



HOMES

A Guide to Giving Feedback

Good planning now can have a positive impact on housing diversity and availability over the next 25 years.



GET INVOLVED AT PLANTHEBRUCE.CA

Change is coming to Bruce County. It's time to update the County's Official Plan.

Plan the Bruce is a land use project to inform the new Official Plan — the roadmap for growth and development for the next 25 years.

Land use planning considers how an area is going to grow and manage change to balance the needs of today with those of the future.

Asking our communities how we'll get there, together, is an important part of Plan the Bruce. Dialogue and engagement with you — the people of Bruce County — is a crucial part of the journey. Join us and help plan the Bruce!

The Homes Project

Planning guides the long-range supply of residential land, the type and density of residential buildings, and the mix of housing in a community; it considers placing housing in locations where individuals can access jobs more easily, taking into account infrastructure requirements, and building communities with amenities to support health and wellbeing.

Bruce County is experiencing well-recognized and complex housing challenges, influencing housing supply and demand.

We can address current and pending housing challenges through the collaboration and creativity of local builders and civic leaders, and by way of flexible policy.

The goal of Plan the Bruce: Homes is to increase the supply and mix of homes.

The project is just getting started. Your input will support good planning for housing in Bruce County.



Planning for Housing Now and in the Future

We're planning now to ensure a diverse mix of housing in Bruce County for the next 25 years.

Everyone needs a home, and so everyone has some experience with housing. Housing needs including size, type, and location can be very different for people at different life stages, yet most of the homes in Bruce County are single-detached dwellings.

Planning for housing in the future allows for everyone to have a suitable home.

The goal of Plan the Bruce: Homes is to increase the supply and mix of homes.

This project is not focused on federal and provincial housing strategies and funding models, but rather it is focused on how we can use land use planning tools to increase the supply and mix of homes. We are planning now so that in the future, more people are able to live in the size and type of home they need and close to the jobs, services, and amenities that support healthy living.

HERE'S WHERE PLANNING COMES IN.

For the purposes of land use planning, the Official Plan will include a set of housing objectives designed to address specific challenges faced by the County and our local municipalities.

The Plan the Bruce: Homes project explores opportunities for the Official Plan to increase the supply and mix of homes in Bruce County, outlining policy directions such as:

- Policy that directs where our communities should grow and develop, and by how much
- Clear targets for density, affordability and mix of rental and ownership
- Policy that supports a range of housing types to meet the range of County residents' needs
- Opportunities to reduce costs to develop affordable housing



Land Use Topics

The new Official Plan will consider new or revised policies for the following housing land use topics:



HOUSING TARGETS

- Apply housing targets for number of units, density or affordability
- Maintain land inventory



SUPPLY OF HOMES

- Maintain supply of rental units



MIX OF HOMES

- Permit additional dwelling units
- Permit smaller homes
- Permit more types of homes
- Increase stability and flexibility through development permit system



REDUCING COSTS

- Use appropriate density to lower development costs
- Incentives that lower process and operating costs
- Reduce operating costs by design
- Prioritize applications
- Use surplus public lands for homes
- Require affordable housing

Explore each of these topics in greater detail in the Plan the Bruce: Homes Interim Report.

Find out more and give input at planthebruce.ca.

Next Steps: The Journey to a New Official Plan

IT'S YOUR TURN TO HELP PLAN THE BRUCE

You can help make better plans for the supply and mix of homes:

Review the recommended directions for the new Official Plan and have your say.

- Do you have an opinion about tiny or small homes? Get involved.
- If the rules allowed it, would you put an accessory apartment in your home?
- Is the house you live in currently too big, too small, or just right?
- Or do you have ideas on how we plan for affordable housing? We want to hear from you.

Visit planthebruce.ca and give your input.

HOW TO GIVE YOUR INPUT

Participate online at planthebruce.ca.

Email planthebruce@brucecounty.on.ca.

Mail your feedback to:

County of Bruce
Att: Plan the Bruce - Homes
30 Park St.
Walkerton, ON
NoG 2Vo

LEARN MORE

Learn more about this project and the recommended directions in the *Plan the Bruce: Homes Interim Report* at planthebruce.ca. If you have any questions, contact the Homes Project Team at planthebruce@brucecounty.on.ca.

WHAT'S NEXT

The next step is to hear from you! Taking your input into consideration, staff will complete the Homes Discussion Paper to be integrated into the new Official Plan.

STAY UP TO DATE

Sign up for email updates at planthebruce.ca.

GET INVOLVED.

GIVE YOUR INPUT.

HELP PLAN THE BRUCE.
