



Location	Type of Development	Development Status
Lot 22 Eastridge Road	Institutional/Residential – Residential Care Facility	The progression of this file is currently paused as per the developer.
37 Yonge St N	Subject property under new ownership. Amendment to previously approved plans to increase number of proposed stacked townhouse dwelling units from 10 to 30.	Site Plan Agreement and accompanying Development Agreement has been circulated to Developer.
5 Devinwood Ave	Residential – High Density	Site Plan Agreement in the process of being registered

The following chart summarizes the Site Plan Applications that have been approved since the last Planning Activity Report.

Location	Type of Development	Development Status
24 Creighton Rd	Commercial – Contractor’s Yard including 483m2 building.	Building permit has been issued, construction is underway

### **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.

### **Bruce County Development Charges**

Since the implementation of County wide development charges on January 1, 2024, Municipalities within Bruce County are responsible for collecting and reporting on County development charges. At the time a building permit is issued, the Municipality’s responsibility is to determine the amount of development charges to collect for the permit. From July 1, 2024 to September 30, 2024, the Municipality of Brockton has issued the following development charges on behalf of the County of Bruce:

Residential	\$14,299.04
Commercial	\$4,056.00
Industrial	\$0.00
<u>Other</u>	<u>\$0.00</u>
<b>Total</b>	<b>\$18,355.04</b>

As required, the Municipality of Brockton sends a cheque to the County of Bruce at the end of each month for the charges that have been collected.

### **Brockton Settlement Area Expansion County Application**

The Municipality of Brockton initially sought consideration as part the Plan the Bruce - Bruce County Official Plan review process consideration for the proposed Walkerton Settlement Area Boundary Expansion. It has become apparent to the Municipality of Brockton that an independent application for a Settlement Area Boundary Expansion for the Walkerton urban area from that of the County Official Plan review process is necessary to expediate the inclusion of additional urban settlement area lands to provide the necessary urban land supply to support and advance growth opportunities in the Municipality.

As approved by Council on September 24, 2024, Municipal Staff submitted an application to the County of Bruce for a Brockton Settlement Area Expansion. The application and supporting documents were submitted on October 30<sup>th</sup>. At the time of this report, staff have not received any initial comments regarding the application.

### **Walkerton Community Official Plan & Comprehensive Zoning By-Law Review and Update**

Municipal Staff are in the process of completing a Request for Proposal to undertake an update and review to the Walkerton Community Official Plan and Comprehensive Zoning By-Law. The timing for commencing the Walkerton Community Official Plan update and Comprehensive Zoning By-law review will see staff recommendation on awarding the proposal brought to Council at the November 26<sup>th</sup> Council meeting.

This presents an opportunity to comprehensively consider the urban boundary expansion, mentioned above, alongside a new and revised Walkerton Community Official Plan and Comprehensive Zoning By-law. Expediating the Settlement Area Boundary Expansion will appropriately align, the Bruce County Official Plan, the Walkerton Community Official Plan update and Comprehensive Zoning By-Law with respect to the proposed Walkerton urban settlement boundary expansion.

### **Strategic Action Plan Checklist:**

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

- |   |     |
|---|-----|
| • 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. Costs associated with starting the comprehensive review were included in 2024 budget. There are no further financial investment considerations at this time with respect to this report.

**Reviewed By:**



Trish Serratore, Chief Financial Officer

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**Respectfully Submitted by:**



Dieter Wetz, Building and Planning Manager/CBO



Dalton Stone, Municipal Services Coordinator

**Reviewed By:**



Sonya Watson, Chief Administrative Officer