



Planning Report

To: Municipality of Brockton Council

From: Amy Rogers, Planner

Date: August 12, 2025

Re: Zoning By-law Amendment - Z-2025-039 (Walter)

Recommendation:

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

That Council approve Zoning By-law Amendment Z-2025-039 and the necessary by-law be forwarded to Council for adoption.

Summary:

The purpose of the application is a Zoning By-law Amendment to facilitate a surplus farm dwelling severance. It is proposed to amend the By-law to prohibit residential use on the agricultural parcel, and to recognize the existing buildings and structures to be in compliance with the Zoning By-law. A holding provisions is also proposed in areas of high archaeological potential.

The related consent file (B-2025-045) will be considered by the County at a later date.

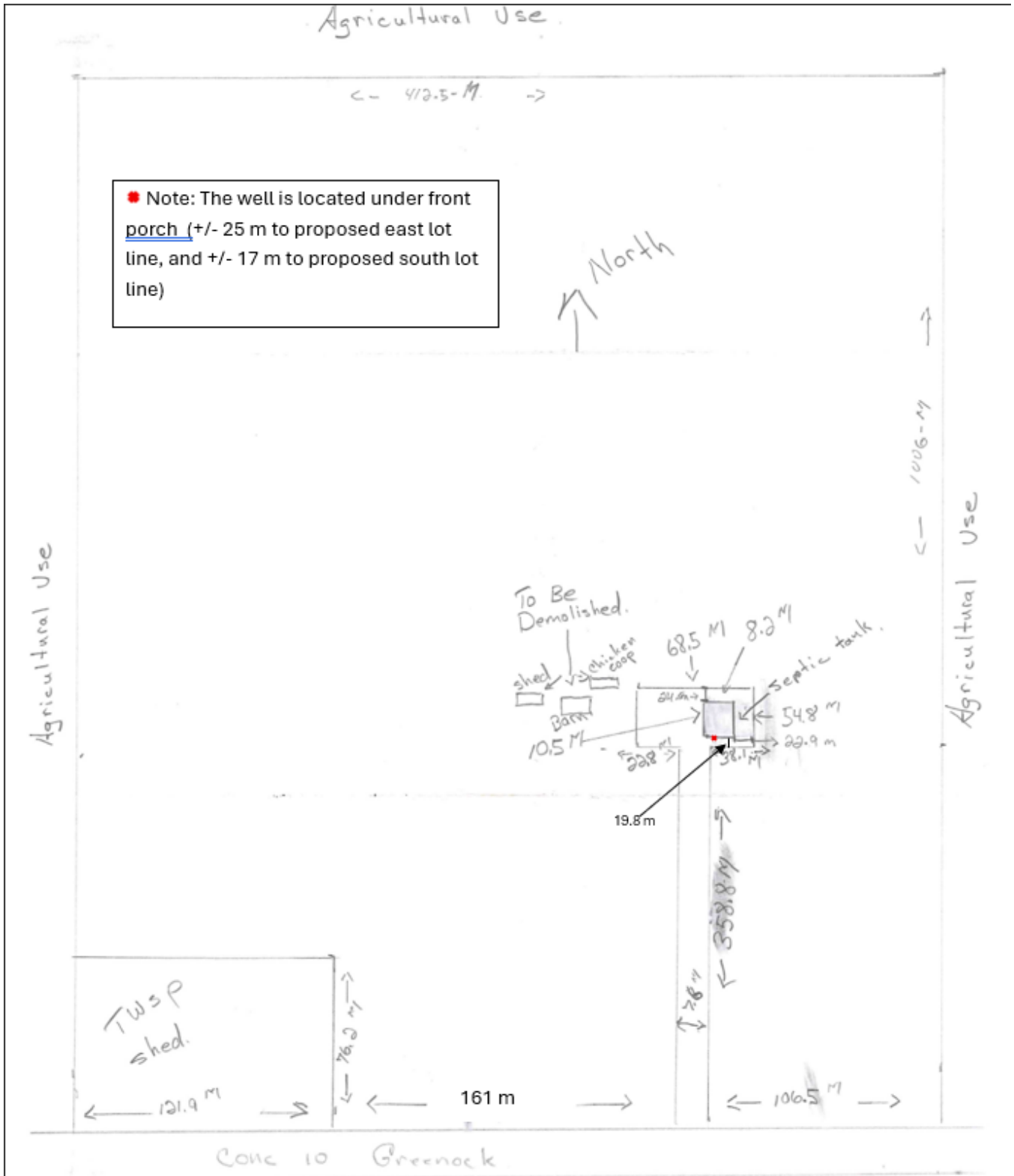
The subject property is located at 228 Concession 10 Greenock. It is located west of the community of Cargill, north of the community of Chepstow, south of Bruce Road 15, and east of Bruce Road 20. It is surrounded by agriculture, rural institutional (municipal shop), agricultural commercial industrial (lumber yard), and natural area land uses.

Airphoto



228 CONCESSION 10 GREENOCK
CON 11 PT LOT 4 (Greenock Township)
Municipality of Brockton
Roll Number: 410431000229700

Site Plan



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), public comments, and planning policy sections.

Surplus Farm Dwelling Severances

The subject property is designated Agricultural Areas, and Hazard Land Areas in the Bruce County Official Plan. The County of Bruce Official Plan policies permit the severance of a surplus farm dwelling as a result of a farm consolidation in the Agricultural Areas designation.

The requirements to permit the severance of a surplus farm dwelling include that the agricultural lands must be retained by a 'Bona Fide Farmer'; a minimal non-farm residential lot size to contain the surplus dwelling, well, and septic; and, the retained agricultural lands prohibit the future construction of a new residential dwelling.

The owner of the subject property owns and farms other lands and is therefore considered a bona fide farmer. The proposed severed lot is +/- 0.65 ha in size, accommodating the existing dwelling, septic and well, and laneway. The existing dwelling is habitable. The Zoning By-law Amendment, as proposed, will prohibit the future construction of a residential dwelling on the remnant agricultural lands.

The proposed Consent has been evaluated and conforms to the County Official Plan policies.

Water and Septic Services

The Bruce County Official Plan permits private on-site sewage disposal where municipal or communal services are not available. No municipal or communal services are available in this area, and the subject property is serviced by an existing private on-site septic system. Without a nitrate study, a minimum lot area of 0.4 ha is required in the Bruce County Official Plan to ensure adequate lot area is provided for nitrate attenuation from the lot line. With a proposed lot area of +/- 0.65 ha, the proposed severance meets the minimum lot size requirements with respect to septic servicing.

As a condition of consent, additional information is to be provided to further evaluate the suitability of septic replacement to ensure compliance with the Ontario Building Code setbacks. The applicant has submitted a letter from a qualified septic system installer confirming that an adequate area remains for replacement of the septic system.

Drainage

The subject property is tile drained, with water runoff directed towards the north where the unnamed stream is located. There is a culvert running under the private laneway that leads to the farmhouse that is utilized by the retained agricultural lands for drainage purposes. As a condition of consent, the applicant will require an easement to address maintenance of and access to the driveway culvert.

Archaeological Resources

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

The provincial requirements under the Planning Act require the protection of archaeological resources that may be present as part of an application.

A holding provision is proposed in areas of high archeological potential, and lot grading; excavation; and/or construction shall not be permitted unless the Holding (H1) zone provision is removed. This fulfills the provincial requirements for the protection of archaeological resources. Normal farm practices can continue to occur within the area subject to the holding provision.

Natural Hazards

The subject lands are identified on Bruce County maps as containing designated Hazard Land Areas, which are zoned Environmental Protection (EP) in the Brockton Zoning By-law. The hazard area aligns with an unnamed water course that feeds into the nearby Teeswater River. These areas are located at the north end of the subject property, approximately 250 m from the area of the proposed surplus farm dwelling severance.

Areas of environmental protection on the subject land are primarily used for agrarian purposes, namely agricultural cropping. As there are no changes to the existing uses proposed through this application, any impacts resulting from the proposed consent and Zoning By-law Amendment are negligible.

Required Zoning By-law Amendments

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

The remnant farm parcel will be rezoned from General Agriculture (A1) to General Agricultural Special (A1-1) and General Agricultural Special Holding (A1-1-H1) Zones. As per the permitted uses of these zones, in association with a surplus farm dwelling severance:

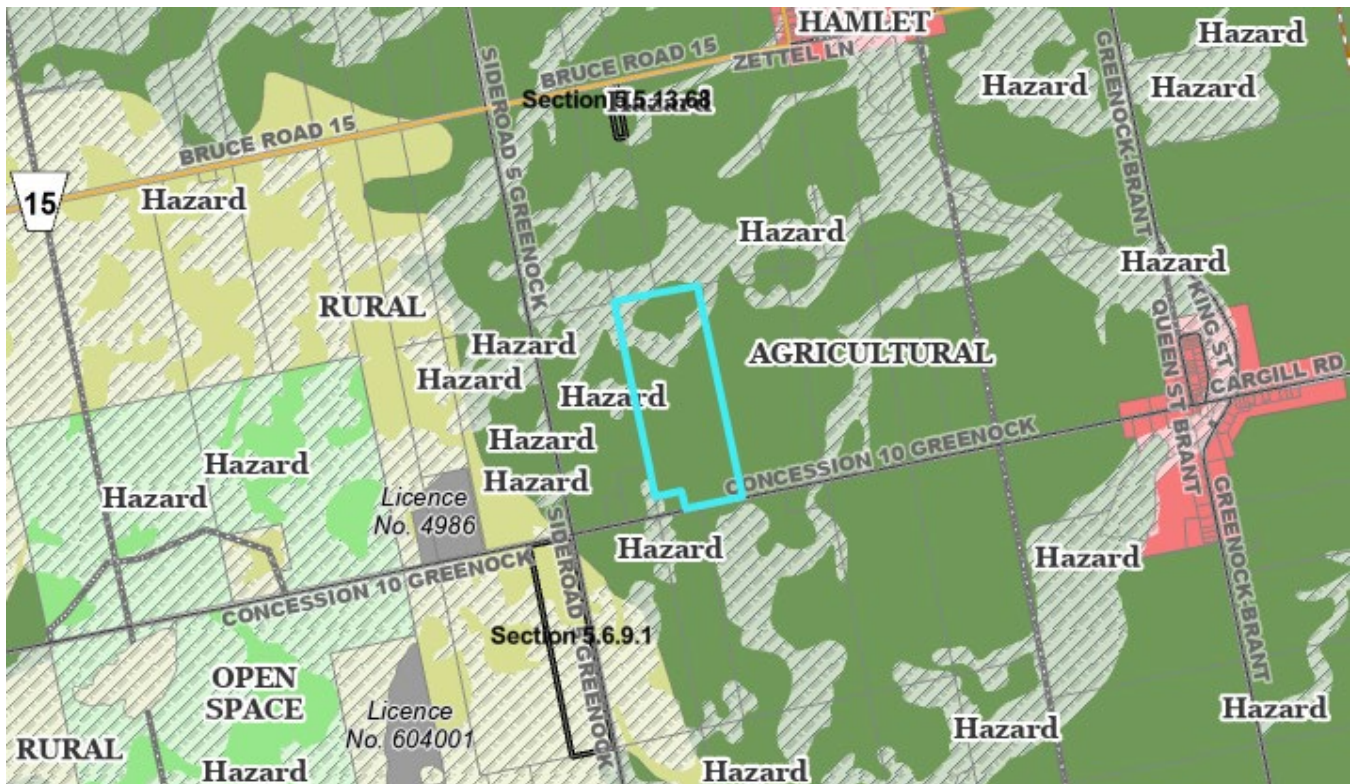
- i) A Residential use is not permitted;
- ii) The severed and retained farm parcel shall be deemed to comply with the minimum lot area and lot frontage requirements of the General Agriculture (A1) Zone.
- iii) All structures on the severed lands shall be deemed to comply with the height, yard setbacks, lot coverage, and ground floor area of the A1 zone.
- iv) On those lands identified as being subject to the 'H1' Holding Zone provisions, lot grading, excavation; and, or construction shall not be permitted unless the Holding (H1) zone provision is removed.

Areas zoned Environmental Protection 'EP' will remain unchanged.

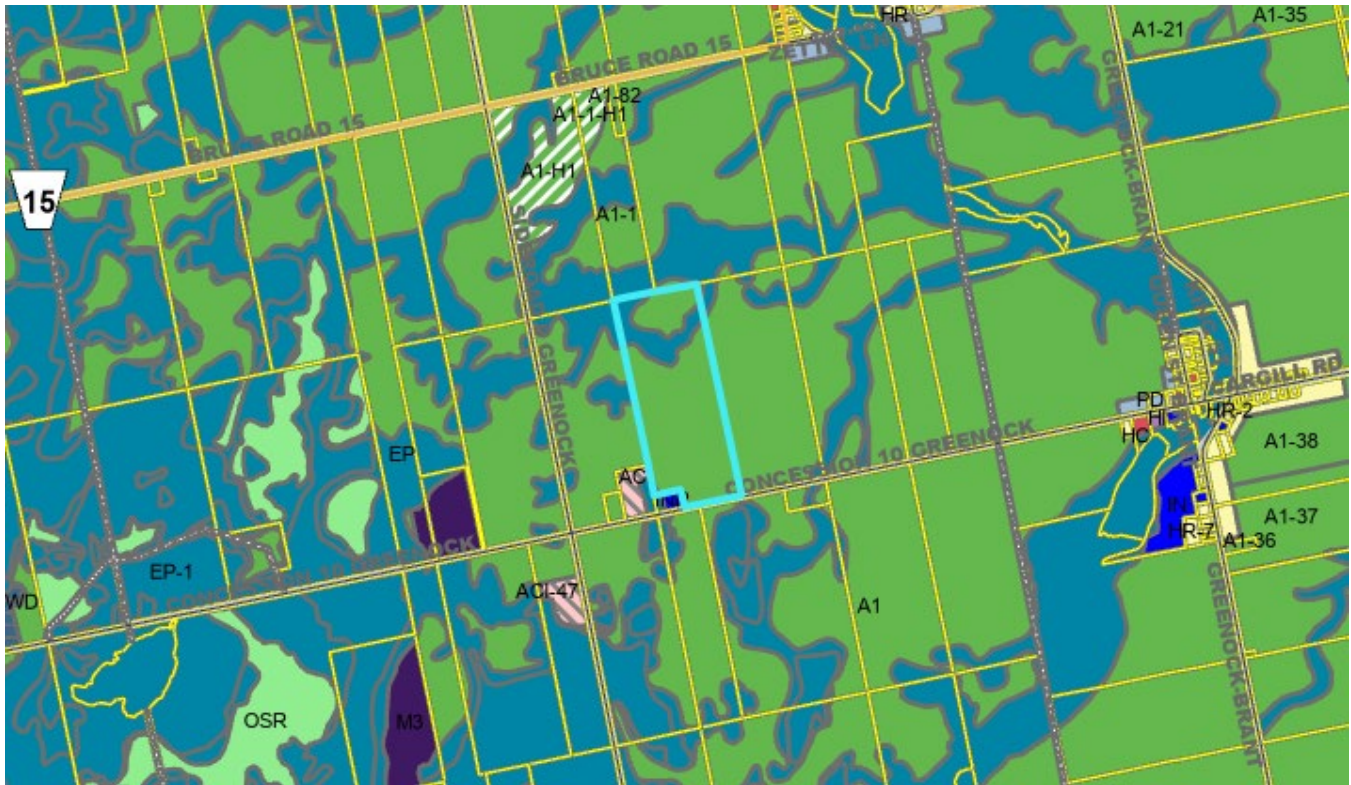
Appendices

- County Official Plan Map
- Local Zoning Map
- Agency Comments
- Public Comments
- Public Notice

County Official Plan Map (Designated Agricultural Areas, Hazard)



Local Zoning Map (Zoned A1 - General Agriculture, EP - Environmental Protection)



Agency Comments

Municipality of Brockton:

- CBO: No comments with respect to Zoning. Consent: the parcel size should be further reviewed and assessed based on the current location and setbacks from the existing well and on-site sewage system to ensure a future replacement system can be facilitated to be compliant with the OBC setback requirements.
- Operations: Civic address to stay with severed property.

Historic Saugeen Métis: No objection.

Saugeen Valley Conservation Authority: No objections. Comments provided in full below.

Public Comments

One neighbour reached out via phone with questions about Minimum Distance Separation and how this surplus farm dwelling severance may impact any future plans to add a livestock facility to his farming operation.

There is no current livestock operation at the caller's property. The house on the proposed surplus farm dwelling severance already exists; as such, the required MDS setbacks will not change following the severance. The proposed Zoning By-law Amendment will prohibit any future residential development on the retained farm lot, which will protect the viability of

surrounding farming operations from additional setback constraints that may be created by introducing new sensitive uses.

No written comments were received from the public at the time of writing this report.



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www.saugeenconservation.ca
publicinfo@svca.on.ca

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

August 8, 2025

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

ATTENTION: Amy Rogers, Planner

Dear Amy Rogers,

RE: Proposed Consent to Sever: B-2025-045 and Zoning By-law Amendment Z-2025-039
228 Concession 10
Roll No. 410431000229700
Part Lot 4 Concession 11
Geographic Township of Greenock
Municipality of Brockton

The above-noted applications have been received by the Saugeen Valley Conservation Authority (SVCA) in accordance with the Mandatory Programs and Services Regulation (Ontario Regulation 686/21) made under the *Conservation Authorities Act* (CA Act). SVCA staff have reviewed the proposal for consistency with SVCA's environmental planning and regulation policies made in conformance with the Provincial Planning Statement, CA Act, O. Regulation 41/24, and associated provincial guidelines. Where a Memorandum of Agreement (MOA) exists between a planning partner and the SVCA, staff have reviewed the applications for conformity with the natural hazard policies of the County of Bruce Official Plan (OP).

The purpose of the applications are to sever a surplus farm dwelling. It is proposed to sever a +/- 0.46 ha parcel with a frontage of +/- 7.6 m. The retained parcel will have an area of +/- 39 ha with a frontage of +/- 268 m on Concession 10. The severed parcel will be a non-farm lot. The retained parcel will continue to be used for agriculture. The purpose of the application also is a Zoning By-law Amendment to facilitate a surplus farm dwelling severance. It is proposed to amend the By-law to prohibit residential use on the agricultural parcel, and to recognize the existing buildings and structures to be in compliance with the Zoning By-law. A holding provisions is also proposed in areas of high archaeological potential.



Recommendation

The applications are acceptable to SVCA staff.

Documents Reviewed by Staff

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

- 1) Request for Agency Comments, dated July 16, 2025; and
- 2) Application with received date of May 5, 2025.

Site Characteristics

SVCA mapping shows small areas of the property within the SVCA Regulated Area. Based on SVCA mapping, the natural hazard features affecting the property include two small tributaries of the Teeswater River and any floodplain and valley of the tributaries.

The natural hazard features appear to be designated Hazard Lands in the Bruce County OP, and zoned as EP zone in the Municipality of Brockton Zoning By-law, which is appropriate to identify the natural hazard features.

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.

Chapter 5.1 of the PPS, 2024 states in part that development shall be directed away from areas of natural or human-made hazards where there is an unacceptable risk and not create new or aggravate existing hazards.

Furthermore, it is the opinion of SVCA staff that safe access exists for the parcel to be severed.

It is the opinion of the SVCA that the proposal is consistent with Chapter 5 of the PPS, 2024.

Bruce County Official Plan Policies

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

Section 5.8 of the Bruce County OP states in part that development should not be located within the Hazard Lands designation. It is the opinion of SVCA staff that the application is consistent with section 5.8 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.

Small areas of the property are within the SVCA Approximate Regulated Area associated with the SVCA's Prohibited Activities, Exemptions and Permits Regulation (Ontario Regulation 41/24).

For the property, the SVCA Approximate Regulated Area includes the tributaries of the Teeswater River and its related valley and flood hazards.

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

In accordance with SVCA's policies made under the CA Act and O. Regulation 41/24, no new buildings or structures are proposed, and so a permit from the SVCA is not required.

Drinking Water Source Protection

The subject property appears to SVCA staff to not be located within an area that is subject to the local Drinking Water Source Protection Plan.

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 County of Bruce OP.

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 the County of Bruce regarding the applications. We respectfully request to receive a copy of the decisions and notice of any appeals filed.

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

Sincerely,

Michael Oberle
Environmental Planning Technician
Saugeen Conservation
MO/

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



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



July 16, 2025

File Number(s): Z-2025-039

Public Meeting Notice

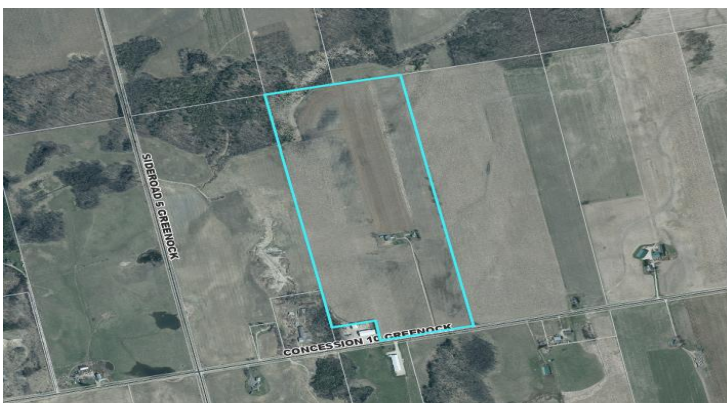
You're invited:

Public Meeting

**to consider Zoning By-Law Amendment / file # Z-2025-039
August 12, 2025, at 7:00 p.m. County Council Chambers,
30 Park Street, Walkerton**

A change is proposed in your neighbourhood: The purpose of the application is a Zoning By-law Amendment to facilitate a surplus farm dwelling severance. It is proposed to amend the By-law to prohibit residential use on the agricultural parcel, and to recognize the existing buildings and structures to be in compliance with the Zoning By-law. A holding provisions is also proposed in areas of high archaeological potential.

The related consent file is B-2025-045.



228 CONCESSION 10
GREENOCK

CON 11 PT LOT 4
(Greenock Township)

Municipality of Brockton

Roll Number:
410431000229700

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: Amy Rogers

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 August 6, 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, 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 under "Current Council Meeting Agenda".

Please contact the Municipality at fhamilton@brockton.ca or 519-881-2223 if you have any questions regarding how to participate in the meeting.

Stay in the loop

If you'd like to be notified of the decision of the approval authority on the proposed application(s), you must make a written request to the Bruce County Planning Department.

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 the Municipality of Brockton to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Municipality of Brockton before the by-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting, or make written submissions to the Municipality of Brockton before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

Please note that third parties (anyone who is not a specified person or public body) do not have the right to appeal a decision to the Ontario Land Tribunal.

For more information please visit the Ontario Land Tribunal website at <https://olt.gov.on.ca/appeals-process/>.

Site Plan

