

March 18, 2025

Walkerton Official Plan and Municipal Wide Zoning By-Law Review

Project Overview

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Platinum
member



J.L. Richards

ENGINEERS · ARCHITECTS · PLANNERS

Agenda

01 Planning Primer

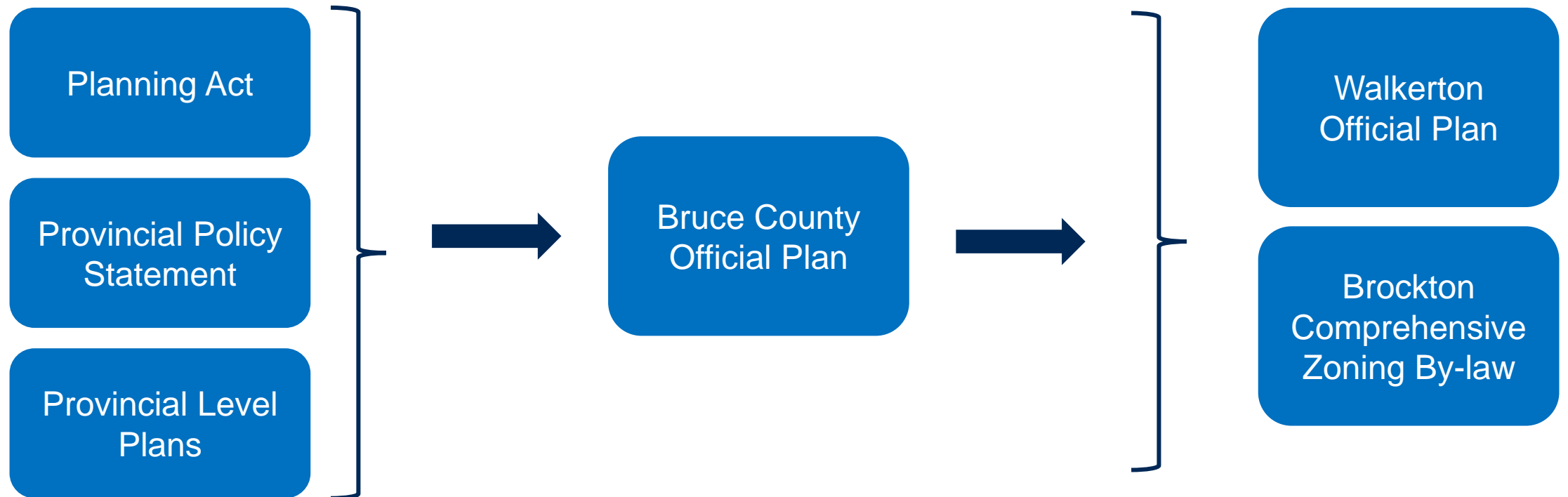
02 Project Team

03 Project Overview

04 Opportunities for
Public Engagement

Planning 101

How does the municipality plan for land within its boundaries?



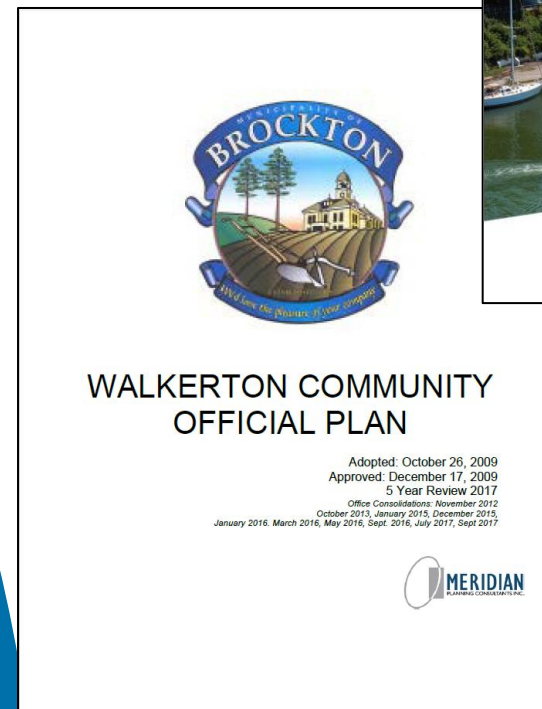
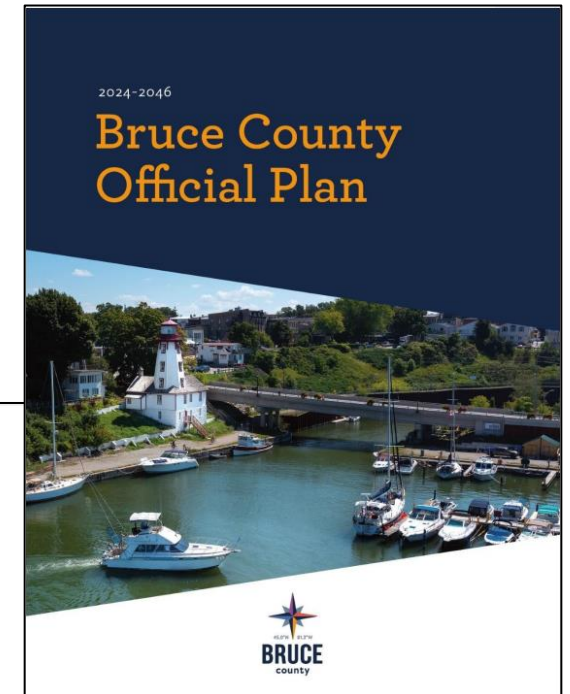
What is an Official Plan?

Establishes policies for how land should and will be used to meet the needs of your community

Adopted by Council and approved by the County

Addresses planning matters such as:

- Location of housing, businesses and industry
- Phasing and shape of development (e.g., density, infill, affordability, etc.)
- Protection of provincial interests (e.g., wetlands, floodplains, agricultural lands, cultural heritage, etc.)



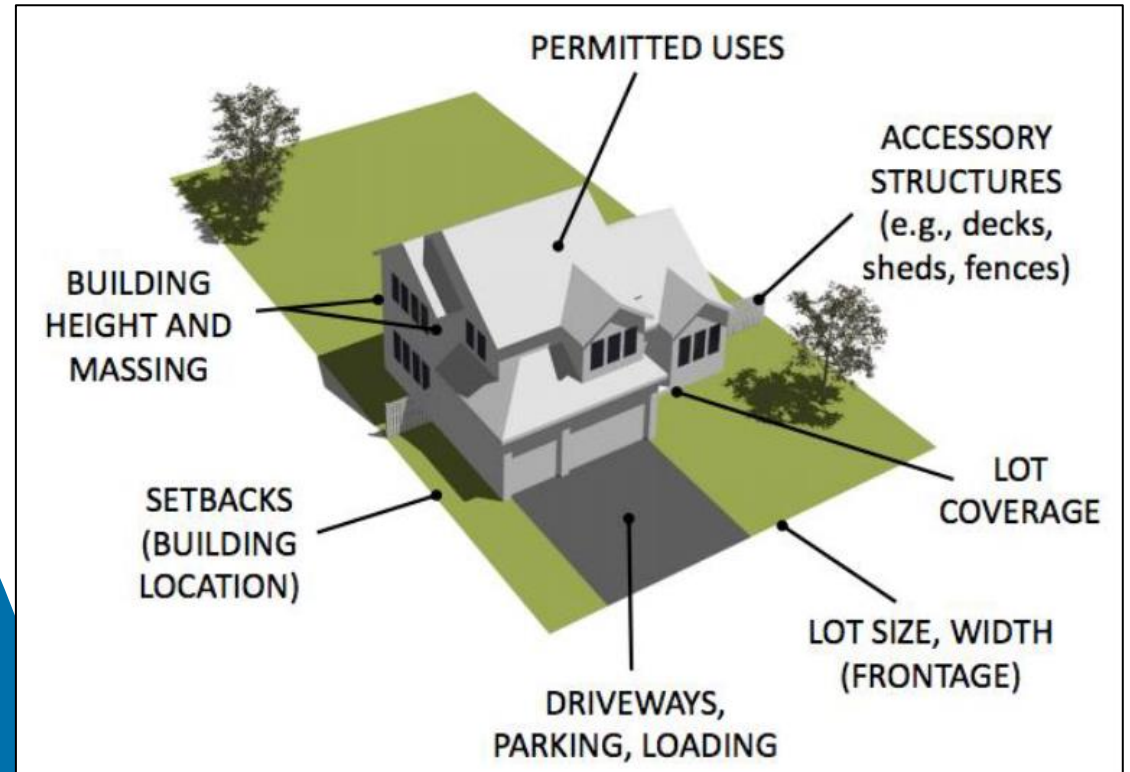
What is a Zoning By-law?

A legal document which implements the policies of the Official Plan

Protects the public interest by regulating use of land and location of buildings/structures

Specifies permitted uses, required setbacks, maximum size, parking and landscaping requirements, among others

Legally enforceable requirements for new buildings/structures or use of land (i.e., building permits will not be issued if not in compliance with zoning)





Why update the Official Plan?

Current Walkerton Official Plan approved in 2009, with most recent comprehensive review in 2017.

Recent legislative changes to the Planning Act – e.g., Bill 23, Bill 97, Bill 185 – which change the way municipalities plan for future development

New PPS 2024 came into effect in October 2024 and contains new policies related to growth, housing and employment

County in the process of updating its Official Plan with new growth projections and new policies related to housing, agriculture, employment, mobility and natural heritage.

Project Goals:

Account for new and pressing issues affecting land use and development

Ensure conformity with Bruce County Official Plan

Reflect recent legislative changes and provincial policy

Provide a solid foundation to guide growth and development over the next 20-30 years



Why update the Zoning By-law?

Current Brockton Zoning By-law approved in 2013 and needs updating to reflect new Provincial planning policies

Implements the policies of the Walkerton Official Plan and Bruce County Official Plan, and to be consistent with the 2024 Provincial Planning Statement

Address local priorities and implementation issues with existing Zoning By-law

Improve useability and interpretation

Project Goals:

Account for new and pressing issues affecting land use and development

Ensure conformity with Bruce County Official Plan

Reflect recent legislative changes and provincial policy

Provide a solid foundation to guide growth and development over the next 20-30 years

Project Team

J.L. Richards & Associates



Jason Ferrigan
Principal in Charge



David Welwood
Project Manager



Alison Bucking
Project Planner



Rebecca Elphick
Project Planner



Kris Kerwin
GIS Technician

Project Overview

Project Initiation

Detailed Workplan and Consultation Strategy

Notice of Project Commencement

Invitations to Indigenous Communities

Special Meeting of Council (**We are here**)

Winter 2025

Information Gathering and Analysis

Technical Review of Current Official Plan and Zoning By-law

Jurisdictional Review of Best Practices

Review of Background Information and Studies

Online Public Survey

Background Report

Spring 2025

Public Engagement

Council Presentation

In-Person Public Engagement Session

Summer 2025

Draft Official Plan and Zoning By-law

Draft Official Plan and Zoning By-law

Circulate Draft Official Plan to Agencies

Ongoing Public Engagement

Summer/Fall 2025

Final Official Plan and Zoning By-law

Incorporate Public, Agency & Stakeholder Feedback

Prepare Final Draft Official Plan

Final Public Engagement

Decision by Council on Final Official Plan and Zoning By-law

Decision by County on Final Official Plan

Fall 2025/Winter 2026

Scope of Review



Legislative & Provincial/County Policy Changes



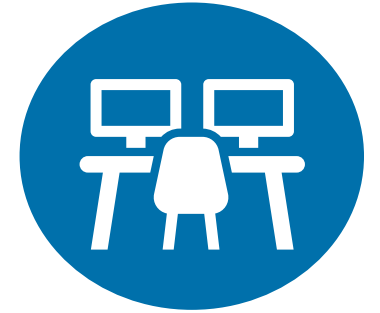
Land Needs
(where and how to grow)



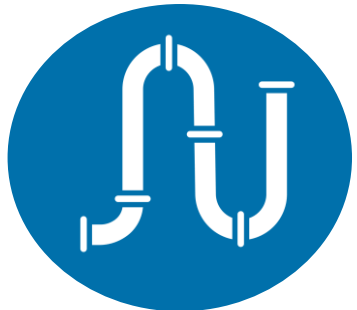
Housing
(i.e. affordable, additional residential units)



Climate Change
(i.e. adaption, mitigation)



Employment
(i.e. employment lands, economic development)



Servicing



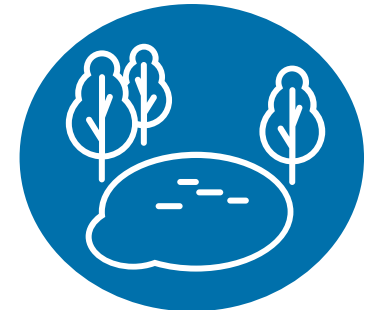
Transportation



Agriculture
(i.e. on-farm diversified uses, permitted uses)



Parkland



Natural Heritage and Hazards
(i.e. setbacks, permitted uses)

Get Involved!



Phase 1: Project Initiation

- Notice of Project Commencement
- Initial Engagement with Indigenous Communities



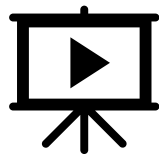
Phase 2: Information Gathering and Analysis

- Online Public Survey



Phase 3: Public Engagement

- Council Presentation – Background Report
- In-Person Public Engagement Session



Phase 4: Draft Official Plan and Zoning By-law

- In- Person Public Open House



Phase 5: Final Official Plan and Zoning By-law

- Statutory Public Meeting

Thank you!



We welcome any questions, comments, or discussion at this time.



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