

1221058 Ontario Inc. c/o Jim & Nancy Spitzig

PLANNING JUSTIFICATION REPORT

15 MAPLE STREET,
MUNICIPALITY OF BROCKTON

DECEMBER, 2024

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- A- Concept Plan
- B- Correspondence
- C- Drafts of the Official Plan Amendment, Zoning By-law Amendment and Schedule

1. INTRODUCTION

On behalf of our client, 1221058 Ontario Inc. c/o Jim & Nancy Spitzig, Cobide Engineering Inc. is pleased to submit this Planning Justification Report in support of the Local Official Plan Amendment and Zoning By-Law Amendment applications for the property located at 15 Maple Street in the former Town of Walkerton (hereinafter called the subject lands).

The intent of this report is to analyze the land use planning merits of the requested applications to determine the appropriateness of the proposed uses. The request will be analyzed within the context of the surrounding community and the relevant planning documents, including the Provincial Planning Statement, the Bruce County Official Plan, the Walkerton Community Official Plan and the Municipality of Brockton Zoning By-Law Number 2013-26.

Appended to this report are the following:

- A- Concept Plan
- B- Correspondence
- C- Drafts of the Official Plan Amendment, Zoning By-law Amendment and Schedule

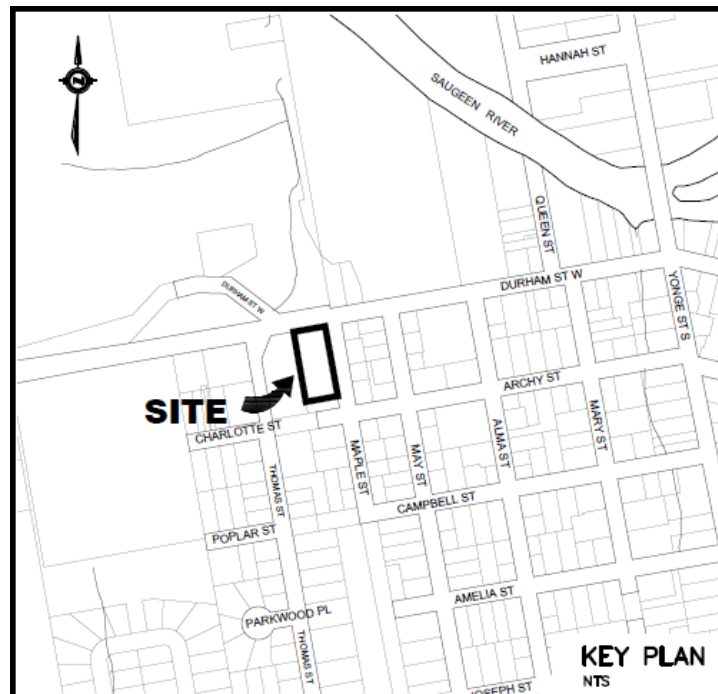


Figure 1: Key Map

1.1 PURPOSE AND SCOPE

The content of this Planning Justification Report includes:

- A description of the site, its existing physical conditions and its setting within the surrounding area
- A description of the development concept
- An overview of the other supporting reports and studies
- An outline of and rationale for the subject application
- An overview of the relevant planning policy and regulations that affect the proposed planning application, including Provincial, County, and Municipal policy and regulations
- An assessment of the proposed planning application in respect to the relevant policy and regulatory framework, and a planning opinion and justification for the applications

1.2 HOW TO READ THIS REPORT

Each section heading will reference the document from which the policy has been obtained. Each subsection heading will reference the policy number and policy, generally verbatim. The subsection will contain a discussion wherein the policy is spoken to in the context of the proposed development.

2. SITE CONTEXT

2.1 SITE DESCRIPTION

The subject lands are legally described as Lots 1 & 2, Range 1; Part of Lot 3, Range 1 and Part of Lots 1, 2 & 3, Range 2, Registered Plan 2, geographic Town of Walkerton, Municipality of Brockton and are located at 15 Maple Street, Walkerton.

A Key Map is shown in Figure 1. The subject lands have an area of approximately 3,500 sq. m. and are located on the corner of Maple Street and Durham Street West. The subject lands are currently occupied by an abandoned and derelict motel. The subject lands slope from West to East.



Figure 2: Aerial Photograph of Subject Lands. Source: Bruce County Mapping 2020.

2.2 SURROUNDING LAND USES

On the lands to the west of the subject lands there are two apartment buildings. Immediately north of the subject lands, across Durham St. W., there are multiple townhouses. To the east and south of the subject lands there is a mix of detached and semi-detached residential dwellings.

The proposed development is within 800 metres of downtown Walkerton and within walking distance of many services and amenities. In addition, the development concept is 100 metres from the Walkerton Community Centre which will provide the future residents with recreational opportunities.

3. THE DEVELOPMENT CONCEPT

3.1 THE PROPOSED DEVELOPMENT

One townhouse with ten dwelling units is proposed with frontage on Maple St. The townhouses are proposed as a life lease.

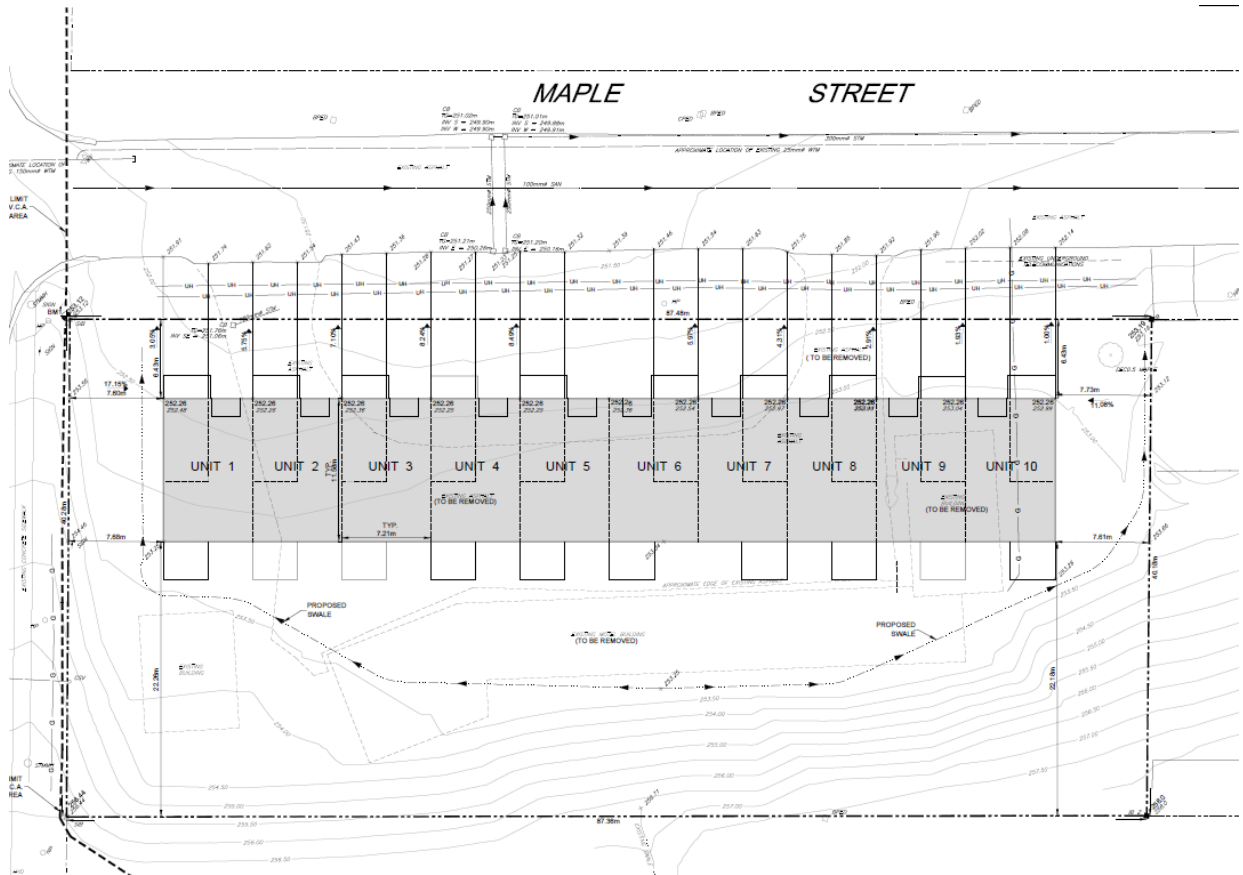


Figure 3: Site Plan

3.2 PRE-CONSULTATION

On August 13, 2024 Cobide Engineering Inc. staff met with Bruce County planning staff and Municipality of Brockton staff about the development concept. The following *Planning Act* applications were identified as being required to implement the development concept:

1. A Local Official Plan Amendment; and
2. A Zoning By-law Amendment

A number of studies were identified as being required to support a complete application including:

- A Planning Justification Report must be provided to include justification for the conversion of commercial areas to residential areas.
- An Archaeological Assessment.
- A Grading and Drainage Plan will be required to support the proposal.

- Prior to submission, confirmation of available servicing capacity from the Municipality will be required.
- An Environmental Site Assessment (ESA) and associated Record of Site Condition (RSC) may be required.

The notes from the pre-consultation are attached in Appendix B.

All of the identified requirements have been fulfilled and submitted in support of the application. A summary of the supporting reports is in Section 4 of this report.

4. OVERVIEW OF THE SUPPORTING STUDIES

4.1 ARCHAEOLOGICAL ASSESSMENT

Saugeen Objibway Nation confirmed that an Archaeological Assessment is not required and their correspondence is attached in Appendix B.

4.2 RECORD OF SITE CONDITION

A Record of Site Condition has been submitted to the Ministry of Environment, Conservation and Parks and is being reviewed. It is requested that, if required, a Holding be applied until final approval and filing of the Record of Site Condition

5. RATIONALE FOR APPLICATIONS

5.1 CURRENT PLANNING DESIGNATIONS AND ZONES

The subject lands are located in the settlement area of Walkerton and are designated as Primary Urban Community in the Bruce County Official Plan.

The property is designated “Commercial with Exceptions” in the Walkerton Community Official Plan.

The property is zoned as R1 – Residential Low Density Single and C3 – Highway Commercial.

5.2 REQUIRED APPLICATIONS

An Official Plan Amendment and Zoning By-law Amendment are requested to redesignate the property from Commercial to Residential in the Walkerton Community Official Plan and re-zone the property from R1 – Residential Low Density Single and C3 – Highway Commercial to R3 – Residential: Medium Density. The details of these amendments are discussed in further detail in Section 7.5 of this report.

6. PLANNING POLICY

6.1 PLANNING ACT

The Planning Act requires approval authorities considering planning applications to have regard to, among other things, matters of Provincial Interest. Those matters of Provincial Interest relevant to the Subject Applications are as follows:

- (f) the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;
- (h) the orderly development of safe and healthy communities;
- (j) the adequate provision of a full range of housing, including affordable housing;
- (l) the protection of the financial and economic well-being of the Province and its municipalities;
- (p) the appropriate location of growth and development;
- (q) the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians;
- (r) the promotion of built form that,
 - (i) is well-designed,
 - (ii) encourages a sense of place, and
 - (iii) provides for public spaces that are of high quality, safe, accessible, attractive and vibrant;

Section 16 of the Planning Act provides the legislative authority for municipalities to regulate the following (among other matters) in Official Plans:

- Goals, objectives and policies to manage and direct physical change and the effects on the social, economic, built and natural environment of the municipality;
- Policies and measures to ensure the adequate provision of affordable housing;
- Descriptions of the means for informing and obtaining input from the public with respect to Official Plan Amendments and Zoning By-laws; and

- Policies that identify goals, objectives and actions to mitigate greenhouse gas emissions and to provide for adaptation to a changing climate.

Section 34 of the Planning Act provides the legislative authority for municipalities to regulate the following (among other matters) in zoning by-laws:

- the use of land;
- the type of construction, height, bulk, location, size, floor area, spacing,
- character and use of buildings;
- minimum and maximum density;
- minimum and maximum height; and
- requirement to provide off-street parking and/or loading facilities

6.2 PROVINCIAL PLANNING STATEMENT

The Provincial Planning Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. As a key part of Ontario’s policy-led planning system, the PPS sets the policy foundation for regulating the development and use of land through Municipal documents like the Official Plan and Zoning By-law.

The current PPS came into effect on October 20, 2024. Section 3(5) of the Planning Act requires that all decisions affecting planning matters be consistent with policy statements issued under the Act. The following table demonstrates how the proposed official plan and zoning by-law amendments are consistent with the policies of the 2024 PPS that, in our opinion, have particular relevance to this proposal:

Table 1: PPS Policies

2.1.6 Planning authorities should support the achievement of complete communities by:	
a) accommodating an appropriate range and mix of land uses, housing options, transportation options with multimodal access, employment, public service facilities and other institutional uses (including schools and associated child care facilities, longterm care facilities, places of worship and cemeteries), recreation, parks and open space, and other uses to meet long-term needs;	The development concept proposes to demolish and re-develop a derelict commercial property located in a settlement area. The subject lands are located in a largely residential area and the proposed development will provide additional townhouse units to the Walkerton community.

<p>2.2.1 b) Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents of the regional market area by, permitting and facilitating:</p>	
<p>1. all housing options required to meet the social, health, economic and wellbeing requirements of current and future residents, including additional needs housing and needs arising from demographic changes and employment opportunities</p>	<p>The development concept will provide a greater range of housing options within the Community of Walkerton to meet the diverse needs of future and current residents.</p>
<p>2. all types of residential intensification, including the development and redevelopment of underutilized commercial and institutional sites (e.g., shopping malls and plazas) for residential use, development and introduction of new housing options within previously developed areas, and redevelopment, which results in a net increase in residential units in accordance with policy 2.3.1.3</p>	<p>The development concept will redevelop and intensify an underutilized and derelict commercial site for residential use. The development concept will introduce new housing options within a previously developed area that will result in a net increase in residential units.</p>
<p>2.2.1 c) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation.</p>	<p>The development concept will have a density that ensures land, resources and infrastructure are used efficiently.</p>
<p>2.3.1.1 Settlement areas shall be the focus of growth and development. Within settlement areas, growth should be focused in, where applicable, strategic growth areas, including major transit station areas.</p>	<p>The subject lands are located within a settlement area.</p>
<p>2.3.1.2 Land use patterns within settlement areas should be based on densities and a mix of land uses which:</p> <p>a) Efficiently use land and resources</p> <p>b) optimize existing and planned infrastructure and public service facilities</p>	<p>The development concept is an infill project that will redevelop an underutilized and derelict site. This will ensure that land and resources are used efficiently and optimize existing infrastructure and public service facilities.</p>

c) support active transportation	The close proximity to downtown Walkerton and other facilities will support active transportation.
2.3.1.3 Planning authorities shall support general intensification and redevelopment to support the achievement of complete communities, including by planning for a range and mix of housing options and prioritizing planning and investment in the necessary infrastructure and public service facilities.	A combination of intensification and redevelopment is proposed which will support a range and mix of housing options.

6.3 BRUCE COUNTY OFFICIAL PLAN

The Bruce County Official Plan (BCOP) was adopted by Bruce County Council in 1997 and approved by the Province in 1998. A five year update was approved by MMAH I 2010. The BCOP is a legal document that contains goals, objectives and policies to manage and direct physical (land use) change and monitor its effects on the cultural, social, economic and natural environment within the regional community.

The property is designated “Primary Urban Communities” and is within the settlement area of Walkerton.

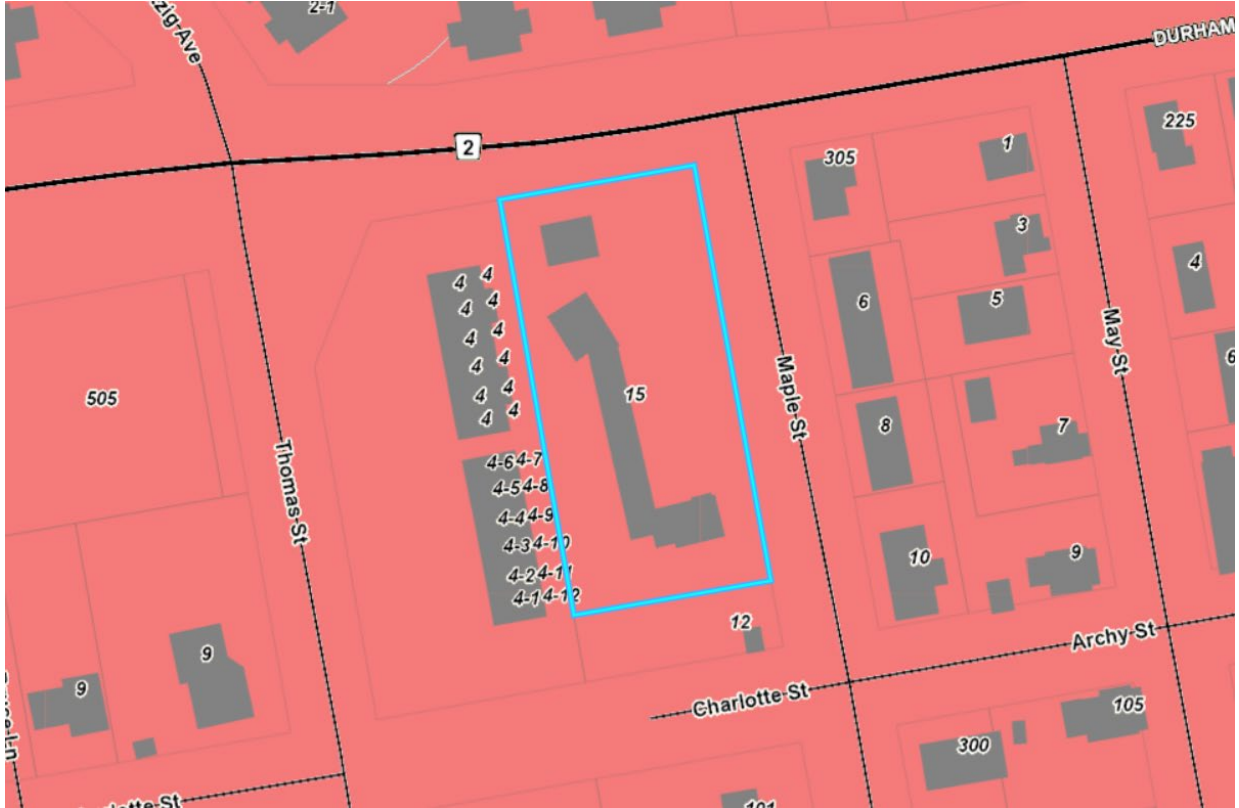


Figure 4: County OP Designation

6.3.1 SECTION 3.4 COUNTY GOALS & OBJECTIVES

The County of Bruce has established a number of general goals which have been set out in this Section of the BCOP. The general goals serve as a basis for future decision making in the County. The objectives are more specific, and therefore, have been included in the beginning of each appropriate policy Section of the Plan. The following two goals are relevant to the development concept:

- i) Ensure that land and resources within the County are utilized efficiently and effectively and in an environmentally sound manner that supports the County's Vision Statement
- ii) Encourage orderly physical, social, environmental and economic development in conformity with the goals, objectives and policies of this Plan

Discussion:

The development concept proposes townhouses on an underutilized site within a previously built-up area. The residential density being proposed will ensure that land

within the County is utilized efficiently and in an environmentally sound manner by promoting infill development of a derelict commercial use in a residential area.

The development concept will ensure orderly physical development by developing a site within the built-up area that is underutilized.

6.3.2 SECTION 4.2 GENERAL OBJECTIVES

This Section contains the general objectives of the Bruce County Official Plan. The objectives are generally of a more specific nature compared to the County Goals in Section 3.4 of the BCOP. The following general objective is relevant to the development concept:

- i) Ensure that land identified for development is utilized in an efficient manner

Discussion:

The development concept will ensure that land identified for development is utilized in an efficient manner by proposing to intensify an underutilized lot within a previously developed area.

6.3.3 SECTION 4.4.1 POPULATION AND HOUSING OBJECTIVES

This Section of the BCOP contains the County's population and housing objectives. The following objectives are relevant to the development concept:

- i) Direct the majority of the anticipated growth to Primary and Secondary Urban Communities and allow for development within the existing boundaries of Hamlet Communities;
- ii) Ensure a range of housing types and tenure to meet the broad range needs of the County residents;
- iii) Provide opportunities for an adequate supply of affordable housing as directed by the Bruce County Housing Study and as per the requirements of the Provincial Policy Statement;
- iv) Ensure a range of housing types and tenure to meet the needs of the County residents including those persons requiring specialized care;
- v) Provide for intensification in existing urban areas which enhances the positive characteristics of those areas;
- vi) Ensure that new development occurs in a cohesive and efficient manner without undue impact on the social or natural environment;

Discussion:

The subject lands are located within a Primary Urban Community. The predominate form of housing within the Community of Walkerton is single detached housing, therefore by providing townhouses, the development concept will provide a greater range of housing forms to meet the broad needs of residents.

Furthermore, the development concept is proposed as a land lease, which will add variety to tenure opportunities in Walkerton. The development concept proposes intensification within an existing urban area which will ensure that development occurs in a cohesive and efficient manner.

6.3.4 SECTION 4.4.4.1 GENERAL HOUSING POLICIES

The policies under this Section are intended to enable a wide variety of housing by type, size and tenure throughout the County. The following policies under this Section are relevant to the development concept:

- iv) Housing developments should be affordable to the residents of the County and shall include all forms of housing required to meet the social, health and well being requirements of current and future residents, including special needs requirements.
- v) The County and local municipalities shall support opportunities to increase the supply of housing through intensification and redevelopment in appropriate locations, taking into account municipal services, existing facilities such as parks and schools, all modes of transportation, including walking and cycling, compatibility with adjacent land, environmental considerations, health and safety, and the demonstrated demand for the proposed type of dwellings.
- vi) Housing intensification shall be located primarily in Primary and Secondary Urban Communities and will be permitted in other built-up areas with full municipal services. In built-up areas with partial services, housing intensification may be considered on existing lots for the purposes of redevelopment and minor infilling. All housing intensification is subject to the policies of this Plan.

Discussion:

The development concept will contribute to a broader range of housing and tenure options to meet the diverse social, health and well-being requirements of current and future residents. The development concept will increase the supply of housing through redevelopment and intensification and is located in a Primary Urban Community.

6.3.5 SECTION 5.2.1 URBAN AREA OBJECTIVES

The goals and objectives of the Plan direct the majority of growth and development towards settlement areas. The following Urban Area objective is relevant to the development concept:

- i) Provide for the growth and development of primary urban communities, typically composed of towns, which function as regional service centres accommodating the largest concentration and widest range of residential, economic and social opportunities, services and facilities available in the County. In addition, this Plan recognizes the tourism potential of these urban places in the County economy

Discussion:

The development concept will add housing options to the “Primary Urban Communities” designation.

6.3.6 SECTION 5.2.2 PRIMARY URBAN COMMUNITIES

It is a policy of the Council to encourage and strengthen the role of Primary Urban Communities as regional service centres within the County. These communities accommodate the largest concentration and the widest range of residential, tourism, economic and social services and facilities.

It is a policy of Council to direct the majority of anticipated growth and development to Primary Urban Communities. The permitted uses in Primary Urban Communities includes a variety of residential, home occupations, commercial, industrial and institutional land uses. No new livestock facilities are permitted.

Discussion:

Primary Urban Communities are expected to accommodate the majority of expected growth, development and a variety of housing options are permitted.

6.3.7 CONCLUSIONS

In conclusion, the development concept conforms with the policies of the Bruce County Official Plan. The development concept is situated within the settlement area of Walkerton and proposes to intensify an underutilized site. This will encourage walkability, ensure land, existing infrastructure and facilities are used effectively. It will

provide housing supply and a broader range of housing options to meet the diverse needs of current and future residents.

6.4 THE WALKERTON COMMUNITY OFFICIAL PLAN

The Walkerton Community Official Plan (WCOP) was approved in 2001 and updated in 2009 and 2016. The WCOP contains goals, actions and policies intended to assist Municipal Council, municipal staff, developers, government agencies and the public in their efforts to strengthen the economic, environmental and social fabric of the Community.

6.4.1 CURRENT DESIGNATION

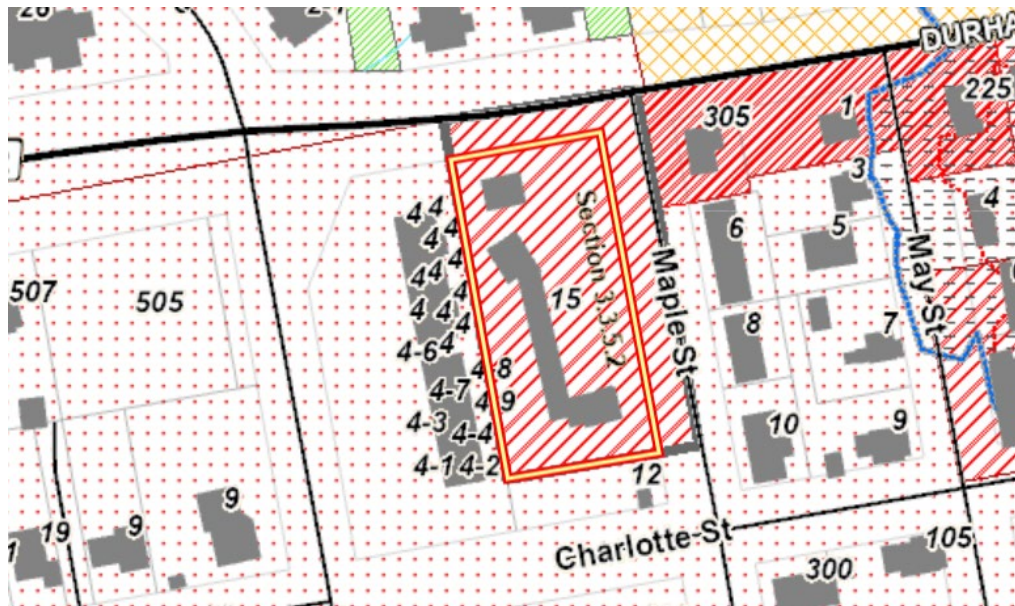


Figure 4: WCOP Map

The subject lands are designated as Highway Commercial with Exceptions. The following exceptions apply:

Motel/ Apartments

3.3.5.2 Notwithstanding the policies of Section 3.3 Commercial and 3.7.7 Flood Fringe Constraint Areas, the following provisions apply to the lands identified as Site Specific Policy Area 3.3.5.2 on Schedule 'A' – General Land Use Plan:

- i) May be used 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; and

- ii) Such uses shall be subject to site plan control.

It is requested that the subject lands be re-designated to Residential and as such, the residential policies have been applied.

6.4.2 SECTION 1.5 COMMUNITY GOALS

It is a goal of the Walkerton Community Official Plan to promote a mixed and affordable supply of housing to meet the current and future needs of all residents of the community.

Discussion:

The development concept will increase housing supply within the Community of Walkerton. Furthermore, a life lease is proposed which will add variety to tenure options within Walkerton.

6.4.3 SECTION 3.1.3 PERMITTED USES – RESIDENTIAL DESIGNATION

Permitted uses on lands designated includes single-detached, semi-detached, duplex, three-plex, street, block and stacked townhouse, apartment dwellings, long term care facilities, seniors/retirement homes and special needs housing.

Discussion:

The development concept proposes 10 bungalow-style townhouses. This form of housing is a permitted use within the requested residential designation.

6.4.4 SECTION 3.1.5 DENSITY AND TENURE TARGETS

The Municipality has set the following targets for new housing:

Table 2: Housing targets

Housing Unit Type:	70% low density 30% medium and high density
Housing Tenure:	70% ownership housing 30% rental housing

Policy 3.1.5.c) states that the Municipality has set a target of 20% of all new housing to be created through intensification.

Intensification is encouraged where full municipal services are available or planned, roads and utilities exist, in areas in close proximity to downtown and where development is compatible with existing built-form (policy 3.15.c & d).

Discussion:

The development concept represents a re-development of the subject lands from a historically commercial use to a residential use. It is noted that this residential use is more consistent with the surrounding uses and area. The development will help the Municipality achieve its intensification goals as the site is moving from 0 residential units to 10 townhouses which will aid in the Municipality reaching its target of 30% of new housing to be medium and high density and 20% of housing to be facilitated through intensification.

The subject lands are situated where utilities and full municipal services can be provided. The development concept will include upgrading a portion of these services to comply with the Municipality of Brockton's development standards.

The subject lands have road access and are approximately 800 metres from downtown Walkerton. The development concept is compatible with the existing surrounding built forms as there are existing residential uses adjacent to the subject lands of a similar or greater density. Directly across Durham Street West are bungalow-style townhouses and directly to the West are two apartment buildings. As such, the re-development of the subject lands for residential uses will not have any major adverse impacts on, and will fit in well with, neighbouring properties.

6.4.5 SECTION 3.1.8 MEDIUM DENSITY RESIDENTIAL

Medium density residential development includes tri-plexes, four-plexes, townhouses, low provide apartments of no more than two storeys and converted dwellings of three or more units. Medium density residential development have a maximum net density of 35 units per hectare.

Medium density residential proposals must address the following criteria (policy 3.1.8.b):

- i) Respects the character of abutting residential properties in terms of height, massing and setbacks;
- ii) Is compatible with existing land uses in the immediate area;

- iii) Provides adequate off-street parking and appropriate access and circulation for vehicular traffic, including emergency vehicles;
- iv) Location on a site that has adequate land area to incorporate the building, an outdoor amenity area, and appropriate buffering such as setbacks, landscaping and fencing to ensure the compatibility of the use with adjacent land uses;
- v) Shall not cause traffic hazards or an unacceptable level of congestion on surrounding roads;
- vi) Location in close proximity to community facilities such as parks, schools and open spaces;
- vii) Can be easily accessed by transit if available;
- viii) Suitable setbacks from abutting uses;
- ix) Suitable, lot grading, and drainage.

Discussion:

The proposed density of the site is 29 units per hectare, consistent with the maximum permitted density.

The development concept meets the definition of “medium density residential development” in the Walkerton Community Official Plan. Table 2 demonstrates how the development concept meets the criteria in Section 3.1.8.b).

Table 3: Evaluation of policies under section 3.1.8.b)

i) Respects the character of abutting residential properties in terms of height, massing and setbacks;	The height, massing and setbacks of the proposed building are generally consistent with those of the abutting residential properties. Therefore, in our opinion, the development concept respects the character of the abutting residential properties.
ii) is compatible with existing land uses in the immediate area;	A residential use is more consistent with surrounding uses, which are largely residential in nature. There are established high and medium density residential uses nearby.
iii) Provides adequate off-street parking and appropriate access and circulation for vehicular	Adequate off-street parking will be provided.

traffic, including emergency vehicles;	
iv) Location on a site that has adequate land area to incorporate the building, an outdoor amenity area, and appropriate buffering such as setbacks, landscaping and fencing to ensure the compatibility of the use with adjacent land uses;	The subject lands have adequate land area to incorporate the building, outdoor amenity space and buffering.
v) Shall not cause traffic hazards or an unacceptable level of congestion on surrounding roads;	The proposed unit count of 10 is not high enough to create an unacceptable level of traffic congestion on surrounding roads and would be similar to the previous motel use.
vi) Location in close proximity to community facilities such as parks, schools and open spaces;	The subject lands are approximately 100 metres from the Walkerton Community Centre and Brockton Park and Recreation. Downtown Walkerton is 800 metres away from the subject lands, putting it in close proximity to many of the amenities and facilities located in Downtown Walkerton.
vii) Can be easily accessed by transit if available;	N/A
viii) Suitable setbacks from abutting uses; and	The development concept meets the provisions of the R3 zone for setbacks.
ix) Suitable setbacks from abutting uses; and	A lot grading and drainage plan were submitted in support of the application.

6.4.6 SECTION 3.1.10 INTENSIFICATION

It is a policy of the Municipality to encourage the intensification of existing residential areas on vacant and underdeveloped lots.

Intensification proposals requiring a zoning by-law amendment or minor variance should take into consideration existing building heights on abutting properties, massing, density, lot coverage, parking and yard setbacks to mitigate impacts on

immediate neighbouring property owners (policy 3.1.10.b). A suitable transition in lot sizes, densities, building forms and heights should be provided from adjacent developments (policy 3.1.10.c). Policy 3.1.10.d states that existing trees, vegetation and open space should be retained and enhanced where possible.

Discussion:

The development concept proposes to intensify a derelict commercial use lot within an existing residential area.

Abutting the west of the subject lands there is an existing two storey apartment building situated on a higher grade and to the east across Maple St. there are three single detached houses and one semi-detached. The development concept will provide a transition in density and height between these residential uses. The proposed massing, density, lot coverage, parking and yard setbacks can be accommodated with minimal adverse impacts on adjacent properties.

6.4.7 SECTION 5.3 WATER SUPPLY AND SEWAGE DISPOSAL POLICIES

Policy 5.3.c states that full municipal water and sewage services are the preferred form of servicing. In areas serviced by full municipal sewage and water services development will only be permitted if sufficient reserve water and sewage plant capacity will be available to accommodate the development.

Discussion:

The development concept will be serviced by full municipal water and sanitary sewer services and sufficient reserve water and sewage plant capacity has been confirmed to be available by the Municipality of Brockton.

6.4.8 CONCLUSIONS

In conclusion, the request to redesignate the subject lands from Commercial to Residential is in conformity with the policies of the Walkerton Community Official Plan. The development concept represents a re-development of the subject lands from a historically commercial use to a residential use. It is noted that this residential use is more consistent with the surrounding uses and area. The re-development will help the Municipality achieve its intensification goals as the site is moving from 0 residential units to 10 townhouses which will aid in the Municipality reaching its target of 30% of new housing to be medium and high density and 20% of housing to be facilitated through intensification.

The development concept is consistent with Provincial, Bruce County and local policies that encourage walkability, intensification and utilizing existing road, sanitary sewer, sidewalks and municipal piped water infrastructure to their fullest degree. The development proposal will provide housing supply and a broader range of housing and tenure options to meet the diverse needs of current and future residents.

A draft Official Plan Amendment and schedule are attached in Appendix C

6.5 MUNICIPALITY OF BROCKTON COMPREHENSIVE ZONING BY-LAW

The Corporation of the Municipality of Brockton By-Law number 2013-26, as amended, being a by-law to regulate the use of lands and the character, location and use of buildings and structures in the Municipality of Brockton came into force and effect on March 25, 2013.

6.5.1 CURRENT ZONING

The property is zoned C3 – Highway Commercial & R1 – Residential Low Density Single.

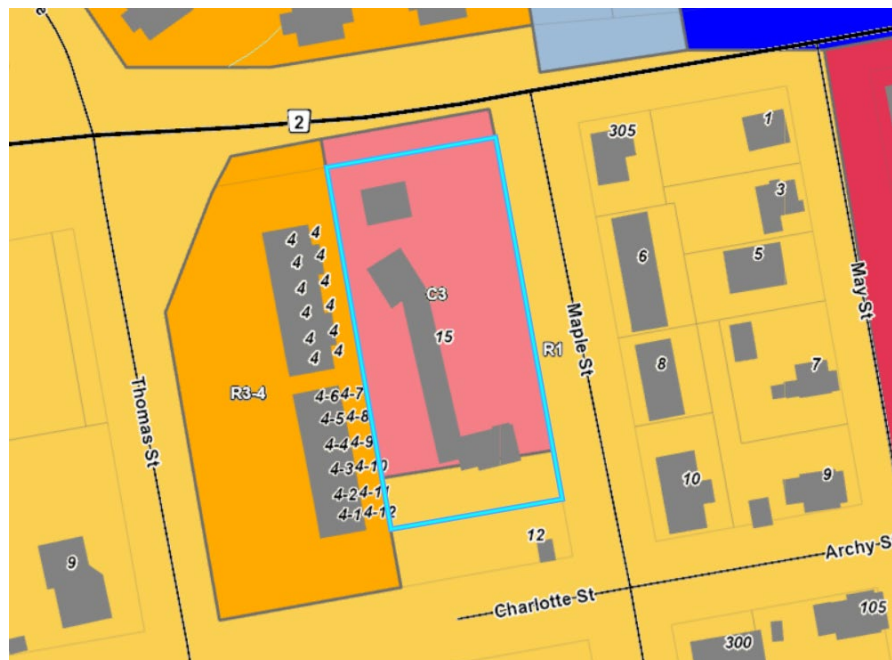


Figure 5: Zoning Map

6.5.2 PROPOSED ZONING

It is proposed that the lands be rezoned from C3 – Highway Commercial & R1 – Residential Low Density Single to R3- x – Residential: Medium Density Special.

A draft zoning by-law amendment are attached in Appendix C.

A special zone is requested to permit Maple Street rather than Durham Street to be considered the Front Lot Line. This special provision will recognize the existing and planned functionality of the site and recognize Maple Street as where the units will be accessed from and orientated to.

Table 4: Zoning Matrix

R3 Zone for Street Townhouses, deficiencies identified in red.

Regulations	Required	Provided
Lot Area, Minimum	155 m ² per dwelling unit	352 m ²
Lot Frontage, Minimum	7.5 m per dwelling unit	8.70m/ unit
Front Yard, Minimum	6.0 m	6.43 m
Rear Yard, Minimum	7.5 m	22.26 m
Exterior Side Yard, Minimum	6.0 m	7.6 m
Interior Side Yard, Minimum	3.0 m	7.6 m
Gross Floor Area, Minimum	60 m ² per dwelling unit	83 sq. m.
Building Height, Maximum	10.0 m	<10 m
Lot Coverage, Maximum	40%	23%
Landscaped Open Space	Minimum of 35% of the front yard	58%

The development concept meets the requirements of the R3 zone for street townhouses and no relief is requested other than recognition of the front lot line as Maple Street.

7. CONCLUSIONS & PLANNING OPINION

The proposed official plan and zoning by-law amendments are justified and represent good planning for the following reasons:

1. The development concept is consistent with the Provincial Planning Statement and conforms to the policies of the Bruce County Official Plan and the Residential policies of the Walkerton Community Official Plan.
2. The development concept will provide a greater range and mix of housing forms, tenure and a net increase in residential units consistent with provincial direction.
3. The development concept proposes to redevelop a derelict commercial site within a residential area. This will ensure that land, existing infrastructure and community facilities are used efficiently, prevent urban sprawl and encourage walkability.
4. The development concept will help the municipality achieve its housing targets.
5. The proposed residential use is more consistent with the surrounding area.

Thank you for your consideration of the applications, please contact the undersigned with any questions pertaining to the contents of this report.

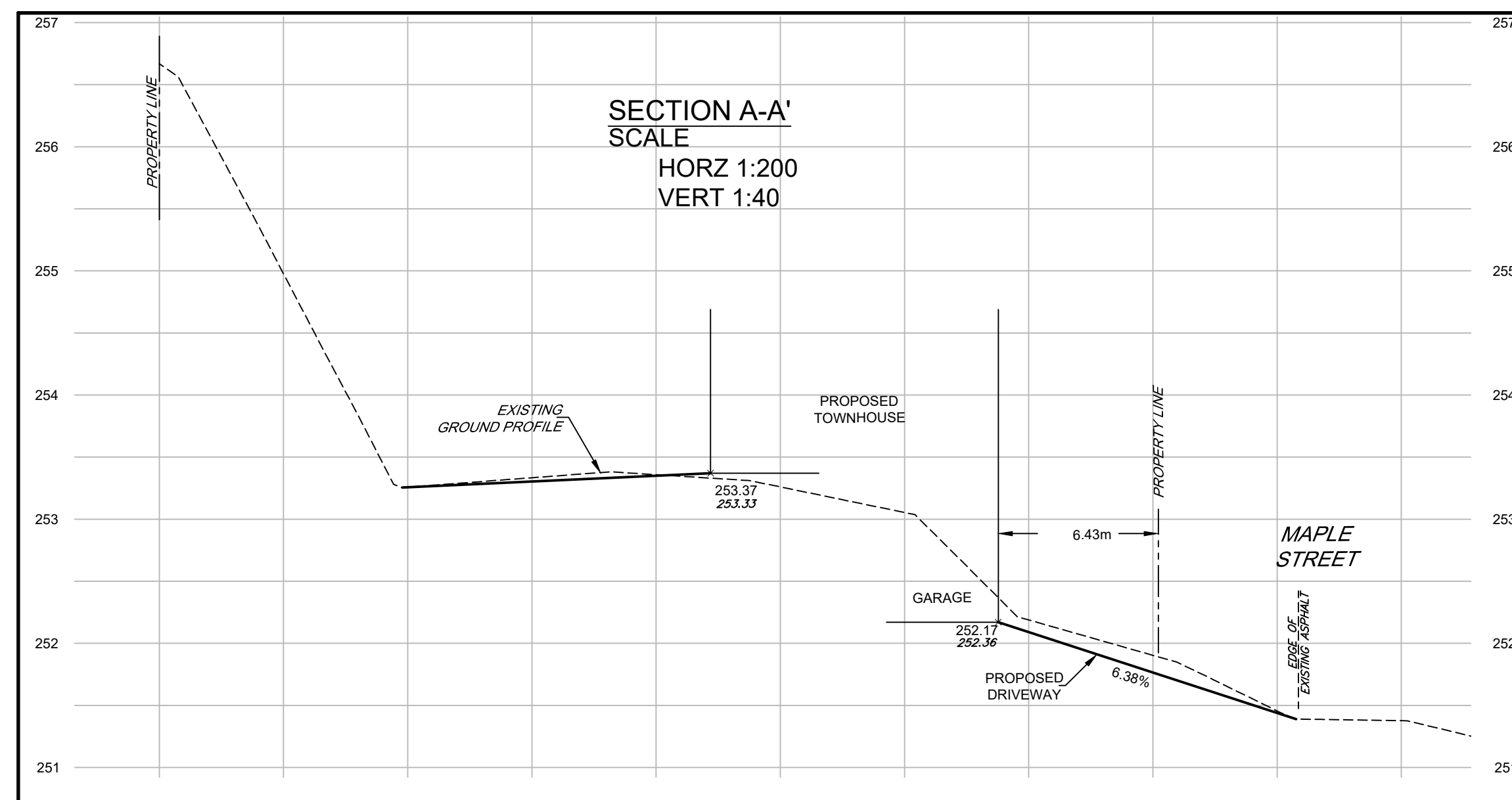
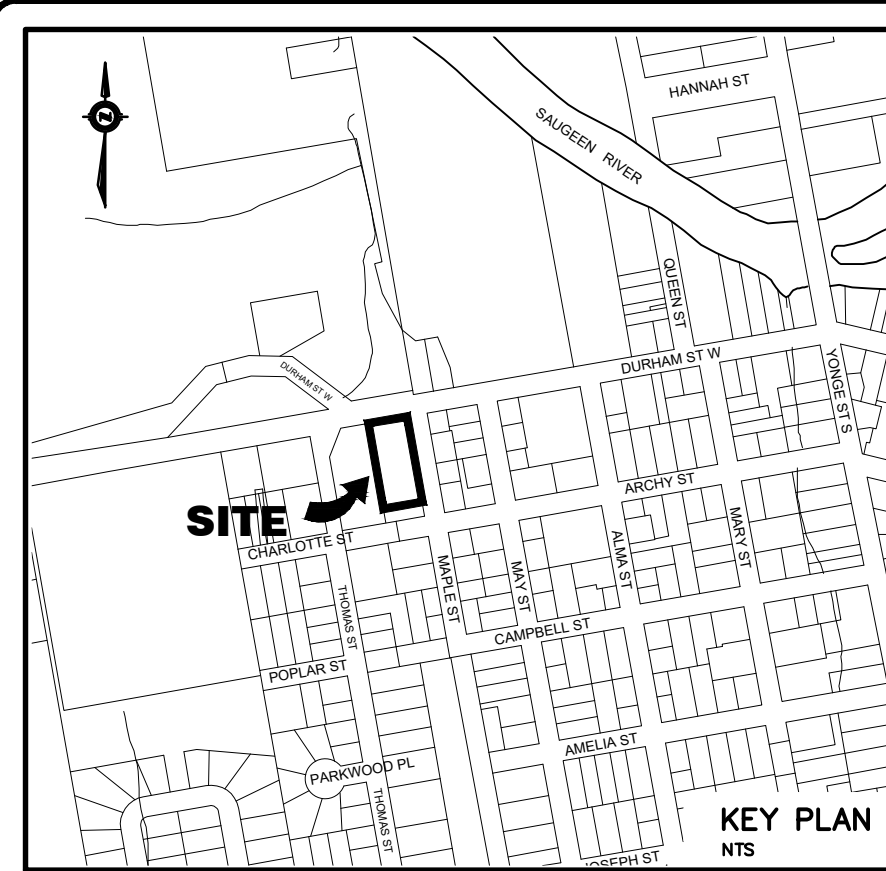
Sincerely,
Cobide Engineering Inc.



Dana Kieffer, M.Sc. (Planning), MCIP, RPP
Senior Development Planner,
Cobide Engineering Inc.

Appendix A

SITE PLAN



LEGEND

---	PROPERTY LINE	□ CATV	EXISTING CABLE TV PEDESTAL
---	EDGE OF EXISTING PAVEMENT	□ BPE	EXISTING TELEPHONE PEDESTAL
---	EXISTING SANITARY SEWER	□ SB	STANDARD IRON BAR
---	EXISTING STORM SEWER	□ SB	IRON BAR
○	EXISTING WATERMAIN	□ G	EXISTING GATE VALVE
○	EXISTING SANITARY MANHOLE	□ H	EXISTING FIREHYDRANT
○	EXISTING STORM MANHOLE	□ H	EXISTING HYDRO GUY WIRE
□	EXISTING CATCH BASIN	○ CSV	EXISTING HYDRO POLE
○	EXISTING CURB STOP VALVE	○	EXISTING DECIDUOUS TREE
---	EXISTING FENCE	○ BM	BENCHMARK
---	EXISTING UNDERGROUND GAS LINE	○	PROPOSED FINISHED GROUND ELEVATION
---	EXISTING UNDERGROUND HYDRO CABLE	○	EXISTING GROUND ELEVATION

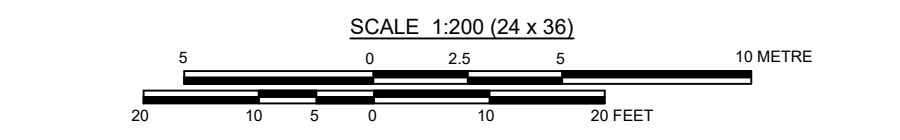
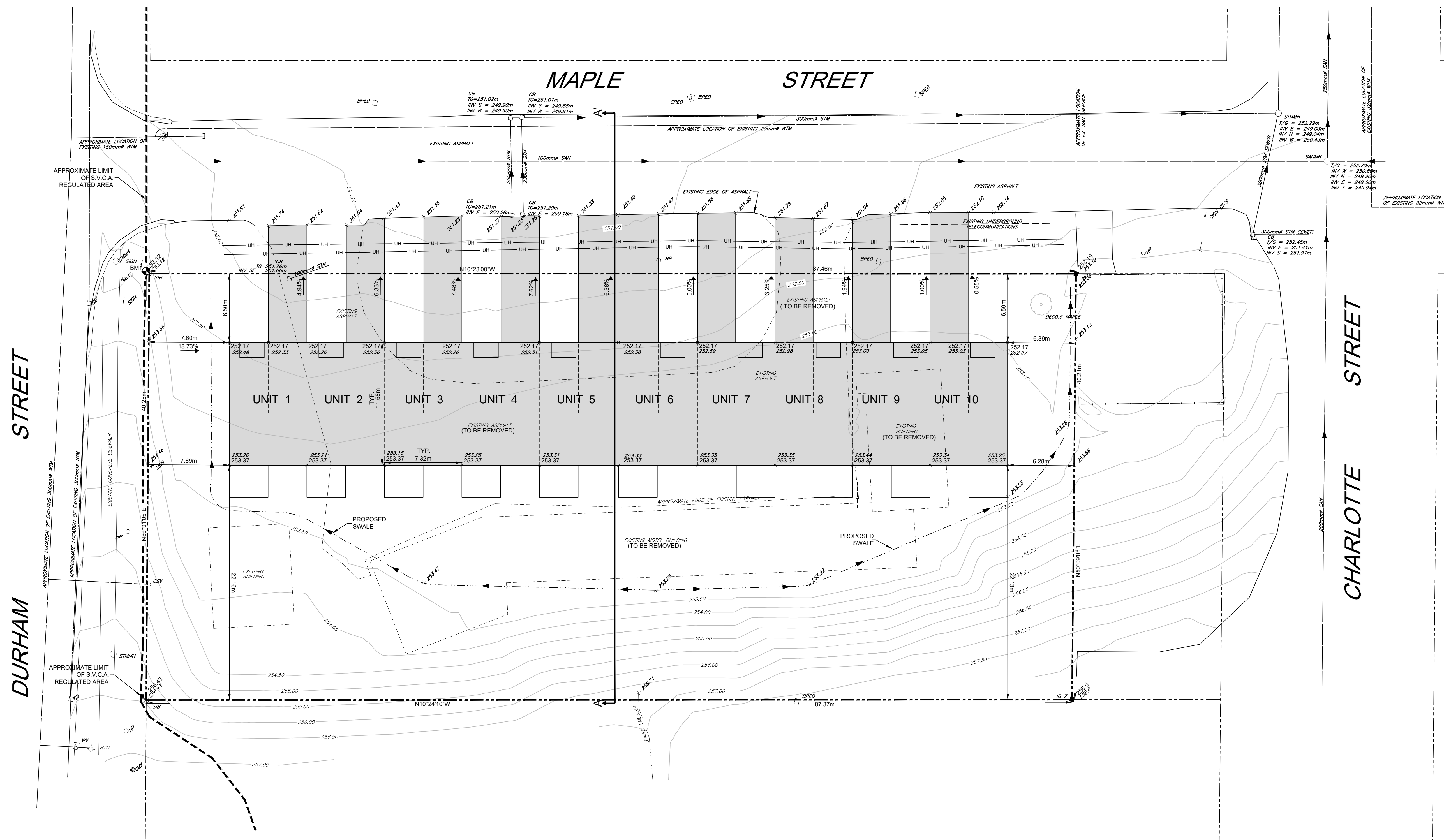
MUNICIPAL ZONING : R3

REGULATION	REQUIRED	PROVIDED
LOT AREA PER DWELLING UNIT (MIN.)	155 m ²	351.6 m ²
LOT FRONTAGE (MIN.)	15 m	87.46 m
FRONT YARD (MIN.)	6.0 m	6.5 m
EXTERIOR SIDE YARD (MIN.)	6.0 m	7.6 m
INTERIOR SIDE YARD (MIN.)	3.0 m	6.39 m
REAR YARD (MIN.)	7.5 m	22.13 m
LOT COVERAGE (MAX.)	45%	24.2%
LANDSCAPED / OPEN SPACE (MIN.)	30%	69.1%
FLOOR AREA PER DWELLING UNIT (MIN.)	60 m ²	>60 m ²
MAX BUILDING HEIGHT	10 m	<10 m

CAUTION:
THE POSITION OF POLE LINES, CONDUITS, WATERMANS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE DRAWINGS, AND, WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, THE CONTRACTOR SHALL INFORM HIMSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES, AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

Notes

1. TOPOGRAPHICAL INFORMATION DERIVED FROM FIELD SURVEY BY COBIDE ENGINEERING INC. COMPLETED ON JUNE 10, 2024.
2. PROPERTY BOUNDARY DERIVED FROM PLAN OF SURVEY BY D. CULBERT LTD. DATED NOVEMBER 18, 2024.



Benchmark Information

BM1
TOP OF SIB LOCATED AT THE NORTHWESTERLY CORNER OF THE INTERSECTION OF MAPLE STREET AND DURHAM STREET.
ELEVATION 252.95m

No.	DATE	DESCRIPTION	BY	APPD
2	DEC 16/24	REVISED PRELIMINARY SUBMISSION	TLB	SJC
1	DEC 10/24	REVISED PRELIMINARY SUBMISSION	TLB	SJC
0	JUN 25/24	PRELIMINARY SUBMISSION	TLB	SJC

Seal not valid unless signed and dated



PROPOSED TOWNHOUSE DEVELOPMENT
15 MAPLE STREET
FORMER TOWN OF WALKERTON
MUNICIPALITY OF BROCKTON
SITE PLAN

Client: J. SPITZIG

Design: TLB Scale: 1:200
Drawn: JAF Approved:
Checked: SJC
Date: JUN 2024

DRAWING No. 02005-SP1

H:\Spring\02005 - Maple Street Townhouses\Drawings\Submissions\2024-12-16 Rev Preliminary Submission\02005 Base Dec 16-24 rev.dwg

Appendix B

CORRESPONDENCE



Re: 2024-06-06 15 Maple St. Walkerton 02005

From SON Archaeology <archaeology@saugeenojibwaynation.ca>

Date Tue 6/11/2024 9:57 AM

To Dana Kieffer <dkieffer@cobideeng.com>

Thanks Dana,

Due to the high disturbance, SON Archaeology does not require an archaeological assessment for this property.

Miigwech,

Kove Sartor

SON Archaeology Department

Resource & Infrastructure Department



10129 Hwy 6
Georgian Bluffs, ON
N0H 2T0
saugeenojibwaynation.ca

On Tue, Jun 11, 2024 at 9:13 AM Dana Kieffer <dkieffer@cobideeng.com> wrote:

Hi Kove,

Yes, both the demolition of the existing motel and the construction of the townhouses will require ground disturbance. The majority of the lands have been subject to grading and/or previous development.

Any further questions, let me know.

Thanks,

dk

Dana Kieffer, M.Sc.(Planning), MCIP, RPP

Cobide Engineering Inc.

517 10th Street

Hanover, ON N4N 1R4

T +1 519-506-5959 ext. 106

E dkieffer@cobideeng.com

www.cobideeng.com

From: SON Archaeology <archaeology@saugeenojibwaynation.ca>

Sent: Tuesday, June 11, 2024 9:09 AM

To: Dana Kieffer <dkieffer@cobideeng.com>

Subject: Re: 2024-06-06 15 Maple St. Walkerton 02005

Good morning Dana,

Can you confirm if there's going to be any ground disturbance for this project?

Miigwech,

Kove Sartor

SON Archaeology Department

Resource & Infrastructure Department

Inquiry Response 15 Maple Street. Our file number Q308.

From Benito Russo <BRusso@brucecounty.on.ca>

Date Mon 7/22/2024 12:18 PM

To Dana Kieffer <dkieffer@cobideeng.com>

Good Morning Dana,

I am writing to follow up with your inquiry regarding the subject property. Thank you for your patience.

To confirm, the subject property is located at 15 Maple Street, Brockton, with the Municipal Roll Number of 410436000507300.

The subject property is designated as Primary Urban Areas under the Bruce County Official Plan, and designated Commercial Exception 3.3.5.2 under the Brockton Walkerton Community Official Plan. The subject property is zoned Highway Commercial (C3) and Residential Low Density Single (R1) under the Zoning By-law of the Municipality of Brockton.

- As per the 3.3.5.2 Official Plan exception the following applies to the subject lands:

Motel/Apartments

Notwithstanding the policies of Section 3.3 Commercial and 3.7.7 Flood Fringe Constraint Areas, the following provisions apply to the lands identified as Site Specific Policy Area 3.3.5.2 on Schedule 'A' – General Land Use Plan:

- i) May be used 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; and
- ii) Such uses shall be subject to site plan control.

As per your inquiry, you are seeking to undertake an Official Plan Amendment from the Commercial Exception 3.3.5.2 Designation to the Residential Designation, and Zoning By-law Amendment from the C3 and R1 Zones to a Residential Medium Density (R3) Zone. This will facilitate the use of the property for a multi-residential development.

Through my review I note the following:

- A Planning Justification Report must be provided to include justification for the conversion of commercial areas to residential areas.
- The subject lands are located within an area of high archaeological potential. An archaeological assessment may be required to facilitate your proposal.
- The subject lands are located partially within a Fill & Construction Regulated Area by the Saugeen Valley Conservation Authority (SVCA). You may wish to pre-consult with SVCA to determine if there are any concerns or requirements associated with your proposal.
- A Grading and Drainage Plan will be required to support the proposal.
- Prior to submission, confirmation of available servicing capacity from the Municipality will be required.
- The proposal appears to comply with the Zoning By-law provisions for the R3 Zone.

- Given the current and previous commercial uses an Environmental Site Assessment (ESA) and associated Record of Site Condition (RSC) may be required to support the conversion from commercial to residential uses.

It has come to our attention that neighboring parties may have made comment in advance of an application for a strong preference for the preservation/enhancement of natural areas/landscaping features. While at this time these statements do not constitute formal comments, it is recommended to consider the preservation/enhancement of natural areas/landscaping features as part of the overall site design.

An Official Plan and Zoning By-law Amendment application would be required to facilitate your proposal.

If you wish to proceed, materials that you should be expecting to provide with an application include, but are not limited to:

- Completed Application [Form](#)
- Site Plan ([Checklist of Requirements](#))
- Application Fee ([Fee Schedule](#))
- Planning Justification Report
- Environmental Site Assessment & Record of Site Condition
- Grading & Drainage Plan
- Potential Archaeological Assessment

This list will be refined further through the Pre-submission Consultation process, which is required so that we can confirm the details of the proposal and the related application requirements so that you have what you need to prepare and submit a complete application .

A Pre-submission Consultation includes:

- Staff review of the proposal;
- Staff Identify planning considerations and information requirements, in consultation with critical stakeholders such as municipal staff, First Nations or Conservation Authorities;
- A visit to the property, if necessary;
- A virtual or in-person meeting;
- Correspondence outlining further requirements to support your application, such as required studies or reports to support the application.

Our goal is to work with you to identify, as early as possible, how your proposal aligns with Bruce County and municipal planning goals, related policies, potential risks to success, and information needs that may address these risks.

Planning is a public process, and some parts have time periods that are established by the law – like posting a notice for 20 days before a public meeting. Getting to the public process will be quicker if your submitted application is complete, accurate and ready for circulation.

The more clearly you can describe or illustrate your proposal, the more precise we can be in the Pre-submission Consultation.

We encourage you to prepare a site plan with as much detail as possible to review the size and range of uses that you are proposing. ([Link to Site Plan Checklist](#))

The pre-submission consultation fee is \$770.00 fee which you can pay by cheque.

- Cheques can be made payable to the 'County of Bruce' and can be dropped off at 268 Bedford Street Warton, 1243 Mackenzie Drive in Port Elgin, or 30 Park Street in Walkerton, or mailed to

Bruce County Planning
30 Park St., P.O. Box 70
Walkerton, Ontario N0G 2V0

- As per your inquiry it is noted that you have requested a pre-consultation meeting with the County and Brockton Staff. Please note that the Brockton Chief Building Official and Zoning Administrator is out of office from July 22 – July 26. I will be in contact with Brockton staff to arrange for a pre-consultation meeting upon their return. Please let me know if you have any dates that you will be unavailable to attend a pre-consultation meeting.

If you encounter issues with any of the department links noted above please visit <https://www.brucecounty.on.ca/land-use-planning>

When it comes to the decision for a planning application the County planning staff provides the recommendation, but Council makes the decision on the application. The County will review the applications on their merits should they be submitted based on the information provided and comments received from agencies and the public. Planning staff continue to support our municipal partners in the development of policy approaches and provisions for managing energy storage proposals. Please note that a more in-depth analysis ensues with the submission of any application and this initial analysis can change as more information is presented or as planning policies are updated over time.

I hope you find the information provided above helpful. Please feel free to reach out by E-mail or telephone to discuss your inquiry further.

Sincerely,
Benito Russo

Benito Russo
Planner
Planning and Development
Corporation of the County of Bruce

Office: 519-881-1782
Direct: 1-226-909-6254
www.brucecounty.on.ca



Individuals who submit letters and other information to Council and its Committees should be aware that any personal information contained within their communications may become part of the public record and may be made available through the agenda process which includes publication on the County's website.

If you have received this communication in error, please notify the sender immediately and delete all copies (electronic or otherwise). Thank you for your cooperation.

If you feel that this email was commercial in nature and you do not wish to receive further electronic messages from the County of Bruce, please click on the following link to unsubscribe: [Unsubscribe](#). Please be advised that this may restrict our ability to send messages to you in the future.

Appendix C

DRAFT OFFICIAL PLAN AMENDMENT

DRAFT ZONING BYLAW AMENDMENT

The Corporation of the Municipality of Brockton

By-Law 2025-XX

Being a By-Law to Adopt Amendment No. XX to the Walkerton Community Official Plan

Whereas The Council for the Corporation of the Municipality of Brockton deems it expedient to amend the Walkerton Community Official Plan;

Now Therefore the Council of the Corporation of the Municipality of Brockton pursuant to Section 17 of the Planning Act, R.S.O. 1990, enacts as follows;

1. That Amendment No. XX to the Walkerton Community Official Plan, a copy of which is attached to and forms part of this By law, is hereby adopted.
2. That the Clerk is hereby directed to forward the adopted amendment together with the necessary supporting documentation to the County of Bruce for final approval.
3. That this By-law shall come into force and effect on the final passing thereof by the Council of the Municipality of Brockton, subject to compliance with the provisions and regulations of the Planning Act, R.S.O. 1990.
4. This By-law may be cited as the “Walkerton Community Official Plan Amendment No. XX By-Law – Walkerton Motel”.

Read, Enacted, Signed and Sealed this _____, 2025

Mayor – Chris Peabody

Director of Legislative and Legal Services (Clerk) –
Fiona Hamilton

Roll Number 410436000507300

Part B – The Amendment

Introductory Statement

All of this part of the document entitled “Part B – the Amendment” and consisting of the following text, and attached map designated as Schedule ‘A’, constitutes Amendment No. XX to the Walkerton Community Official Plan.

Details Of The Amendment

The Walkerton Community Official Plan is hereby amended as follows:

- (1) “Schedule A: Land Use Plan” to the Walkerton Community Official Plan is hereby amended by changing thereon the designation of those lands described as All of Lots 1 and 2, Range 1, and Part of Lot 3, Range 1 and Part of Lots 1, 2, and 3 Range 2, Registered Plan 2, Town of Walkerton, Municipality of Brockton as identified on Plan 3R-10949, as shown on Schedule 'A' attached hereto, from ‘Commercial with Exceptions’ to ‘Residential’.

By-Law 2025-xx

Being a By-Law to amend Zoning Bylaw No. 2013-26 and Remove a Holding Symbol.

Whereas Section 34 and 36(1) of the *Planning Act, R.S.O. 1990*, as amended, permit bylaws to be amended by Councils of Municipalities and permit Holding Symbols to be removed.

And Whereas the Council of the Corporation of the Municipality of Brockton is desirous and it is in the public interest to amend bylaw No. 2013-26, as amended, being the Municipality Brockton Comprehensive Zoning Bylaw.

Now Therefore the Council of the Corporation of the Municipality of Brockton **Enacts as Follows:**

- 1.0 That Bylaw No. 2013-26 is hereby amended by changing the zone symbols on All of Lots 1 and 2, Range 1, and Part of Lot 3, Range 1 and Part of Lots 1, 2, and 3 Range 2, Registered Plan 2, Town of Walkerton, Municipality of Brockton as identified on Plan 3R-10949 from C3 – Highway Commercial & R1 – Residential Low Density Single to R3- x – Residential Medium Density Special.
- 2.0 That Maple Street be considered the “LOT LINE, FRONT” or “FRONT LOT LINE”.
- 3.0 This By-law takes effect from the date of passage by Council and comes into force and effect pursuant to the provisions of the Planning Act, R.S.O. 1990, as amended.
- 4.0 This By-Law may be cited as the “Walkerton Motel By-Law”.

Read, Enacted, Signed and Sealed this _____, 2025.

Mayor – Chris Peabody

Director of Legislative and Legal Services (Clerk)
– Fiona Hamilton