



County of Bruce
 Planning & Development Department
 30 Park Street, Box 848
 Walkerton, ON N0G 2V0
 brucecounty.on.ca
 226-909-5515



February 14, 2025

File Number(s): L-2024-015, Z-2024-078

Public Meeting Notice

You're invited:

Hybrid Public Meeting

to consider Local Official Plan (file # L-2024-015) and Zoning By-law Amendments (file # Z-2024-078)

Tuesday, March 18, 2025 at 7:30 p.m.

County Council Chambers, 30 Park Street, Walkerton

A change is proposed in your neighbourhood: The purpose of this application is an Amendment to the Municipality of Brockton Local Official Plan and Zoning By-law. It is proposed to amend the designation that applies to the subject lands from Commercial Special Policy Area 3.3.5.2 to Residential. It is proposed to amend the Zoning that applies to the subject lands from the Highway Commercial Zone and Low Density Single Residential Zone to the Medium Density Residential Special Holding Zone. The special zone will recognize the front lot line/lot frontage to be on Maple St, the requirement for a development agreement to be registered on title to address servicing, and a holding will be applied pending a registered Record of Site Condition. If approved, this would facilitate the demolition of the existing motel and the construction of 10 townhouse units on the subject lands.



15 MAPLE ST

PLAN 2 RANGE 1 2 PT
 LOTS 1; TO 3
 (Walkerton Town)

Municipality of Brockton

Roll Number:
 410436000507300

Learn more

Additional information about the application is available online at <https://www.brucecounty.on.ca/active-planning-applications>. Information can also be viewed in person at the County of Bruce Planning Office noted above, between 8:30 a.m. and 4:30 p.m. (Monday to Friday).

The Planner on the file is: Benito Russo

Have your say

Comments and opinions submitted on these matters, including the originator's name and address, become part of the public record, may be viewed by the general public and may be published in a Planning Report and Council Agenda. Comments received after March 8, 2025 may not be included in the Planning report but will be considered if received prior to a decision being made, and included in the official record on file.

You can submit comments by email bcplwa@brucecounty.on.ca, mail, or phone (226-909-5515) if you have any questions, concerns or objections about the application. Comments will be provided to Council for its consideration.

How to access the public meeting

For information on how to participate in the public meeting, please visit the municipal website at www.brockton.ca under "Current Council Meeting Agenda".

Please contact the Municipality at fhamilton@brockton.ca or 519-881-2223 if you have any questions regarding how to participate in the meeting.

Stay in the loop

If you'd like to be notified of the decision of the approval authority on the proposed application(s), you must make a written request to the Bruce County Planning Department.

Know your rights

Section 17(36) of the [Planning Act](#) outlines rights of appeal for Official Plan Amendment applications.

If a person or public body would otherwise have an ability to appeal the decision of the County of Bruce to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Municipality of Brockton before the proposed official plan (or official plan amendment) is adopted, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Municipality of Brockton before the proposed official plan (or official plan amendment) is adopted, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

Section 34(11) of the [Planning Act](#) outlines rights of appeal for Zoning By-law Amendment applications.

If a person or public body would otherwise have an ability to appeal the decision of the Council of the Municipality of Brockton to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Municipality of Brockton before the by-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting, or make written submissions to the Municipality of Brockton before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

Please note that third parties (anyone who is not a specified person or public body) do not have the right to appeal a decision to the Ontario Land Tribunal.

For more information please visit the Ontario Land Tribunal website at <https://olt.gov.on.ca/appeals-process/>.

