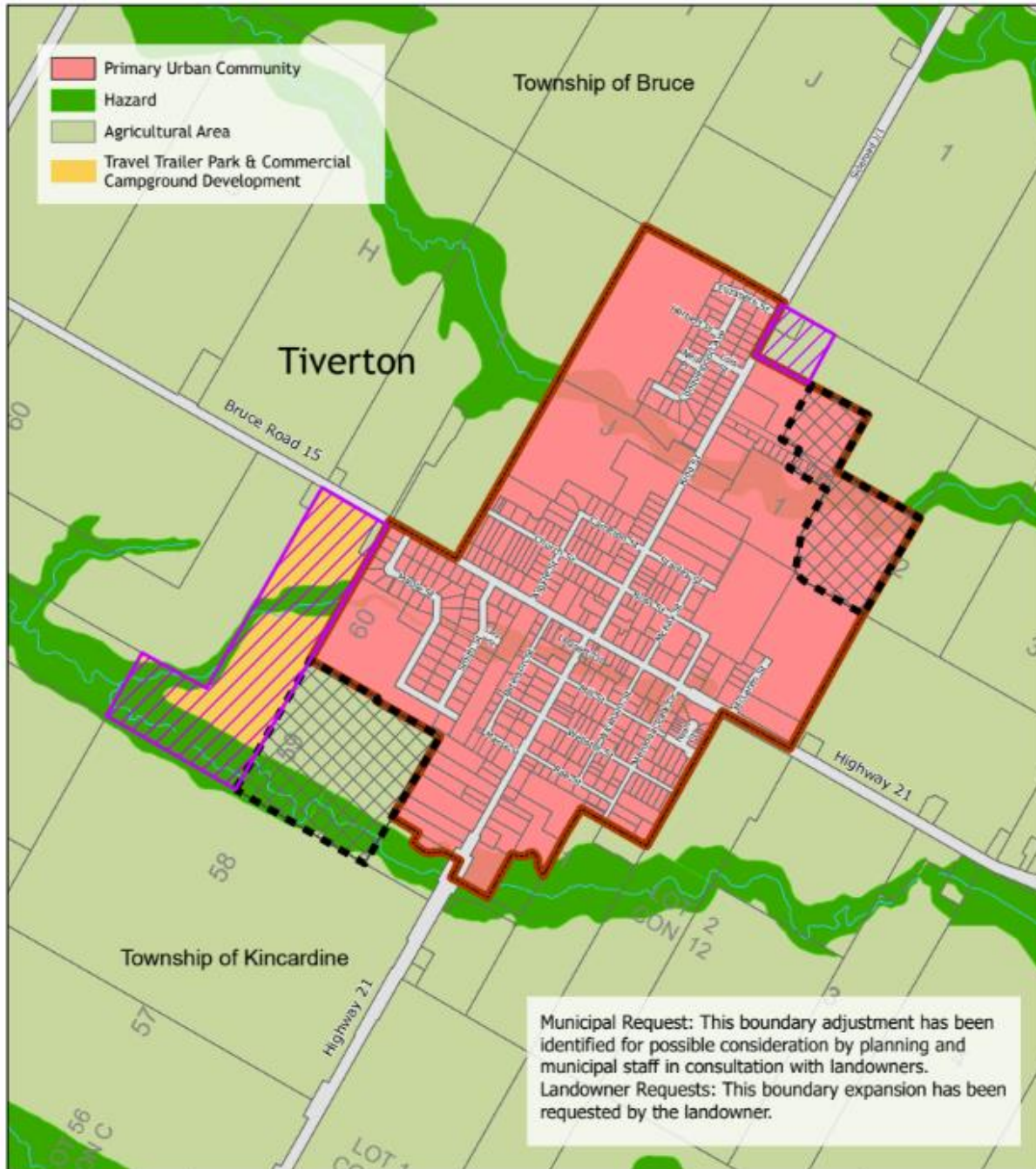


#3: Kincardine: Campground West of Tiverton

Intended Use: Campground/ Year Round Residential

Recommendation: Approve Boundary Expansion



	Requested Boundary Expansion and Decrease : Tiverton with Current County of Bruce Official Plan Designations	 Scale: 1:14,000	 Municipality Request  Landowner Request  Staff Recommended
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Required Criteria

Criteria	Analysis
Growth Management: Are existing boundaries not sufficient for forecasted growth?	Brings existing municipally serviced campground with potential for year-round residential occupancy into the settlement area.
Servicing: Is there Sufficient capacity in existing or planned infrastructure?	Already municipally serviced. Municipal staff support the recommendation to include campground in the settlement area.
Efficient Development: Can it be developed efficiently and consistent with density policies in this plan?	Yes.
Financial Impact: Will there be an undue financial burden on the County or municipality?	No.

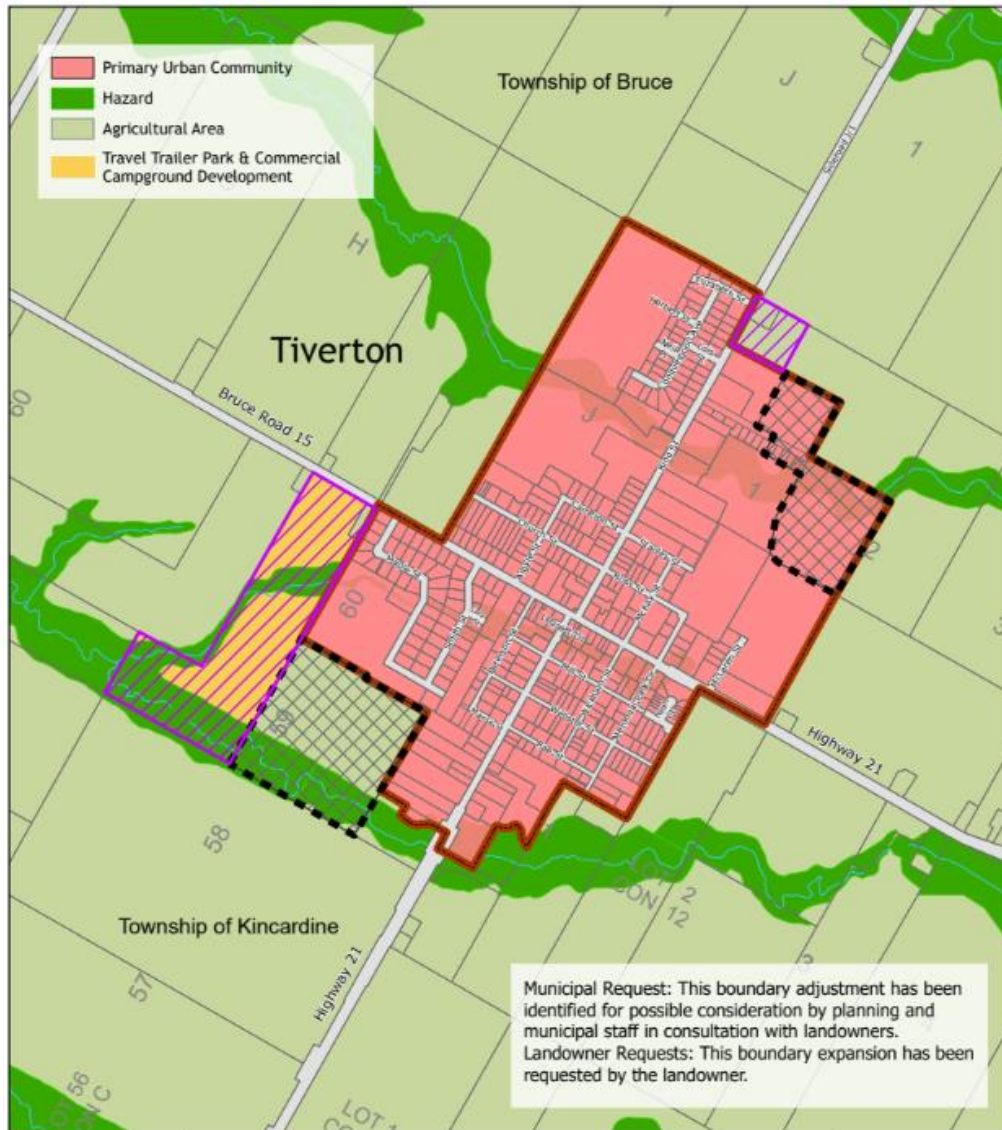
Criteria to be Considered

Criteria	Analysis
Environmental Impact: Regard for Natural Environment System policies	Wetland supporting feature and Woodland key feature at south portion of the property.
Constraints: Hazards, Gravel Deposits	Conservation Authority Regulated flood hazard.
Agricultural Impact: Avoids impact on agricultural lands or minimizes and mitigates impacts	No agricultural land proposed to be impacted.
Engagement: Appropriate stakeholder engagement	Info available online and at public open houses.
SON Engagement: Appropriate engagement with Saugeen Ojibway Nation	Unaware of engagement at this time.
Access and Transportation: Fit with overall transportation infrastructure.	Existing access to Bruce Road 15.
MDS Impact: Does the expansion meet MDS?	No new Minimum Distance Separation impact because campground produces same setback requirement to nearby livestock facility as the settlement area.
Community Facilities Considerations: Schools, hospitals, child care, recreation, parks	Recreation centre, ball diamonds, library, retail, restaurants, services available in community

#4: Kincardine: Tiverton

Intended Use: Residential

Recommendation: Approve Reduction and Expansion in Northeast corner and Expansion in Southwest corner



	<p>Requested Boundary Expansion and Decrease : Tiverton with Current County of Bruce Official Plan Designations</p>	<p>Scale: 1:14,000</p>	<p> Municipality Request Landowner Request Staff Recommended</p>
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Considerations:

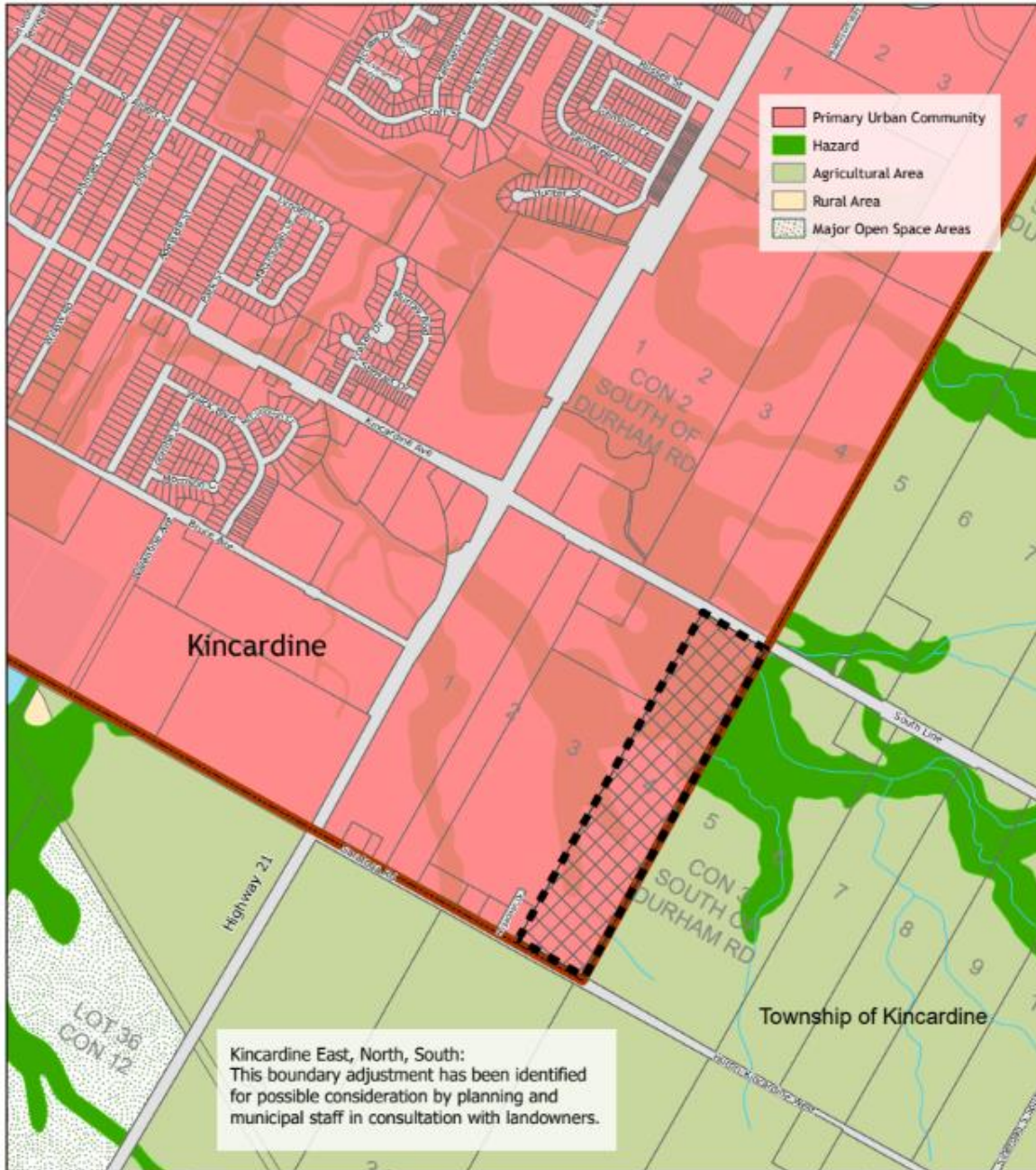
Remove approximately 9 ha of difficult to develop and service land and add approximately 10 ha of developable land adjacent to existing development and to round out south end of Tiverton.





The developable area of the property is no closer to existing livestock barns, so there is no new Minimum Distance Separation impact for the settlement area of Tiverton to nearby livestock facilities.

#5: Kincardine South-East

Intended Use: Change from Urban to Agriculture

Recommendation: Approve Reduction of Settlement Area



	<p>Requested Boundary Decrease: Kincardine with Current County of Bruce Official Plan Designations</p>	<p>Scale: 1:14,000</p> <p>Map Projection: Universal Transverse Mercator (Zone 17) North American Datum 1983</p> <p>© 2024 County of Bruce</p>	<p> Municipality Request</p> <p> Landowner Request</p> <p> Staff Recommended</p>
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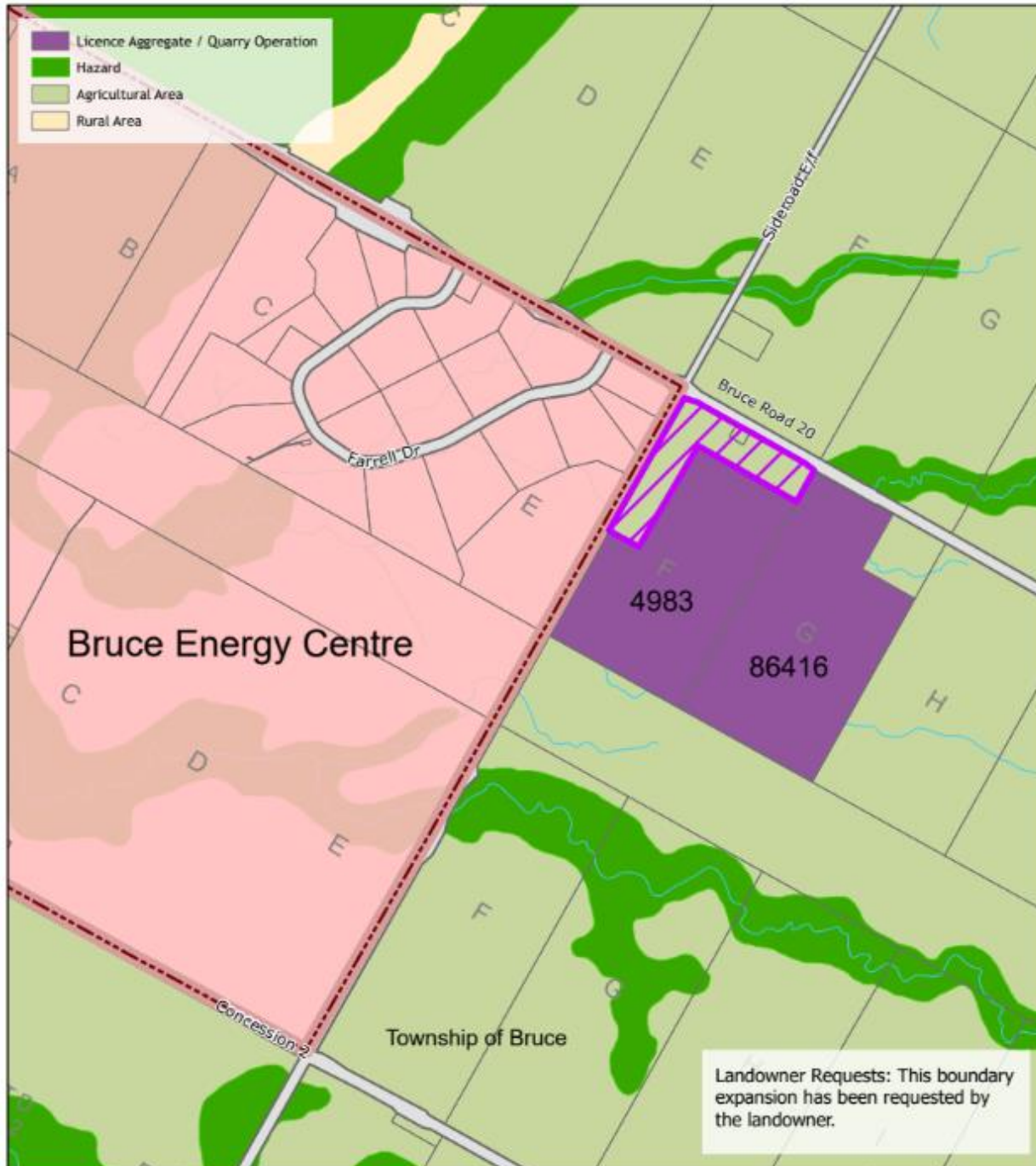
Considerations:

Municipally initiated and landowner supported reduction of approximately 20 ha. Landowner has indicated no intentions to develop the area.

#20: Kincardine: East of Bruce Energy Centre

Intended Use: Commercial

Recommendation: No change. Existing zoning permits use.



Requested Boundary Expansion: Bruce Energy Centre
with Current County of Bruce Official Plan Designations

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Scale: 1:14,000

Map Projection:
Universal Transverse Mercator (Zone 17)
North American Datum 1983

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- Municipality Request
- Landowner Request
- Staff Recommended

Required Criteria

Criteria	Analysis
Growth Management: Are existing boundaries not sufficient for forecasted growth?	Settlement area boundary expansion is not needed to facilitate intended use. Expanding the settlement boundary could facilitate other less compatible uses.
Servicing: Is there Sufficient capacity in existing or planned infrastructure?	Not serviced.
Efficient Development: Can it be developed efficiently and consistent with density policies in this plan?	Existing development on property may impact efficient development.
Financial Impact: Will there be an undue financial burden on the County or municipality?	Not evaluated.

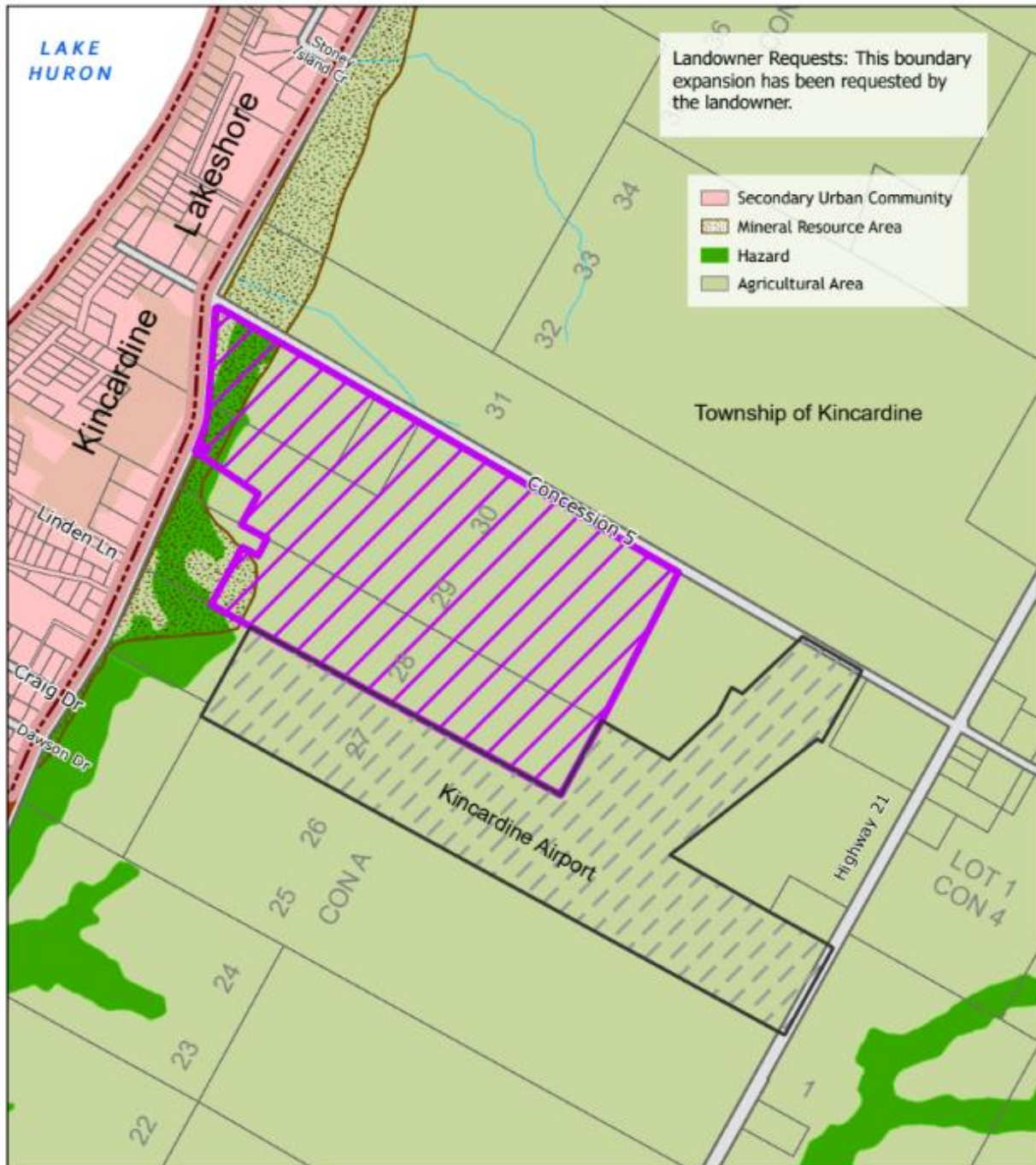
Criteria to be Considered

Criteria	Analysis
Environmental Impact: Regard for Natural Environment System policies	No natural environment features on requested expansion area.
Constraints: Hazards, Gravel Deposits	Adjacent to aggregate operation.
Agricultural Impact: Avoids impact on agricultural lands or minimizes and mitigates impacts	Property designated Agriculture. Un-rehabilitated aggregate operation.
Engagement: Appropriate stakeholder engagement	Info available online and at public open houses.
SON Engagement: Appropriate engagement with Saugeen Ojibway Nation	Unaware of engagement at this time.
Access and Transportation: Fit with overall transportation infrastructure.	Abuts Bruce Road 20 and Bruce Road 23
MDS Impact: Does the expansion meet MDS?	Not evaluated.
Community Facilities Considerations: Schools, hospitals, child care, recreation, parks	Not applicable.

#21: Kincardine: Adjacent to Airport

Intended Use: Residential/ Commercial Mixed-Use

Recommendation: No change - beyond forecast land need.



Requested Boundary Expansion: Airport Village
with Current County of Bruce Official Plan Designations



Scale: 1:12,000

Landowner Request

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Required Criteria

Criteria	Analysis
Growth Management: Are existing boundaries not sufficient for forecasted growth?	Watson and Associates work did not identify a shortfall of residential land within the plan horizon. The Kincardine settlement area is expected to become constrained with respect to Employment land within the planning horizon of the Official Plan. The proposed development includes 43.75 ha for residential units as well as 8.61 ha for airport related mixed-use and 3.75 ha for retail commercial.
Servicing: Is there Sufficient capacity in existing or planned infrastructure?	Servicing plans have not included this area.
Efficient Development: Can it be developed efficiently and consistent with density policies in this plan?	The proposed 43.75 ha of land to be used for residential uses would yield approximately 590 units if the minimum density requirements of the Bruce County Official Plan were met. The proponent's suggested maximum number of residential units is 400 units, which falls short of the Official Plan density requirements.
Financial Impact: Will there be an undue financial burden on the County or municipality?	Insufficient information to evaluate at this time.

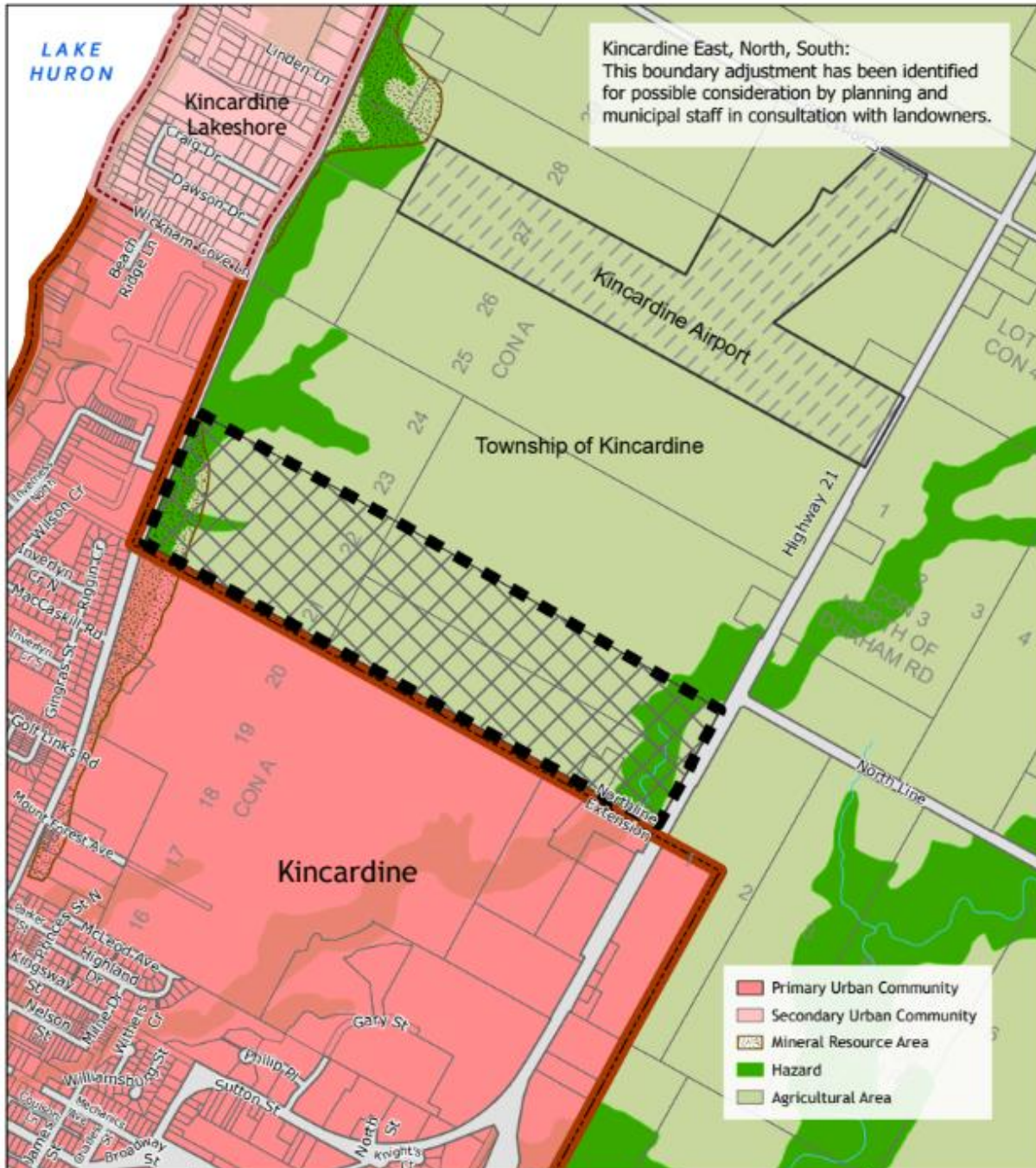
Criteria to be Considered

Criteria	Analysis
Environmental Impact: Regard for Natural Environment System policies	Some key feature woodlands at the west side of the property.
Constraints: Hazards, Gravel Deposits	Some significant groundwater recharge area at west side of property. Some conservation authority regulated lands.
Agricultural Impact: Avoids impact on agricultural lands or minimizes and mitigates impacts	Some of the subject lands proposed to be designated Rural. Lands appear to be cropped.
Engagement: Appropriate stakeholder engagement	Info available online and at public open houses.
SON Engagement: Appropriate engagement with Saugeen Ojibway Nation	Unaware of engagement at this time.
Access and Transportation: Fit with overall transportation infrastructure.	Access available from Concession 5. Property abuts Bruce Rd. 23, but access not proposed here.
MDS Impact: Does the expansion meet MDS?	Not formally evaluated. Proponent's planner did an air photo review and identified no livestock facilities in the vicinity.
Community Facilities Considerations: Schools, hospitals, child care, recreation, parks	Municipal office and airport – disconnected from primary settlement area.

#22: Kincardine: North of Northline Extension

Intended Use: Not specified.

Recommendation: Not Yet - beyond forecast land need.



Requested Boundary Expansion: Kincardine with Current County of Bruce Official Plan Designations



Municipality Request

Scale: 1:15,000

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Required Criteria

Criteria	Analysis
Growth Management: Are existing boundaries not sufficient for forecasted growth?	Watson and Associates work did not identify a shortfall of residential land within the plan horizon. The Kincardine settlement area is expected to become constrained with respect to Employment land within the planning horizon of the Official Plan.
Servicing: Is there Sufficient capacity in existing or planned infrastructure?	Subject to confirmation from the municipality.
Efficient Development: Can be developed efficiently and is consistent with density policies in this plan	Yes.
Financial Impact: Will there be an undue financial burden on the County or municipality?	Insufficient information to evaluate at this time.

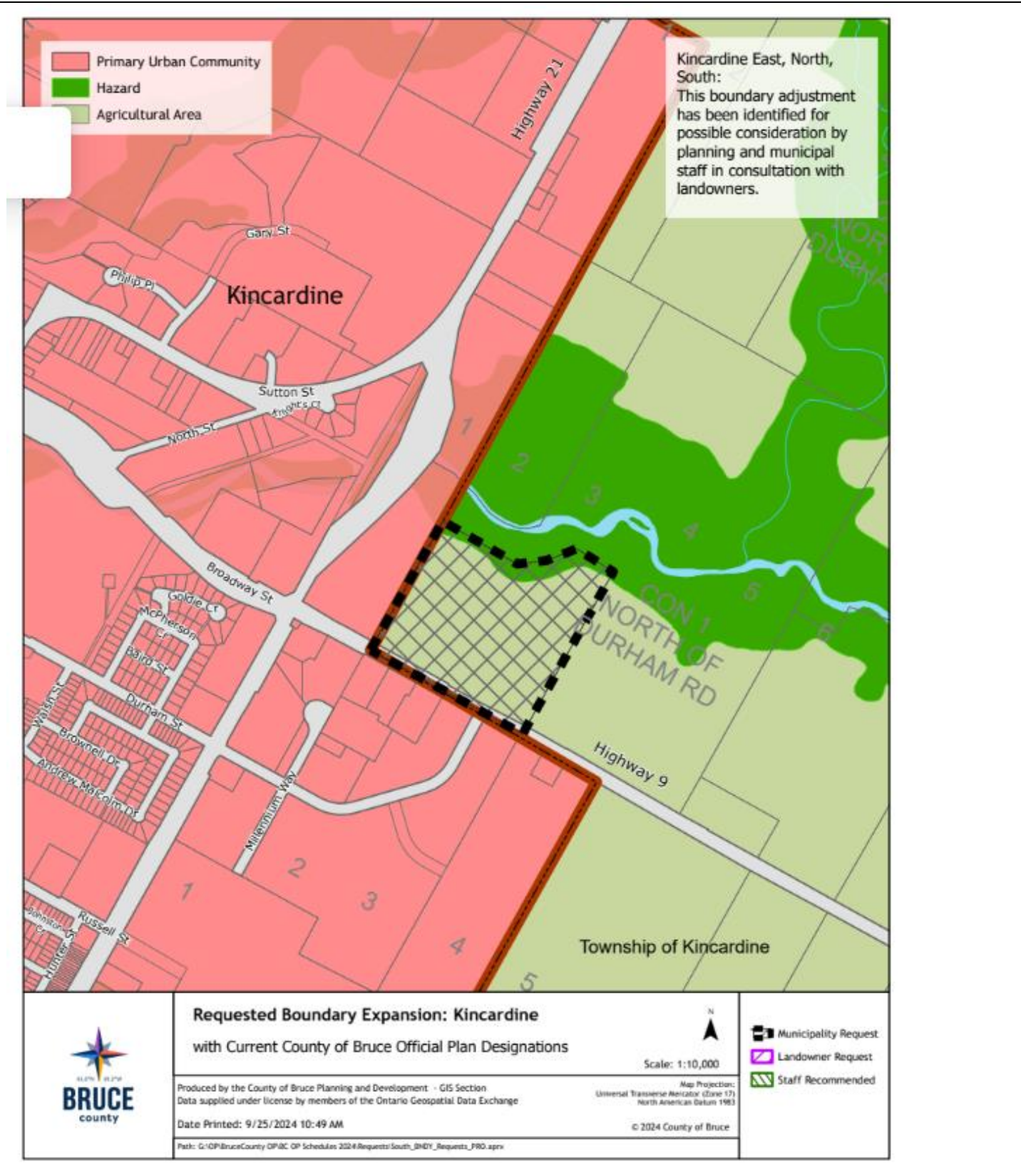
Criteria to be Considered

Criteria	Analysis
Environmental Impact: Regard for Natural Environment System policies	Some key feature and supporting feature woodlands at west end of property.
Constraints: Hazards, Gravel Deposits	Some conservation authority regulated lands.
Agricultural Impact: Avoids impact on agricultural lands or minimizes and mitigates impacts	Designated Agriculture. Lands appear to be cropped.
Engagement: Appropriate stakeholder engagement	Info available online and at public open houses.
SON Engagement: Appropriate engagement with Saugeen Ojibway Nation	Unaware of engagement at this time.
Access and Transportation: Fit with overall transportation infrastructure.	Access from Northline Extension.
MDS Impact: Does the expansion meet MDS?	Not evaluated.
Community Facilities Considerations: Schools, hospitals, child care, recreation, parks	Primary Settlement Area with full range of community services.

#23: Kincardine: East of Hwy 9 & Hwy 21

Intended Use: Employment Area.

Recommendation: Not Yet- Area-specific application when additional details are available.



Required Criteria

Criteria	Analysis
Growth Management: Are existing boundaries not sufficient for forecasted growth?	Watson and Associates work did not identify a shortfall of residential land within the plan horizon. Kincardine is expected to become constrained with respect to Employment land within the planning horizon of the Official Plan. Approximately 14 ha of developable land, which could be used for Commercial and/or Employment uses.
Servicing: Is there Sufficient capacity in existing or planned infrastructure?	Subject to confirmation from the municipality.
Efficient Development: Can it be developed efficiently and consistent with density policies in this plan?	Requires further discussion with Ministry of Transportation
Financial Impact: Will there be an undue financial burden on the County or municipality?	Insufficient information to evaluate at this time.

Criteria to be Considered

Criteria	Analysis
Environmental Impact: Regard for Natural Environment System policies	Key Feature woodland and wetland as well as local linkage at north end of the subject lands.
Constraints: Hazards, Gravel Deposits	Some conservation authority regulated lands at north end of the subject lands.
Agricultural Impact: Avoids impact on agricultural lands or minimizes and mitigates impacts	Designated Agriculture. Lands appear to be cropped.
Engagement: Appropriate stakeholder engagement	Info available online and at public open houses.
SON Engagement: Appropriate engagement with Saugeen Ojibway Nation	Unaware of engagement at this time.
Access and Transportation: Fit with overall transportation infrastructure.	Requires permit for access from Provincial Hwy 9.
MDS Impact: Does the expansion meet MDS?	Not evaluated.
Community Facilities Considerations: Schools, hospitals, child care, recreation, parks	Primary Settlement Area with full range of community services.