



Planning Report

To: Municipality of Brockton Council

From: Benito Russo, Intermediate Planner

Date: March 18, 2025

Re: Official Plan Amendment L-2024-015 and Zoning By-Law Amendment Z-2024-078

Recommendation:

Subject to a review of submissions arising from the public meeting:

That Council adopt Official Plan Amendment Number L-2024-015 and the necessary by-law be forwarded to the County for approval.

That Zoning By-law Amendment Z-2024-078, as attached, be approved and the necessary by-law be forwarded to Council for adoption.

Summary:

The purpose of this application is for a site-specific amendment to the Walkerton Community Official Plan and Brockton Zoning By-law. It is proposed that the Official Plan be amended to re-designate the subject property from the Commercial Exception 3.3.5.2 designation to Residential. It is also proposed that the Zoning that applies to the subject lands be amended from the Highway Commercial Zone and Low Density Single Residential Zone to the Medium Density Residential Special Holding Zone.

The Medium Density Special Holding (R3-16-H) zone will recognize the front lot line/lot frontage to be on Maple St and permit a maximum of ten (10) driveways. A holding provision will be applied for a development agreement to address servicing prior to development and pending a registered Record of Site Condition. If approved, this would facilitate the demolition of the existing derelict motel and the construction of ten (10) townhouse units on the subject lands.

The subject property is +/-3,500 sq m in size within Walkerton on the corner of Maple Street and Durham Street West with a civic address of 15 Maple Street.

The property is surrounded by residential, electrical transmission infrastructure, and recreational land uses.

Airphoto:



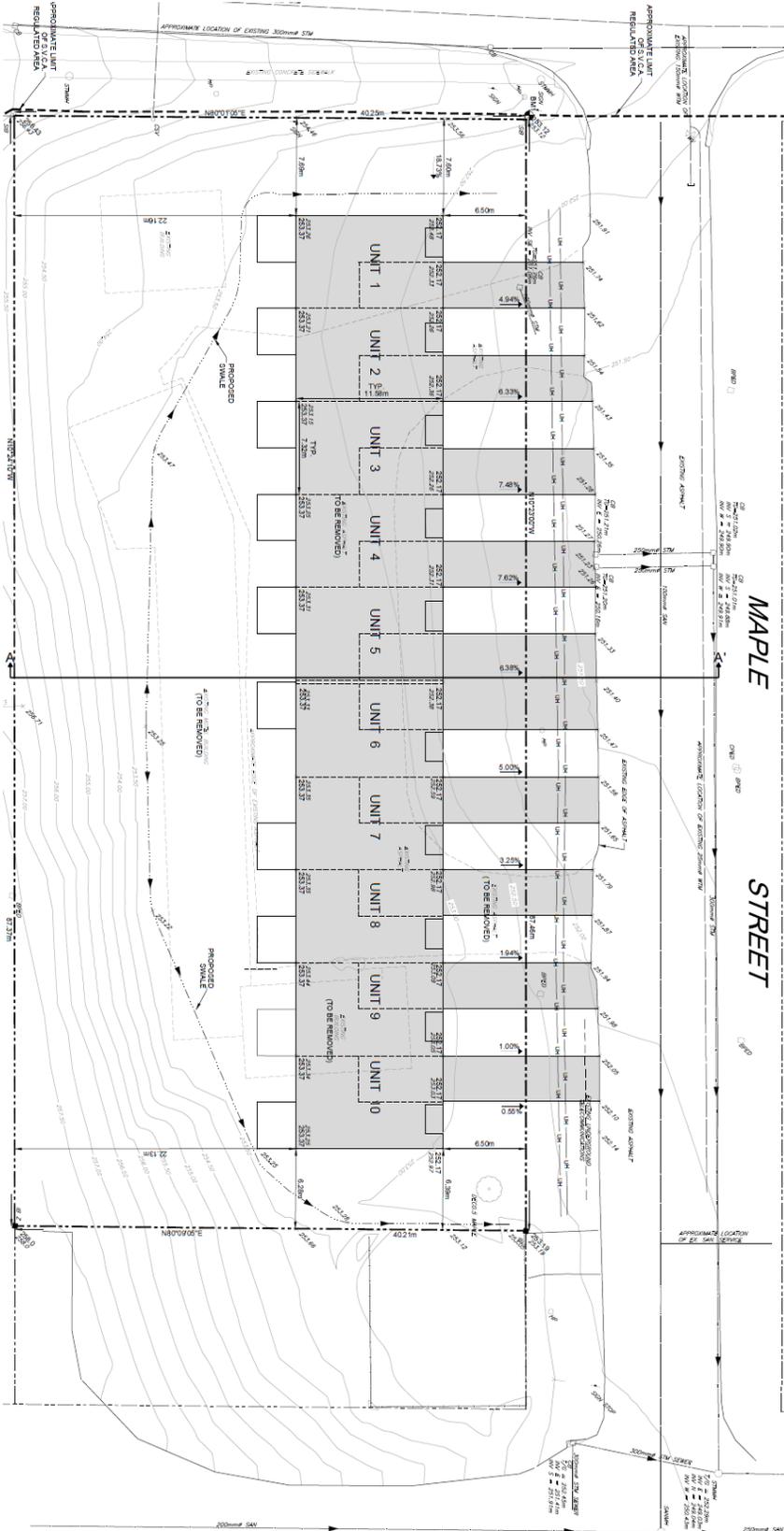
15 MAPLE ST

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

Municipality of Brockton

Roll Number: 410436000507300

Site Plan Detail



Planning Analysis:

The following section provides an overview of the planning considerations that were factored into the staff recommendation for this application, including relevant agency comments, public comments, and planning policy sections.

Official Plan

The proposal is consistent with the Bruce County Official Plan, which directs for accommodating a greater range and mix of housing types, promoting density for efficient use of land, and for most new housing to occur within the Primary Urban Areas. The subject lands are currently underutilized containing a motel, accessory building, and single detached residence, which have been derelict for several years. It is encouraged to support the redevelopment of underutilized lands.

The subject property is currently designated as Commercial Exception 3.3.5.2 within the Walkerton Community Official Plan. The Commercial Exception permits the property to be utilized for a combination of motel and apartment units with up to 12 one-bedroom apartments provided that the total number of apartment and motel units does not exceed 17. As the proposed use is for 10 townhouse units, the required applications include a Local Official Plan Amendment to permit these uses.

Through review of the surrounding existing and planning land uses the area is primarily residential in nature. Nearby residential land uses include a mix of apartments, townhouse, and single-detached and semi-detached residences. The subject property is located between an existing two storey apartment building, and lower density single-detached/semi-detached residences. The proposed townhouse development will provide a natural transition between high- and low-density residential uses.

Density and Tenure targets that are established in the Walkerton Community Official Plan include that 30% of new development be of medium or high density, and that 20% of new housing occur through intensification of existing parcels. As per the Official Plan, medium density development is described as including townhouse units with a maximum density of 35 units per hectare.

The proposed 10-unit townhouse development, 29 units per hectare, is a medium density development which would result in the demolition of a derelict motel. As such, the development will contribute to the municipality in achieving its density and tenure targets.

The re-designation from commercial to residential is appropriate in the context of the surrounding existing and planned development, and redevelopment of underutilized lands.

Zoning By-Law Amendment

The proposed amendment to the Brockton Zoning By-Law would rezone the subject property from the existing Highway Commercial (C3) and Residential Low Density Single (R1) Zones to a Residential Medium Density Special Holding (R3-16-H) Zone.

For the purposes of this Site-Specific Zoning By-law Amendment, the special zone will recognize the front lot line/lot frontage to be on Maple St, a holding provision will be applied for a development agreement to address servicing prior to development and pending a registered Record of Site Condition.

The Zoning By-law requires 7.5m of frontage per Dwelling, Townhouse Street. The proposed development requires 75m of frontage to comply with the Zoning By-law provisions. For a corner lot, frontage is defined in the Zoning By-law as being the shorter of the two lot lines adjacent to an opened and maintained road. The subject property has +/-45m of frontage along Durham Street W and is +/-87m in depth on Maple Street. Given the existing access is located on Maple St, adequate amenity space is available in the rear yard of the proposed building, and that it is encouraged to limit the number of accesses onto major road systems, it is acceptable to recognize Maple Street as the front lot line/lot frontage to facilitate the development.

Entrances

As shown on the applicants site plan, each townhouse dwelling unit is proposed to have an individual driveway. Section 3.26.9.5 of the zoning by-law limits the number of and distance between driveways to a maximum of three (3) driveways per lot and a minimum distance of 30 metres between driveways. It is proposed to permit ten (10) driveways, as shown on the site plan so that each townhouse dwelling unit may have its own individual entrance.

The proposed driveways are consistent with other street town house dwelling units. Relief from this provision of the zoning by-law is only required due to ownership type of the dwellings as they will remain on one parcel as opposed to being individually conveyable.

Servicing

Municipal water, sanitary, and stormwater sewer services are available to the subject property. The Corporation of the Municipality of Brockton has confirmed that available service capacity is available in this area, however, that upsizing of the service lines to the property are needed to support the proposed use.

A development agreement between the Municipality and the landowner is required to facilitate the needed infrastructure improvements. The agreement will address, among other matters, timing and standards of installation, associated costs, and any required works.

Environmental Site Assessment

It is required under Ontario Regulation 153/04 Records of Site Condition, that prior to a commercial use being redeveloped to a residential use an Environmental Site Assessment must be undertaken including filing of a Record of Site Condition. The intent of this is to ensure that the property is free of environmental contaminants which may result in impacts to residents of the new use.

To support the application, a Phase I Environmental Site Assessment has been completed. The assessment concluded that, there are no potential environmental concerns associated with

the Phase 1 assessment that would pose an environmental liability and warrant further environmental investigation.

A record of site condition regarding the environmental status of the subject property has been submitted to the Ministry of Environment, Conservation and Parks. A holding provision is proposed to be applied pending acceptance from the Ministry.

Natural Heritage

The subject property contains a West to East slope, an existing tree line comprised of mature and immature trees is present on the westside of the parcel and is otherwise comprised of manicured grass. It is noted that prior to the subject application, a petition was previously presented to Council regarding the existing trees between the subject property and 4 Charlotte St.

The 10-unit townhouse development is proposed to be located primarily within the existing parking lot area, beginning approximately +/-15m to the East of the existing tree line. For additional reference, the existing motel is located closer to the tree line than the proposed development.

Given the derelict nature of the existing use, general maintenance of the existing tree line may occur, including removal of any down or damaged trees. No clearing of trees has been proposed as part of the development. It is anticipated that any environmental impacts will be negligible.

Natural Hazards

Comments from the Saugeen Valley Conservation Authority (SVCA) conclude that there are no Natural Hazard features affecting the subject property, and that the proposed applications are acceptable to SVCA.

Archaeology

The subject lands are identified within the Bruce County screening maps as containing high archaeological potential. These areas are consistent with the Ontario Ministry of Tourism and Culture Criteria for Evaluating Archaeological Potential.

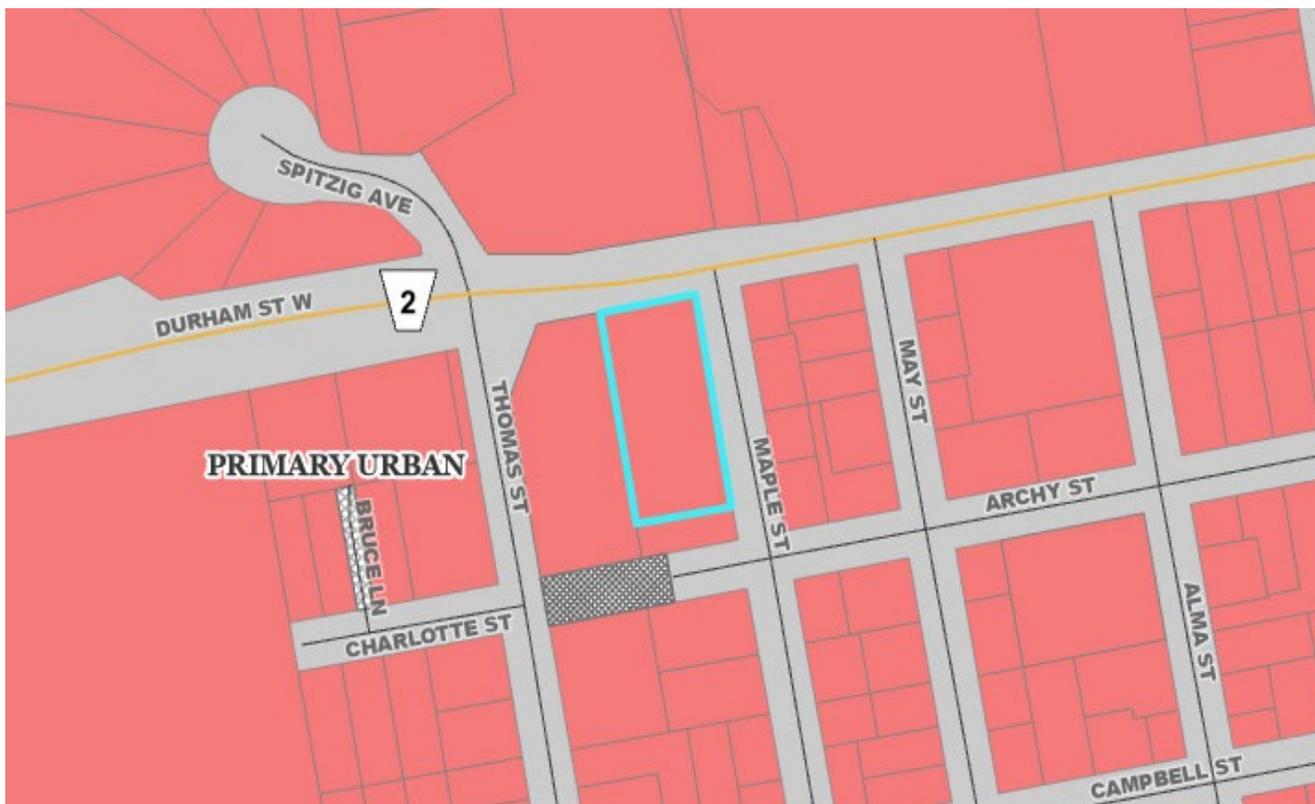
The subject lands have been substantially disturbed through the installation of services, stormwater management and grading applications, and development of the existing motel and accessory buildings.

Through pre-consultation with the Saugeen Ojibway Nation Environment Office (SON), it was determined that due to the high level of disturbance SON does not require an archaeological assessment for this property. No archaeological works are recommended.

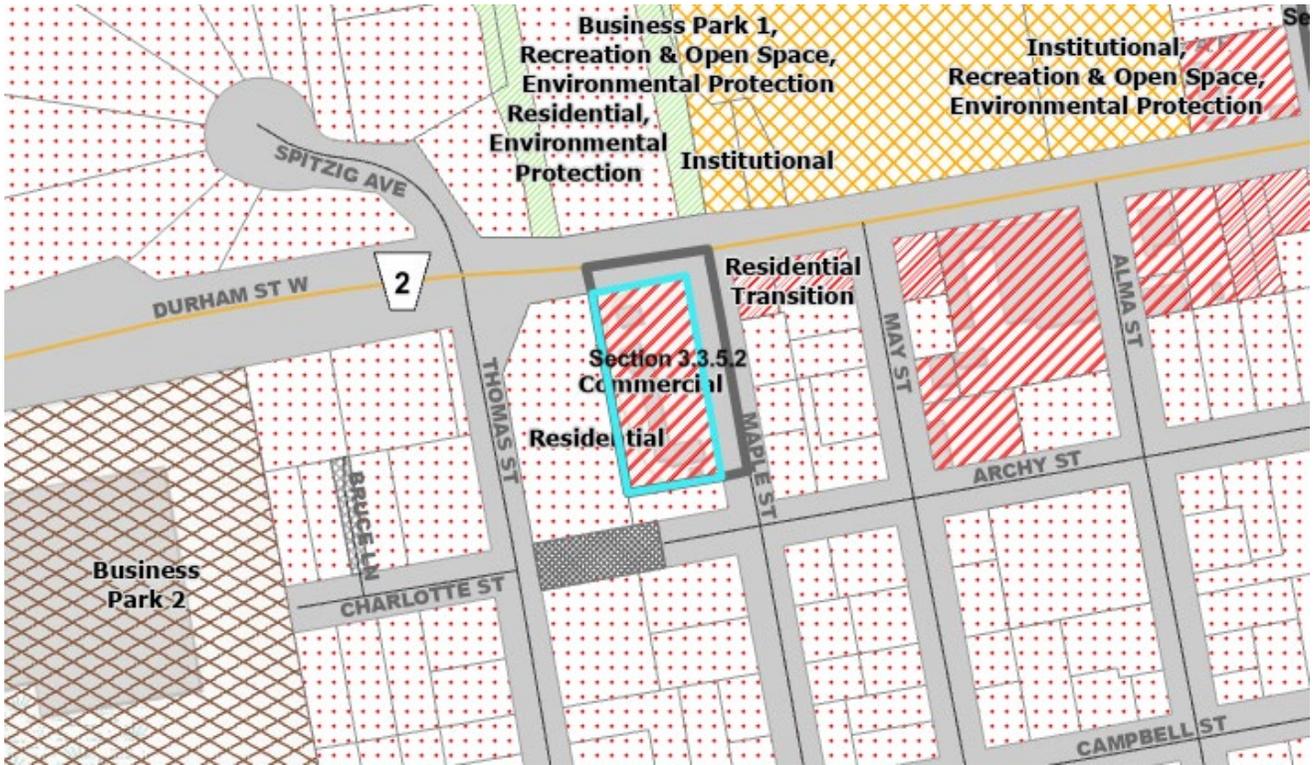
Appendices

- County Official Plan Map
- Local Official Plan Map
- Local Zoning Map
- List of Supporting Materials
- Agency Comments
- Public Comments
- Public Notice

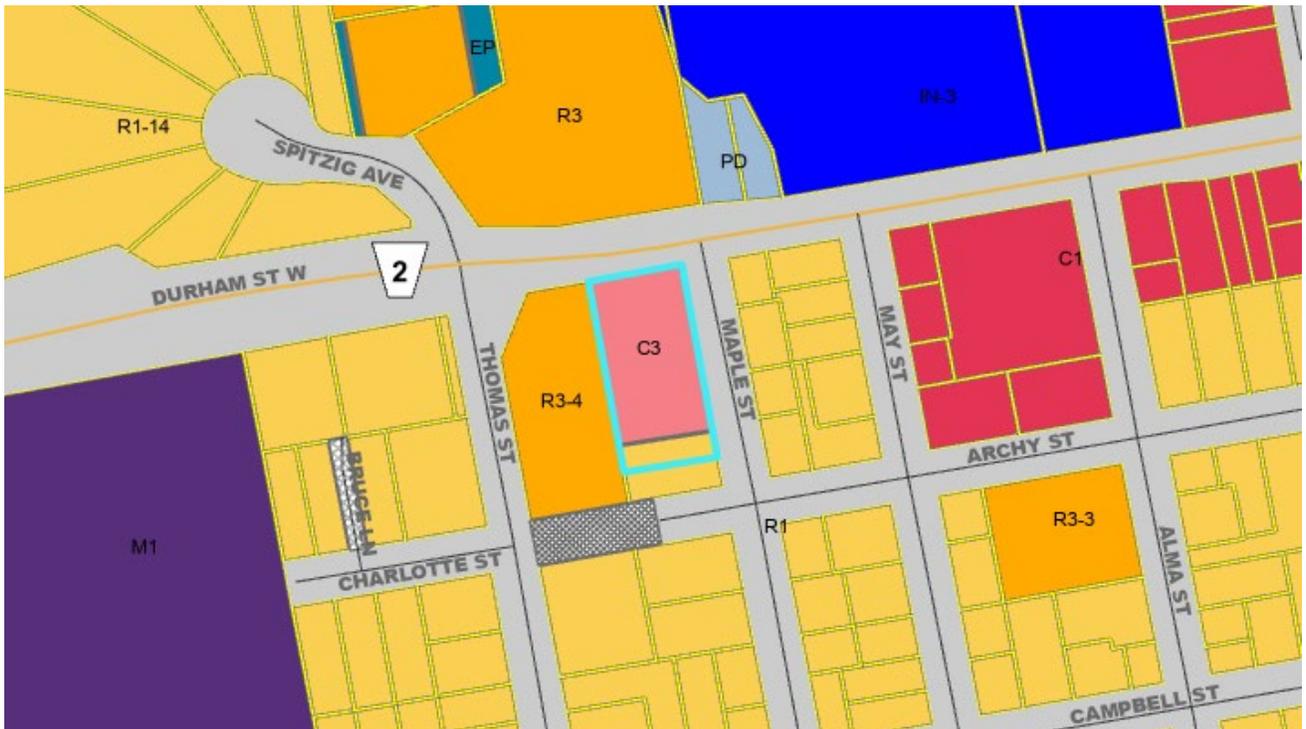
County Official Plan Map (Designated Primary Urban Communities)



Local Official Plan Map (Designated Commercial Exception 3.3.5.2)



Local Zoning Map (Zoned C3 - Highway Commercial, R1 - Residential Low Density Single)



List of Supporting Materials:

- Planning Justification Report - Dana Kieffer Cobide Engineering - December 2024
- Drainage & Servicing Plan - Cobide Engineering - December 2024
- Phase 1 Environmental Site Assessment - Rubicon Environmental - January 2025

Agency Comments:

Corporation of the Municipality of Brockton:

The developers should be aware that Brockton requires an 8-inch sanitary down Maple Street, the minimum diameter for a sanitary main that Brockton requires is 8 inches.

Drainage Plan to be submitted that includes existing and proposed elevations on site and surrounding lands for Municipal review and approval.

Development agreement required between Municipality and Owner for works within municipal road allowance.

Drainage and Servicing Plans and works to be designed and completed to Municipal Servicing Guidelines and subject to Municipal review and approval.

Historic Saugeen Métis: No objection or opposition to the proposed applications.

Saugeen Ojibway Nation: Pre-consultation comments concluded that no archaeological assessment is needed due to previous ground disturbance.

Saugeen Valley Conservation Authority: The applications are acceptable to SVCA staff. Full comments provided in full below.

Public Comments:

One (1) public comment has been received in support of the proposal.



1078 Bruce Road 12 | P.O. Box 150 | Formosa ON
Canada | N0G 1W0 | 519-364-1255
www.saugeenconservation.ca
publicinfo@svca.on.ca

SENT ELECTRONICALLY: brusso@brucecounty.on.ca and bcplwa@brucecounty.on.ca

February 28, 2025

County of Bruce Planning & Development Department
30 Park Street
Walkerton, Ontario N0G 2V0

ATTENTION: Benito Russo, Planner

Dear Benito Russo,

RE: Proposed Local Official Plan Amendment L-2024-015 and
Zoning By-law Amendment Z-2024-078
15 Maple Street
Roll No. 410436000507300
Part Lots 1 to 3 Plan 2 Range 1 2
Geographic Town of Walkerton
Municipality of Brockton

The above-noted applications have been received by the Saugeen Valley Conservation Authority (SVCA) in accordance with the Mandatory Programs and Services Regulation (Ontario Regulation 686/21) made under the *Conservation Authorities Act* (CA Act). SVCA staff have reviewed the proposal for consistency with SVCA's environmental planning and regulation policies ([https://www.saugeenconservation.ca/en/permits-and-planning/resources/Environmental-Regulations/January-2019-Consolidated-Manual Interim.pdf](https://www.saugeenconservation.ca/en/permits-and-planning/resources/Environmental-Regulations/January-2019-Consolidated-Manual%20Interim.pdf)) made in conformance with the Provincial Planning Statement, CA Act, O. Regulation 41/24, and associated provincial guidelines. Where a Memorandum of Agreement (MOA) exists between a planning partner and the SVCA, staff have reviewed the applications for conformity with the natural hazard policies of the County of Bruce Official Plan (OP).

The purpose of the applications are for 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.

Summary

SVCA staff find the applications acceptable. The subject property does not contain any floodplains, watercourses, shorelines, wetlands, valley slopes or other natural hazard features of interest to SVCA or environmental features as per our MOA with the County of Bruce. As such, it is the opinion of SVCA staff that the applications are consistent with the Natural Hazard policies of the Provincial Policy Statement (PPS, 2024) and the County of Bruce OP and Municipality of Brockton OP. Additionally, the property is not in a SVCA regulated area, and therefore, a permit from the SVCA is not required for development activities related to the applications.

Please inform this office of any decision made by the County of Bruce regarding the applications. We respectfully request to receive a copy of the decisions and notice of any appeals filed.

Should you have any questions, or require this information in an accessible format, please contact the undersigned.

Sincerely,

Michael Oberle
Environmental Planning Technician
Saugeen Conservation
MO/

cc: Fiona Hamilton, Clerk, Municipality of Brockton (via email)
Gregory McLean, SVCA member representing the Municipality of South Bruce (via email)

From: ANNESS D [REDACTED]
Sent: Monday, March 10, 2025 11:45 AM
To: Tanya Francis <TaFrancis@brucecounty.on.ca>
Subject: Voice Mail (1 minute and 15 seconds)

Yes. My name is Donald Anness and I live at 4 May MAY St. and this is to do with the motel that is for the plans to put in A10 unit housing facility. And my personal opinion on that, it's a very, very good idea and it's in a good neighborhood. And I don't have any issue with you people going ahead on it. And I think it will be a welcome new community, family, community or for families. And so go ahead, rip it down, build it up. But that's what I say, OK. So if you care to get back to me, you can call me back at [REDACTED] So thank you and have a good day.

Thank you for using Transcription! If you don't see a transcript above, it's because the audio quality was not clear enough to transcribe.

[Set Up Voice Mail](#)



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/>.

