

Location	Type of Development	Development Status
43 Eastridge Rd	Commercial	Site Plan Control approved, building permit has been issued
37 Yonge Street	Residential	Revised submission plans received, currently under municipal review

Brockton Housekeeping Zoning Amendment

Municipal staff are in the process of making several amendments to Brockton’s Comprehensive Zoning By-Law which began in 2023. Most notably, staff are seeking to advance initiatives with respect to revised parking provisions for higher density residential developments such as reduced or eliminated parking spaces for new developments. As this proposed housekeeping amendment will apply to the entirety of the Municipality, the County of Bruce Planning Department offers services and support for these initiatives on behalf of the Municipality in consultation with the Municipal staff. The objective of revising parking provisions for higher density residential developments is to support development where possible constraints would otherwise be imposed where the limited space and area may be available for compliance with the parking provisions of the zoning by-law on a lot.

2024 Initiative – Commencement of Walkerton Official Plan Review and Brockton Comprehensive Zoning By-Law Review

Municipal staff are in the process of preparing a request for proposal (RFP), for a local review and update of Walkerton’s Community Official Plan and Brockton’s Comprehensive Zoning By-Law. The Municipality of Brockton (‘Municipality’) has identified the need to undertake a Five Year Review (the ‘Review’) of the Walkerton Community Official Plan (the ‘Plan’) as per the requirements of Section 26 of the Planning Act RSO 1990 as amended. The primary focus of the Review is to examine the current municipal goals, strategies, policies and indicators to determine if they remain suitable and/or relevant to guide the Municipality over the next several years. The comprehensive review of the Zoning By-law will include:

- A review and update surrounding the local Official Plan within the urban boundary of Walkerton
- Zoning of all lands within the Municipality of Brockton
- A review of the existing Zoning By-law as compared to the Official Plan for the County of Bruce and the Official Plan for the Municipality of Brockton
- An analysis of zoning trends
- A discussion of planning issues that can be addressed through changes to the zoning by-law

Strategic Action Plan Checklist:

What aspect of the Brockton Strategic Action Plan does the content/recommendations in this report help advance?

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|---|-----|
| • Recommendations help move the Municipality closer to its Vision | Yes |
| • Recommendations contribute to achieving Heritage, Culture, and Community | Yes |
| • Recommendations contribute to achieving Quality of Life | Yes |
| • Recommendations contribute to achieving Land Use Planning and the Natural Environment | Yes |
| • Recommendations contribute to achieving Economic Development | Yes |
| • Recommendations contribute to achieving Municipal Governance | Yes |

Financial Impacts/Source of Funding:

- Do the recommendations represent a sound financial investment from a sustainability perspective?
N/A

This report has been prepared for Council's information purposes, there are no financial investment considerations at this time with respect to this report.

Reviewed By:



Trish Serratore, Chief Financial Officer

Respectfully Submitted by:



Dieter Wetz, Building and Planning Manager/CBO

Reviewed By:



Sonya Watson, Chief Administrative Officer