development* Policy.
- (5) *Development* proposals within the *Niagara Escarpment Plan Area* 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.
- (6) 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 should 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 whether the deviation is minor in nature.
  - (e) Where the appropriate analogous zoning is unclear, Commission staff may seek clarification from the municipal zoning administrator.

## 6.6 Open Space Area

Bruce County has extensive areas of lands that are owned or managed for conservation uses which contribute significantly to the rural character of the County and are a major component of the tourism/recreation economy. Some existing privately owned commercial recreational enterprises such as golf courses are also included. In order to preserve and enhance these areas, this Plan contains policies that recognize these areas and limit the range and intensity of uses permitted.

### 6.6.1 General Policies

- (1) The use of Open Space Lands will maintain the integrity of the *natural heritage system* and *agricultural system* in accordance with the applicable policies of this Plan.
- (2) Where Open Space Lands are under private ownership, this Plan will not be construed as implying that such areas are free and open to the general public. Further, it will not imply any obligation for the County or any other public agency to purchase the lands.
- (3) Public access to Publicly Owned Open Space Lands may be restricted due to their features and/or the nature of their former and ongoing uses.
- (4) *Development* will be compatible with its surrounding areas and adjacent land uses, including agriculture and *natural heritage features and areas*. Where necessary, facilities will be designed to provide adequate spatial separation, buffer planting with native plants, landscaping and fencing to minimize potential adverse effects.
- (5) Adequate parking facilities will be established for outdoor recreational uses. Access points to recreational areas and associated parking will be designed to protect and conserve the natural environment and to minimize potential conflicts between vehicular and pedestrian traffic.
- (6) Wherever possible, communal as opposed to individual docking and boat launching facilities will be encouraged to reduce the disturbance caused to the bed of the water body and the visual obstructions along the shoreline.
- (7) Prior to *development* in the Open Space Lands designation, consultation will take place between the appropriate entity, the County, and the local municipality

to consider such plans for *development* and to ensure that *development* is carried out in a manner which protects and conserves the natural environment system, *agricultural system*, and *cultural heritage resources* and minimizes social and economic impacts.

- (8) Where the Open Space Lands designation is surrounded by, or adjacent to, the Agricultural designation a change of use in the Open Space designation requiring a Zoning By-Law Amendment is subject to the requirements of non-residential, non-agricultural uses in accordance with Section 6.3.2.3 (6) of this plan and Provincial Direction.

### **6.6.2 Permitted Uses**

Subject to *Natural Heritage system* policies, the following uses are permitted in the Open Space designation:

- (1) Public parks and beaches;
- (2) Major open spaces;
- (3) Conservation areas, including wildlife observation points;
- (4) Boat launching, boat docking and *marine facilities*;
- (5) Sports grounds and other areas associated with public recreational uses, such as ballparks, tennis courts, playgrounds, golf driving ranges and golf courses;
- (6) Recreational trails for *active transportation*, such as walking, hiking, bicycling and cross-country skiing, and for off-road vehicles and snowmobiles;
- (7) Agriculture, forestry, fish and wildlife management and other natural resources management uses;
- (8) Uses complementary and necessary to the permitted outdoor recreational land uses such as food concessions, general variety stores, offices, storage and service areas and buildings, and accessory residential accommodation for attendants; and
- (9) Public uses and public and private utilities; and
- (10) Extraction of *mineral aggregate resources* may be permitted as an interim use, subject to the policies of Section 7.6.1.5 of this Plan and all other

applicable policies of this Plan, implementing by-laws and provincial direction.

## 6.7 Hazardous Lands

*Hazardous lands* are areas that represent imminent threat or risk to life and property. *Hazardous lands* may include *floodplains*, steep or erosion prone slopes, organic or unstable soils, poorly drained areas, and lands along shorelines which can be impacted by flooding, erosion, and/or *dynamic beach hazards* or have poor drainage, or any other physical condition that is severe enough to pose a measurable risk if developed. While these lands are intended to be regulated so as to avoid natural hazards, they also contribute to the natural environment within the County.

Outside of designated *settlement areas* *Hazardous lands* are identified in this Plan in accordance with provincial direction. Where they apply, Local Official Plans will identify *Hazardous lands*. The local zoning by-law will identify *Hazardous lands* as areas where *development* is prohibited, except in accordance with the policies of 6.7.1 (1) of this Plan.

### 6.7.1 General Policies

- (1) No building or structure, nor the placing or removal of fill of any kind whether originating on the site or elsewhere, nor land grading is permitted in the Hazard Land Area except where such building, structure or fill is intended for flood or erosion control or maintenance and management of the natural environment for a public purpose and/or to address an existing condition, and is approved by the Conservation Authority, where one exists and approval is required by regulation, and the Zoning Administrator and subject to the Natural Environment System and Cultural Heritage policies of this Plan.
- (2) *Development and site alteration* will address safe access in accordance with Provincial Direction.
- (3) Where a proposed *development* would require the placement and/ or removal of materials to physically address lands that would currently meet the criteria for natural hazards, then a zoning by-law amendment application will be required. The *Regulatory Flood Standard* shall be used to define the limits of *floodplains* associated with watercourses. A “*One Zone Concept*” for *floodplain* management will generally be used, however, other *floodplain* management options including “*Two-Zone Concept*” or *Special Policy Area* (S.P.A.)

approaches may be permitted where they are consistent with Provincial direction. “Two-Zone” approaches are approved by an applicable conservation authority and local municipality. The designation of a S.P.A., and any change or modification to the official plan policies, land use designations or boundaries applying to S.P.A. lands, must be approved by the Province prior to the *approval authority* approving such changes or modifications.

- (4) The Grey-Sauble Conservation Authority has conducted a study of the Sauble River Watershed. This study has determined that the Provincial standard for flood protection in the watershed can be reduced from the Regional (Timmins) Storm to that of the 1:100 Year Flood. However, due to known flood levels at Allenford due to ice jams, an exception to the 1:100 Year Storm level is required as follows:
  - (a) For lands within Lots 10, 11 and 12, Concession “A”, Township of Amabel and Lots 28, 29 and 30, Half Mile Strip, Township of Arran, in the vicinity of the Hamlet of Allenford, the Environmental Hazard Area will be delineated by a flood line equivalent to the Regional Storm flood line on mapping prepared by the Grey Sauble Conservation Authority dated 1993 to reflect the incidence of flooding due to the ice jams.
  - (b) Within the delineated flood line new *development* will generally be discouraged. *Development* may be permitted on an existing lot of record provided sufficient area exists outside the 1:100 year flood line to accommodate the proposed *development*. *Development* on an existing lot of record shall be protected from flooding to a level equivalent to the Regional Storm Flood.
- (5) For lands next to watercourses and inland lakes where erosion or slope instability exists or potentially exists, all new *development* will be prohibited or restricted within the 100-year erosion limits and/or stable slope allowance plus appropriate setbacks. The actual boundaries of these erosion limits will be determined in consultation with the Conservation Authority and/or appropriate Provincial authority.
- (6) Great Lakes Shoreline Hazard Areas include shoreline *floodplain*, *wave effects*, *erosion hazard* and *dynamic beach hazard* features.
- (7) Municipalities and Conservation Authorities where they exist may undertake technical studies to further refine the hazard limits of the shoreline for specific

locations, in accordance with established standards and procedures.

- (8) Along watercourses and in low lying areas the remediation of hazard lands through filling in order to facilitate *development* is not permitted except where in accordance with an established "*Two-Zone Concept*" regulatory *floodplain* model.
- (9) In Shoreline areas, remediation of hazard lands through filling and/or shoreline hardening will be considered only in exceptional circumstances on existing and severely constrained lots where coastal engineering has been completed and where potential impacts to the natural environment system and cultural heritage resources have been addressed in accordance with federal and provincial direction and the policies of this Plan. Such proposals will require a zoning by-law amendment or community planning permit where applicable.

### **6.7.2 Permitted Uses in the Hazardous Lands Designation**

The following uses are permitted in the *Hazardous Lands* designation:

- (1) Permitted uses are restricted to conservation, forestry, wildlife areas, passive recreation, public parks, non-intensive agriculture, horticulture, and hydroelectric power facilities, provided these uses do not impair ecological processes and the environmental features so identified.
- (2) Buildings and structures are generally not permitted, except structures supportive of passive recreation such as docks, stairs, guardrails, benches and shade structures may be permitted subject to approval from the applicable regulatory authority.
- (3) Uses existing on the date of approval of this Plan may be recognized in the Zoning By-Law as legally conforming despite the Environmental Hazard Area Zone in the implementing Zoning By-Law. The expansion or enlargement of non-conforming uses, is discouraged.
- (4) The replacement or rebuilding of a legal non-conforming building in accordance with Section 7.3.

### **6.7.3 Uses Prohibited in the Hazardous Lands Designation**

The following uses are prohibited in the Hazardous Lands designation:

- (1) Buildings and structures are generally not permitted, except structures supportive of passive recreation such as docks, stairs, guardrails, benches and shade structures may be permitted subject to approval from the applicable regulatory authority.
- (2) Emergency services facilities, including fire, police, and ambulance stations, which would be impaired during an emergency because of a hazard, will be prohibited in hazardous lands.
- (3) Hospitals, long-term care homes, retirement homes, preschools, school nurseries, day cares and schools are not permitted in hazardous lands.
- (4) Uses associated with the disposal, manufacture, treatment or storage of hazardous substances are not permitted in hazardous lands.

# Part 7 Implementation

This Section describes how the Plan will be implemented. Local Official Plans may also rely upon this Plan as the applicable policy framework.

## 7.1 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:
- (2) For all planning applications the requirements of the *Planning Act* for public consultation and notice will be met except where alternative measures are followed as outlined below in this section. In addition, the *approval authority* will strive to make notices and information pertaining to these applications available online.
- (3) Applicants will be required to submit a public consultation plan where required by provincial direction.
- (4) 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.

- (5) The requirement for a Statutory Public Meeting under the Planning Act may be waived for minor by-laws and minor amendments, as listed in Section 7.4.3, if no public comments are received within the prescribed circulation timeline after the issuance of public notice.
- (6) A municipality may issue a notice of minor amendment or minor by-law, which serves as a combined notice of complete application and notice of public meeting.

A notice of minor amendment or minor by-law shall provide all information required under the Planning Act for both a complete application and a public meeting notice, and shall clearly indicate that if written correspondence in opposition to the proposal is not received within the identified public commenting period, the statutory public meeting may be cancelled without further notice.

- (7) The *approval authority* may delegate its authority to administer these procedures to an appointed committee, officer, or employee identified by by-law and in accordance with provincial direction.

## 7.2 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 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.

## 7.3 Legal Non-Conforming Uses

- (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*.

- (2) 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 extent of non-conformity with permitted uses or non-compliance of the use, building, or structure with provisions of the zoning by-law. In the case of non-conforming uses in natural hazard, including shoreline areas, reconstruction may occur in a different location provided it is further from the source of the natural hazard including the shoreline. For the purpose of mitigating risks from the hazard, structural and non-structural mitigation measures may be permitted provided conditions are not created that increase the building footprint or habitable space.
- (3) 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.
  - (a) The *development* must be appropriate in scale and avoid new or increased adverse impacts, including visual impacts to the surrounding lands or the environment;
  - (b) Safe access must be evaluated relative to the degree of change or intensity of use;
  - (c) Consultation with relevant conservation authorities will determine requirements for compliance with provincial direction or for permits in accordance with Conservation Authority regulations;
  - (d) 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
  - (e) For extension or enlargement in *Hazardous Lands*, including Shoreline areas, the following additional policies apply:
    - (i) The *development* should contribute to a net environmental gain through

measures such as reducing hard surfaces, controlling runoff, and enhancing riparian vegetation;

- (ii) The potential for future compliant individual on-site sewage systems to be located away from the shoreline and sensitive environmental features should not be negatively affected;
  - (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 must not further increase deficiencies;
  - (f) Efforts must be made to minimize the impact of new construction on the natural aesthetic and environmental qualities of the area;
  - (g) *Development in areas of archaeological potential* will be subject to provincial direction and the policies of Section 7.5.10 [Cultural Heritage and Archaeology] of this Plan;
  - (h) The *development* must not negatively alter existing drainage patterns, directing runoff into nearby water bodies or neighboring properties. Proposals affecting waterfront lands must incorporate mitigation measures, including *low-impact development*, eavestroughing, vegetated buffers, and other features that manage runoff, improve water quality, and prevent off-site drainage; and
  - (i) 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 must be explored.
- (4) 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) The use must not be located within an area affected by flooding or other natural hazard;

- (e) *Development in areas of archaeological potential* will be subject to provincial direction and the policies of Section 7.5.10 [Cultural Heritage and Archaeology] of this Plan;
  - (f) The policies of Section 5.9 [Natural Environment System], of this Plan, are addressed;
  - (g) The means of access to the public road network is acceptable to the appropriate authority; and
  - (h) Recognizing the legally existing use through a zoning by-law would not establish precedent to encourage similar nonconforming land uses within the municipality.
- (5) In the Agricultural and Rural designations, where a use has been recognized as a legal use in accordance with Section 7.3 (4).4, 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;
  - (e) The proposed use must be in appropriate proportion to the size of the existing use;
  - (f) *Development in areas of archaeological potential* will be subject to provincial direction and the policies of Section 7.5.10 of this Plan;
  - (g) The policies of Section 5.9 Natural Environment System, of this Plan, are addressed;
  - (h) The proposed use must not result in increased land use conflict with surrounding *agricultural uses*, for example through large volumes of traffic or human

occupancy; and

- (i) The expansion of existing non-agricultural uses must be in accordance with Section 6.3.2.3 (6) of this Plan.

## 7.4 Land Use Planning Tools

The County and the Local Municipalities are afforded various tools under the *Planning Act*, and other provincial statutes to implement Provincial Direction and the policies of this Plan. The County and Local Municipalities may use one or more of the following tools in this regard.

### 7.4.1 Local Official Plans

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:

- (1) Local municipalities must review their official plans as required by the *Planning Act*.
- (2) County Council or its delegate is the *approval authority* for local official plans and plan amendments.
- (3) Local Official Plans may refer to the County Official Plan as the applicable policy framework as an alternative to including the same policies within the Local Official Plan.
- (4) Local Official Plans may also duplicate the policies of the County Official Plan and may contain policies that permit the incorporation of revisions to the County Official Plan to their duplicate policies by way of a resolution of Council.
- (5) Local municipalities may adopt policies aligning with this Plan that are more restrictive, where permitted by the province.
- (6) In case of conflict, the more restrictive policy will prevail, provided the more restrictive policy does not conflict with the intent of this plan or provincial direction.
- (7) Local growth forecasts will generally be based on the allocations of this Plan,

and draw upon the monitoring of development in accordance with this Plan, and may incorporate new information, such as Provincial forecasts or information as outlined in Section 7.15;

#### **7.4.2 Secondary Plans**

- (1) Secondary Plans are detailed area-specific 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 approach is necessary to ensure organized and logical *development*. The preparation of Secondary Plans will involve consultation with the community and follow the procedures outlined in the *Planning Act*.
- (3) Upon approval, Secondary Plans become amendments to the local official plan or this plan if they are not within an area covered by a local official plan.
- (4) Secondary Plans will be implemented in accordance with provincial direction.

#### **7.4.3 Local Zoning By-laws**

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:

- (1) Existing zoning by-laws must be amended where needed to conform with this plan and the applicable local official plan, as required by the *Planning Act*.
- (2) Zoning by-laws may be amended through a process outlined in provincial direction and this Plan, provided the amendments conform to this Plan and any local Official Plan.
- (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.

#### 7.4.3.1 Minor Amendments to Zoning By-laws

- (1) The authority to pass minor amendments to zoning by-laws may be delegated by a local municipal by-law to an authorized municipal officer, committee of council, or the County Planning Manager or Director in order to streamline the approval process.
- (2) Minor amendments are those which conform with provincial direction, the intent and policies of this Plan, a local Official Plan where it applies, and applicable legislation, and where there are no outstanding public or agency objections by the end of the notice period. Where passed, a local delegation by-law must further define minor by-law amendments which may include some or all of the following examples:
  - (a) Applying and removing site-specific and area wide Holding 'H' Symbols, including the amendment of an existing holding provision to provide greater clarity of requirements to lift the holding provision or where technical requirements have been addressed or no longer apply but others may persist.
  - (b) Temporary use by-laws, including the granting of an extension to an existing temporary use by-law, not exceeding three (3) years, or as otherwise authorized by provincial direction.
  - (c) Zoning changes required to recognize legal non-conforming uses, buildings, and structures, address setbacks, coverage, frontage and/or area requirements or surplus farm residence requirements and associated prohibitions on retained lands associated with land division.
  - (d) Adding a permitted use where such use is permitted in the Official Plan Designation applicable to the subject property.
  - (e) To remove a site-specific zoning provision where the effect is to revert to the applicable general zone.
  - (f) Amendments to expand the range of permitted uses of land for such purposes as aligns with the general purpose of the underlying zone in the Zoning By-law and are compatible with the intended permitted uses named in the underlying zone.
  - (g) Amendments to the reduce the boundaries of hazard lands and/or *floodplain* overlay areas when updated information becomes available.
  - (h) Amendments required to facilitate lot addition(s) between existing undersized

lots, where the effect is to provide an improved balance of land between the undersized parcels.

- (i) Amendments related to a minor lot enlargement.
  - (j) Amendments having the effect of returning lands to an agricultural or rural zone at the request of the landowner where a *mineral aggregate resource* has been exhausted, the applicable ministry has confirmed all required remediation has been completed to their satisfaction, and the aggregate license surrendered.
- (3) A Statutory Public Meeting and notice requirements under the Planning Act are not required for administrative or technical revisions to the Zoning By-law, these include:
- (a) Amendments required to bring site specific zones from former zoning by-laws that conform with this Plan and the Local Official Plan, if applicable, into a new zoning by-law.
  - (b) For any previously approved site-specific exception that is carried forward into an approved new zoning by-law during the appeal period following approval.
  - (c) Amendments to correct minor errors or omissions, including typographical, mapping, grammatical, mathematical, or dimensional errors.
  - (d) Technical and/or stylistic revisions such as changes to formatting, numbering, cross-referencing, consolidation of amendments, and arrangement of text, tables, schedules, or maps.
  - (e) Revisions that add clarity to the intent of existing regulations without altering the substance, effect, or meaning.
  - (f) Updates to reflect changes in job titles, municipal departments, external agencies, or applicable legislation and policy documents.
  - (g) Updates to any zoning map schedule with respect to any identified minor amendment as described in Section 7.4.3.
- (4) Local Council may establish procedures and conditions, for the expedient review and consideration of minor amendments to the Zoning By-law, delegate approval authority for minor amendments to the Zoning By-law, or both, in accordance with provincial direction.

- (5) If the Minor Amendment application is not consistent with the in effect Provincial Planning Statement, or does not conform with Official Plan policy, or if written concerns in objection are provided with respect to an application, a public meeting shall be held in accordance with the requirements of Section 34 of the *Planning Act*, and it shall be referred to Local Council for decision and the delegated authority with respect to that particular application is revoked.

#### **7.4.4 Temporary Use By-laws**

Municipalities may pass temporary use By-Laws in accordance with the *Planning Act*.

#### **7.4.5 Interim Control By-laws**

A Local Council may pass an interim control by-law in accordance with the *Planning Act*.

#### **7.4.6 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. Local Municipalities may establish additional, or more detailed Site Plan Control policies.
- (2) All lands covered by this plan are designated as proposed 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 7.10.
- (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 B at no expense to the County in accordance with the *Planning Act*.

#### **7.4.7 Community Planning Permit System**

- (1) In accordance with the *Planning Act*, municipalities may use a *Community*

*Planning Permit System to regulate development.*

- (2) 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* or exempted from the requirement to obtain a permit.
  - (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 7.10

#### **7.4.8 Inclusionary Zoning**

- (1) If permitted by the Province, 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.

#### **7.4.9 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.

#### **7.4.10 Conservation of Built Heritage**

- (1) Local municipalities may identify and designate properties as having cultural heritage value or interest in accordance with Provincial direction.
- (2) The proposed demolition or alteration of a *protected heritage property* requires a local council's consent as per the requirements of the Ontario Heritage Act.
- (3) *Development* and *site alteration* adjacent to a *protected heritage property* is permitted only where the proposed *development* and *site alteration* has been evaluated and it has been demonstrated that the heritage attributes of that property will be conserved.
- (4) Local municipalities may identify and designate one or more areas of their

municipality as a Heritage Conservation District, in accordance with process and criteria outlined in the provincial direction and the Ontario Heritage Act.

- (5) Prior to designating a Heritage Conservation District, a local municipality will complete a Heritage Conservation District Study that meets the requirements of the Ontario Heritage Act.
- (6) A local municipality may pass a By-Law to designate the area of interest as a Heritage Conservation Study Area for up to as outlined in provincial direction one year while the study is being completed and require applicants for *development* within the Study Area to meet applicable requirements as authorized by provincial direction complete a Heritage Impact Statement as part of a complete application submitted during that time.
- (7) Saugeen Ojibway Nation will be engaged early to ensure their interests are considered when identifying, protecting and managing *built heritage resources*.

#### **7.4.11 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 no conflict with or limit the future *development* potential of the land, or cause land disturbance that may negatively impact *cultural heritage resources* or the natural environment, where applicable, 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) Criteria for removal of a “H” Holding provision may include, but are not limited to, the following:

- (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, cultural heritage resources, natural heritage, stormwater management.
- (5) By-laws may use specific or general holding provisions to offer direction on applicable criteria. The criteria for removing the “H” Holding should be clearly stated in the Zoning By-Law provisions used to apply the “H” holding.

#### **7.4.12 Community Benefits Charges**

Local Municipalities may implement Community Benefits Charges in accordance with the *Planning Act*.

#### **7.4.13 Maintenance and Occupancy By-laws**

- (1) A local Council may pass maintenance and occupancy by-laws in accordance with Provincial legislation and in accordance with the policies of this plan.
- (2) A local official plan may have more detailed or restrictive maintenance and occupancy policies than those outlined in this plan.

#### **7.4.14 Land Acquisition**

The County or a local municipality may acquire land to implement any policy of this Plan in accordance with the provisions of the *Planning Act*, *Municipal Act*, or any other Act.

#### **7.4.15 Conditions of Approval and Agreements**

Where permitted by provincial direction, the *approval authority* for a planning application may establish conditions of approval and/or requirements for agreements to implement an approval. Subject to provincial direction, agreements may be registered on title.

## 7.5 General Development Criteria

The following criteria apply to *development* within the County.

### 7.5.1 Sewage and Water Servicing

- (1) Where a Multi-Year Sewage and Water Servicing Plan has been prepared as part of a master planning process in accordance with the Municipal Class Environmental Assessment or similar process under the Municipal Class Environmental Assessment Act or similar provincial direction all *development* approvals must be consistent with that Plan.
- (2) Where a Multi-Year Sewage and Water Servicing Plan has not been prepared in accordance with Section 7.5.1 then:
  - (a) A Water and Sewer Servicing Study may be required at the discretion of the County 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 disposal.
  - (b) The policy direction for an Official Plan Amendment, or planning approval of any type, must be consistent with the conclusions and recommendations of the Water & Sewer Servicing Study and any other background studies carried out in support of the Study.
  - (c) The Water & Sewer Servicing Study must be completed to the satisfaction of the

County and the local municipality and may be required to 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 functions* 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* on the natural environment; and
- (vii) An assessment of the economic feasibility of the proposed servicing.

### **7.5.2 Advanced Treatment Systems**

- (1) Bruce County recognizes the potential role for advanced treatment technology and that this technology is constrained with respect to the legal capacity of municipalities to enforce the performance of this technology.
- (2) This Plan recognizes the authority of the Ontario Building Code to regulate individual on-site sewage treatment systems as outlined in the Building Code.
- (3) Where *development* is proposed that requires a *Water Quality Impact Risk Assessment* and would be at a scale or density that requires advanced treatment technologies to maintain groundwater quality, the *development* should proceed by way of a clustered or communal treatment system wherein

performance is regulated by the province through an Environmental Compliance Approval (ECA) or its equivalent.

- (4) A proposal for *development* which requires a *Water Quality Impact Risk Assessment* and would be at a scale or density that requires the use of advanced treatment technologies to maintain groundwater quality but would not be subject to an ECA will not be permitted unless the local municipal Official Plan specifically authorizes *development* reliant on advanced treatment technologies to maintain groundwater quality.

### **7.5.3 Small Scale Residential Development on Private Services**

This Plan recognizes there are large areas including some *settlement areas* or areas therein without municipal sewage treatment *infrastructure* and identifies opportunities for a risk-managed approach to permitting minor *development* proposals on individual on-site sewage systems.

- (1) Where *municipal sewage services* are not available, a single residential dwelling unit will be permitted in compliance with the Zoning By-Law, the building code and other applicable Law.
- (2) Subject to the Policies for designations in this plan, zoning by-laws may, but are not required to, authorize up to 3 dwelling units on a privately serviced lot.
- (3) Where multiple units are permitted on private sewage services the total daily flow for the required individual on-site sewage system shall not exceed 4,500 litres per day, unless the size of the lot is greater than 0.8 hectares or the *development* is supported by a Water Quality Impact Assessment.

### **7.5.4 Stormwater Management**

- (1) New *development* will comply with the stormwater management standards in general acceptance at the time a *development* application is made, through consultation with the County and appropriate agencies.
- (2) Where viable, the County will support the integration of *low impact development* techniques to manage stormwater.
- (3) Planning for stormwater management will:
  - (a) Be integrated with planning for water and sewage servicing and ensure that

systems are optimized, feasible and financially viable over the long term;

- (b) Minimize, or, where possible, prevent increases in contaminant loads;
- (c) Minimize erosion and changes in water balance, and prepare for the *impacts of a changing climate*;
- (d) Mitigate risks to human health, safety, property and the environment; and
- (e) Maximize the extent and function of vegetative and pervious surfaces.

#### **7.5.5 Provincial Minimum Distance Separation**

- (1) New land uses, expansions of non-agricultural uses, and new or expanding livestock facilities must comply with the *MDS Guideline and Formulae*.
- (2) For MDS II, 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, including but not limited to, 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 and Formulae*.
- (5) *Settlement Areas* and Shoreline and Seasonal Recreational Areas are considered a *Type B land use* in accordance with the *MDS Guideline and Formulae*.

#### **7.5.6 Human Made Hazards and Contaminated Lands**

- (1) To assist in identifying contaminated sites, *development* applications may be required to complete a Record of Site Condition as per provincial direction.
- (2) Where a contaminated site has been identified, a remediation plan should be prepared in accordance with Provincial policies, regulations and guidelines prior to approval of *development* applications.

- (3) When a planning application is required in an area that requires remediation and has archaeological potential, the archaeological potential shall be assessed in accordance with provincial policy or regulation, prior to remediation work, and where required, in consultation with Saugeen Ojibway Nation and the appropriate provincial ministries.
- (4) Remediation of a contaminated site will be required as a condition of the approval of any *development* applications and will be completed to the satisfaction of the appropriate provincial ministry and the County.
- (5) Schedule 'C' includes the location of unknown or abandoned petroleum and brine related wells and mine sites. If information confirms that there are no hazards associated with such wells they may be removed from the schedule without amendment to this plan. If the province updates the location of such sites they may be updated without amendment to this plan.
- (6) *Development* on, abutting or adjacent to lands affected by *mine hazards; oil, gas and salt hazards*; or former mineral mining operations, *mineral aggregate operations* or *petroleum resource operations* may be permitted only if rehabilitation or other measures to address and mitigate known or suspected hazards are under way or have been completed in accordance with provincial direction.
- (7) Sensitive land uses are to be buffered and/or separated to prevent adverse effects from odour, noise, and other contaminants, and to minimize risk to public health and safety.

#### **7.5.7 County By-laws**

All *development* must satisfy County By-laws that regulate:

- (1) The construction or alteration of entrances;
- (2) Structural setbacks for the installation of signs on or adjacent to County Roads;  
and
- (3) Drainage onto County rights-of-way.

#### **7.5.8 Preservation of Soil**

- (1) Soil must be preserved to support a strong agricultural industry. Soil must not be

removed within the County except in accordance with Provincial direction.

- (2) Where feasible, on-site and local re-use of excess soil will be supported while protecting human health and the environment in accordance with provincial direction.

#### **7.5.9 Development on Private Roads**

- (1) New *development* on existing private roads may be considered by the local municipality provided that:
  - (a) Such *development* occurs on lots which existed on the date of adoption of this Plan and which could legally be conveyed on that date;
  - (b) The *development* application conforms to all other policies of this Plan; and
  - (c) The applicable zoning regulations are satisfied.
- (2) This Plan does not prohibit *development* of Plans of Condominium using private roadways of a standard acceptable to the local municipality.

#### **7.5.10 Development in Proximity to Employment Areas**

On lands within 300 metres of *employment areas*, *development* shall avoid, or where avoidance is not possible, minimize and mitigate potential impacts on the long-term economic viability of employment uses within existing or planned *employment areas*, in accordance with provincial guidelines.

#### **7.5.11 Cultural Heritage and Archaeology**

- (1) In collaboration with local municipalities, the County will identify and conserve *cultural heritage resources* in accordance with provincial direction.
- (2) The County's Archaeological Management Plan will be used to identify and conserve *archaeological resources* within the County.

[\*County Council has not yet adopted an Archaeological Management Plan as a guideline under this plan. In the absence of an approved Archaeological Management Plan, this plan will implement provincial direction regarding protection of cultural heritage resources. IF the County adopts an AMP then all (\*) and the portion of policy within these brackets may be removed without amendment to the Plan.]

- (3) An archaeological assessment, prepared by an archaeologist licensed under the Ontario Heritage Act, will be required prior to or as a condition of *development* approval where *development* is proposed on lands containing *archaeological resources*.
- (4) Where *development* or *site alteration* has the potential to impact known Ancestors (for example a cemetery or burial site) related to Saugeen Ojibway Nation within the County's municipal borders, Saugeen Ojibway Nation (SON) will be engaged to ensure their interests are considered in accordance with provincial direction.
- (5) A marine archaeological assessment conducted by a marine archaeologist licensed under the Ontario Heritage Act will be required as part of the approval process for *development* where water impacts (e.g., shoreline alterations/ reinforcement or the construction of docks and/or bridge piers) are anticipated.
- (6) Any Archaeological Assessments submitted to the County or local municipalities in respect of *development* that is subject to the policies of this plan must demonstrate engagement with SON where and how required by provincial policy or regulation.

#### **7.5.12 Intensification and Redevelopment**

- (1) *Development* approvals for *intensification* and *redevelopment* will be based on the following criteria:
  - (a) Availability of existing or planned municipal *infrastructure*, including servicing;
  - (b) Proximity to employment opportunities and *public service facilities*;
  - (c) Connections to multi-modal transportation options;
  - (d) Compatibility with adjacent lands;
  - (e) Conservation of cultural heritage resources; and
  - (f) Protection of the Natural Environment System and *Agricultural System*.

#### **7.5.13 Snow Disposal**

The appropriate location, design, and maintenance of snow disposal sites will be required for *development* in accordance with provincial direction.

## 7.6 Specific Use Development Criteria

The following policies establish specific *development* criteria for uses permitted in certain land use designations established by this Plan.

### 7.6.1 Specific Use Development Criteria in the Countryside

In addition to all other policies of this Plan, the following *development* criteria also apply to certain uses permitted in the Countryside.

#### 7.6.1.1 Agriculture-related Uses

Agriculture related uses, as defined by the Provincial Direction, may be permitted, provided the use:

- (1) Is a farm-related commercial or farm-related industrial use directly related to farm operations in the area and commercial scale agriculture as a primary activity and not have as a primary activity provision of goods or services that are normally required by the public;
- (2) Cannot be reasonably located in a rural designation and benefits from being in close proximity to agricultural operations in the area, if proposed in the Agriculture designation;
- (3) Is compatible with, and shall not hinder, surrounding agricultural operations;
- (4) Complies with MDS in accordance with Section 7.5.5. ; and
- (5) Supports agriculture.

#### 7.6.1.2 On-farm Diversified Uses

*On-farm Diversified Uses*, as defined by Provincial Direction, may be permitted subject to the following criteria:

- (1) *On-farm diversified uses* may be permitted, provided that:
  - (a) The use is located within the limits of a farm operation;
  - (b) The use is limited to no more than 2% of the land area of the farm, to a maximum of 1 hectare, in accordance with Provincial direction;

- (c) The use remains secondary to the *agricultural uses* of the property; and
  - (d) The use is compatible with, and shall not hinder, surrounding agricultural operations.
- (2) *On-farm diversified uses* are not subject to Provincial *Minimum Distance Separation I*, except those that attract a high number of visitors or include overnight accommodations. Uses that attract a high number of visitors or include overnight accommodations must be regulated by the local Zoning By-Law and meet the requirements of *MDS* as a *Type A* land use.
  - (3) Home occupations and home industries are permitted as an on-farm diversified use. Zoning By-Laws will establish regulations for the size, scale and operations of these uses.
  - (4) For the purposes of this Plan, a home occupation is a commercial use carried on within the primary residence, and does not change the principal use of the building as a residence.
  - (5) For the purposes of this Plan, a home industry is a small-scale, industrial use and is conducted within an accessory building located on the same property as the owner/operator's principal residence.

### 7.6.1.3 Commercial and Industrial Uses

The following criteria apply to commercial and industrial uses within the *Rural Lands* designation and to applications to amend the County Official Plan to permit Commercial and Industrial Uses not otherwise permitted in the Agricultural designation, where permitted in accordance with Section 6.3.2.3.(6) and provincial direction.

#### 7.6.1.3.1 General Development Criteria

An application to develop a non-agricultural use in the *Rural Lands* Designation must demonstrate:

- (1) No adverse impact on surrounding agricultural operations;
- (2) Sensitivity to the natural environment by minimizing impacts on water courses, *wetlands*, groundwater resources, with particular attention to *Significant Groundwater Recharge Areas* and *Highly Vulnerable Aquifers* or other environmentally sensitive features;

- (3) Ability to be individually serviced with a private water supply and sewage disposal system which complies with the requirements of the appropriate *approval authority*;
- (4) That the commercial or industrial operation cannot reasonably be located on lands available in an urban, or hamlet industrial area;
- (5) Conformity with provincial direction related to separation of industrial and sensitive uses which may include distance separation and landscaping, fencing and site design;
- (6) Adequacy of the *transportation system* for the additional volume and type of traffic generated by the use;
- (7) Adequacy of on-site parking and loading spaces;
- (8) Conformity with the MDS formulae, where applicable;
- (9) Conformity with provincial direction and this plan related to the natural environment system.
- (10) Conformity with provincial direction and this plan related to natural and human made hazards.

#### 7.6.1.3.2 Design and Site Plan Criteria

- (1) Minimum lot size will be dependent on the nature of the use, the topography and drainage, and the method of sewage treatment and disposal.
- (2) The method of servicing will be determined on an individual basis and will be assessed by a qualified individual, based upon the type and volume of waste produced, the size of the proposed lot and the nature of the receiving soils.
  - (a) The following site *development* standards must be satisfactorily addressed by all rural industrial and/or rural commercial *development* proposals:
  - (b) Landscaping may be required between any parking areas service buildings, roadways, and abutting uses;
  - (c) All outdoor storage will be located to the rear or side of the main building on the lot and will be fenced or suitably screened from adjacent uses; and

- (d) Signs will be limited in number, designed to be functional and avoid visual distraction and, where possible, be consolidated on shared sign structures.
- (3) Adequate off-street parking and loading facilities will be provided; off-street parking, driveways and/or loading areas will be suitably screened or buffered through the application of fences, berms, or other appropriate landscape treatment in accordance with provincial direction.
- (4) Direct access must be provided onto a public road of suitable standard to accommodate any increased traffic generated by the use.
- (5) The effects of rural industrial and/or rural commercial *development* on adjacent uses will be minimized by:
  - (a) Providing distance separation and for the construction and maintenance of buffer strips and/or screening between such uses;
  - (b) The arrangement of lighting facilities and commercial signs to minimize impact on surrounding uses;
  - (c) Ensuring safe vehicular access and that off-street parking facilities do not adversely affect surrounding uses; and
  - (d) Implementation of measures required to conform to provincial direction.

#### 7.6.1.4 Temporary Farm Accommodations

Temporary farm accommodation, as a building or park model trailer used for accommodation of workers is permitted in accordance with Provincial direction, in addition to the permitted primary residence and *additional residential unit(s)*.

#### 7.6.1.5 Mineral Aggregate Resources

- (1) Schedule 'C' shows primary and secondary sand and gravel resources and bedrock resources as derived from mapping completed by the province.
- (2) There is potential for *deposits of mineral aggregate resources* to exist outside of the areas identified on Schedule C. The extraction of *mineral aggregate resources* may be permitted outside of the *mineral aggregate resource* areas identified on Schedule C in accordance with the policies of this Plan.

##### 7.6.1.5.1 Permitted Uses

- (1) Within the Mineral Aggregate Resource Areas shown on Schedule 'C', uses in accordance with the underlying land use designation on Schedule 'A' are permitted subject to the policies of this Plan.
- (2) Land Uses which would sterilize the *mineral aggregate resource* are not permitted except within an existing settlement area or the Shoreline and Seasonal Recreational Area, areas of the Niagara Escarpment Plan that do not contemplate *mineral aggregate resource* extraction, or other *mineral aggregate resource* areas in accordance with provincial direction.
- (3) When seeking an approval for a new pit or quarry or the expansion of an existing pit or quarry, the permitted uses associated with such pit or quarry are deemed to include sand and gravel pits, quarries, and associated facilities used in extraction, transport, beneficiation, processing or recycling of *mineral aggregate resources* and derived products such as asphalt and concrete, or the production of secondary related products.
- (4) Extraction of *mineral aggregate resources* and bedrock resources are subject to the *Aggregate Resources Act*.
- (5) As per Provincial direction, existing *mineral aggregate operations* shall be permitted to continue without the need for official plan amendment, rezoning or *development* permit under the Planning Act.

#### 7.6.1.5.2 General Policies

- (1) The expansion of an existing licensed pit or quarry may proceed by way of an Amendment to the Local Zoning By-Law where a *mineral aggregate resource* operation is not currently permitted.
- (2) The establishment of a new pit or quarry within an identified Mineral Resource Area will require an Amendment to the Local Zoning By-Law.
- (3) Following a local Zoning approval to permit a new or expanded pit or quarry, County Schedule C, "Constraints", will be updated without a requirement to amend the Plan, to illustrate the location of the pit or quarry.
- (4) The establishment of a new pit or quarry within a 'Core' area of the *Natural Heritage System* will require an amendment to this plan and the local zoning by-law.

- (5) Prior to making a decision on an Amendment to the Official Plan and/or Zoning By-Law to permit a new extractive use, or to allow for the expansion of an existing extractive use, the applicant must provide information in support of the application addressing the issues outlined below:
- (a) All applications to establish a pit or quarry must be accompanied by a justification report for a Class “A” license or Site Plan for a Class “B” license, prepared in accordance with the requirements of the *Aggregate Resources Act*.
  - (b) In addition to the requirements of the *Aggregate Resources Act*, the applicants must also prepare a report and such studies as may be necessary to address the following issues:
    - (i) Impact on adjacent land uses and residents;
    - (ii) Impact on the physical and natural environment, including ground water and surface water impacts, terrestrial and aquatic habitat impacts, noise, vibration and dust impacts;
    - (iii) Compatibility for agriculture and other land uses;
    - (iv) Impact on the *transportation system* including planning for haul routes and road upgrades, if necessary;
    - (v) Impact on any existing or potential municipal water supply resource areas;
    - (vi) The manner in which the operation will be carried out;
    - (vii) The consistency of the rehabilitation work that is proposed with provincial direction, including in *agricultural areas* where applicable, and/ or opportunities to advance comprehensive rehabilitation planning in areas of with clusters of *mineral aggregate extraction* operations, with consideration for opportunities for natural environment rehabilitation and enhancement;
    - (viii) If the proposal is located outside of the *Mineral Aggregate Resource Area* on Schedule ‘C’, the applicant must demonstrate the quantity and quality of the resource on the proposed site;
    - (ix) Any other matters deemed necessary by Council;
    - (x) When there is a proposal to extract below the water table, an assessment of

the impacts on the ground water will be required and the results will have to demonstrate no *negative impact* on quality, quantity and other uses of the resource; and

(xi) Within the *Agricultural Areas* designation, impacts on the *agricultural system* are avoided, or where avoidance is not possible, minimized and mitigated as determined through an *Agricultural Impact Assessment*.

(c) *Mineral aggregate resource* conservation shall be undertaken, including through the use of accessory aggregate recycling facilities within operations, wherever feasible.

(d) In considering these matters, the evaluation will be premised on the fact that, notwithstanding the need for *mineral aggregate resources*, it is essential to ensure that *mineral aggregate resource* extraction is carried out with minimal social, economic and environmental disruption.

#### 7.6.1.5.3 Locational Criteria

New pits or quarries and expansions of existing pits or quarries are subject to the following locational criteria:

- (1) In order to preserve the scenic beauty and amenity of the area, extractive operations will be screened from public view,
- (2) In order to preserve the scenic beauty and amenity of the area, extractive operations will be screened from public view,
- (3) Gravel pits within 125 m and stone quarries within 215 m of any residential zone or structure used for human habitation shall not normally be permitted. Any proposed amendment to these setbacks must be supported by an impact study addressing noise, dust, groundwater and traffic impact on the neighbouring residential use or uses.
- (4) Generally, no excavation or processing will be allowed within 15 metres from the boundary of the site, or 30 metres from any County highway or municipal road or residential structure, except where two licensed operations abut each other or where site specific zoning provisions permit a different setback. Where appropriate, modified setbacks may be established in the local Zoning By-Law, on a site specific basis.

- (5) Where two *mineral aggregate resource* operations are separated by a Municipal road, and subject to provincial direction, the Council having jurisdiction may allow relief of compliance requirements to waive the required setbacks from the road, permit the road to be re-routed, permit the material under the road to be removed and provide for the replacement of the Municipal road at a lower elevation.
- (6) Generally *mineral aggregate resource* extraction areas shall be located no closer than 50 metres of any body of water or watercourse, or *Hazardous Lands* designation, unless it can be demonstrated that the water resource will be protected in accordance with Provincial direction.

#### 7.6.1.6 Institutional Uses for Horse Drawn Reliant Communities in the Countryside

Schools, places of worship and cemeteries, are permitted within the Countryside Area where such a use services the immediate rural community which relies on horse drawn vehicles as their primary means of transportation, subject to the following policies:

- (1) Institutional uses are permitted without an amendment to this Plan, and will be placed in a separate zoning category in the local municipality's comprehensive zoning by-law provided:
  - (a) There is a demonstrated need for the additional use within the planning period of this Plan;
  - (b) Reasonable justification for the selected site has been provided. Information will be provided by the applicant to justify the location of the selected site to the satisfaction of the planning authority subject to the following criteria, in order of priority:
    - (i) First Priority – Locating the proposed use on lands within a designated settlement area such as a Hamlet;
    - (ii) Second Priority – Co-locating the proposed use with an existing zoned institutional use or re-using an existing zoned institutional use in the vicinity of the community;
    - (iii) Third Priority – Locating the proposed use on lands designated *Rural Lands* or Shoreline and Seasonal Recreational Area;
    - (iv) Fourth Priority – Locating the proposed use within an existing farm building

cluster; and

- (v) Fifth Priority – Locating the proposed use on lands of the lowest Canada Land Inventory (CLI) Land Capability Class.
- (c) A planning authority will only consider permitting the use in a lower priority location when it has been demonstrated the use cannot be located in a higher priority location.
- (d) An amendment to the local municipality's Comprehensive Zoning By-law will be required to establish an institutional use excepting, however, when the proposed lands are currently zoned for such a use. In the case where a zoning by-law amendment is required, the rezoned area will be no larger than the minimum area of land needed to accommodate the proposed use/buildings(s), individual on-site sewage system, parking and any other related outdoor amenity (e.g. play area).
- (e) Local municipal Councils should consider adopting Temporary Use By-laws for such institutional uses, where appropriate.
- (f) Schools, places of worship and cemeteries are required to satisfy the *minimum distance separation* provisions of *Minimum Distance Separation I*. The *minimum distance separation* provisions of *Minimum Distance Separation I* are not applicable in regard to an existing livestock facility or existing manure or material storage where a school, place of worship, or cemetery is proposed to be located on the same lot as the livestock facility or manure or material storage.
- (g) A new cemetery on a separate lot of record used to service a community, which relies on horse drawn transportation will be considered a "Type A" land use for the purpose of calculating *MDS I and MDS II* requirements.
- (h) In cases where local municipalities have a Site Plan Control By-law, the proposed school, place of worship and cemetery may be subject to Site Plan Control.
- (2) New lots for schools, places of worship and cemeteries for the rural community which rely on horse drawn vehicles as their primary means of transportation are discouraged but may be permitted provided:
  - (a) The need for the new lot has been justified to the satisfaction of the planning authority according to the priority of location set out in Section 7.6.1.6 (1)(b);

- (b) The planning authority is satisfied that a long term lease is not a viable option;
- (c) The size of the lot is kept to a minimum and will only be large enough to accommodate the proposed use/building(s), sewage disposal system, parking and any other related outdoor amenity (e.g. play area). All policies of Section 7.8 [Land Division Policies] and Section 7.8.4 [Consents to Sever Land in *Agricultural Areas*] also apply;
- (d) The local municipality's Comprehensive Zoning By-law is amended to limit the use of subject lands to the intended institutional uses; and
- (e) At the time the approval is given for the creation of the new lot, the planning authority stipulates, pursuant to Subsection 50(12) of the *Planning Act* R.S.O. 1990 (as amended) that Subsection 50(3) or 50(5) of the Act applies to any subsequent conveyance of, or transaction involving, the new lot.
- (f) Recognizing that the need for some institutional uses i.e., schools etc. in a given location may change over time, it is the intent of this Plan that when the institutional use is no longer required by the horse drawn carriage community that the institutional use be discontinued, and the land be returned to agricultural use.

#### 7.6.1.7 Mineral Resources

- (1) *Mineral Resources* are distinct from *Mineral Aggregate Resources* in provincial direction.
- (2) No *Mineral Resources* have been identified in Bruce County at this time in accordance with provincial direction.
- (3) Should *Mineral Deposits or Significant Areas of Mineral Potential* be identified, they will be protected in accordance with provincial direction and this plan amended to establish appropriate mapping and policies.

#### 7.6.2 Community Facilities

- (1) New community facilities are intended to be multi-use in nature, functioning as focal points for the neighborhood or community.
- (2) When a new community facility is established, compatibility with surrounding uses will be addressed through setbacks, landscaping, fencing, site design and architectural design.

- (3) Sufficient site area will be provided for the proposed *development* and future expansions, including parking, and landscaping.
- (4) Where community facilities are co-located with other facilities or open space, shared parking may be considered, where appropriate.
- (5) Most community facilities will be located in Primary or Secondary *Settlement Areas* to support the development of *complete communities*. Smaller-scale Facilities serving local populations may be located in Hamlets.
- (6) Facilities supporting people with health vulnerabilities should always be located in proximity to emergency medical services and health care facilities consistent with the needs of their clientele.
- (7) Unless otherwise noted in local Official Plans, a new community facility can be established through a zoning by-law amendment.
- (8) A traffic study may be required to address increased traffic associated with a community facility use.
- (9) Community facilities will be located in accordance with the following:
  - (a) in proximity to, or adjacent to other community facilities or open space uses that function to support the facility or are supported by the facility.
  - (b) in proximity to arterial or collector roads with adequate vehicular and pedestrian access.
  - (c) located to minimize travel time for the existing and anticipated service area population, including consideration of pedestrian access.
  - (d) Community Facilities may be subject to Site Plan Control.
  - (e) Further community-specific or more detailed policies may be provided in local official plans.

### **7.6.3 Residential and Mixed uses in Commercial Designations**

- (1) In areas designated for commercial or highway commercial uses in Local Official Plans, commercial uses are intended to be the primary use.
- (2) Local Official Plans may permit the conversion of existing commercial buildings to residential uses, subject to the following:

- (a) In core or downtown areas residential uses will be permitted at the rear or upper floors of commercial buildings.
- (b) Reduced parking requirements may be provided in core commercial or downtown areas.
- (c) The conversion of commercial buildings outside of the core or downtown area to multi-unit residential or commercial and residential mixed use may be permitted subject to consideration of compatibility with surrounding commercial uses and appropriate accommodation of the residential use including dedicated parking and garbage disposal, noise attenuation and mitigation, lighting/ photometric planning, pedestrian safety, landscaping, and access to green space.

#### **7.6.4 Energy Generation and Storage Facilities**

- (1) Bruce County plays a leading role in meeting Ontario's energy needs. Where new or redeveloped Energy Generation and Storage facilities are subject to this plan, they are generally expected to proceed by way of amendments to local zoning by-laws, with an amendment to this plan required only where a project would have land use policy impacts that apply to an adjacent municipality. Through a planning application process proponents are expected to address, to the satisfaction of the *approval authority*, the following matters which may be confirmed through formal agreements and securities where appropriate:
  - (a) Rationale for the location in terms of proximity to energy sources and transmission / distribution *infrastructure* with sufficient capacity,
  - (b) Separation/buffering from sensitive land uses, including reciprocal setbacks,
  - (c) Ability to address safety and emergency planning considerations for the technologies used,
  - (d) Ability to avoid potential environmental impacts,
  - (e) Alignment with provincial direction and broader land use planning objectives such as maintaining *agricultural* and *natural heritage systems* and accommodating settlement area growth when and where necessary.
  - (f) Siting, design, and operational considerations including:
    - (i) Detailed fire safety and emergency plans,
    - (ii) Noise and light pollution,

- (iii) traffic and site access,
- (iv) impact on agricultural or environmentally significant lands,
- (v) impacts to the natural environment, including monitoring,
- (vi) end-of-life project decommissioning and site restoration

## 7.7 County-Approved Planning Applications

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 establish direction on the County's role in the planning and *development* application and approval process, and when an amendment is required to this Plan.

### 7.7.1 Applications to Amend the Bruce County Official Plan

- (1) The policies of this Plan may be changed through a County Official Plan Amendment in accordance with the Provincial direction and the policies of this Section. Changes may:
  - (a) Modify the types of land uses allowed in this Plan.
  - (b) Redesignate specific lands.
  - (c) Amend policies if their interpretation or impact changes.
  - (d) Applicants seeking to amend this Plan must address the following to the County's satisfaction:
    - (i) Compliance with provincial direction;
    - (ii) Alignment with the intent of this Plan and other relevant County plans, guidelines, and by-laws;
    - (iii) Sufficient *infrastructure* and community services as outlined in this Plan;
    - (iv) Potential for financial impact on the County or local municipalities;
    - (v) The proposal's effect on the County's ability to meet density targets set in this Plan; and

- (vi) Any additional criteria set by the County in consultation with relevant authorities.
- (e) Applications to amend this Plan will be circulated as prescribed by provincial direction and in accordance with Part 3 and Section 7.1 of this Plan.
- (f) 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.

### **7.7.2 Subdivision and Condominium Applications**

- (1) County Council or its delegate is responsible for approving Plans of Subdivision or Plans of Condominium as per the *Planning Act*. Applications are expected to conform with the policies of this Plan and any applicable Local Official Plan.
- (2) For any new major *development* proposal, the applicant must demonstrate to County Council or its delegate and the local municipality how the proposed *development* will impact the municipal servicing system. This includes having sufficient density to efficiently provide *infrastructure* and community services.
- (3) A Plan of Subdivision or Plan of Condominium may be required when the application meets one or more of the following criteria as deemed applicable by the County:
  - (a) Requires new roads, extensions of existing roads, or municipal *infrastructure/services*;
  - (b) 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;
  - (c) Needs centralized services instead of on-site services for individual lots;
  - (d) Requires various studies, reports, and justifications to assess its suitability
  - (e) Long-term monitoring and implementation of *development* conditions is required; and/or
  - (f) It is deemed in the public interest to require a plan of subdivision to ensure proper integration and compatibility with neighboring lands.
- (4) An application for Plan of Subdivision or Plan of Condominium must address the

following matters to the County's satisfaction:

- (a) Matters of provincial interest according to Provincial direction including but not limited to the criteria for plans of Subdivision in the *Planning Act*;
- (b) Meeting the form and density requirements for this plan including the following:
  - (i) Residential *development* on municipal or communal services must have a density of no less than 15 'dwelling units' per 'gross developable hectare' (6.1 dwelling units per acre). 'Gross Developable hectare' shall mean the total area of the proposed *development* minus the area of any lands designated or zoned *Hazardous Lands*, Natural Environment, Natural Hazard, or similar constraint in the County of Bruce Official Plan, local Official Plan or Comprehensive Zoning By-law. Where justified and appropriate the County may consider a lower density. An applicant/developer requesting a reduced density must provide a planning justification at the time of application. Local Official Plans may set a higher density requirement.
  - (ii) In areas serviced by municipal or communal services development sites that can accommodate 10 or more 'dwelling units' must include at least 30% of the proposed 'dwelling units' in a 'medium density' (or higher density where appropriate) form. 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. Local Official Plans may require a higher percentage; and
  - (iii) Providing affordable and attainable housing to support this Plan's targets and/or in accordance with provincial direction.
- (c) The physical layout of a Plan of Subdivision or Plan of Condominium must consider the following matters to the County's satisfaction:
  - (i) Universal design principles, including accessibility needs;
  - (ii) Lot configuration, including avoiding lots with direct access to roads under Provincial or County jurisdiction, and planning appropriately to address hazards and safe access;
  - (iii) Provision of municipal servicing, utilities, and community facilities, including

schools;

- (iv) Dedication of land for public purposes like parks and trails;
  - (v) Proximity and access to public and *active transportation*, including trails, where applicable;
  - (vi) Access to existing or planned transportation networks for safe and efficient movement of people and goods;
  - (vii) Energy conservation;
  - (viii) Physical layout of the draft plan, and without limitation including street patterns;
  - (ix) *Low impact development* and regard for climate change resilience;
  - (x) Snow removal, refuse collection, and emergency vehicle maneuverability;
  - (xi) Outside of fully serviced urban areas, lots that facilitate new residential *development* may only be created within 500 metres of the fill area of an open or closed landfill if it has been demonstrated that there is no adverse off-site impact from the landfill that would affect the *development*; and
  - (xii) All other relevant policies of this Plan, as may be applicable.
- (d) Applicants for Plans of Subdivision and Plans of Condominium are strongly encouraged to engage in pre-submission consultation and shall provide necessary information and materials to complete the application as per this Plan's requirements.
- (e) 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*.
- (f) Conditions of approval may include the requirement to enter into agreements that may be registered on title.
- (g) 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.

- (h) 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.
- (i) County Council or its delegate may extend the expiry date, or deem a lapsed approval not to have lapsed at its discretion, provided:
  - (i) The applicant has made significant progress towards registering the Draft Plan of Subdivision or Draft Plan of Condominium; and
  - (ii) Exceptional circumstances beyond the applicant's control prevent them from applying for Final Approval on time.
- (j) 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.

## 7.8 Land Division Policies

### 7.8.1 General Land Division Policies

### 7.8.2 General 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.
- (2) An application for consent must address matters of provincial interest according to Provincial direction including but not limited to the criteria for plans of Subdivision in the *Planning Act*.

- (3) Severed and retained lots must front on and have safe access for entrances and exits on an existing public or common element condominium road that is open and maintained year-round. Such roads must be constructed to a standard of construction capable of handling the additional traffic from the proposed *development*.
- (4) Severed and retained lots must comply with the servicing policies of this Plan.
- (5) Access to County Highways designated as Arterial Road or Collector Road on Schedule B will be restricted in accordance with the following:
  - (6) A Traffic Impact Assessment approved by the County is required for access to an Arterial Road.
  - (7) 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.
  - (8) Access to County Roads designated as Collector Road or Proposed Collector Road on Schedule B 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.
  - (9) Before creating a new lot with access to a Provincial Highway, the Province must approve access for both the severed and retained lots.
- (10) 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.
- (11) Creating lots in areas prone to flooding, erosion, or other hazardous lands and 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.
- (12) Lot creation in Core Areas of the Natural Environment overlay as identified on Schedule E is permitted in accordance with the underlying land use designation policies, and will require the identification of a suitable area for *development*

- (13) 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 plans, lot grading plans, tree management plans, parkland dedication, road widening dedication, conservation plans, archaeological assessment, heritage impact assessment and servicing requirements.
- (14) Conditions of a consent may include the requirement to enter into agreements that may be registered on title.
- (15) The application must represent an orderly and efficient use of land, not hindering *development* of the retained lands.
- (16) Recreating the 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. For the purpose of recreating a Township lot, a Township lot that has been the subject of a previous severance or other land division, generally comprises most of the Original Township Lot parcel, and meets lot area requirements of the appropriate designation in this plan, is still considered a Township lot.
- (17) Land acquisitions or disposals by the Province, Conservation Authorities, the County, Indigenous organizations such as Saugeen Ojibway Nation, 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 must conform to the applicable Zoning By-Law.
- (18) Outside of a designated settlement area, a severance will not be permitted in or within 120 metres of lands identified as a Mineral Aggregate Resource Area as shown on Schedule C, or an existing licensed gravel pit or within 210 metres of a licensed quarry, except as follows:
- (a) Lots generally 40 hectares or more in the Agricultural or Mineral Resource designations;
- (b) Lots generally 20 hectares or more in the Rural designation;

- (c) A residence surplus to a farming operation per Section 7.8.4 (5) of this Plan;
  - (d) A severance that does not result in new lot creation such as for a lot boundary adjustment or re-creation of merged lots;
  - (e) An agricultural related, commercial, or industrial use;
  - (f) A severance for an existing agriculture related, commercial or industrial use; or
  - (g) In accordance with provincial direction.
- (19) Outside of fully serviced urban areas, a severance will not be permitted to facilitate the establishment of a new 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*.

#### 7.8.2.1 Merged and Undersized Lots

- (1) County Council acknowledges that some types of lots can merge on title if they have the same owner and may not meet current planning criteria for severance. County Council wishes to provide opportunities for lots to be re-created or to have boundary adjustments in certain circumstances. The policies of this Sections 7.8.2.2 and 7.8.2.3 apply to consent applications that propose:
- (a) To re-create lots merged on title; or
  - (b) To provide lot additions to or between existing undersized lots.

#### 7.8.2.2 Merged Lots

- (1) Merged lots may be re-created by consent if the lots conform to Land Division Policies of the Plan;
- (2) Further to Section 7.8.2.1 of this Plan the re-creation of one or more Township lots by consent is not considered to be creating new lots. Such consents are not intended to be subject to information requirements and/or conditions of approval related to future uses unless such uses are proposed as part of the application.
- (3) Where more than one dwelling or use exists on the same lot, lots may be re-created for the additional dwelling or use despite policies to the contrary so long as the following criteria are met:

- (a) The owner/applicant/agent must satisfy the zoning administrator that each and every lot to be severed or retained has existing *development* that was legally established; this policy does not permit the creation of vacant lots;
- (b) The additional dwelling/use on the lot must have occurred as a result of lots merging on title, and not as a result of additional uses being constructed on a lot in accordance with the zoning by-law (for example a detached accessory dwelling on a commercial lot or a dwelling on a lot for farm help);
- (c) The Chief Building Official of the Municipality confirms that the dwelling or use is habitable / usable at the time of application;
- (d) Where a connection to municipal or communal sewage disposal systems is not available, each and every proposed lot must be able to accommodate its own sewage disposal system within the property. Although not preferred, existing shared wells may be permitted, and easements may be established for existing shared wells;
- (e) When re-creating merged, developed lots in accordance with this policy, the *approval authority* may approve consent(s) with different boundaries than the original lots where such boundaries better accommodate buildings, structures, services, access, or a more even distribution of land between lots.

#### 7.8.2.3 Adjustments and Additions

- (1) Lot adjustments and additions within the Agricultural designation are allowed per Section 7.8.4.
- (2) 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.
- (3) Notwithstanding the policies of Section 5.8.1 to the contrary, boundary adjustments and lot additions from lots using individual on-site sewage disposal systems, where the lot is smaller than .2 hectares are allowed without a requirement for a *Water Quality Impact Assessment*. 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.

- (4) If two or more independently transferable lots consolidate into fewer total lots, the resulting lots may be certified even if they remain undersized.
- (5) Boundary adjustments and lot additions cannot add lands from outside a settlement area to lands within a settlement area.

### **7.8.3 Consents to Sever Land in Urban and Hamlet Communities**

- (1) 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*.
- (2) If major service extensions are necessary to support the *development*, then the application may be required to proceed as a plan of subdivision.
- (3) *Development* by consent will be subject to the servicing policies of Section 5.8 [Servicing our Communities] and 7.5.1 [Sewage and Water Servicing] of this plan.

### **7.8.4 Consents to Sever Land in Agricultural Areas**

- (1) 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:
  - (a) When a residence is severed from a farm due to farm consolidation;
  - (b) Minor adjustments for access and servicing purposes that don't create new lots or increase *development* potential;
  - (c) Reconfiguration of lot lines for parcels meeting minimum lot area requirements; and
  - (d) When a road divides a Crown surveyed lot:
    - (i) A lot entirely zoned as *hazardous lands* is not considered a new lot.
    - (ii) Developable parcels created by roads will be considered new lots.
- e) A severance along an Original Township Lot line that meets the requirements of Section 7.8.4 (2) an Original Township Lot is defined as a lot on the original

Township survey as shown in the 1880 Historic Atlas.

- (2) 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.
- (3) Notwithstanding the 40 hectare lot area minimum, smaller farm parcel sizes may be allowed if the owner can prove:
  - (a) Both the proposed severed and retained lots will primarily be used for agriculture;
  - (a) The size of both severed and retained parcels suits the type of agriculture proposed for each; and
  - (b) The proposed lots are suitable for common *agricultural uses* in the area and flexible enough for future changes in farming operations.
- (4) Within the Agricultural designation, one non-farm lot may be severed from an Original Crown lot if it's for an agriculture-related use as defined by Provincial direction, subject to the following policies:
  - (a) the agriculture-related use should be existing or planned for prior to submitting an application;
  - (b) The use is not able to locate in a settlement area;
  - (c) 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 0.2 hectares; servicing will be provided in accordance with the policies of Sections 7.5.1 and 7.5.3 of this Plan;
  - (d) The severed and retained parcels must comply with all other applicable policies of this Plan and Provincial direction;
  - (e) Both the severed and retained parcels must be viable for their proposed future use;
  - (f) 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;

(g) For uses that generate a high human activity or public visitation, *Minimum Distance Separation* (MDS I) must be met for the severed lot.

(5) 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:

(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.
- iv. 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;

(b) The severed 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, including any associated additional residential units, accessory buildings (where including accessory buildings does not render the lot excessively large), a well and a sewage disposal system, while ensuring that as little land as possible is removed from the agricultural lands;

(c) The remnant agricultural lands will be rezoned to prohibit a residential dwelling of any type on the agricultural lands;

(d) 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;

(e) Setback requirements to Mineral Aggregate Resource Area, Aggregate/Quarry

Operation or sanitary landfill site will not apply to the severed or retained lands;  
and

- (f) The existing surplus dwelling/residence must be habitable at the time of application.
- (6) Consents for lot adjustments for easements, deed corrections, or minor boundary changes are allowed, as long as no new lot is created.
- (7) Lot adjustments for legal or technical reasons may be permitted in accordance with provincial direction.

#### **7.8.5 Consents to Sever Land in Rural Lands**

- (1) The policies of Section 7.8.4 [Consents to Sever Land in *Agricultural Areas*] apply to lands designated *Rural Lands* with the exception that an additional parcel from an original crown lot is permitted for a total of three parcels.
- (2) A local municipality may adopt within its Official Plan policies for *Rural Land* division that permit, subject to all other policies of this plan and any further land division criteria as may be established in a local plan, an additional lot to be created from an Original Township Lot. In considering adoption and approval of this policy by the local municipality and the County, consideration shall be given to the potential impact on levels of service for the local Municipality and the County, and the ability to maintain and facilitate the intended function of *Rural Lands* for a range of permitted uses compatible with agriculture.
  - (a) Consent for *Agricultural uses* is permitted in accordance with Section 7.8.4, however the minimum area will be generally 20 hectares.
  - (b) Consent for Non-farm Lots and Non-Farm Residential Lots in the *Rural Lands* designation will be allowed in accordance with the following:
    - (i) New non-farm lots can generally have a maximum area of 4 hectares and a minimum area of 0.2 hectares in accordance with the policies of Section 5.8.1 of this Plan;
    - (ii) A Planning Justification Report is required for lots larger than 0.81 hectares;
    - (iii) The severed and retained parcels must be viable for their proposed uses;

- (iv) 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;
  - (v) New lots must be located on year-round maintained Municipal roads; and
  - (vi) All new non-farm lots must comply with MDS I
- (c) Where the scale of *development* proposed will convert an active agriculture operation to an extensive non-agricultural use and/or result in a significant change of use in a *Rural Lands* designation where agriculture is practiced, an *Agricultural Impact Assessment* will be required to determine that the *development* will not negatively impact the *Agricultural System*.
- (d) Lot Adjustments and Enlargements are permitted in the *Rural Lands* designation 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 will not generally result in lots larger than 4.0 hectares. A planning justification report is required for a lot enlargement that creates a greater than 0.81 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 *Hazardous Lands* designation, if present on a lot, will also be used.
  - e) If lands designated *Hazardous Lands* 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.

#### **7.8.6 Consents to Sever Land in Shoreline and Seasonal Recreational Area**

- (1) The severance of land within Shoreline and Seasonal Recreational Area may be considered subject to the following:
  - a) 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 bylaw requirements for minimum lot frontage, which may be achieved by variance where appropriate.
  - b) The Land Division Committee may request information and technical studies similar to those for a plan of subdivision when reviewing lot approvals;
  - c) New lots must 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;
  - d) Natural vegetation between the lake and any building or structure will be preserved, where possible; and
  - e) *Minimum Distance Separation (MDS I) Formulae* apply.

#### **7.8.7 Consents to Sever Land in Open Space Areas**

Lot creation within the Major Open Space Area designation other than for public authority acquisitions such as those outlined in Section 7.8.1 will generally have a minimum lot area of 20 hectares.

#### **7.8.8 Consents to Sever Land in the Niagara Escarpment Planning Area**

- (1) The *Niagara Escarpment Plan* contains specific policies for creating new lots in the Escarpment Natural, Escarpment Protection, and Escarpment *Rural Lands*

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.

- (2) Before applying for consent, the applicant must first apply for a development permit from the *Niagara Escarpment Commission* for lands within their jurisdiction and consult with Saugeen Ojibway Nation (SON).
- (3) County staff will review *Development Permit Applications* and provide feedback on their adherence to the Official Plan and applicable *development* standards.
- (4) Consent will not be granted until a development permit is granted by the *Niagara Escarpment Commission* and confirmation of no objection is provided by SON.

## 7.9 Pre-Submission Consultations

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) Pre-submission consultation is strongly encouraged.
- (2) Local municipal staff are encouraged to participate in pre-submission consultation. Other affected agencies, like Conservation Authorities, may participate in the pre-submission 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) All applicants proposing new *development* or changes to existing *development* on lands within MTO's permit control area are advised to consult with the Ministry of Transportation prior to making formal applications under the *Planning Act*.
- (4) Information and materials that may be required for an application are specified in Section 7.10 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) The County may refuse to deem an application complete where supporting materials

are not prepared 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) Peer review of any or all studies has been completed, if required by the County.
- (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-submission 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.
- (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.

## 7.10 Additional Information and Studies

- (1) As per Section 22(5) (Other Information) and/or Section 34(10.2) (Other Information) and/or Section 51(18) (Other Information) and/or Section 53(3) (Other Information) of the *Planning Act R.S.O. 1990*, c.p.13, as amended to March 30, 2007 a person, public body or applicant must provide together with an amendment or application, in addition to the information prescribed by the *Planning Act*, or Regulations thereto, any or all of the following Assessments, Evaluations, Reports, Statements, Studies or Plans as requested by the Province of Ontario, County of Bruce, any lower tier municipality or any agency at the sole discretion of the County of Bruce. In the event the province prescribes a complete list of complete application requirements, that list will prevail and the following list may be deleted and replaced with reference to the prescribed

provincial direction:

- (a) *Agricultural Impact Assessment*
- (b) Aggregate Studies (As related to/and in compliance with the requirements of the *Aggregate Resources Act* including rehabilitation for new and expansions to existing pits and quarries)
- (c) Land Use Compatibility Study in accordance with Provincial Direction (D series guidelines)
- (d) Arborist Report
- (e) *Archaeological Assessment*
- (f) *Class Environmental Assessment*
- (g) Conservation Plan for cultural heritage resources
- (h) Daylight, Sunlight and Overshadowing Report
- (i) Endangered Species / Species At Risk Assessment
- (j) Environmental Impact Statement/Environmental Impact Study
- (k) *Environmental Site Assessment* (Phase 1 and Phase 2, Record of Site Condition)
- (l) Erosion and Sedimentation Control Plan
- (m) *Fish Habitat Assessment*
- (n) Natural Hazard Impact Study/ Assessment: [ *Floodplain, Erosion Shoreline Hazard and/or Dynamic Beach, Soils Geotechnical Assessment* (Slope Stability)]
- (o) *Heritage Impact Assessment*
- (p) Housing Affordability/Issues Report
- (q) Hydrogeological Study/Hydrology Study
- (r) Karst assessment
- (s) Landscaping Plan

- (t) Lot Grading and/or Drainage Plan
- (u) Marine Archaeological Assessment
- (v) Market Impact Assessment/Retail Impact Study
- (w) *Minimum Distance Separation I or II (MDS I or MDS II) Calculations*
- (x) Parking and/or Loading Study
- (y) Planning Justification Report
- (z) Photometric (Lighting) Plan
- (aa) Functional Servicing Report
- (bb) *Servicing Options Statement*
- (cc) Stormwater Management (Quality & Quantity) Report
- (dd) Structural Engineering Analysis (Existing Buildings and Structures)
- (ee) Tree Preservation/Retention Plan
- (ff) Traffic Impact Study
- (gg) Community Design Brief
- (hh) *Water Quality Impact Risk Assessment*
- (ii) *Wildland Fire Risk Mitigation Plan*

(2) As per Section 41 (3.4) (Other Information) of the Planning Act, R.S.O. 1990, as amended April 14, 2022, a person, public body or applicant must provide to the local municipality any information or materials that may be required by the municipality to ensure that matters within the scope of Site Plan Control are addressed to the satisfaction of the Municipality. Such information may include any information outlined in Section 7.4.6 of this Plan that relates to site plan control, and may further include but is not limited to:

- (a) A completed application;

- (b) A survey, plans, drawings, and/or checklists in sufficient detail to demonstrate conformity with the zoning by-law and any applicable *development* standards established by the Municipality;
  - (c) Assessments, reports, or other information necessary for the Municipality to identify and establish conditions related to any elements outlined in provincial direction, including to identify required easements, agreements, and/or securities related to fulfillment of conditions of site plan approval; and
  - (d) Details that may be required by the upper-tier municipality where the land abuts a highway under the jurisdiction of the upper-tier municipality to address road widenings, access, or other matters outlined in Section provincial direction.
- (3) The specific submission requirements for any given application will be determined depending on the phase and/or scale of the proposal, its location, its location in relation to other land uses, and whether the proposal implements other planning approvals that may have been previously obtained, prior to consideration of the specific application.
- (8) All Assessments, Evaluations, Reports, Statements, Studies or Plans must be prepared/conducted by an individual(s) qualified in the subject under study by their respective governing body or an individual(s) who is competent by virtue of training and experience to engage in practices that would also constitute professional practice. Such qualifications must be submitted with the Assessments, Evaluations, Reports, Statements, Studies or Plans.
- (9) The Terms of Reference for an Assessment, Evaluation, Report, Statement, Study or Plan must :
- (a) Be prepared in accordance with applicable industry standards, norms, practices and/or government guidelines/regulations including any guidelines approved under this plan.
  - (b) The County and/or local Municipality may consult with SON, relevant agencies, proponents and preparers of studies regarding opportunities to scope, refine, or contextualize study requirements to the local policy and planning context.
  - (c) Except where Terms of Reference are defined by provincial direction, all Terms of Reference must be approved by the County of Bruce or the local Municipality in its role as *approval authority*.

- (10) Peer reviews of an Assessment, Evaluation, Report, Statement, Study or Plan or any other study required to support a *development* application or proposal may be required by the County of Bruce or the local Municipality, at the cost of the proponent.
- (11) Notwithstanding the required studies and assessments listed above, the *approval authority* (County or local municipality) may ask for any additional information that is considered reasonable and necessary in order to make a decision on a planning application.

## 7.11 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.
- (2) The County will annually incorporate Plan amendments through Office Consolidations, making it more convenient for all users of the Plan.
- (3) Applications will be reviewed in accordance with the policies in effect when the complete application was submitted.
- (4) The text, tables, schedules, and a glossary of terms contained in this Plan constitute the Bruce County Official Plan.
- (5) All County public works and by-laws must comply with this Plan.
- (6) Major deviations from the text and schedules require an Amendment to this Plan, unless specified otherwise within this Plan.
- (7) Schedule A shows 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.

- (8) 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.
- (9) 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.
- (10) 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.
- (11) Certain elements like margin notes and illustrations are for reference only and can be added, modified or removed without amendment to the Plan.
- (12) 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 provincial direction.
- (13) The County may provide supplementary guidance material in line with this Plan's policies to aid in its implementation and interpretation.
- (14) Guidance material issued by the Province or other jurisdictions will be used to support implementing this Plan's policies.

- (15) If this Plan references any guideline or manual, it includes future versions that may amend or replace the referenced document.
- (16) References to outdated legislation or agencies will transfer to new ones without needing an amendment to this Plan.

## 7.12 Guideline Documents

- (1) Provincial direction will be used, as applicable, for implementing this Plan or a local official plan.
- (2) 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 in greater detail than 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) Guidelines may be prepared to further clarify expectations for Indigenous consultation and engagement;
  - (d) Guidelines may be prepared to support community design and enhance local community character, history, community safety and wellbeing and sense of place;
  - (e) Guidelines may address matters such as mitigation of vehicular noise adjacent to residential *development* through appropriate noise mitigation, planning and design, and by ensuring the provision of noise attenuation measures at the time of *development*;
  - (f) *Development* proposals will be assessed for conformity with applicable guidelines and Provincial direction, and conditions may be imposed where authorized by the *Planning Act*;
  - (g) An *approval authority* may allow deviations from guideline document provisions if they maintain the general intent of this Plan or a local official plan;

- (h) Input from interested agencies, associations, and individuals is encouraged during the preparation of guideline documents;
- (i) Guideline documents can only be adopted by Council resolution;
- (j) Council may hold public meetings to gather input before adopting a guideline document; and
- (k) Approved guidelines will be listed under an appendix to this plan which may be updated without amendment to this plan.

## 7.13 Public Works

In the interest of providing high-quality community services, the following policies apply to Capital and Public Works within the County:

- (1) In accordance with provincial direction, public works, extensions, or developments will comply with the policies of this Plan.
- (2) 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.
- (3) 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.

## 7.14 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.
- (3) The County 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*.

The *approval authority* commits to ensuring efficient service delivery and implementing this Plan effectively.

## 7.15 Monitoring and Review of the Plan

### 7.15.1 General Policies

- (1) This Plan is required to be consistent with Provincial direction. To maintain consistency, the County will monitor, review, and update the plan to address legislative changes or emerging community needs including the need to forecast future growth. 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.
- (2) During the review, the following aspects will be considered:
  - (a) Changes in legislation and policies, including Provincial direction;

- (b) Relevance of the assumptions and strategic directions of this Plan;
- (c) Effectiveness in achieving strategic directions and objectives;
- (d) Whether *development* aligns with the Plan's guiding principles;
- (e) Availability of different types of housing, including attainable and affordable options;
- (f) Ability of the plan to address ongoing reconciliation efforts;
- (g) Availability of employment land to match job creation forecasts; and
- (h) Changes in demographics, economy, employment, social factors, environment, and technology.

### **7.15.2 Forecasting Updates for Local Plans and the County Official Plan**

- (1) Local municipalities may undertake more detailed growth management exercises, including residential and employment growth forecasts, through local land use planning exercises.
- (2) Asset management, servicing, and *infrastructure* planning may be based upon different growth forecast periods than that of this Plan, and as such, may result in forecasts that differ than this Plan.
- (3) Where local forecasts vary from the allocations outlined in this plan, The County and Local Municipalities will work to reconcile growth forecasts with reference to data gathered in accordance with the monitoring and review policies of this Plan.
- (4) The County may approve amendments to local official plans that include growth forecasts that differ from this plan, provided that the forecasts align with provincial direction and the observed conditions as outlined in the Monitoring and Review policies of this Plan.
- (5) In the event that an approved local growth forecast does not conform to the allocations in Section 4.3 of this Plan, the growth management objectives of this Plan will continue to apply.

# Part 8 Site and Area Specific Policies

This Section provides policies that have been established to guide *development* in specific areas of the County.

## 8.1 DYERS BAY HAMLET

- (1) In addition to the other policies contained in this Plan, in the area identified as Section 8.1 on Schedule A of this Plan, known as the Dyers Bay Hamlet the following land use policies shall also apply.
- (2) On existing lots of record, commercial *development* shall be limited to minor *redevelopment* of and minor expansions to existing commercial *development*. Any such commercial *development* will be restricted to ensure that:
  - (i) Traffic or parking problems do not result;
  - (ii) New uses are properly serviced; and
  - (iii) The residential/resort appearance and aesthetic quality of the area is maintained
- (b) New commercial *development* shall be limited to commercial uses serving the surrounding residential community and uses which do not require sanitary sewers and municipal water.
- (c) New *development* shall take place by registered plan of subdivision. Only those applications for consent which represent infilling of existing residential *development* shall be considered. New plans of subdivision shall be designed in such a way to restrict access to the main Township Road to internal access roads. In no case shall access to individual residential lots be gained via the main Township roads.
- (d) The natural features of the Niagara Escarpment will be preserved. The objective is to maintain the natural physical appearance of the escarpment and to ensure that new *development* affecting the Escarpment slope, rock face and talus slope does not result in environmental damage or in unsafe conditions. This will be achieved through adherence to the following policies:

- (i) *Development* proposed on slopes will be supported by a slope stability assessment;
  - (ii) Structures of any kind will not be placed on slopes in excess of 25 percent (1 in 4 slope);
  - (iii) *Development* will be designed to minimize disturbance and ensure the stability of the Escarpment; and
  - (iv) *Development* will be designed to retain vegetative cover.
- (e) For the property described as 953 Dyers Bay Road, a home industry not associated with a single dwelling, or a contractor's yard to a maximum of 0.75 hectares in area, and un-serviced tent camping on private, public or institutional land outside of *prime agricultural areas* with a maximum of 6 campsites, may be Permitted Uses and a Recycling Depot for paper, glass and cans is not a permitted use.

## 8.2 HAY ISLAND

- (1) In addition to the other policies contained in this Plan in the area identified as Section 8.2 on Schedule A of this Plan, known as Hay Island, due to its undeveloped nature, extensive areas of shoreline, lack of access to municipal services and the transportation network, natural hazards and constraints, is not appropriate for further *development*. Permitted uses for Hay Island shall be limited to existing legal *development*, consisting of six cabins on the north-west shore of the island, conservation, forestry, wildlife areas, and passive recreation. Any further proposed *development* requires an amendment to this Plan. Prior to an application for amendment to this Plan consultation with the Saugeen Ojibway Nation must be conducted to address archaeology, natural heritage and compatibility of *development* with Neyaashiinigmiing, Chippewas of Nawash Unceded First Nation.

## 8.3 LAKEWOOD COMMUNITY

- (1) In addition to the other policies contained in this Plan in the area identified as Section 8.3 on Schedule A of this Plan and located at Part of Lots 22, 23 and 24, Concession 3, W.B.R., Part of Lot 24, Concession 4, W.B.R., and Part of Lots 23, 24 and 25, Concession 5, W.B.R., geographic Township of Eastnor, Municipality of Northern

Bruce Peninsula, the minimum average ratio of residential lands to Open Space/ Environmental Hazard shall be no less than 1 to 1.1., no motorized watercraft or swimming or bathing shall be permitted in the inland lake, all lands within 30 metres of a natural watercourse will be left in an undisturbed state, and a maximum of twelve (12) small docks and one (1) large communal dock on co-operative owned and operated lands may be permitted.

## 8.4 PURVIS LAKE

- (1) In addition to the other policies contained in this Plan those lands adjacent to Purvis Lake, legally described as Part of Lots 41 to 46, Concession 1, Township of Kinloss, identified as Section 8.4 on Schedule A of this Plan, are limited to a maximum of twenty-two (22) detached dwellings.

## 8.5 SILVER LAKE

- (1) In addition to the other policies contained in this Plan those lands adjacent to Silver Lake legally described as Part of Lots 19 and 20, and Lots 21 to 26, Range 2 S.D.R., geographic Township of Kinloss, Township of Huron-Kinloss, identified as Section 8.5 on Schedule A of this Plan, shall be limited to a maximum of one-hundred-and-ten (110) trailer sites and twenty-one (21) existing cottages. A wilderness campground to accommodate un-serviced campsites with short-term overnight stays may also be permitted in accordance with the provisions of the Huron-Kinloss Zoning By-Law.

## 8.6 OTTER LAKE

- (1) In addition to the other policies contained in this Plan lands adjacent to Otter Lake legally described as Lot 25 and Block 'A', Range 3, S.D.R., geographic Township of Kinloss, Township of Huron-Kinloss, identified as Section 8.6 on Schedule A of this Plan shall be limited to a maximum of seven-hundred (700) campsites and no campsite, building, structure or sewage system shall be located closer than 30 metres of the high water mark of the inland lake. The owners of the property plus six (6) full-time employees may reside permanently within the park.

## 8.7 20 – 27 INGLIS CRES, SOUTH BRUCE

- (1) The area identified as Section 8.7 on Schedule A of this Plan, located on Part Lot 17, Concession 1, geographic township of Carrick, Municipality of South Bruce, may be developed by plan of subdivision for residential lots in accordance with the policies of the Rural designation.

## 8.8 632 HURON-BRUCE RD, SOUTH BRUCE

- (1) The area identified as Section 8.8 on Schedule A of this Plan, located on Part Lot 19, Concession 1, geographic township of Carrick, Municipality of South Bruce, may be developed by plan of subdivision for residential lots in accordance with the policies of the Rural designation.

## 8.9 130 SPRING CREEK RD, SOUTH BRUCE PENINSULA

- (8) In the area identified as Section 8.9, located on the East Part of Lot 35, Concession 2, SCD, Town of South Bruce Peninsula, Amabel Township, one lot may be created for a maximum of four parcels from the Original Township Lot; all other policies of Section 7.8.5 [Consent to sever Land in *Rural Lands*] apply.

## 8.10 1232 CONCESSION 4 ARRAN

410349000112700

- (1) In addition to the other policies contained in this Plan, the aggregate development of those lands, identified as Section 8.10 on Part Lot 7, Concession 5, geographic Township of Arran, Municipality of Arran-Elderslie, shall be limited to a total of approximately 16 hectares. The setback from Burgoyne Creek shall be 30 metres, a berm shall be constructed along the portion of the site sloping towards the creek, and the site shall be rehabilitated so as to return the excavated areas to agricultural use.

## 8.11 Formosa Environmental Aggregates Ltd.

(BCSOPA #128) 410431000111200

- (1) In addition to the other policies contained in this Plan, on the lands subject to Section 8.11 on Schedule 'A' [Part Lots 69 and 70, Lots 71 and 72, Concession 1 in the geographic Township of Greenock, Municipality of Brockton]:
- (a) No aggregate operation other than a municipal wayside pit shall be located closer than 30 metres to any body of water or watercourse, or environmental protection area; and
  - (b) An environmental monitoring plan shall be prepared by the developer, which is acceptable to the MOE, MNR and SVCA; and
  - (c) The developer prepares environmental monitoring reports – at a frequency determined by the MOE, MNR and SVCA – with the understanding that failure to meet minimum environmental standards will result in the automatic suspension of the licence. In addition to being submitted to the MOE, MNR and SVCA, the environmental monitoring plan and reports shall be submitted to the local Council and County planning staff for their review and comment; and
  - (d) That a traffic impact report be prepared by the developer, which is acceptable to the Ministry of Transportation, Bluewater Board of Education, Bruce County highways and the local Council. Such a report should identify as a minimum, the range of possible haul routes, anticipated range of trucks per day under a slow market, medium market and high market demand for the aggregate; and
  - (e) That the developer provide guarantees that, in the event that wells within 1000 metres of the quarry go dry, that water for personal consumption and/or livestock will be supplied immediately (under 12 hours) at the expense of the quarry owner, in the short term. Further that a mechanism be put in place to ensure the long-term supply of water to effected parties.

## 8.12 Campbell Pit 1604 CONCESSION 10

410506000306300

- (1) In addition to the other policies contained in this Plan the lands identified as Section 8.12 on Schedule A of this Plan, and shall be subject to the following:
- (a) A licensed sand and gravel pit may be permitted no closer than 70 m from the dwelling as it existed on November 5, 2018, at Lot 28, Con. 11, geographic Township of Culross, Municipality of South Bruce;
  - (b) *Mineral aggregate resource* extraction may be permitted no closer than 135 m from the dwelling as it existed on November 5, 2018, at Lot 28, Con. 11, geographic Township of Culross, Municipality of South Bruce; and
  - (c) *Mineral aggregate resource* extraction shall be subject to hazard land and watercourse setbacks as set out in the plans approved through the License issued under the *Aggregate Resources Act*.

## 8.13 - SYLVIA ST , Lions Head

- (1) Notwithstanding the policies of this Plan to the contrary, for Pl D-4 Pt Unit 85 PlD-4 Pt; Sec 85-1 Rp 3R 5950 Part; Plan D4 Unit 83 Section D4; Pcl 83-1; Plan D4 Pt Unit 84 Sec D-4;Pct 84-1 Rp 3R414 Parts;2,3,4; and Plan D4 Unit 84Pt Rp 3R414; Part 1 (Lion's Head), Municipality of Northern Bruce Peninsula, and identified as Section 8.13 on Schedule A of this Plan, Nitrate loading calculations may be based on the entire subject lands.

## 8.14 SPRUCEDALE DR, Bruce Twp

410826000515601

- (1) In addition to the other policies contained in this Plan, the lands identified as Section 8.14 on Schedule 'A' of this Plan, [Part Lots 51 – 55, lake Range, geographic Township of Bruce, Municipality of Kincardine], may be used in accordance with the following policy:
- (a) Site disturbance shall be limited to a maximum of 0.4 hectares of land per lot, in

accordance with the provisions of the Kincardine Zoning By-Law.

## 8.15 Kruisselbrink c/o Barry's (BCOPA #229) – 410254000127487

(1) Notwithstanding the policies of Section 7.8.6 of this Plan to the contrary:

- (a) The minimum lot area of the lands described as Concession 2, Part Lot 19, Plan D-28, Part Lot 3 and RP-3403, Part of Part 1, PCL 18-5, SEC (Amabel), Town of South Bruce Peninsula, and identified as Section 8.15 on Schedule 'A': Land Use, shall be 1049 m<sup>2</sup>.

## 8.16 Man (BCOPA #163) – 455 WOLFE ST – 410711000216100

(1) Notwithstanding the policies of Sections 6.3.2.3 and 7.6.1 of this Plan to the contrary, the lands identified as Section 8.16 on Schedule "A" to the County of Bruce Official Plan (Lot 30, Concession 4, geographic Township of Kinloss, Township of Huron-Kinloss), the following shall also be permitted:

- (a) The outdoor storage of construction equipment, fleet vehicles, and materials related to construction and excavating;
- (b) A construction business;
- (c) A limousine/chauffeured transportation service business; and,
- (d) An accessory office use for the Permitted Uses.

## 8.17 Bruce Energy Centre - Sieber/ Stantec – (BCOPA 177-13.26) - 554 & 3287 BRUCE ROAD 23 – 410826000117900 – 410826000117902

(1) Notwithstanding the policies of Sections 6.3.2.3 and 7.6.1 this Plan to the contrary,

the lands described as Section 8.17 on Schedule 'A', (Part of Lot 'F', Concession 4, geographic Township of Bruce, Municipality of Kincardine), may also be used for:

- (a) Automobile Car Wash;
- (b) Automobile Gas Bar;
- (c) Automobile Service Station;
- (d) Convenience Store;
- (e) Restaurant; and,
- (f) Warehouse.

## 8.18 Bauman (BCOPA #178-13.38) – 702 BRUCE ROAD 40 – 410338000415500

- (1) Notwithstanding the policies of Section 6.3.2.3 and 7.6.1 to the contrary, on those lands described as Lot 19, Concession 13, geographic Township of Elderslie, and identified as Section 8.18, a cement tile making facility shall be a permitted use.

## 8.19 Fritz Concrete (BCOPA #232-18.31) - 173 CONCESSION 6 – 410431000212901

- (1) Notwithstanding the policies of Section 6.3.2.3 and 7.6.1 of this Plan, the lands identified as Section 8.19 on Schedule 'A' and located at Part of Lot 10, Concession 6, geographic Township of Greenock, Municipality of Brockton shall permit *agricultural uses* and in addition, shall also permit a pre-cast concrete forming industrial use including the use of the lands for outside storage subject to a maximum lot area of 6.0 ha. Mitigation measures related to the industrial use with respect to noise impact on the adjacent residential lot, visual screening of the operations from the public road, encouraging the land to remain in an agricultural use.

## 8.20 Herron (BCOPA #205-16.49) - 228 PARK RD – 410351000110400

- (1) Notwithstanding the policies of Section 7.8.4 of this Plan, the lands described as Lot 31, Concession 9 (Arran), Municipality of Arran-Elderslie, and identified as Section 8.20 on Schedule 'A' of this Plan, may be severed into more than two parts to yield a maximum of three lots within the non-urban area of Lot 31, Concession 9 (Arran).

## 8.21 Bonnefield (BCOPA #211-16.26) - 3420 HIGHWAY 21 – 410826000118900

- (1) For the lands described as Section 8.21 on Schedule 'A' [Part Lots 6 and 7, Concession 4 and S/T Easement (being Parts 1, 2 and 3, RP 3R-8614), geographic Township of Bruce, Municipality of Kincardine, notwithstanding the policies of Section 7.8.4 of this Plan, lands for a surplus farm residence may be severed to a maximum size of 1.2 ha and are exempt from Section 7.8.4 (6) (iv) as it relates to 'bona fide farmer'. All other policies of Section 7.8 shall apply.

## 8.22 BEC Business and Innovation Center Inc. (C- 2021-004) – 2091 HIGHWAY 21 – 410821000424202

- (1) Notwithstanding the policies of Section 6.3.2.3 and 7.6.1 to the contrary, the lands described as Section 8.22 on Schedule 'A', KINCARDINE CON A PT LOTS 32;TO 34 RP 3R3437 PART 1 RP;3R4540 PT PARTS 1 TO 6 RP;3R5320 PT PART 1 RP 3R5326;PART 2 (Kincardine Township), Municipality of Kincardine may be used for uses related to agriculture renewable energy, a heliport and training facilities in addition to agricultural related uses in accordance with the provisions of the Kincardine Zoning By-Law.

## 8.23 Saugeen Shores Landfill (C-2022-009) 162

### Concession 14 – 411044000206500

- (1) Notwithstanding the policies of Section 6.3.3.2 to the contrary, on the lands identified as Section 8.23 located at SAUGEEN CON 15 PT LOTS 10, 11; AND 12 (Saugeen Township), Town of Saugeen Shores, waste receiving and recycling shall be permitted uses (i.e., front end uses that support the Southampton Landfill).

## 8.24 Goetz (C-2023-006) – 154 CONCESSION 10 –

### 411044000202300

- (1) Notwithstanding the policies of Section 5.2.6 (6) of this Plan to the contrary in the area identified as Section 8.24 on Schedule A of this Plan and located at 154 Concession 10, Concession 11 Part Lot 10 geographic Township of Saugeen, a total of 3 *additional residential units* are permitted.

## 8.25 Schmidt (OPA #11) - 1091 SIDEROAD 5

### GREENOCK – 410431000228000

- (1) Notwithstanding the policies of Section 6.3.3.2 of this Plan, the lands described as Part Lot 6, Concession 10, geographic Township of Greenock, Municipality of Brockton, and identified as Section 8.25 on Schedule A of this Plan, may be used for the purposes of a salvage yard. The permitted use shall have a minimum land area of 4.7 acres, shall meet all Site Plan Control requirements of the municipality and notwithstanding the location criteria of the plan, the lands so designated may abut a “*Hazardous Lands*” designation.

## 8.26 Rothmaier (OPA #13) - 1419 CONCESSION 8

### ELDESLIE – 410338000316300

- (1) Notwithstanding the policies of Section 6.3.3.2 of this Plan to the contrary, on the lands identified as Section 8.26 and located at Part of Lot 1, Concession 8,

geographic Township of Elderslie, Municipality of Arran-Elderslie, the following policies shall apply:

(a) Additional Permitted Uses:

- (i) Agriculture shall be the primary use of the lands. A motorcycle motocross racing track shall be permitted as a secondary use on the property with racing held three days per year.

(b) The lands shall be placed in a separate zoning category in the municipality's comprehensive zoning by-law;

- (i) The use of the lands shall be controlled by site plan control; provisions for site plan control shall include (but not be limited to) the following: A detailed site plan, including a lot grading and drainage plan;

- (ii) Parking area(s);

- (iii) Remediation of downstream impacts to neighbouring waterbodies;

- (iv) Fences, gates and berms;

- (v) Portable bathroom facilities;

- (vi) Food and beverage distribution;

- (vii) Lighting and public address facilities; and

- (viii) Any securities required by the Municipality.

## 8.27 Bauman (OPA #112) - 759 KAIRSHEA AVE – 410711000119300

- (1) Notwithstanding the policies of Section 6.3.3.2 of this Plan to the contrary, the lands described as Lot 14, Concession 5, geographic Township of Kinloss, Township of Huron-Kinloss, and identified as Section 8.27 on Schedule A: , a 'school' serving the local horse-drawn carriage community shall be permitted and located no closer than 200 m to a Mineral Resource Area and no closer than 131 metres to all livestock facilities. All other policies of Section 6.3.3 [*Rural Lands*] shall apply.

## 8.28 Stark's Mill (5.8.8.1) - PL 107 PT LOT 33 – 410431000330003

- (1) The former mill situated on those lands described as Lot 33, Plan 107, geographic Township of Greenock, Municipality of Brockton, and identified as Section 8.28 on Schedule A of this Plan, known locally as Stark's Mill, which comprise a total area of approximately 1.82 hectares on the north side of County Road No. 1, may be redeveloped and utilized as a restaurant, an inn, a cocktail bar, and an apartment (for the use of the owner, manager, or caretaker only). The hydraulic wheel may be reactivated to facilitate the generation of electricity. The hydro-generating project will be subject to approval by the Ministry of the Environment and Energy. The lands associated with the above-noted mill may be utilized for related accessory facilities (i.e. parking) and a walkway, intended to allow public viewing of the site.

*Development or redevelopment* of the site will be subject to the approval and regulations of the Saugeen Valley Conservation Authority. Written permission from the Conservation Authority will be required prior to any *development* or *redevelopment* occurring on the site. Any expansion or addition to the existing structure will require an Amendment to this Plan and the Zoning By-Law.

*Development* of the site will only occur on full Municipal services (sewage disposal and water supply). Stark's Mill is also subject to approval under the Lakes and Rivers Improvement Act and the Fisheries Act. In addition, *development* or *redevelopment* of the site will be subject to the Site Plan Control section of the *Planning Act*. The Site Plan Agreement shall: i) Be approved and registered on title prior to passage of the implementing Zoning By-Law; and ii) Include a storm water management plan approved by the Municipality of Brockton, the Saugeen Valley Conservation Authority and the appropriate *approval authority*.

## 8.29 Evers (OPA #56) - 2483 HIGHWAY 21 – 410821000537401

- (1) The lands described as N Pt Lot 51, Concession C, geographic Township of Kincardine, Municipality of Kincardine, and identified as Section 8.29 on Schedule 'A' of this plan, may be used as a golf course excepting however that the lands shall be subject to Site Plan Control, and the layout of the golf course and accessory uses as they existed as of February, 2004 and/or buildings as they existed as of February,

2004 shall not be changed or altered without the prior written approval of the Saugeen Valley Conservation Authority and the appropriate *approval authority*.

### 8.30 Mazzotta (C-2020-011) - 23 PEDWELL DR – 410968000113312

- (1) Plan 433 Lot 85, geographic Township of St. Edmunds, Municipality of Northern Bruce Peninsula
- (2) In the area identified as Section 8.30 on Schedule A of this Plan, the 100-year flood elevation on Lot 85, Plan 433 may be relocated by constructing an engineered stone and filter cloth revetment in order to accommodate an expanded contact area associated with an onsite sewage disposal system. The onsite sewage disposal system must include a Level IV Treatment Unit as outlined in the Ontario Building Code and include enhanced phosphorus removal. Mitigation measures to avoid environmental impacts and address shoreline and water related hazards consistent with the intent of this plan will be regulated through the municipal zoning by-law and site plan control.

### 8.31 Black Horse Golf Course and Gravel Pit (OPA#59) - 1298 & 1436 BRUCE ROAD 1 – 410711000313100 – 410711000315900

- (1) On those lands identified as Section 8.31 on Schedule A of this Plan, described as Lot 21 and Lot 22, 3rd Range South Durham Road and North Part Lot 11, Concession 12 geographic Township of Kinloss, Township of Huron-Kinloss, the following special policies shall also apply: i) The lands shall only be used for a golf course including a driving range, ancillary club house and a single residence for a caretaker or owner.

## 8.32 Dreamaker Campground (C-2022-007) - 6870

HIGHWAY 21 – 410349000121200

- (1) On the lands described as Part Lots 45, 46 and 47, Half Mile Strip (geographic Township of Arran), Municipality of Arran-Elderslie, and identified as Section 8.32 on Schedule A of this Plan, a maximum of 168 campsites and 1 guest cabin may be permitted in accordance with the Municipality of Arran-Elderslie Zoning By-Law.

## 8.33 Atchison Gibbons (C-2022-008) - 174 QUEEN ST

W – 410256000104300

- (1) In the area described as Plan 269 Lot 69 Part Lot 67 RP 3R3647 Part 5, geographic village of Hepworth, Town of South Bruce Peninsula, and identified as Section 8.33 on Schedule A of this Plan, a 10 unit Townhouse development may be permitted using private sewage services in accordance with the provisions of the Town of South Bruce Peninsula Zoning By-Law.

## 8.34 Carson (C-2023-004) – 5331 BRUCE ROAD 3 –

411044000203700

- 1) In the area identified as Section 8.34 on Schedule A, at SAUGEEN CON 12 LOTS 10 AND; 1 PLAN 154 PT LOTS K AND L (Saugeen Township), Town of Saugeen Shores, a concrete manufacturing and pre-cast concrete facility and a polyvinyl chloride (PVC) injection and extrusion manufacturing facility, with outdoor storage, a parking area and a stormwater management pond, may be permitted in accordance with the provisions of the Town of Saugeen Shores Zoning By-Law.

## 8.35 Voisin (C-2024-003) - 96 & 98 SHIPLEY AVE –

411044000520802 – 411044000520800

- (1) Notwithstanding the policies of Section 5.9.2.2 of this Plan, on lands described as

RANGE LAKE PT LOT 32, Town of Saugeen Shores (former Saugeen Township) and identified as Section 8.35 on Schedule A of this Plan, *development* may be setback a minimum of 10m from the centre line of the creek on the subject lands. All other policies of Section 5.9 shall apply.

## 8.36 Bury Road Quarry (C-2024-006) – 410259000400405

- (1) In the area identified as Section 8.36 on Schedule A of this Plan, being Lot 4, Concession 1 EBR, Geographic Township of Albemarle, Town of South Bruce Peninsula. Notwithstanding the policies of Section 6.1.5.4 of this Plan, 40.04 hectares may be licensed and 26.50 hectares extracted and a dimension stone quarry shall be permitted within 65 metres of a structure used for human habitation.

## 8.37 Sauble Speedway co Davidson (C-2025-005) - 1095 BRUCE ROAD 14 - 410254000303900

- (1) "Notwithstanding the policies of Section 6.3.2.3 of this Plan, the following uses may be permitted on the lands described as Pt Lot 16, Concession 9, geographic Township of Amabel and identified Section 8.37 on Schedule A of this Plan.
- (2) Permitted Uses:
- (a) racing of motor vehicles, including overnight camping for the race participants in accordance with Section 2 below;
  - (b) music festival, including overnight camping in accordance with Section 2b) below;
  - (c) social and cultural events and festivals, excluding music concerts except as permitted in 1 b) above;
  - (d) tradeshow;
  - (e) amusements / fair style attractions;
  - (f) outdoor educational and training activities;

- (g) go-kart facility involving only battery-operate go-karts;
- (h) drive-in theatre involving a portable screen; and,
- (i) outdoor storage for racing equipment, camping trailers, and the similar.

### (3) Special Policies

- (a) camping for the race participants allowed in Section 1 a) above shall only be permitted:
  - (i) the night before the racing event and the night of the racing event; and,
  - (ii) from Friday to Monday on long-weekends;
- (b) the music festival allowed in Section 2 b) above shall:
  - (i) be limited to one event per year, with each event lasting no more than three consecutive days; and,
  - (ii) include camping during the music festival for a period of time, starting the night before the festival begins and ending the morning following the conclusion of the festival."

## 8.38 Open Space Policy Exceptions

- 1) In the Prime Agricultural Area designation, the areas identified as Section 8.38 on Schedule A of this Plan may be used for uses permitted in the Open Space Area and the Agricultural Area. Any land division or change of land use designation will be subject to the policies of the Agricultural Area designation and Provincial direction.

## 8.39 South Bruce Employment Areas

- (1) The areas identified as Section 8.39 on Schedule A of this Plan may be used for Employment Uses in accordance with the policies of Section 6.2.5.3 of this Plan.

## 8.40 Policy Exceptions for Sutherland – Hamlet North of Hanover

- 1) In the area north of Hanover known as the Hamlet of Sutherland and identified as Section 8.40 on Schedule A, growth allocation shall be in accordance with the policies of Section 4.1.1 (3) of this Plan. Development will be subject to availability of municipal water and sewer services. Other development standards and permitted uses will be established by the Zoning By-Law for the Municipality of Brockton.

# Appendices

*[Appendices such as Guidelines approved by County Council will be listed here]*