



The Corporation of the Municipality of Brockton
Special Council Meeting Minutes
(Official Plan and Zoning By-Law Review)

Tuesday, March 18, 2025, 6:00 p.m.
Bruce County Council Chambers - 30 Park Street, Walkerton, ON

Council Present: Chris Peabody, Mayor
Kym Hutcheon, Deputy Mayor
Mitch Clark, Councillor
Tim Elphick, Councillor
B. Carl Kuhnke, Councillor
Gregory J. McLean, Councillor
Steve Travale, Councillor (Attended remotely)

Staff Present: Fiona Hamilton, Director of Legislative and Legal Services (Clerk)
Trish Serratore, Chief Financial Officer
Dieter Weltz, Building and Planning Manager/CBO

1. **Indigenous Land Acknowledgement Statement**
2. **Acceptance of Special Council Agenda**

Resolution 25-07-01

Moved By: Kym Hutcheon

Seconded By: Mitch Clark

That the Council of the Municipality of Brockton accept the Agenda for the Special Council Meeting (Walkerton Official Plan and Brockton Zoning By-Law Review) on March 18, 2025 at 6:00 p.m. as presented.

Carried

3. **Declaration of Pecuniary Interest and General Nature Thereof**
4. **Consideration of Business for Which Notice was Given**

- 4.1 Walkerton Official Plan and Brockton Zoning By-Law Review Presentation

David Welwood, Project Manager and Alison Bucking, Planner with J.L. Richards & Associates Limited introduced themselves and provided a brief planning primer, an overview of the project, and a description of the staff involved in the project.

David Welwood described the land use planning regime in Ontario and the role of the Official Plan. Mr. Welwood explained the types of policy considerations contained in the Official Plan related to agricultural preservation, natural heritage features, housing affordability and other topics of widespread consideration.

Mr. Welwood explained that the zoning by-law was a legal document that applied throughout the Municipality of Brockton and contained regulations for the use of land such as permitted uses, building height, setback requirements, accessory structures, lot coverage etc. According to Mr. Welwood, the zoning by-law would be considered applicable law in Ontario while the Official Plan was a policy document.

It was noted that the goals of the project were to align with legislative and policy changes as well as the Bruce County Official Plan update, address local priorities, improve usability and interpretation, and provide a foundation for future growth.

The purpose of the zoning by-law was to implement the official plan and to make sure these documents conform with the upper level planning documents.

Alison Bucking reviewed the scope of the review for the Walkerton Official Plan and the zoning by-law update, including climate change and adaptation, housing needs, parkland, agriculture, employment lands, servicing, transportation, and natural heritage and hazards. Ms. Bucking noted that the provincial policy statements refined the definition of employment lands and where those uses should be permitted, along with servicing policies and active transportation regulations.

Dieter Wetz, Building and Planning Manager, confirmed that engagement letters had been sent to indigenous communities and would confirm an acknowledgement of receipt had been received.

Mr. Welwood responded to questions from Council about the types of issues that received strong public engagement, such as permitted uses in hazard areas, housing affordability, additional residential units, and short-term rentals.

Mr. Welwood responded to questions about the urban boundary expansion and any conflict with agricultural uses through the County of Bruce Official Plan, although the settlement expansion areas had not yet been fully approved.

Ms. Bucking responded to questions from Council about trends in restrictions related to maximum lot coverage.

4.2 Public Participation

Mayor Peabody confirmed that there were no individuals attending online or in person wishing to participate in the meeting.

5. Confirmation of Proceedings

Resolution 25-07-02

Moved By: Kym Hutcheon

Seconded By: Mitch Clark

That the Council of the Municipality of Brockton authorize that the following by-law be read, enacted, signed, sealed, and numbered as follows:

- By-Law 2025-021 - March 18, 2025 Special Council Meeting Confirmatory By-Law

Carried

6. Adjournment

Resolution 25-07-03

Moved By: Kym Hutcheon

Seconded By: Mitch Clark

That the Council of the Municipality of Brockton does now adjourn at 6:27 p.m. to meet again at 7:00 p.m. for the Committee of Adjustment Meeting and at 7:30 p.m. for the regular Council Meeting.

Carried

Mayor - Chris Peabody

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