

Starting a Business in Bruce County

Planning & Development:

Who we are and how we can help

September 20, 2021



In this session, we will...

- Describe ‘hub’ model and key development staff from Municipalities
- Guide through development scenarios
- Tour the Bruce County interactive maps



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Lakeshore Hub

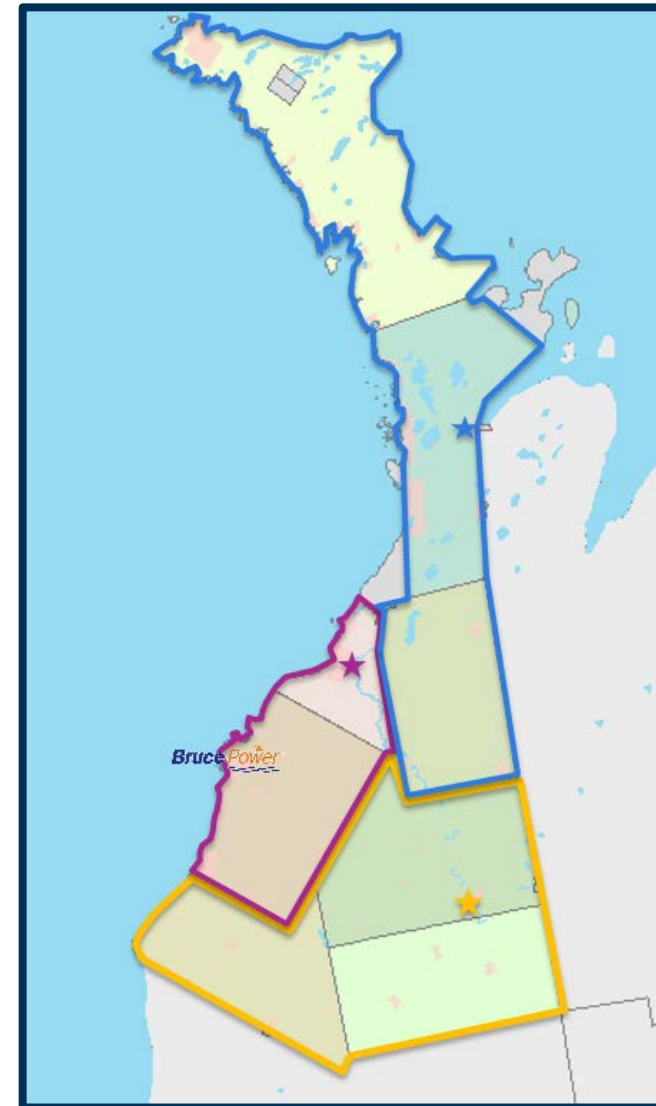
- Coreena Smith, Senior Development Planner
- Barbara Mugabe, Planner
- To be filled, Applications Technician

Inland Hub

- Monica Walker-Bolton, Senior Policy Planner
- Dana Kieffer, Intermediate Planner
- Julie Steeper, Planner
- Candace Hamm, Applications Technician

Peninsula Hub

- Daniel Kingsbury, Senior Policy Planner
- Eric Steele, Planner
- Teslyn Heron, Applications Technician



Key Municipal Staff

- Chief Building Official
- Public Works Manager
- CAO/Clerk

- Some Municipalities have a Development Coordinator position that will act as a point-of-contact



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Land Use Policies: Why is planning important?

- Plans set General direction for the community
- Plans promote rational and efficient use of land
- Plans Protect environmental and natural features and farmland needed for food supply

Planning System

- Province – overall direction
 - Planning Act and regulations
 - Policy Statements (example: Provincial Policy Statement, 2020)
 - Plans for some areas (example: Niagara Escarpment Plan)
- County Official Plan:
 - Required by the Planning Act
 - Must be consistent with Provincial Direction
- Local Official Plans:
 - More details and context, mostly for settlement areas
 - Must be consistent with Province/County Plan
- Zoning By-laws:
 - Implement / must be consistent with Province/Official Plan(s)
 - Lay out the rules of what can be where, how big it can be

How Plans are made

- Province lays out key objectives
- County and Municipalities collect information and studies
- Public Input including open house(s) and public meeting
- Adopted by respective Councils; County Plans approved by Province

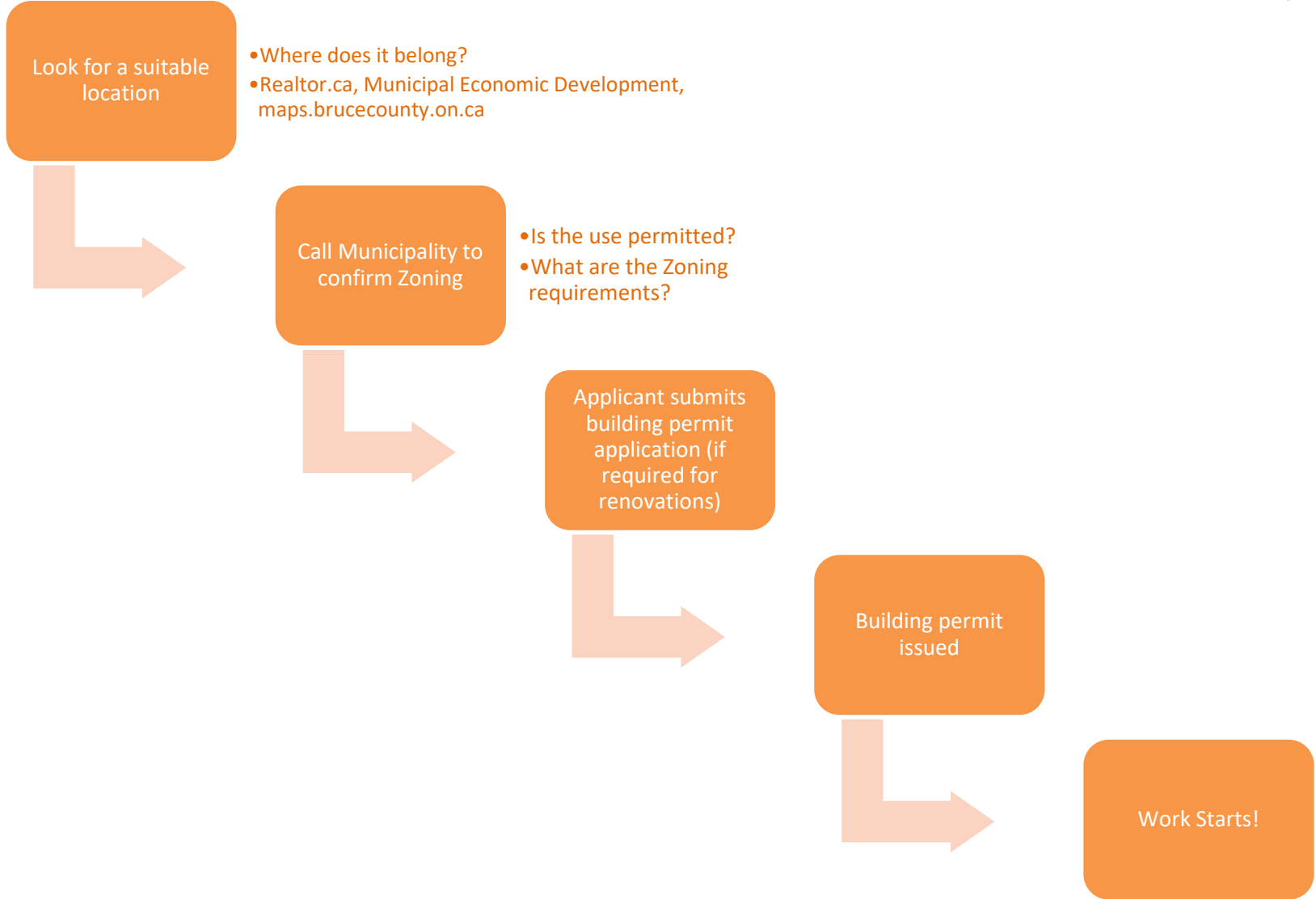


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**Scenario #1:
Taylor is looking for a commercial
unit to accommodate ~200 sq m
of retail space.**



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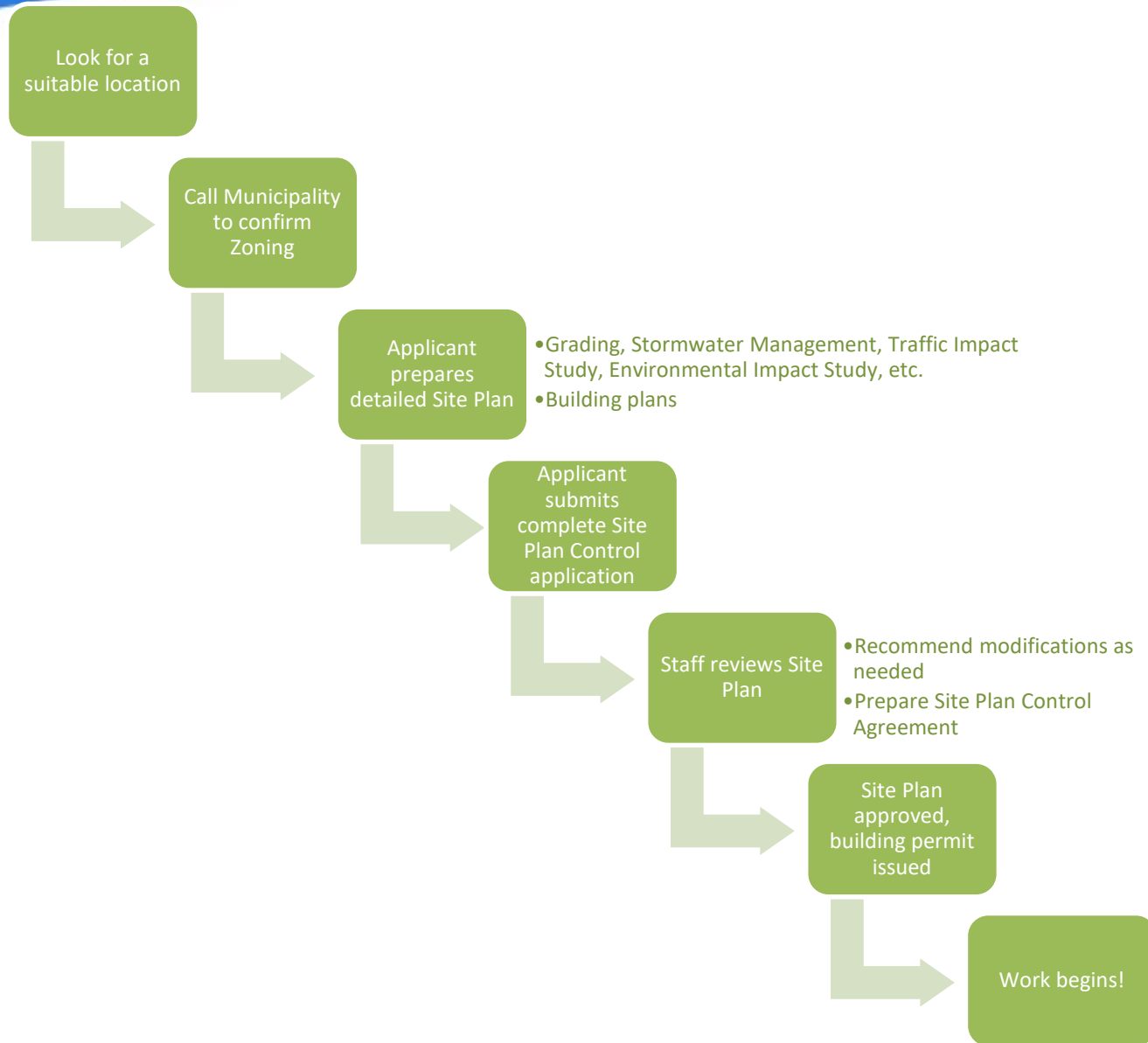
Scenario #2:

Taylor wants to construct a 2,000 sq m industrial warehouse. Taylor finds a vacant site that is zoned to permit the proposed use.



45.0°N 81.3°W

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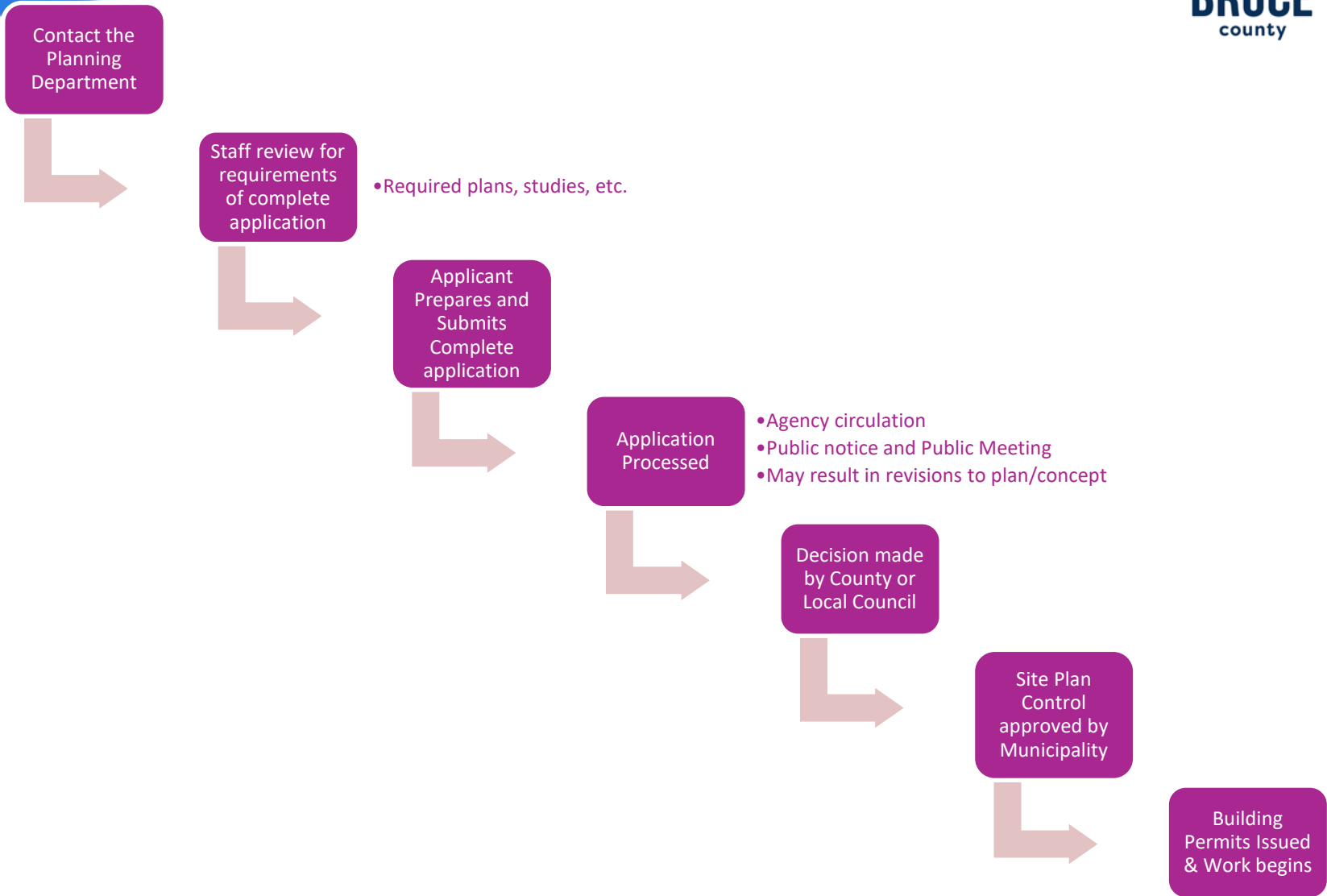


Scenario #3:

Taylor wants to construct a 2,000 sq m manufacturing plant. Taylor finds a vacant lot, but manufacturing is not a permitted use in the Zoning By-law.



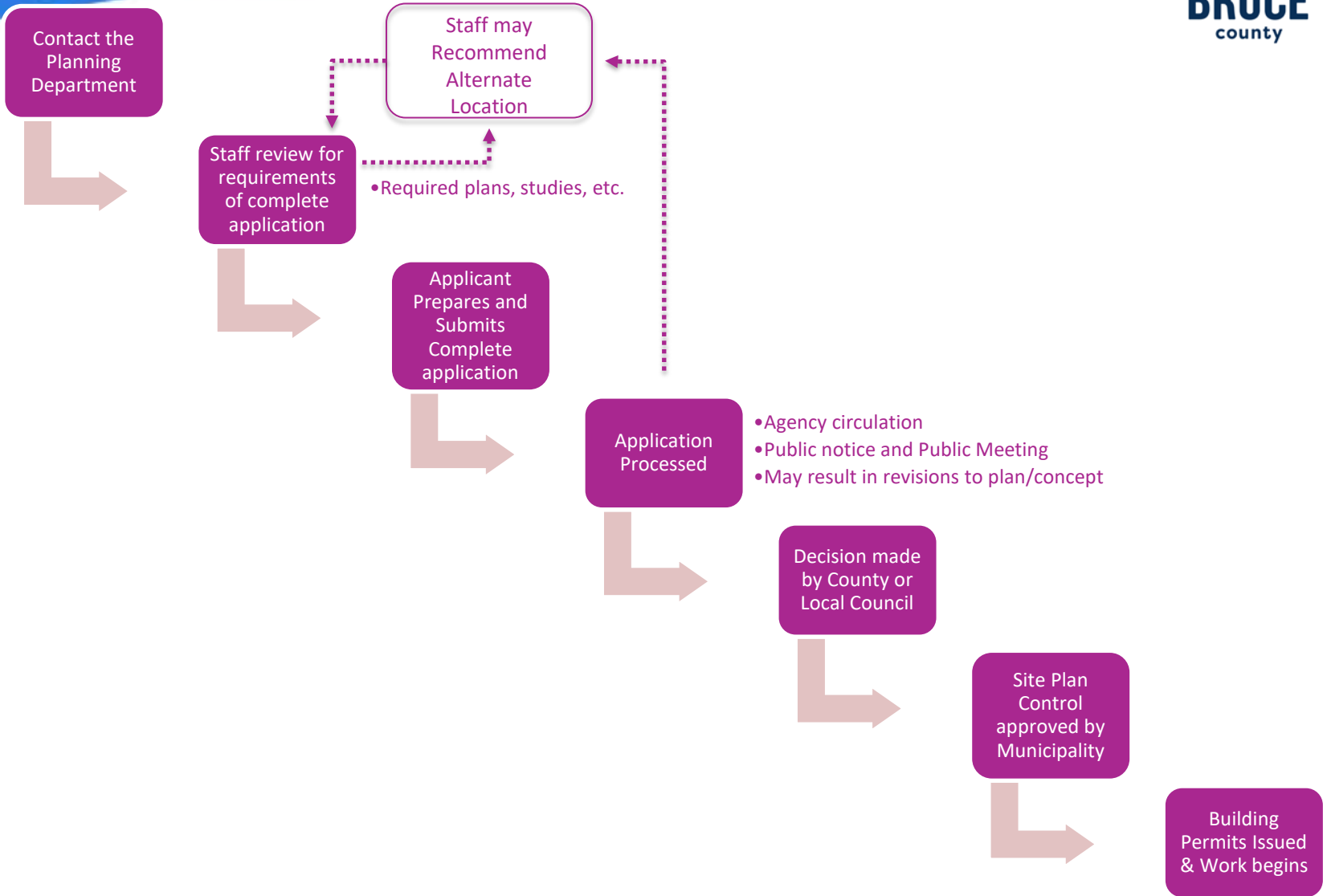
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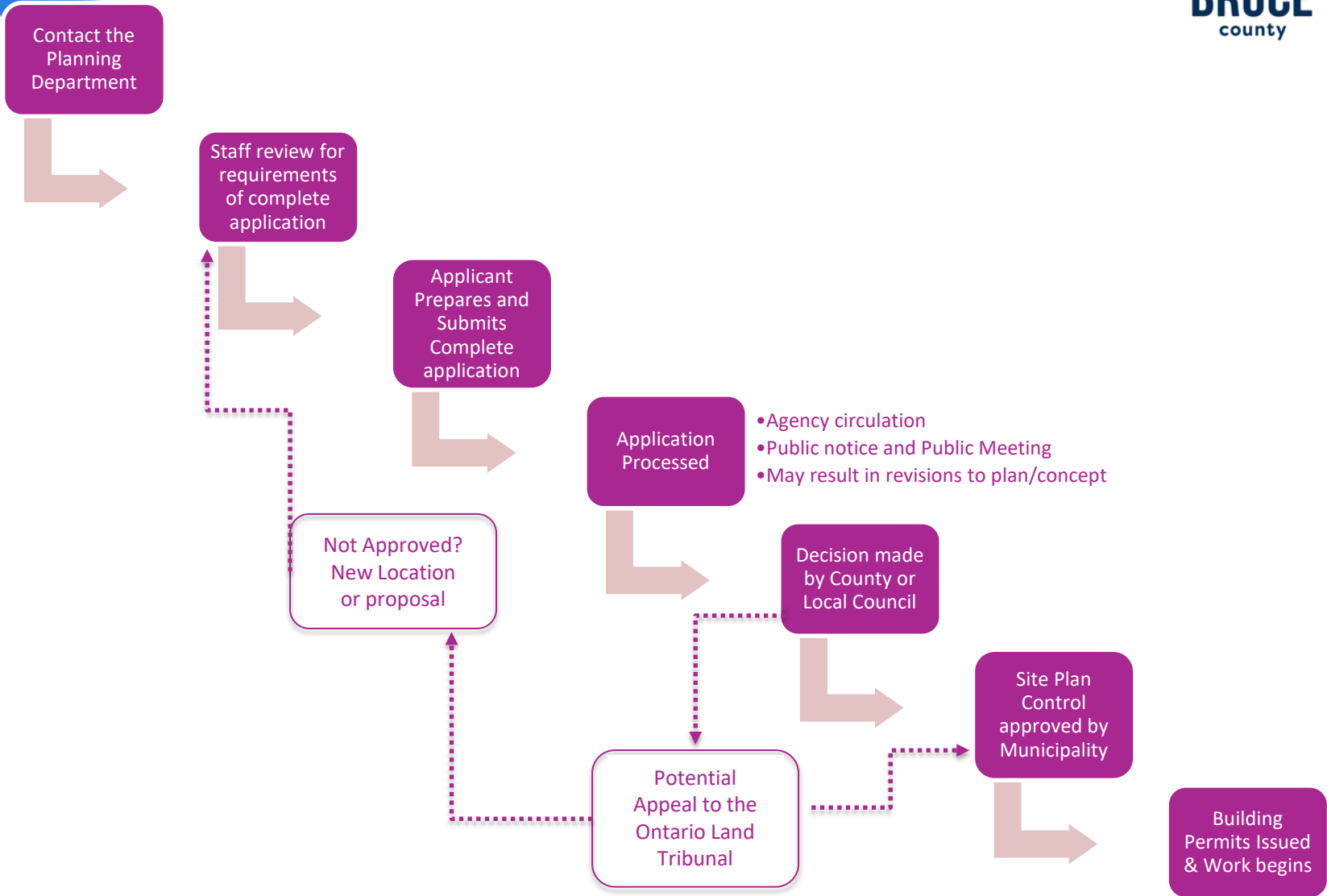
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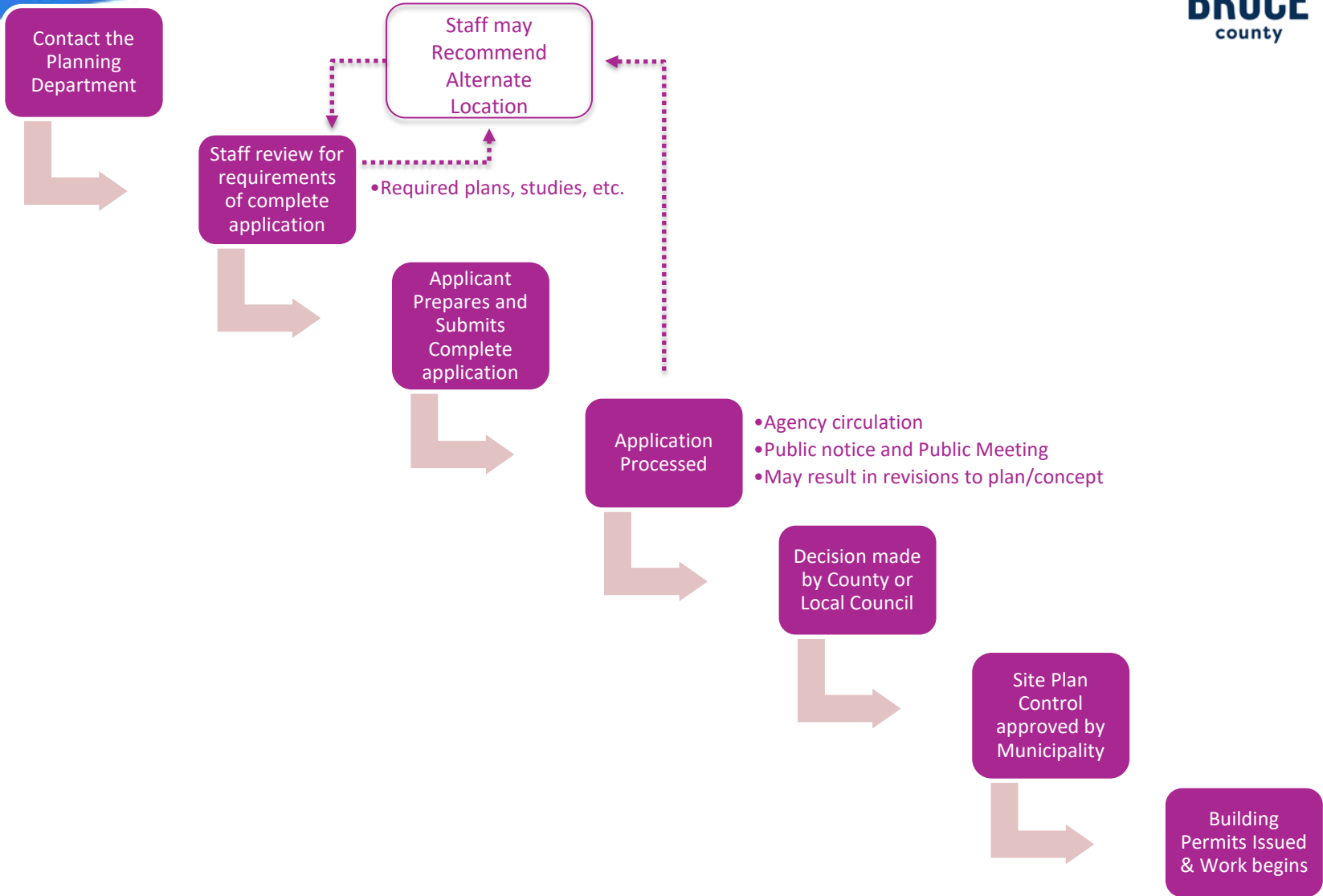
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Additional Agency Consultation Considerations

- Conservation Authority
 - Is the proposed development within a regulated area?
 - Natural hazard and natural heritage considerations
- Ministry of Transportation
 - Is the proposed development on or near a Provincial Highway?
- Ministry of Environment
 - Industrial development may require certificates of approval
- Canadian Nuclear Safety Commission
 - For some Bruce Power-related Industrial development
- Other Services: Telecommunications, Energy, Water, Sewer, Stormwater

Key Points:

- Start with local Municipality regarding places where you can start right away
- Consult early to minimize surprises later in the process
- Applications take time and work best with complete and consistent information
- Ask questions!



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Maps tour

- maps.brucecounty.on.ca



Contact Us!

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Inland Hub - Planning

Serving Brockton, Huron-Kinloss, and South Bruce

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