



## Planning Report

**To:** Municipality of Brockton Council

**From:** Benito Russo, Planner

**Date:** July 15, 2025

**Re:** Zoning By-law Amendment Application - Z-2024-076 (JC Welding)

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### Recommendation:

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

That Council approve Zoning By-law Amendment Z-2025-076 as attached and the necessary by-law be forwarded to Council for adoption.

### Summary:

The purpose of this application is a site-specific Zoning By-law amendment to expand the existing ACI-4 Zone by +/-0.6 ha (hectares) to the north and, in addition to the existing special provisions, modify the Zone to:

- Allow open storage with a 6 m setback of the east lot line;
- Increase open storage coverage to 38%;
- Provide relief from planting/visual screening along the south side and within 15 m of Highway 9.
- Recognize the existing buildings to comply with the Zoning By-law requirements.

The retained lands will be rezoned to permit a minimum agricultural lot area of +/-37 ha. A Holding (-H1) provision is proposed for areas with high archaeological potential.

If approved, this will facilitate expansion of the existing business and the related consent application for a +/-0.6 ha lot addition.

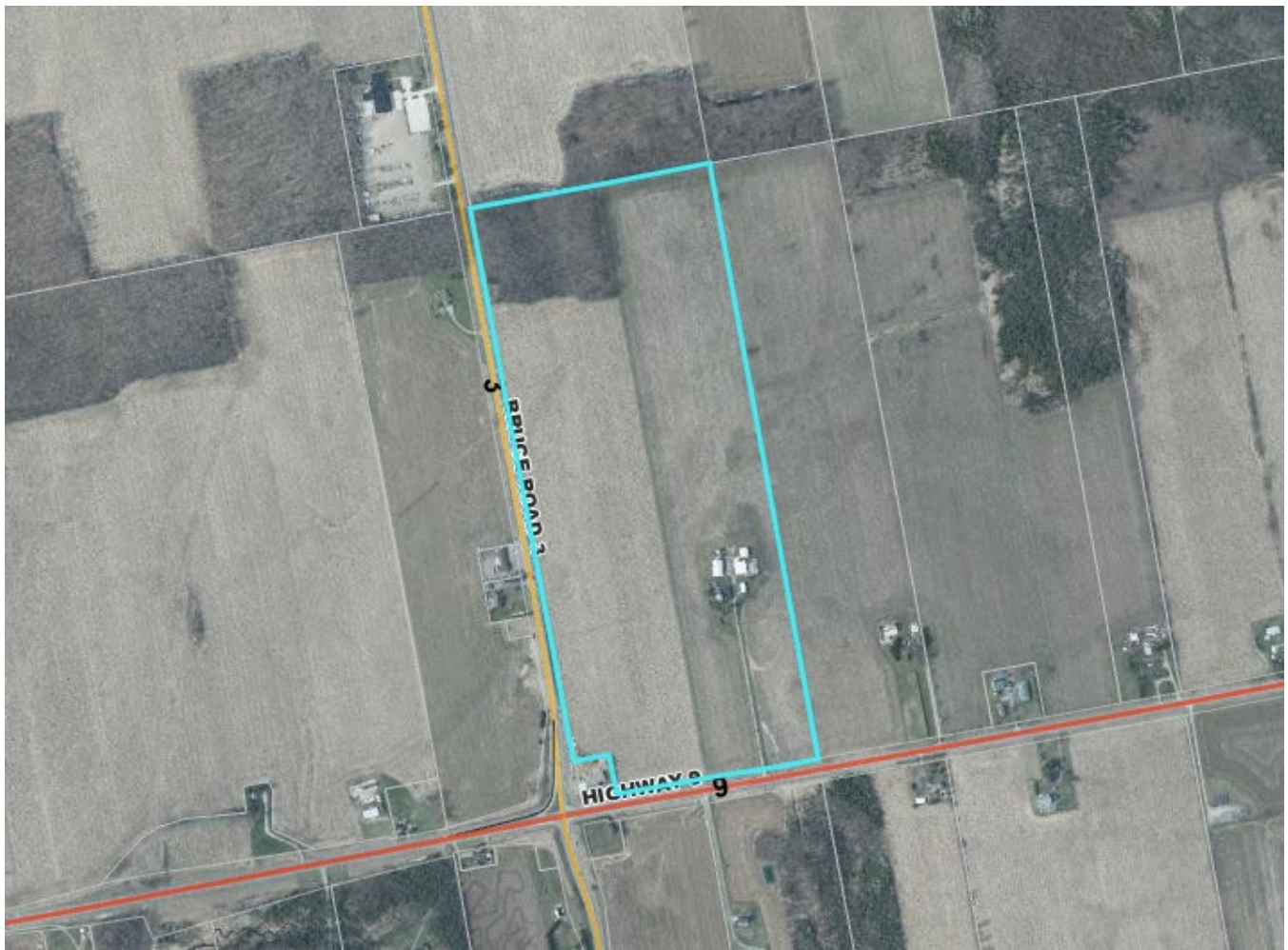
The existing road access to the business is accessed through a neighboring lot, and the existing septic system has failed and there is insufficient area on the lot for a replacement system. The proposed applications will correct these issues, as well as provide for adequate area for business expansion, and stormwater management.

The existing business has existed since 1979 and is permitted under the existing Agriculture Commercial Industrial Special (ACI-4) Zone. No changes to the permitted uses are proposed through this application.

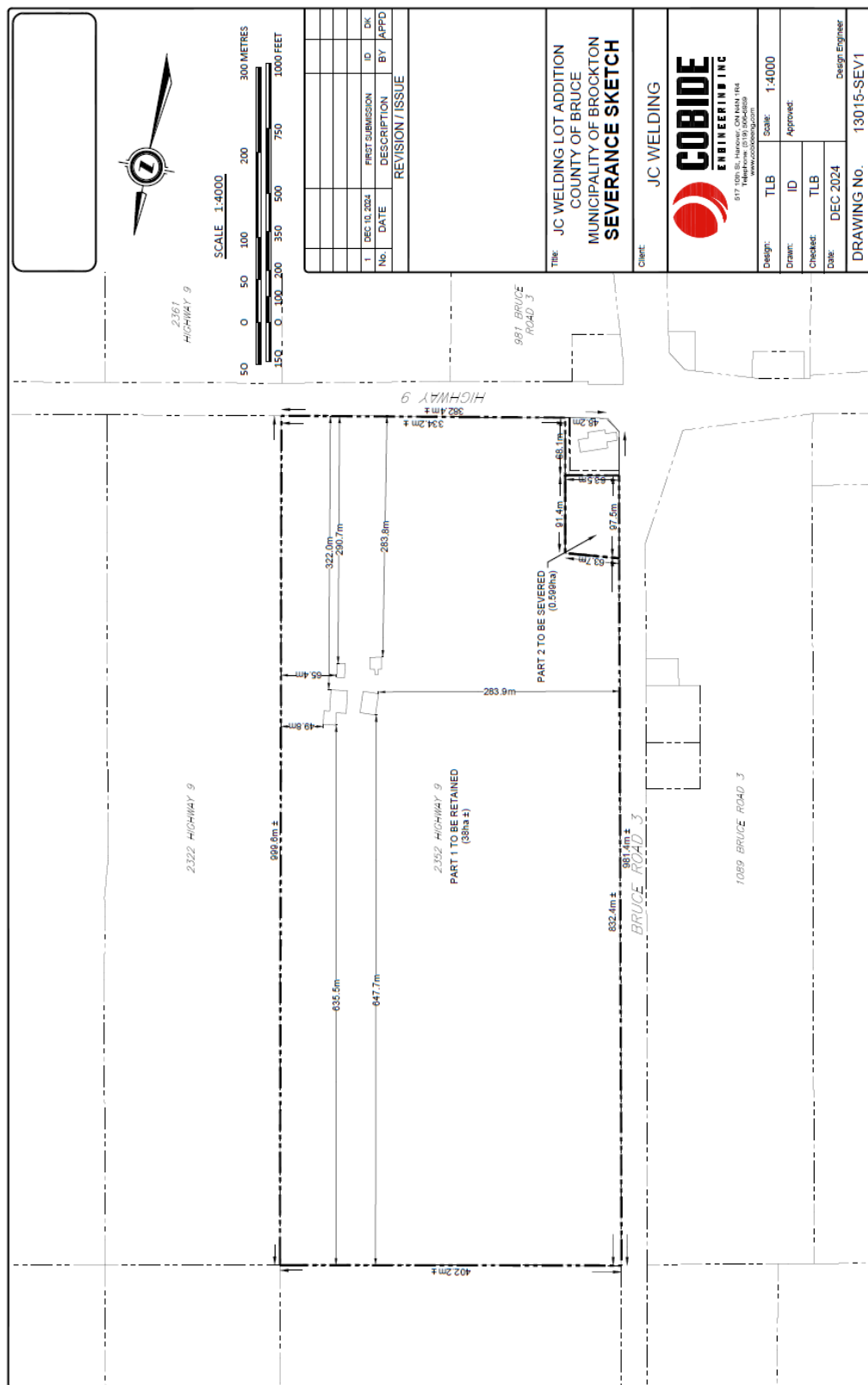
The subject lands are approximately +/-38.86 ha in size and have a civic address of 2352 Highway 9. The subject lands are located West of Walkerton and are on the north side of Highway 9 and on the east side of Bruce Road 3. It is surrounded by agricultural, natural areas, and agricultural related commercial and industrial uses.

The area of the proposed zoning by-law amendment and consent for lot addition are on the southwest corner of the subject lands and comprise an area of +/-0.6 ha in field crop production.

## Airphoto

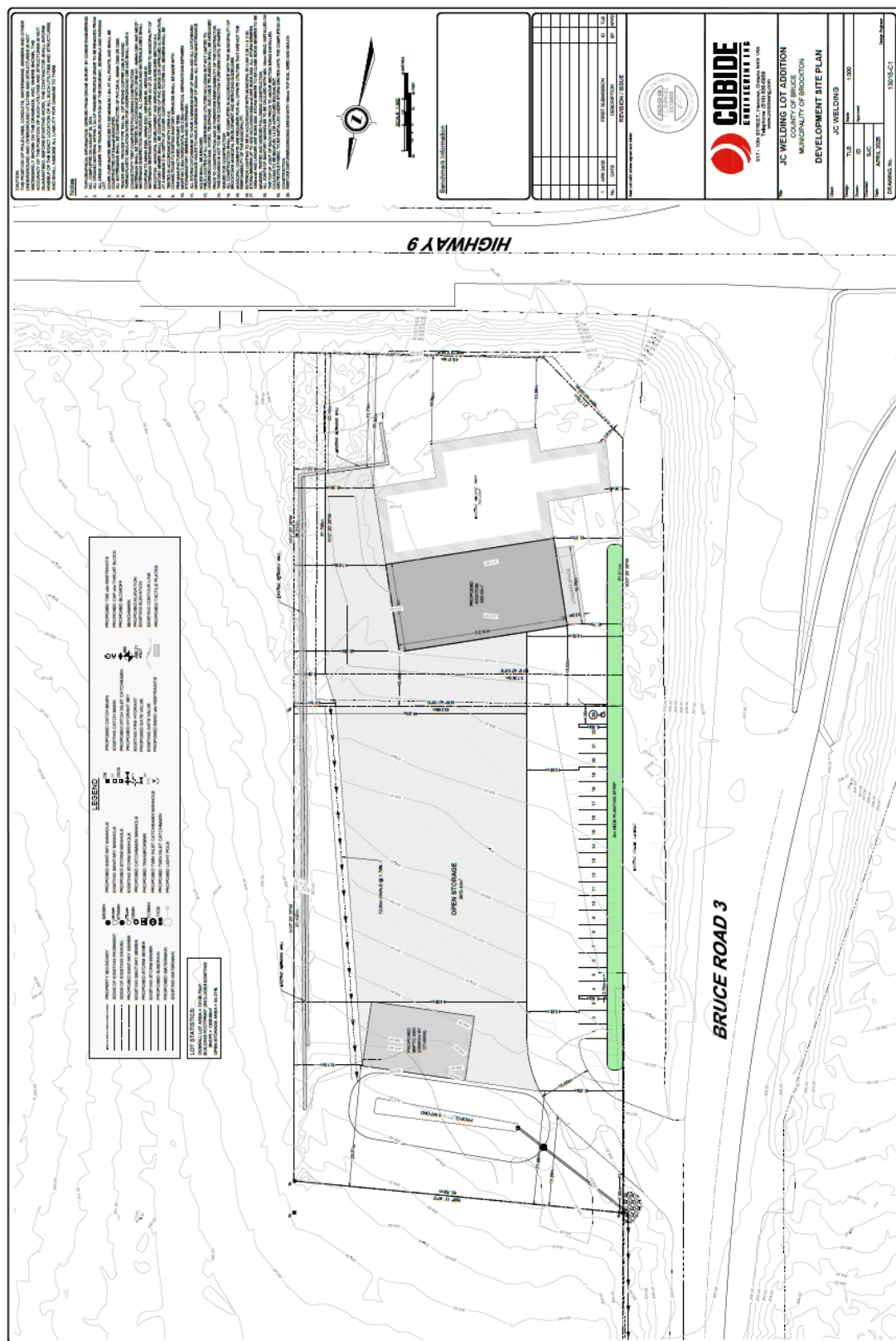


## Site Plan - Entire Property



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## 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 (attached), and planning policy sections.

### Agricultural Consents

The subject lands are designated Agricultural Areas, Hazard Lands, and Rural Areas in the Bruce County Official Plan. The current Zoning of the subject property is General Agriculture (A1) and Environmental Protection (EP).

With the agricultural designation the County Official Plan permits lot enlargements for the expansion of an existing agricultural-related use. Such enlargements are required to be limited in area and only of a sufficient size to accommodate the proposed use, servicing, while ensuring as little acreage as possible is removed from the agricultural lands. In general, lots for an agricultural related use will also not exceed a maximum size of 4 hectares, both the retained and severed lots must be viable for the proposed use and meet Minimum Distance Separation (MDS I) requirements.

As shown on the provided site plan, the total area of the agricultural-related use is +/-1.0 ha, which is below the maximum size of 4.0 ha, and ensures as little acreage as possible is removed from the agricultural lands. Following the proposed consent, the retained agricultural parcel will have a lot area of +/-38.26 ha, this meets the County Official Plan's intent for maintaining a general agricultural lot size of 40 ha. Based on the existing surrounding agricultural buildings an MDS I setback of 250m is required, following the proposed lot addition an MDS I setback of 320m is provided.

The County Official Plan also permits in all designations lot adjustments for legal and technical reasons. This includes needed additional lands for replacement of the septic system, ensuring legal and safe road access, and implementation of stormwater management controls. The proposed applications will ensure the ongoing viability of the receiving lands to continue business operations and facilitate adequate area for lot servicing and legal access purposes.

The proposal complies with the Bruce County Official Plan requirements.

### Requested Zoning Relief

The proposed amendment to the Brockton Zoning By-Law would rezone the area of the proposed lot addition and the receiving lands to a modified Agricultural Commercial Industrial Special (ACI-4) Zone. This zone is proposed to permit:

- Open storage up to 6 m setback from the east lot line, where 10 m is required;
- Open storage coverage of 38%, where 35% is permitted;
- Provide relief from planting/visual screening along the south side and within 15 m of Highway 9, where visual screening of 1.5 m width and minimum 2 m planting/visual screening is required.



- Recognize the existing buildings to comply with the Zoning By-law requirements.

The requested relief will recognize the existing storage areas on the subject lands, and the existing buildings and structures.

Relief from planting/visual screening requirements along Highway 9 are a result of the subject lands and existing building location being located within the Ministry of Transportation permit control area, where the placement of landscaping elements and buildings/structures is restricted within proximity of provincial highways.

The requested 3% increase in total permitted open storage areas will ensure compliance with Zoning provisions based on projected business needs and material sizes. Given the nearest occupied dwelling is greater than 200m from the storage area, the increase will not impact abutting properties.

### Natural Heritage & Hazards

The subject, and adjacent, lands contain areas designated as Hazard Land Areas in the Bruce County Official Plan and zoned Environmental Protection in the Brockton Zoning By-law. These areas are located northeast and northwest of the subject area of the applications.

These features are located in excess of 100m from the area of development, and contain intersecting development such as Bruce Road 3, no impacts are anticipated to natural heritage features.

The proposed application is consistent with the natural hazard policies of the Provincial Planning Statement and conform to those of the Bruce County Official Plan. Those portions of the subject lands containing natural hazards will continue to be designated Hazard Land Area and zoned Environmental Protection (EP).

### Archaeological Resources

Portions of 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.

It is proposed that a holding provision ‘-H1’ be applied in areas of high archeological potential, prohibiting lot grading; excavation; and/or construction unless the Holding (-H1) zone provision is removed.

This fulfills the provincial requirements for the protection of any potential archaeological resources that may be present on the subject property.

### Servicing

The applicant has provided a Functional Servicing Report, and a Site Grading and Drainage Plan in support of the applications. These supporting documents demonstrate that the stormwater from the proposed lot addition and development plan can be adequately managed.

It is further noted that as a condition of consent the proposal is subject to site plan control to the satisfaction of the municipality, as such, the timing and implementation of stormwater management and grading plans will occur in conformance with municipal requirements.

The applicant has also submitted several professional opinions regarding the repair and maintenance of the existing retaining wall located on the east and south lot lines. As per these submissions, the retaining wall can be repaired from the JC welding property, and no easement is required for access on the neighboring lot. As previously detailed, the property is subject to site plan control which will ensure appropriate construction and maintenance of the retaining wall.

### Required Zoning By-Law Amendments

An amendment to the Zoning By-law is required in order to facilitate the proposal.

A +/- 0.6 ha portion of the subject lands, and the receiving lands, will be rezoned from General Agriculture (A1) to a modified ACI-4 Zone with the following provisions:

Notwithstanding the 'ACI' zoning, those lands identified with special provision 'ACI-4' shall be used in compliance with the 'ACI' zone provisions contained in this By-law, excepting however that:

- i) Permitted uses shall include:
  - 'Farm Implement Establishment'
  - 'Industrial Use, Dry'
  - 'Bulk Sales Establishment - Agricultural'
- ii) Open Storage shall be permitted up to 6m from the east lot;
- iii) Open Storage Areas are permitted to cover up to 38% of the lot area;
- iv) No Planting Area/Visual Screening shall be required along the south lot line and within 15 m of Highway 9; and,
- v) Buildings and structures existing as of July 15, 2025, which do not comply with the provisions of the By-law are hereby recognized. All future buildings and structures, or additions to existing buildings and structures, shall comply with the provisions of the By-law.

### Appendices

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

A map of the study area showing land use and road network. The map includes labels for 'Hazard', 'RURAL', and 'AGRICULTURAL' land use types. Road labels include 'CONCESSION 2', 'DURHAM RD', 'BRUCE ROAD 2', 'BRUCE ROAD 3', 'BRUCE ROAD 12', 'CARRICK-BRANT WEST', 'HIGHWAY 9', 'SIDEROAD 5 SOUTH', 'LISA'S LN', 'WESTWOOD DR', 'RIDOUT ST', 'MCGIVERN ST W', 'PLETSCH CT', 'SCHMIDT RD', and 'HIGHLAND CR'. A blue rectangle highlights a specific area of interest near the intersection of Bruce Road 3 and Highway 9.



## List of Supporting Documents

- Planning Brief - Dana Kieffer, Cobide Engineering Inc - December 2024
- MDS I Calculations - Dana Kieffer, Cobide Engineering Inc - December 2024
- Functional Servicing Report - Travis Burnside, Cobide Engineering - April 2025
- Site Grading & Drainage Plans - Cobide Engineering - April 2025
- Retaining Wall Opinion #1 - Schmidt's Paving Ltd. - April 2025
- Retaining Wall Opinion #2 - Nelson Dawley, P. Eng - May 2025

## Agency Comments

The Corporation of the Municipality of Brockton:

- A Site Plan Control Agreement is required for the severed and receiving lands, that has been executed and registered on title, or the lawyer has provided an undertaking to register on title, to address any retaining wall(s), buildings and structures, parking, servicing, and stormwater management facilities, etc. to the satisfaction of the Municipality.

Historic Saugeen Métis:

- The Historic Saugeen Métis (HSM) Lands, Waters and Consultation Department has reviewed the relevant documents and has no objections to the proposed Zoning By-law Amendment and Consent as presented.

Hydro One:

- No comments or concerns at this time.

Saugeen Valley Conservation Authority:

- The application is acceptable to SVCA staff. Full comments are provided below.

Sourcewater Risk Management Office:

- It has been determined that neither section 57 (Prohibited Activities) nor section 58 (Regulated Activities) applies on the above-noted property, pursuant to the Clean Water Act, 2006. However, it should be noted that a portion of this property does fall within the Wellhead Protection Area B (Score of 8) and C (Score of 6) for Walkerton Drinking Water System. As such, the storage of certain chemicals (greater than 25 litres) associated with organic solvents and metal degreasers is prohibited. Fuel storage above 250 litres is a regulated activity in these areas. If any of these activities are planned for this property, please contact this office.
- Consequently, no policies currently apply to the activities identified in your application, under the approved Source Protection Plan for the Saugeen, Grey Sauble, Northern Bruce Peninsula Source Protection Region (effective July 1, 2016).

Transportation & Environmental Services:

- Confirmation all stormwater will be contained with the County's ditch and no stormwater will flow onto the adjacent field. Confirmation there is no increased stormwater to the County's ditch. During construction for erosion and sediment control, placement of light duty siltation fencing along property boundary, straw checks dams within swales as well as seeding.

### **Public Comments**

No comments received at the time of writing this report.



1078 Bruce Road 12 | P.O. Box 150 | Formosa ON  
Canada | N0G 1W0 | 519-364-1255  
[www.saugeenconservation.ca](http://www.saugeenconservation.ca)  
[publicinfo@svca.on.ca](mailto:publicinfo@svca.on.ca)

SENT ELECTRONICALLY: [brusso@brucecounty.on.ca](mailto:brusso@brucecounty.on.ca) and [bcplwa@brucecounty.on.ca](mailto:bcplwa@brucecounty.on.ca)

June 25, 2025

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

ATTENTION: Benito Russo, Planner

Dear Benito Russo,

RE: Proposed Application for Consent B-2024-101 and  
Zoning By-law Amendment Z-2024-076  
2352 Highway 9  
Roll No. 410434000107200  
BRANT CON 2 SDR PT LOTS 6;AND 7 AND RP 3R10696 PART 1  
Geographic Township of Brant  
Municipality of Brockton

The above-noted application has 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 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 application for conformity with the natural hazard policies of the applicable Municipality or County.

The purpose of the applications:

**B-2024-101**

The purpose of this application is a Consent for a lot addition. It is proposed to sever +/-0.6ha and add this land to the abutting JC Welding business. If approved, the additional land will be used to facilitate an expansion to the business and improve the existing access.

### **Z-2024-076**

The purpose of this application is a site-specific Zoning By-law amendment to expand the existing ACI-4 Zone by 0.6ha to the north and, in addition to the existing special provisions, modify the Zone to:  
Allow open storage with a 6 m setback of the east lot line;

- Increase open storage coverage to 38%;
- Provide relief from planting/visual screening along the south side and within 15 m of Highway 9.
- Recognize the existing buildings to comply with the Zoning By-law requirements.

The retained lands will be rezoned to permit a minimum agricultural lot area of +/-38 ha.

A Holding (-H1) provision is proposed for areas with high archaeological potential. If approved, this will facilitate expansion of the existing business and the related consent application for a 0.6 ha lot addition.

### **Recommendation**

SVCA staff generally finds these applications to be acceptable, we elaborate below.

### **Documents Reviewed by Staff**

Staff have received and reviewed the following documents submitted with this application:

1. Application V3 B101 Z76 JC Welding dated December 3, 2024.
2. Consent Application Notice B101 JC Welding dated June 5, 2025.
3. Draft Reference Plan B101 Z76 JC Welding dated July 17, 2024.
4. Functional Servicing Report V2 B101 Z76 JC Welding dated April 2025.
5. Planning Justification Report B101 Z76 JC Welding dated December 2024.
6. Public Meeting Notice Z76 JC Welding dated June 2025.
7. Request for Agency Comments B101 Z76 JC Welding dated June 5, 2025.
8. Retaining Wall Opinions B101 Z76 JC Welding dated April 17, 2025.
9. Site Plan and Grading and Drainage Plan V2 B101 Z76 JC Welding dated April 2025.
10. Site Plan Entire Property B101 Z76 JC Welding dated December 2025.

### **Site Characteristics**

Current mapping indicates that the subject property features lands within SVCA's Screening Area with a central portion of the property features a riverine with a small drainage watercourse. This natural hazard feature appears to be designated Hazard Land Area in the Bruce County OP and coincide with SVCA mapping.

The property is currently designated in the Bruce County Official Plan as Hazard Lands and Agricultural Areas. The current zoning of the property is A1 – General Agriculture, EP – Environmental Protection. The EP zone appears to properly identify the natural hazard features on the property.



### **Provincial Planning Statement (PPS, 2024)**

In accordance with s. 7 of O. Regulation 686/21, SVCA shall act on behalf of the Province or as a public body under the *Planning Act* (PA) to ensure municipal decisions made under the PA are consistent with the natural hazards policies of the PPS, Chapter 5.

Section 5.2 of the PPS, 2024 states, in general, that development shall be directed to areas outside of hazardous lands (flooding hazards, erosion hazards, dynamic beach hazards), and hazardous sites (organic soils, leda clay, unstable bedrock).

Existing structures on the lands to be severed and retained are located outside the hazard lands. It is SVCA staff's opinion that the application is consistent with the natural hazard policies of the PPS, 2024.

### **Bruce County Official Plan Policies**

The following comments are made in accordance with the SVCA/County of Bruce MOA.

Section 5.8. and more specifically section 5.8.5.2 of the County of Bruce OP, generally directs development to be located outside of Hazardous Land Areas. Given the above-noted comments, it is the opinion of SVCA staff that the applications are consistent with the natural hazard policies of the Bruce County OP.

### **Conservation Authorities Act and O. Regulation 41/24**

Within SVCA's regulated areas and in accordance with the CA Act and O. Regulation 41/24, a permit from the SVCA is required to change or interfere with watercourses or wetlands and for development activities in or adjacent to hazardous lands, wetlands, river or stream valleys, Great Lakes and inland lake shorelines. When reviewing an application, SVCA staff must assess the proposal for impacts to the control of flooding, erosion, dynamic beaches, or unstable soil or bedrock, and ensure the activity will not create conditions or circumstances that, in the event of a natural hazard, might jeopardize the health or safety of persons or result in the damage or destruction of property. Provided staff are satisfied the proposal is consistent with SVCA's policies, designed to mitigate these risks, a permit can be issued.

To determine the SVCA Approximate Regulated Area on the property, please refer to the SVCA's online mapping, available via SVCA's website

<https://camaps.maps.arcgis.com/apps/webappviewer/index.html?id=f0ec744c8d6d4e499895aaaab3d83761>.) Should you require assistance, please contact our office directly.

#### **SVCA Permit**

There is no new construction or site alteration proposed within or adjacent to the hazard as part of this application. As such a permit from the SVCA is not required.

If construction is proposed near the hazard, a SVCA permit could be required.

## Drinking Water Source Protection

The Saugeen, Grey Sauble, Northern Bruce Peninsula Source Protection Plan came into effect on July 1st, 2016 and contains policies to protect sources of municipal drinking water from existing and future land use activities. The subject property appears to SVCA staff to be located within an area that is subject to the local Source Protection Plan where applicable policies may apply. A separate Notice from the local Risk Management Official may be required as specified under the Clean Water Act, 2006 to allow your project to proceed. SVCA staff have forwarded this application to the Risk Management Official (RMO) for their information. Please contact Risk Management Official (RMO) at [rmo@greysauble.on.ca](mailto:rmo@greysauble.on.ca) directly for more information on the Source Protection Plan policies that may affect your application.

## Summary

SVCA staff have reviewed the proposal for consistency with SVCA's policies 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 application for conformity with the natural hazard policies of the applicable Municipality or County.

SVCA staff do find the application to be acceptable.

Given the above comments, it is the opinion of the SVCA staff that:

- 1) Consistency with the Natural Hazard policies of the PPS, Chapter 5 has been demonstrated.
- 2) Consistency with local planning policies for natural hazards has been demonstrated.

Please inform this office of any decision made by Municipality of West Grey regarding this application. We respectfully request to receive a copy of the decision and notice of any appeals filed.

Should you have any questions, or require this information in an accessible format, please contact the undersigned Jason Dodds at [j.dodds@svca.on.ca](mailto:j.dodds@svca.on.ca)

Sincerely,



Jason Dodds

Environmental Planning Technician, Environment Planning and Regulations Department  
Saugeen Valley Conservation Authority  
JD/

cc: Fiona Hamilton, Clerk, Municipality of Brockton (via email)  
Gregory McLean, SVCA Member (via email)

## Accessibility Notice:

Saugeen Valley Conservation Authority (SVCA) is committed to providing accessible information and communications in accordance with the Accessibility for Ontarians with Disabilities Act (AODA). If you

use assistive technology and the format of this document interferes with your ability to access the information, please contact us at [www.saugeenconservation.ca/access](http://www.saugeenconservation.ca/access), email [accessibility@svca.on.ca](mailto:accessibility@svca.on.ca), or call 519-364-1255. We will provide or arrange for the provision of an accessible format or communication support, at no additional cost, in a timely manner.



County of Bruce  
Planning & Development Department  
30 Park Street, Box 848  
Walkerton, ON N0G 2V0  
brucecounty.on.ca  
226-909-5515



June 5, 2025

File Number: Z-2024-076

## Public Meeting Notice

**You're invited:**

**Public Meeting**

**to consider Zoning By-Law Amendment / file # Z-2024-076  
July 15, 2025, at 7:00 p.m., County Council Chambers, 30  
Park Street, Walkerton**

A change is proposed in your neighbourhood: The purpose of this application is a site-specific Zoning By-law amendment to expand the existing ACI-4 Zone by 0.6ha to the north and, in addition to the existing special provisions, modify the Zone to: Allow open storage with a 6 m setback of the east lot line; • Increase open storage coverage to 38%; • Provide relief from planting/visual screening along the south side and within 15 m of Highway 9. • Recognize the existing buildings to comply with the Zoning By-law requirements. The retained lands will be rezoned to permit a minimum agricultural lot area of +/-38 ha. A Holding (-H1) provision is proposed for areas with high archaeological potential. If approved, this will facilitate expansion of the existing business and the related consent application for a 0.6 ha lot addition.

The related consent file is: B-2024-101.



2352 HIGHWAY 9

BRANT CON 2 SDR PT  
LOTS 6;AND 7 AND RP  
3R10696 PART 1  
(Brant Township)

Municipality of Brockton

Roll Number:  
410434000107200



## 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 June 26, 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.

**Before the meeting:** You can submit comments by email [bcplwa@brucecounty.on.ca](mailto: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 the 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](http://www.brockton.ca) under "Current Council Meeting Agenda".

Please contact the Municipality at [fhamilton@brockton.ca](mailto: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.

## Notice to Landlords

If you are a landlord of lands containing seven (7) or more residential units, please post a copy of this notice in a location that is visible to all the residents.

## Know your rights

Section 34(11) of the [Planning Act](#) outlines rights of appeal for Zoning By-law Amendment applications.

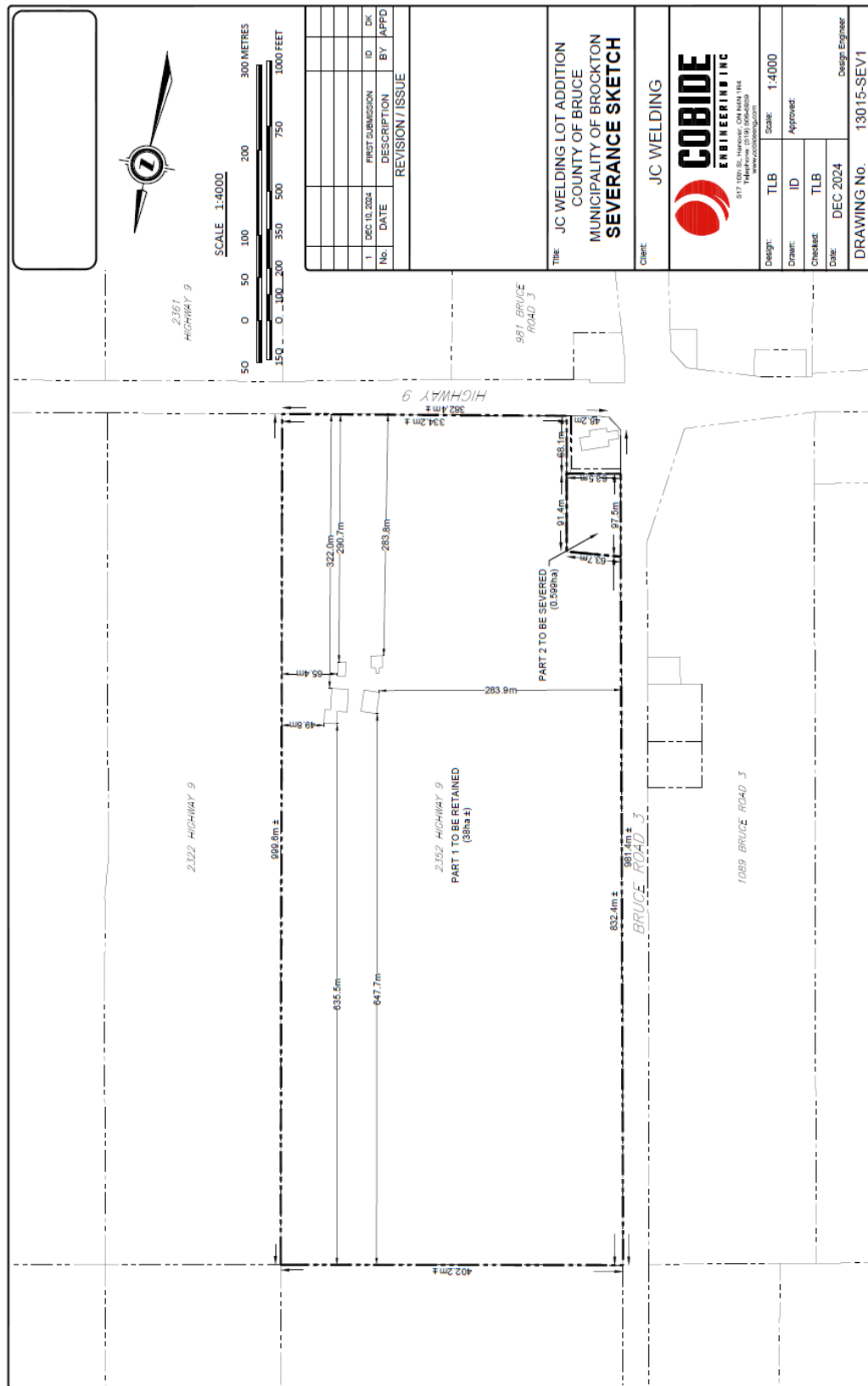
If a person or public body would otherwise have an ability to appeal the decision of the Council of Municipality of Brockton to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to Municipality of Brockton before the 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/>.

# Site Plan Overview



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## Site Plan Detailed

