

Development Workshop

Council – September 11, 2023

5:00 to 7:00 PM.

Agenda

1. Overview - Jillene Bellchamber-Glazier
2. Keynote speaker – Brock Dickinson (30 minutes)
3. Bruce County Planning – Jack Van Dorp and Coreena Smith (30 minutes)
4. Development in the Municipality of Kincardine – Adam Weishar and Dwayne McNab (30 minutes)
5. Discussion: Council's vision for future development (30 minutes)



Overview



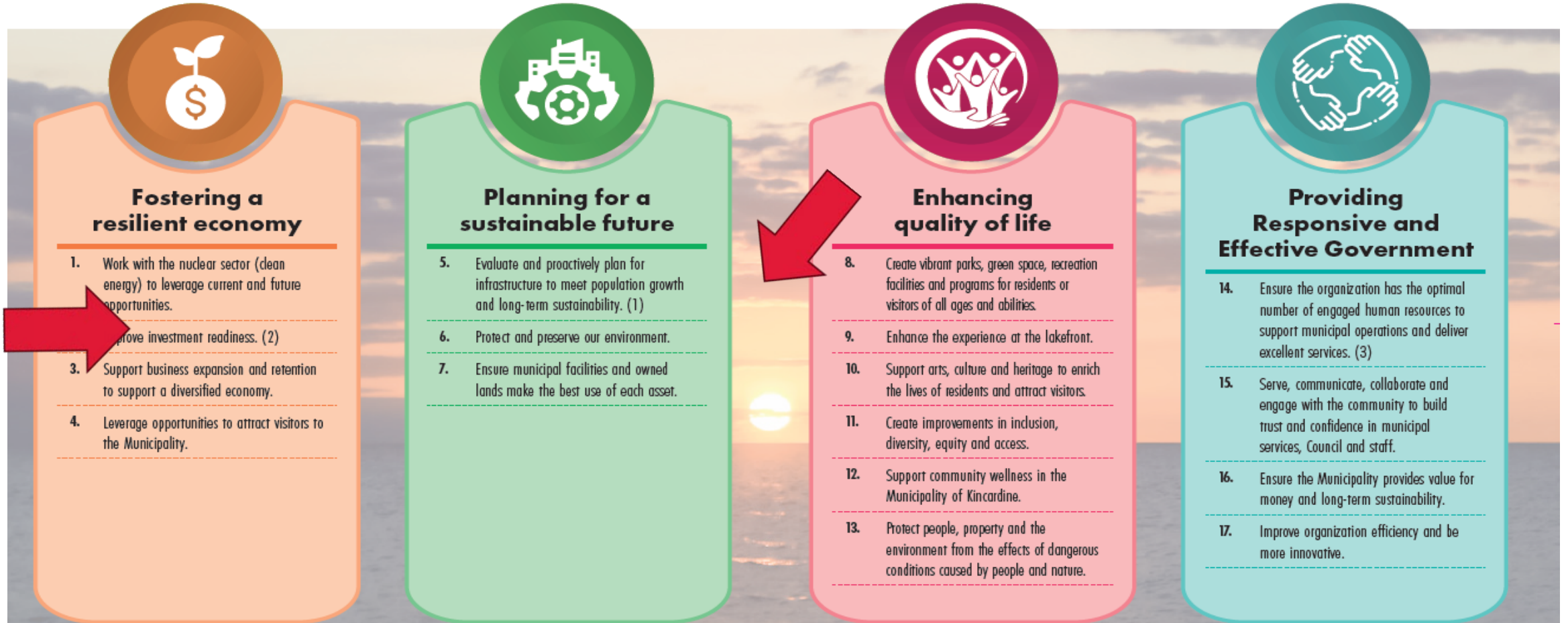
Purpose of Workshop

- Help us to prepare for future growth
- Provide a greater understanding of Bruce County Planning work that informs development
- Provide an overview of development work in the Municipality of Kincardine
- Provide Council with the opportunity to ask questions about development
- Initiate a conversation with Council on your vision for development in the Municipality of Kincardine



Our Focus Areas and Strategic Objectives:

17 strategic objectives within four areas of focus identify what the Municipality of Kincardine is trying to accomplish.



Development is Important...

- Attracts new residents, visitors, businesses and services to the community
- Helps to meet the basic needs of current and future residents:
 - access to housing
 - access to healthcare
 - adequate roads, and a range of transportation methods including cars, bicycles and pedestrians
 - public safety
 - employment
- Supports the economy
- Protects greenspace and farmlands



Development Team

Formed a team to:

- Provide updates on the status of development (proposals, applications, timelines) in the Municipality
- Identify actions and coordinate communications and follow-up with developers
- Identify lands with development potential
- Identify and communicate development progress with the public where appropriate
- Provide input and coordination on development related projects from the Integrated Strategy e.g., Comprehensive zoning by-law review, Community Improvement Plan, Housing Action Plan, etc

Membership

- Coreena Smith – Bruce County
- Jillene Bellchamber-Glazier
- Adam Weishar
- Dwayne McNab
- Kelly Vickery
- Roxana Baumann
- Cherie Leslie
- Jayne Jagelewski
- Lorie Fioze



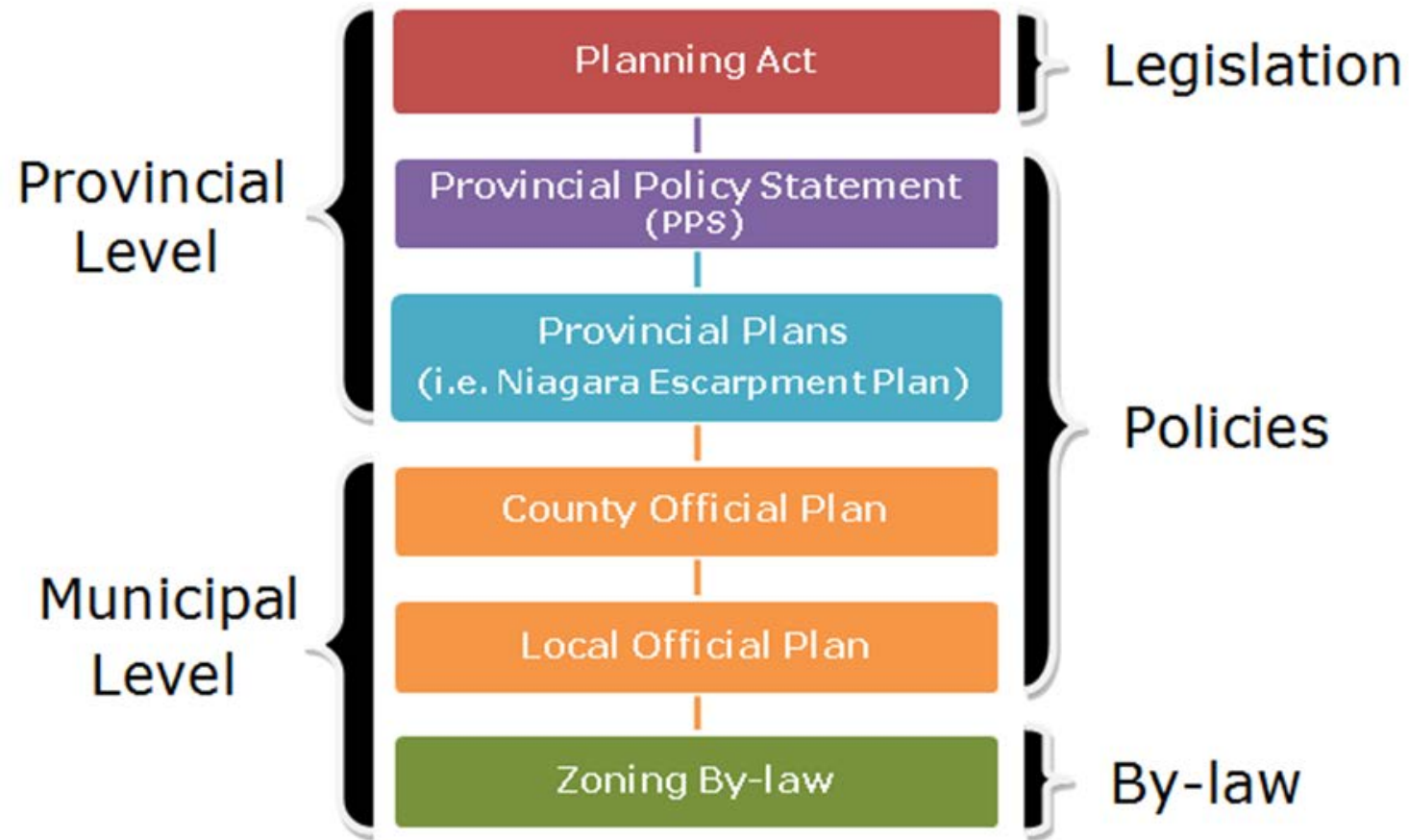
Keynote Speaker Brock Dickinson



Bruce County Planning



The Framework



Provincial Policy Statement (2020)

- Policy foundation for regulating land use & development
- In effect May 1, 2020 (previous PPS from 2014, 2005)
- S.3. requires that decisions affecting planning matters “shall be consistent with” policy statements issued under the Act.
 - The law (the Planning Act) says be consistent with the policy (the PPS)
- Province is currently consulting on a new PPS



The Vision: Official Plans

- Establish **community** vision, goals & objectives, policies to guide land use decisions
- Not '*just a policy*': Municipal decisions, by-laws and capital spending plans must align with the Official Plan
- Upper Tier Official Plan (County)
- Lower-Tier Official Plan (local Municipality) – must conform; may be more, but not less restrictive



Bruce County Official Plan

- Current Plan adopted in 1997, updated in 2010
- In Kincardine, the Bruce County Official Plan serves as the Official Plan for lands outside of settlement areas
- Provides high-level policies, forecasts, and density targets for settlement areas (further defined in local plans)
- A good plan, founded in the principle of sustainable development, but at the end of its plan horizon; – currently under review
- Policies and decisions need to align



Planning for Growth in Bruce County

- <https://youtu.be/8e2kAOmPFD4>



Growth Projections in the 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**



Growth Projections in the 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

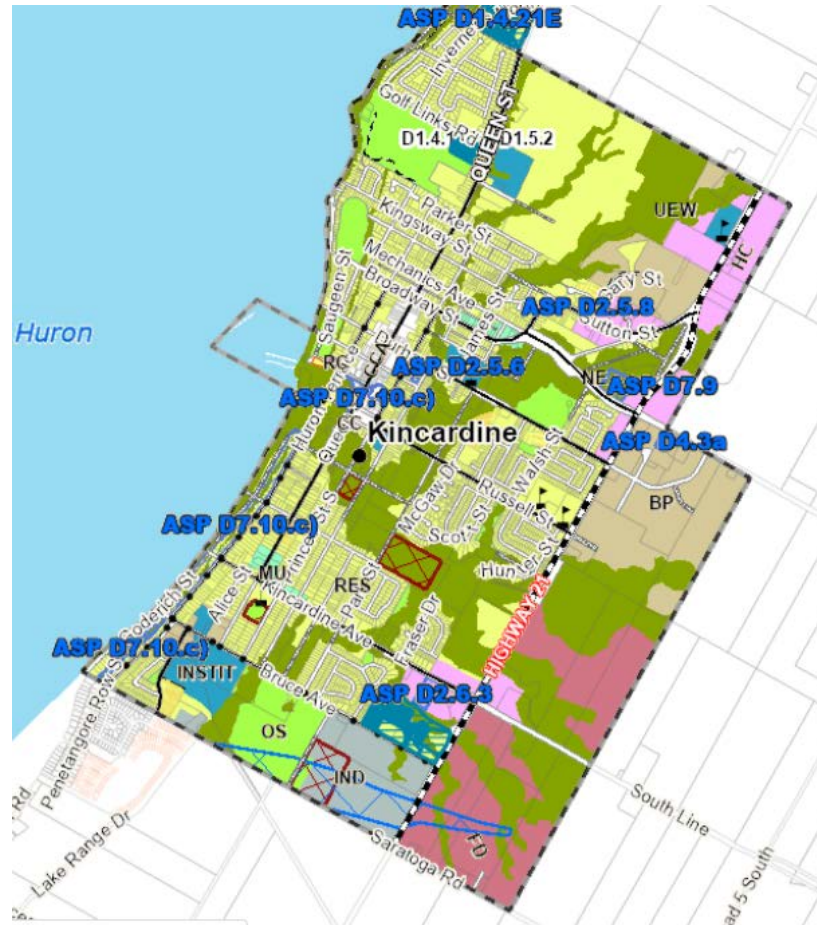


Municipality of Kincardine Official Plan

- Must conform to the County Official Plan
- Current Plan adopted in 2021
- Covers Primary / Secondary Urban areas only
- Higher level of detail than the County Plan
- Sets out land uses in different areas



Municipality of Kincardine Official Plan



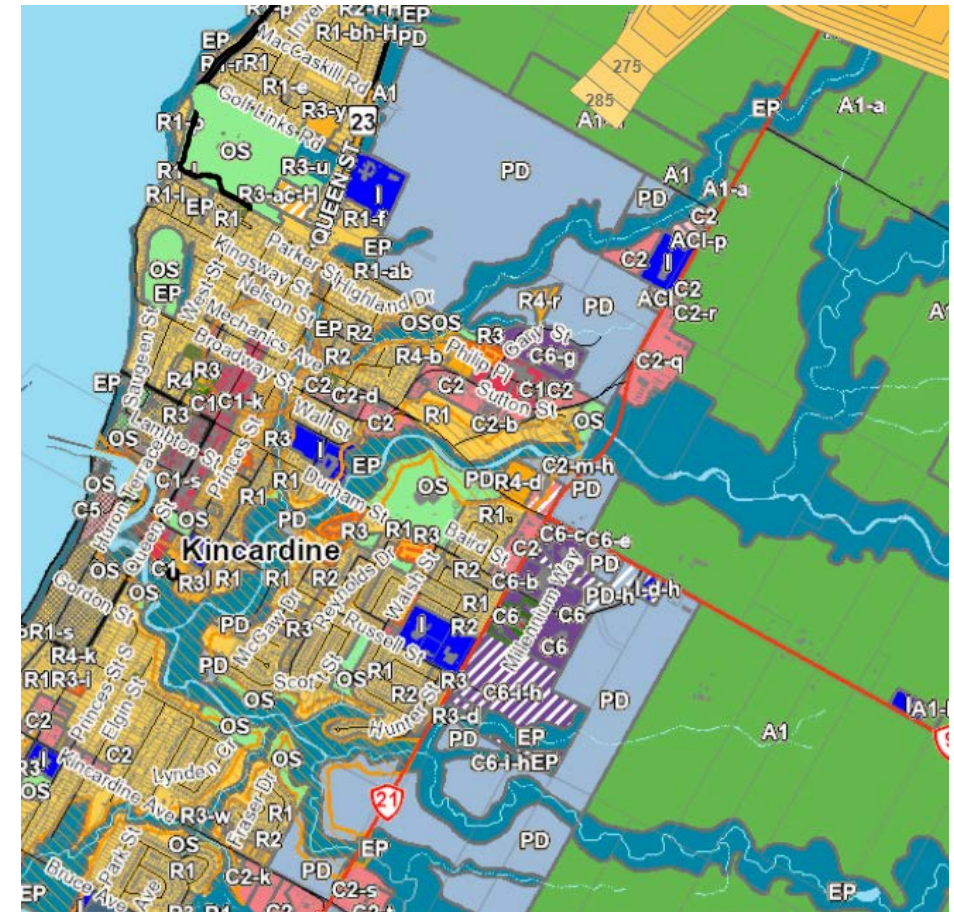
Employment Lands

- Majority of employment lands are in the Bruce Energy Centre
- Kincardine (settlement area) employment lands permit a mix of uses including residential
- Proposals coming forward have had a high (75%) residential component, leaving limited true employment. If this is how development proceeds, Kincardine may miss opportunities to accommodate employment particularly manufacturing
- May need to consider protecting employment lands to better accommodate forecasted growth



Zoning By-laws

- Implement the PPS and Official Plans
- Lay out the rules of what can be where, how big it can be, etc.
 - Permitted uses
 - Development standards (e.g., setbacks, coverage, height)
 - General provisions (e.g., parking standards)
 - Special provisions (site or area specific)



Master Plans

- Should align with Official Plans and Zoning By-law to forecast growth
- Set out infrastructure requirements and timing to service growth in areas based on how they are expected to develop



Municipality of Kincardine Development



From development perspective - What is getting in the way of development?

- Tracking and Timelines for agency commenting and circulation
- Restrictive Holding “H” provisions to Development and Site Plan Control.
- Municipal layering of Agreements on developments (Site Plan Agreement combined with Subdivision/ Condominium agreements for the same project).
- Limited staff complement to administer and co-ordinate development submissions, agreements, financial commitments, comments and requirements.



From development perspective - What is getting in the way of development?

- Agency commenting cross over outside of regulatory policies
- Developer delays, selective submissions, changes to proposals
- Increasing upfront costs of development – land, DCs, materials, interest rates
- NIMBYism (not in my backyard) & BANANAs (build absolutely nothing anywhere near anything)

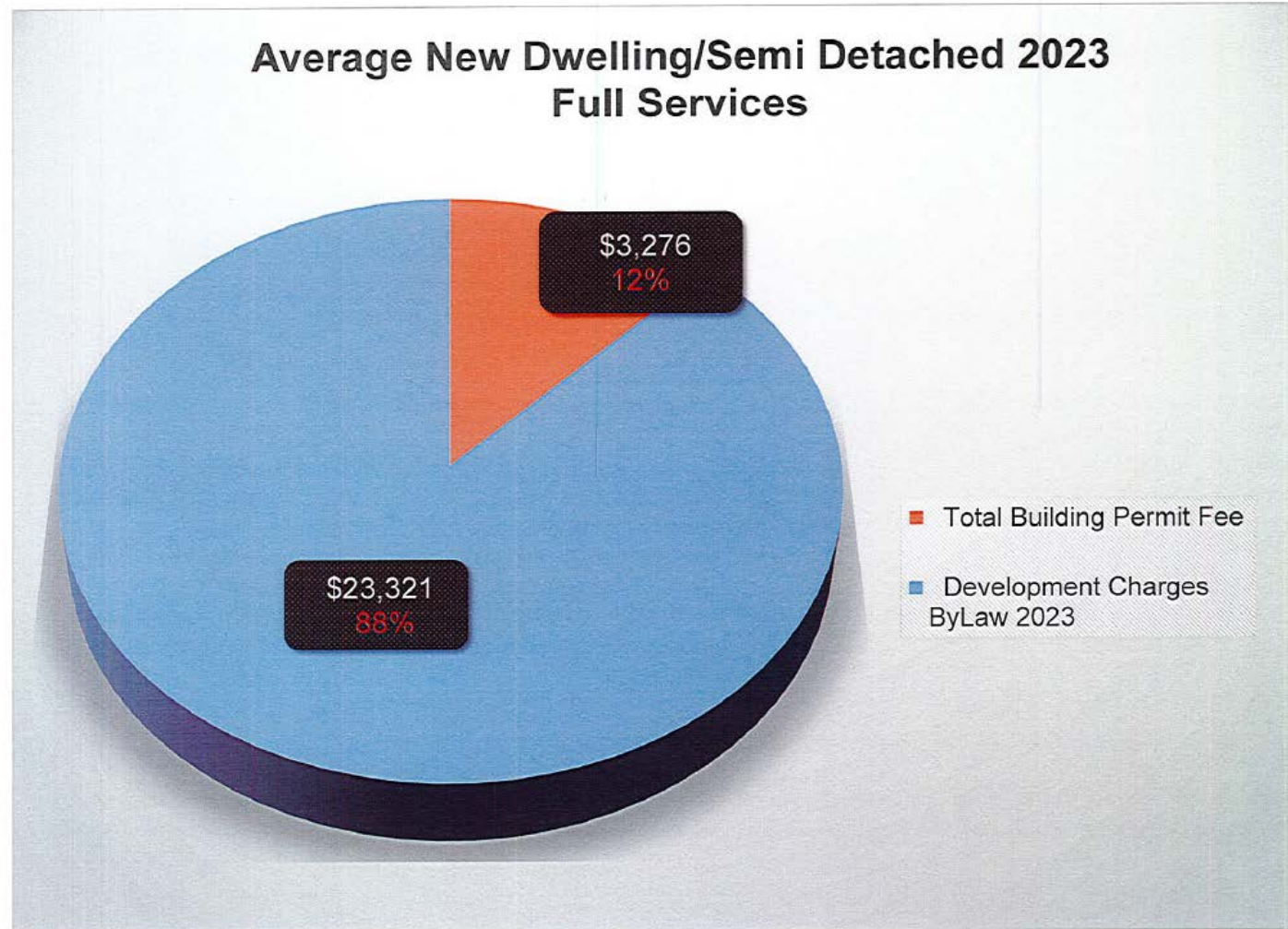


What do developers look for?

- A government that has a reputation of wanting to work with developers
- All else being equal, the more efficient community will win for development
- Potential developers will look at past decisions from a community to try to predict if their project will be approved or not
- They look for Councils that make decisions for the benefit of present and future generations.
- They look for a community that is organized and plans for their growth
- Easy and clearly outlined process for development
- Good understanding of costs up front



What are the development charges?



Updates on Development

- **Staybridge Suites – CR Developers (4 story hotel)**
 - Site Plan Agreement in place
- **Golf Links – Lindston Group Inc. – Battler – (33 residential units)**
 - Subdivision Agreement in place
- **Golf Links – Bradstones Developments Inc. (36 Unit Townhouse Developments)**
 - Site Plan Agreement in place
- **Smart Centres - Hwy 21 + Millenium Way -(3 Story Apartment – 45 Units)**
 - Smart Centres are ready to proceed with Phase 1, but are concerned with road costs
- **7 Millenium Way – GSP Group**
 - no changes to update
- **Mount Forest Ave (3 Storey Apartment)**
 - Developer is working on securing financials
- **Kings Pearl Pub – Nancy Alexander (Parking Expansion)**
 - Site Plan Agreement in place
- **West Ridge on the Lake (Hwy 23) - Angelo Orsi (Approximately 400 housing units)**
 - Building of homes commenced July 2023



Updates on Development

- **Woodland Court – Tiverton (Servicing Up Grade)**
 - Developer working on securing finances
- **Albert Rd/Alma St, Inverhuron – Tidman**
 - Council approved Zoning bylaw Amendment July 10
 - Subdivision scheduled for County decision September 7
- **Maple Street, Tiverton – Breymark (Condo/ Townhouse Development)**
 - Submission comments are being circulated
- **Maple Street Extension – Fast Holdings Inc. (Subdivision)**
 - Working to return to Council for a decision in near future
- **Conquergood Subdivision – Kraemar**
 - Developer working on satisfying Municipal comments
- **Bremont Homes – Hwy 21/Kincardine Avenue (595 Unit Development – Apartments, Townhouses, Rowhouses)**
 - Developer has submitted application to the County.
- **841-851 Queen Street – Ray Khanna (6 Story Mixed Use Residential)**
 - updating and finalizing drawings so the serving is completed while Queen St is under construction
- **Brown Subdivision – Bruce Avenue**
 - Subdivision Agreement to go to Council
- **Kelden Developments Inc. – 1182 Queen Street (Townhouse Development)**
 - Working on sanitary connection to property
 - Comments being circulated



Discussion:

What is Council's vision for growth?



What is Council's vision for growth?

- What makes the Municipality of Kincardine a unique and livable community?
- What opportunities should the Municipality of Kincardine be pursuing?
- What challenges might limit our success?
- What focus would you like to see for future development?
- Are there priorities that are not being addressed as well as you would like?



Upcoming work

- Surplus lands recommendations
- Comprehensive zoning bylaw review
- Community Improvement Plan (CIP) – Development incentives?
- Housing reserve fund

