

# County of Bruce Growth Management

Presentation to Community Partnership and Planning Meeting  
Bluewater District School Board  
Tuesday, April 25<sup>th</sup>, 2023



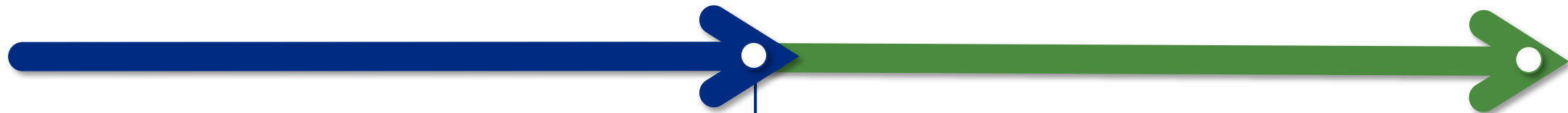
# Agenda

1. What is an Official Plan
2. Official Plan Review Timeline
3. Official Plan Review Project Updates
4. Amendments to the Official Plan
5. Comments & Questions
6. Next Steps

# What is an Official Plan?

- Establishes policies for responsible management of growth and change within Bruce County.
- Implements **Provincial policy direction** while balancing the County's **unique, local needs**.
- Contemplates land use, housing, economic development, community improvement, transportation, and the protection of agricultural and natural heritage resources.

# Official Plan Review Timeline



## Phase 1

### Growth Management Official Plan Amendment

*July 2022 - October 2022*

- Consultation and engagement with Bruce County's eight local municipalities.
- Prepare the Official Plan Amendment based on the Good Growth Discussion Paper for County Council adoption in October 2022.
- Achieve consistency with the Provincial Policy Statement, 2020.

## Phase 2

### Review and Update the Official Plan

*Fall 2022 - Late 2023*

- Prepare a new comprehensive County Official Plan.
- Incorporate the growth management Official Plan Amendment.
- Continued consultation and engagement with the public and local municipalities regarding updates to the County Official Plan.

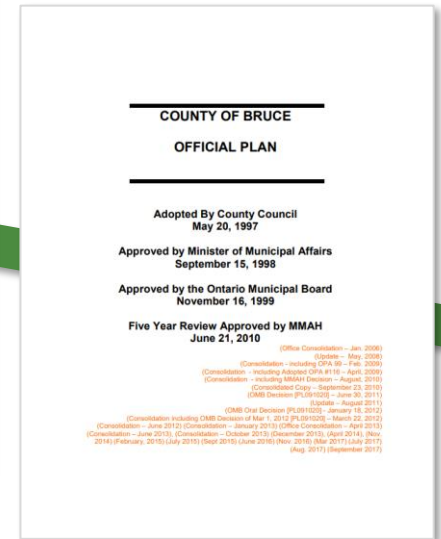
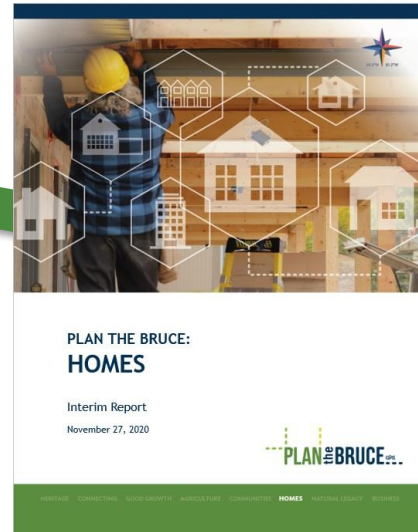
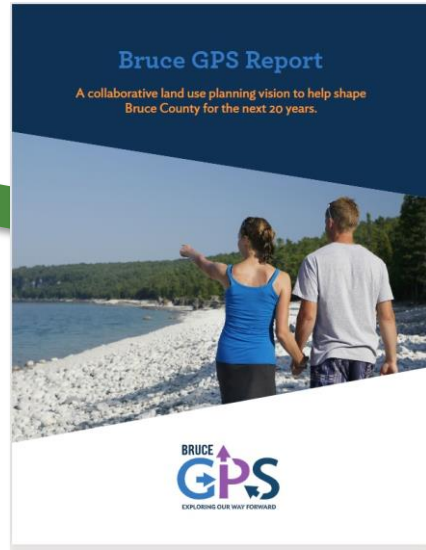
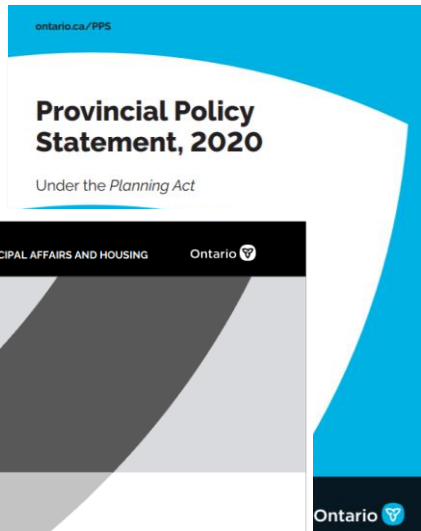
# Growth Management Official Plan Amendment Update

- Since Fall 2021, **residential and employment land supplies were re-evaluated**, and a **commercial land needs analysis was undertaken**.
- County staff met with local municipal staff to discuss the revised and new land needs analysis.
- The County adopted an **amendment to the Official Plan** in October 2022 based on the Good Growth Discussion Paper and consultation with local municipalities.
- County submitted **the amendment to the Official Plan to the province** in November 2022 and is waiting for the OPA to be approved.
- The County continues to advance other key inputs to the new Official Plan.

# Overview - Growth Management Official Plan Amendment

1. Updates the Official Plan horizon to the year **2046**.
2. Introduces a new **Vision** and eight **Guiding Principles**.
3. Establishes a **growth management framework** that is consistent with the Provincial Policy Statement, 2020.
4. Updates the **growth forecasts** (population and employment), **household projections** and some housing policies.
5. Introduces new and updated intensification and phasing policies.
6. Includes general housekeeping policy updates.

# Growth Management Planning Context





# County-Wide Growth Forecasts, 2021-2046

- The County's **permanent population** is expected to reach **93,600 residents**, increasing by approximately 20,100 residents.
- The County's permanent housing base is forecast to increase to **40,100 households**, increasing by 9,600 households.
- The County's employment base is expected to reach **43,000 jobs**, increasing by 9,200 jobs.



# County-Wide Growth Forecasts, 2021-2046

- The **seasonal population** is expected to reach **36,500 residents**, representing an increase of 5,700 residents.
- Approximately **65 new seasonal housing units** are expected to be developed annually, totally **1,910 new seasonal units** across the County.

# Municipality of Arran-Elderslie, 2021-2046

Population Growth  
**1,000**

Permanent Housing Growth  
**410 units**

**Residential Land Needs**

Total Supply  
**990 units**

—

Unit Forecast  
**320 units**

=

**670 Unit Surplus**

# Municipality of Arran-Elderslie, 2021-2046

Employment Growth  
**350 jobs**

## Employment Land Needs

Vacant  
**10 ha**

—

Demand  
**7 ha**

=

**3 ha  
Surplus**

## Commercial Land Needs

Available  
**8 ha**

—

Demand  
**1 ha**

=

**7 ha  
Surplus**

# Municipality of Brockton, 2021-2046

Population Growth  
**3,200**

Permanent Housing Growth  
**1,570 units**

**Residential Land Needs**

Total Supply  
**840 units**

—

Unit Forecast  
**1,470 units**

=

**630 Unit Shortfall**

# Municipality of Brockton, 2021-2046

Employment Growth  
**1,420 jobs**

## Employment Land Needs

Vacant  
**26 ha**

—

Demand  
**19 ha**

=

**7 ha  
Surplus**

## Commercial Land Needs

Available  
**7 ha**

—

Demand  
**5 ha**

=

**2 ha  
Surplus**

# Township of Huron-Kinloss, 2021-2046

Population Growth  
**2,600**

Permanent Housing Growth  
**980 units**

## Residential Land Needs

Total Supply  
**1,300 units**

—

Unit Forecast  
**910 units**

=

**390 Unit Surplus**

# Township of Huron-Kinloss, 2021-2046

Employment Growth  
**720 jobs**

## Employment Land Needs

Vacant  
**34 ha**

—

Demand  
**4 ha**

=

**30 ha  
Surplus**

## Commercial Land Needs

Available  
**2 ha**

—

Demand  
**1 ha**

=

**1 ha  
Surplus**



# Municipality of Kincardine, 2021-2046

Population Growth  
**3,100**

Permanent Housing Growth  
**1,480 units**

**Residential Land Needs**

Total Supply  
**3,400 units**

—

Unit Forecast  
**1,400 units**

=

**2,000 Unit Surplus**

# Municipality of Kincardine, 2021-2046

Employment Growth  
**1,840 jobs**

## Employment Land Needs

Vacant  
**144 ha**

—

Demand  
**105 ha**

=

**39 ha  
Surplus**

## Commercial Land Needs

Available  
**42 ha**

—

Demand  
**6 ha**

=

**36 ha  
Surplus**

# Municipality of Northern Bruce Peninsula, 2021-2046

Population Growth  
**1,500**

Permanent Housing Growth  
**550 units**

**Residential Land Needs**

Total Supply  
**2,230 units**

—

Unit Forecast  
**310 units**

=

**1,920 Unit Surplus**

# Municipality of Northern Bruce Peninsula, 2021-2046

Employment Growth  
**470 jobs**

## Employment Land Needs

Vacant  
**31 ha**

—

Demand  
**2 ha**

=

**29 ha  
Surplus**

## Commercial Land Needs

Available  
**23 ha**

—

Demand  
**3 ha**

=

**20 ha  
Surplus**

# Town of Saugeen Shores, 2021-2046

Population Growth  
**5,800**

Permanent Housing Growth  
**3,240 units**

## Residential Land Needs

Total Supply  
**4,540 units**

—

Unit Forecast  
**3,210 units**

=

**1,330 Unit Surplus**

# Town of Saugeen Shores, 2021-2046

Employment Growth  
**2,000 jobs**

## Employment Land Needs

Vacant  
**20 ha**

—

Demand  
**27 ha**

=

**7 ha  
Shortfall**

## Commercial Land Needs

Available  
**16 ha**

—

Demand  
**8 ha**

=

**8 ha  
Shortfall**

# Municipality of South Bruce, 2021-2046

Population Growth  
**1,400**

Permanent Housing Growth  
**540 units**

## Residential Land Needs

Total Supply  
**1,180 units**

—

Unit Forecast  
**490 units**

=

**690 Unit Surplus**



# Municipality of South Bruce, 2021-2046

Employment Growth  
**550 jobs**

## Employment Land Needs

Vacant  
**8 ha**

—

Demand  
**4 ha**

=

**4 ha  
Surplus**

## Commercial Land Needs

Available  
**4 ha**

—

Demand  
**1 ha**

=

**3 ha  
Surplus**

# Town of South Bruce Peninsula, 2021-2046

Population Growth  
**1,500**

Permanent Housing Growth  
**630 units**

**Residential Land Needs**

Total Supply  
**3,410 units**

—

Unit Forecast  
**560 units**

=

**2,850 Unit Surplus**

# Town of South Bruce Peninsula, 2021-2046

Employment Growth  
**700 jobs**

## Employment Land Needs

Vacant  
**20 ha**

—

Demand  
**4 ha**

=

**16 ha  
Surplus**

## Commercial Land Needs

Available  
**12 ha**

—

Demand  
**3 ha**

=

**9 ha  
Surplus**

## What Does this Mean?

- All local municipalities are **forecast to experience growth**.
- At a County-wide scale, there is an **adequate supply of lands** to accommodate growth.
- All municipalities will need to undertake **local growth management** planning exercises to accommodate growth.

## Other Areas of Focus for Bruce County in 2023

- Housing and Homelessness Plan - KPMG Demographic Study
- Affordable Housing Initiatives
- Workforce Development - Skilled Trades & Childcare
- Delivery of Regional Employment Services through Stratford - Bruce Peninsula Service System Management
- Need for future collaboration with school board on growth management, establishing new school sites and development review.

# How to Participate in the Official Plan

## Visit Us Online



Visit [planthebruce.ca](http://planthebruce.ca) to view project information, work completed to date, and upcoming opportunities to get involved.



Register to receive project updates and to stay informed.

## Contact



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# Questions & Comments

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