

Toward

BROCKTON ACTION PLAN 2025

PRELIMINARY LIST of POTENTIAL 2021-2025 ACTIONS

[Suggested Revisions in blue based on feedback received](#)

LAND USE PLANNING and the NATURAL ENVIRONMENT

1. Attainably-priced Homes and Adequate Rental Accommodation

Potential 2021-2025 Action Items:

- I. Through the ongoing Bruce County Official Plan Review, [support](#) policies pertaining to Brockton that
 - Require a percentage of units in a new subdivision to be semi-detached and townhouses
 - ☞ Permit – subject to appropriate conditions - new rental units [as separate structures on residential lots \(“secondary suites’ \)](#)
 - Permit multi-residential buildings or seniors-oriented accommodations in commercial areas within a short distance of services and amenities
 - Encourage pre-built auxiliary units in new homes
 - Encourage a minimum standard of net energy conservation in new units
- II. Review the zoning bylaw to
 - Pre-zone for auxiliary rental units, with appropriate conditions
 - Review the parking requirements for rental units
 - Remove minimum unit sizes for rental units
- III. [Support](#) Bruce County [in advocating for](#) the development of more rent-geared-to-income housing units locally
- IV. [Assist the County to make realtors and builders aware of the rental and purchase price assistance programs that the County administers](#)
- V. Be prepared to consider the use of municipal surplus land as incentive to developers in return for the construction of rental units
- VI. [Support the County in a planning policy that would permit farms to provide low-cost temporary housing for employees on-site, provided that no severances would be permitted for such employee housing sites](#)

2. A Diversity of Housing Types

Potential 2021-2025 Action Items:

- I. Community Improvement Plan encourages building of/conversion to “green” housing

- II. [Support the County](#) through the County OP Review for policies pertaining to Brockton that:
 - Allocate some of the anticipated residential growth to new lots – subject to appropriate conditions – in the hamlets
 - Provide for the creation of some rural residential lots, subject to appropriate siting and lot sizes and provided that such lots not interfere with agricultural operations
- III. [Consider participating in a public-private partnership project, including the County and large employers as well as the Municipality and private builders](#), to construct a variety of housing types meeting community objectives
- IV. Attempt to recruit developers of seniors-oriented housing
- V. [Review minimum square footage provisions for apartments/homes to help diversify and make available lower cost units](#)

3. Enhanced Waste Management

Potential 2021-2025 Action Items

- I. [Include a request for non-binding tenders on a green bin curbside pick-up program for household compost when calling tenders in 2021 for curbside recycling pick-up, and consider the potential initiation of a green bin program](#)
- II. [Monitor the development of the proposed Provincial producer-funded recycling program, as details emerge for the proposed establishment of the program in 2026, and advocate for a program that is at least as effective as Brockton's current recycling, and also reduces municipal costs](#)
- III. [Participate actively in inter-municipal discussions on the Waste Management Review study recommendation that will review areas where the responsibility for certain waste management items could be more effectively delivered at the County level](#)

4. Environmental Recovery

Potential 2021-2025 Action Items

- I. [Expand the tree-planting program, including an inventory of the existing tree canopy](#)
- II. [Review and enforce tree-planting requirements in subdivision agreements](#)
- III. [Actively monitor the valley-bank erosion study due to report in 2022, and seek federal and provincial funding as required to implement study findings](#)
- IV. [Support river and riverbank cleanup initiatives](#)
- V. [Support OP policies that encourage low-impact development, e.g., permeable surface parking areas, swales in new lots to absorb runoff, protection of tree canopy](#)
- VI. [Consider Municipal pilot demonstration projects, e.g., permeable surface parking lots, electrical vehicle plug-ins, evolution to electric fleet, wetland protection](#)