

## Report to Council

**Report Title:** Planning Activity Report – 1st Quarter 2025

**Prepared By:** Dieter Weltz, Building and Planning Manager/CBO, and Dalton Stone, Municipal Services Coordinator

**Department:** Building and Planning

**Date:** May 13, 2025

**Report Number:** PLN2025-04 **File Number:** C11PLN

### Attachments:

### Recommendation:

That the Council of the Municipality of Brockton hereby accepts Report Number PLN2025-04 – Planning Activity Report – 1st Quarter 2025, prepared by Dieter Weltz, Building and Planning Manager/CBO and Dalton Stone, Municipal Services Coordinator for information purposes.

### Report:

#### Background:

Municipal Staff are updating Brockton Council for information purposes on the status of Planning Department Activity including Site Plan Approval status for the 1st quarter of 2025, as well as other general planning matters.

#### Analysis:

The following chart summarizes the active Site Plan Control Application submissions under Municipal Staff review and approval. Staff are working diligently on advancing the following applications through the approval process.

Location	Type of Development	Development Status
Lot 8 Creighton Road	Labourer's Union Training Centre	1 <sup>st</sup> submission received and reviewed, comments provided awaiting response and resubmission of engineering plans from developer for review.
37 Yonge St	Subject property under new ownership. Amendment to previously approved plans to	Development Agreement has been signed by all parties. Site

Location	Type of Development	Development Status
	increase number of proposed stacked townhouse dwelling units from 10 to 30.	Plan Agreement is in the process of being signed and registered.
Lot 25a Eastridge Rd	Two – 63 unit apartment buildings. Small site alterations were made proposed by the Developer to the original plans with respect to lot grading from what was approved in 2023, leading to new engineering submissions and review by Municipal staff.	The revised Site Plan Agreement is currently being signed by the developers.

A previous Site Plan Control file for Lot 22 Eastridge Rd, is now inactive. The Municipality of Brockton purchased the property back from the developer, which was completed on February 4, 2025. Lot 22 in the East Ridge Business Park is now owned by Brockton and a concept plan is underway.

### **Brockton Housekeeping Zoning Amendment**

At the March 18, 2025, Council meeting, a By-Law to amend Brockton’s Comprehensive Zoning By-Law was passed. One of the main amendments to the Zoning By-Law was revising parking provisions for higher density residential developments such as reduced or eliminated parking spaces for new developments. Since the housekeeping amendment applies to the entirety of the Municipality, the County of Bruce Planning Department offers services and support for these initiatives on behalf of the Municipality in consultation with the Municipal staff. The objective of revised parking provisions for higher density residential developments is to support development where possible constraints would otherwise be imposed where the limited space and area may be available for compliance with the parking provisions of the zoning by-law on a lot. This amendment also aligns with an initiative outlined in the Federal Housing Accelerator Fund.

### **Walkerton Official Plan Review and Brockton Comprehensive Zoning By-Law Review**

At the end of 2024, Municipal Staff prepared a request for proposal (RFP) for a local review and update of Walkerton’s Community Official Plan and Brockton’s Comprehensive Zoning By-Law. The Municipality of Brockton identified the need to undertake a Five Year Review of the Walkerton Community Official Plan (the ‘Plan’) as per the requirements of Section 26 of the Planning Act RSO 1990 as amended. The Municipality of Brockton selected J.L. Richards & Associates (“J.L. Richards”) to complete the review.

The primary focus of the Review is to examine the current municipal goals, strategies, policies and indicators to determine if they remain suitable and/or relevant to guide the Municipality over the next several years. The comprehensive review of the Zoning By-law will include:

- A review and update surrounding the local Official Plan within the urban boundary of Walkerton
- Zoning of all lands within the Municipality of Brockton
- A review of the existing Zoning By-law as compared to the Official Plan for the County of Bruce and the Official Plan for the Municipality of Brockton
- An analysis of zoning trends
- A discussion of planning issues that can be addressed through changes to the zoning by-law

J.L. Richards prepared a public survey regarding the Official Plan and Zoning By-Law Review which was published on the municipal website and social media platforms. J.L. Richards has prepared a draft background study which is currently under review by Municipal Staff.

**Walkerton Boundary Expansion**

The Municipality of Brockton initially sought consideration as part the Plan the Bruce - Bruce County Official Plan review process for an expansion to the Walkerton Settlement Area Boundary. It became apparent to the Municipality of Brockton that an independent application for a Settlement Area Boundary Expansion for the Walkerton urban area from that of the County Official Plan review process was necessary to expediate the inclusion of additional urban settlement area lands to provide the necessary urban land supply to support and advance growth opportunities in the Municipality.

As approved by Council on September 24, 2024, Municipal Staff submitted an application to the County of Bruce for a Brockton Settlement Area Expansion. The application and supporting documents were submitted on October 30th. At the time of this report, the application is being reviewed by the County of Bruce Planning Department.

In recent discussions with the Bruce County Planning Department, it is expected that the Walkerton Boundary Expansion application will be brought to the County Council meeting in July, 2025.

**Bruce County Development Charges**

Since the implementation of County wide development charges on January 1, 2024, Municipalities within Bruce County are responsible for collecting and reporting on County development charges. At the time a building permit is issued, the Municipality’s responsibility is to determine the amount of development charges to collect for the permit. In 1<sup>st</sup> Quarter of 2025, the Municipality of Brockton issued the following development charges on behalf of the County of Bruce:

Type of Charge	Amount
Residential	\$6,992.96
Commercial	\$0.00
Industrial	\$0.00
Other	\$0.00
<b>Total</b>	<b>\$6,992.96</b>

As required, the Municipality of Brockton sends a cheque to the County of Bruce at the end of each month for the charges that have been collected.

**Brockton Development Charges**

The Municipality of Brockton implemented local development charges part way through the 1<sup>st</sup> quarter of 2025. At the time a building permit is issued, the Municipality’s responsibility is to determine the amount of

development charges to collect for the permit. In 1st Quarter of 2025, the Municipality of Brockton issued the following development charges:

Type of Charge	Amount
Residential	\$9,236.00
Commercial	\$0.00
Industrial	\$0.00
Other	\$0.00
Total	\$9,236.00

**Strategic Action Plan Checklist:**

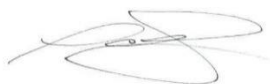
What aspect of the Brockton Strategic Action Plan does the content/recommendations in this report help advance?

- Recommendations help move the Municipality closer to its Vision Yes
- Recommendations contribute to achieving Heritage, Culture, and Community Yes
- Recommendations contribute to achieving Quality of Life Yes
- Recommendations contribute to achieving Land Use Planning and the Natural Environment Yes
- Recommendations contribute to achieving Economic Development Yes
- Recommendations contribute to achieving Municipal Governance Yes

**Financial Impacts/Source of Funding:**

- Do the recommendations represent a sound financial investment from a sustainability perspective? Yes

**Reviewed By:**



Trish Serratore, Chief Financial Officer

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**Respectfully Submitted by:**



Dieter Wetz, Building and Planning Manager/CBO



Dalton Stone, Municipal Services Coordinator

**Reviewed By:**

A handwritten signature in black ink, appearing to read "Sonya Watson", with a long, sweeping horizontal line extending to the right.

Sonya Watson, Chief Administrative Officer