



## Planning Report

**To:** Municipality of Brockton Council

**From:** Benito Russo, Intermediate Planner

**Date:** November 4, 2025

**Re:** Official Plan Amendment L-2025-017 and Zoning By-Law Amendment Z-2025-057

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### Recommendation:

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

That Council adopt Official Plan Amendment Number L-2025-017 and the necessary by-law be forwarded to the County for approval.

That Zoning By-law Amendment Z-2025-057, as attached, be approved and the necessary by-law be forwarded to Council for adoption.

### Summary:

The purpose of this application is for a site-specific amendment to the Brockton Official Plan and Zoning By-law. It is proposed that the Brockton Official Plan be amended to re-designate the subject property from Institutional to Residential, with a +/-0.61 ha area on the northeast corner of the subject lands being permitted a maximum density of 100 units/ha. It is also proposed to rezone the +/-0.61-hectare area from the Residential Low Density Multiple (R2) Zone to the Residential Medium Density (R3) Zone.

If approved, this will facilitate the construction of a 40-unit apartment building.

The proposed apartment building will contain a similar number of homes per hectare as the existing apartment buildings on neighboring lots.

The subject property is +/-3.85 ha in size within Walkerton and is located North of Old Durham Road and East of Cunningham St.

The property is surrounded by existing and planned residential, electrical generation infrastructure (solar panels), and community recreational land uses (soccer fields).

**Airphoto:**



No civic address

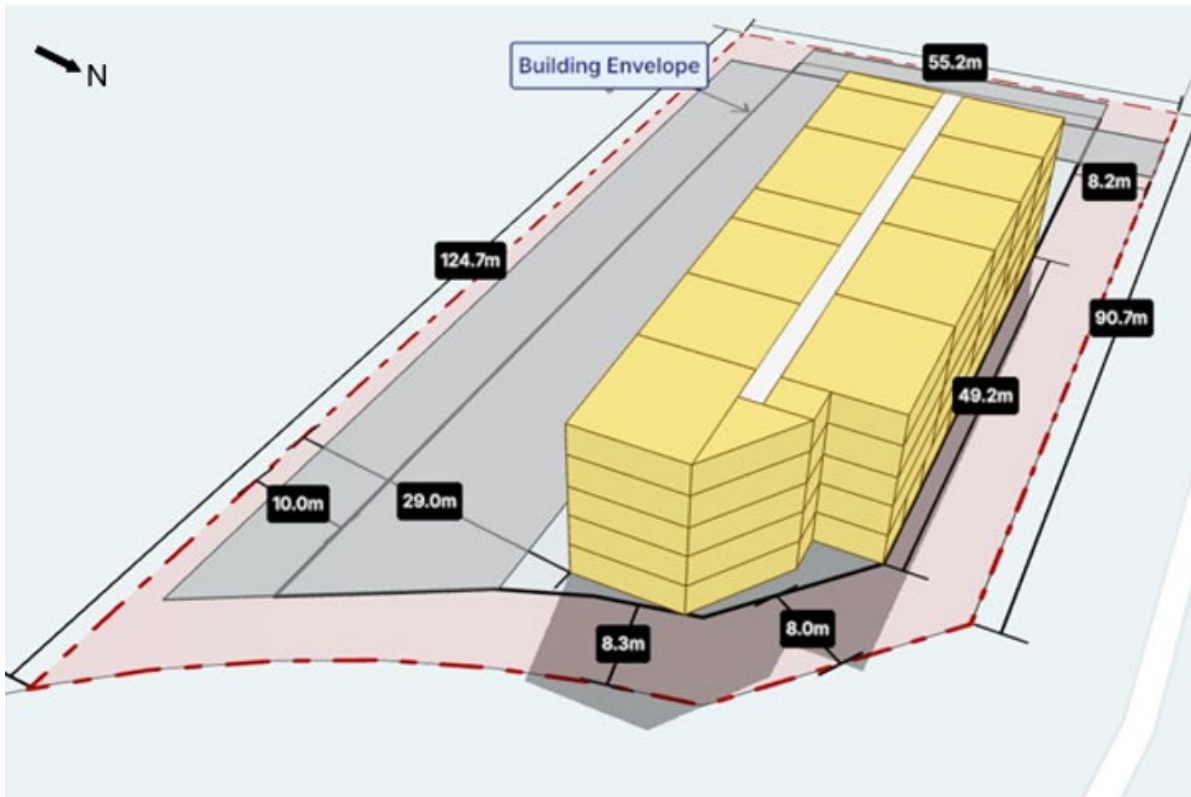
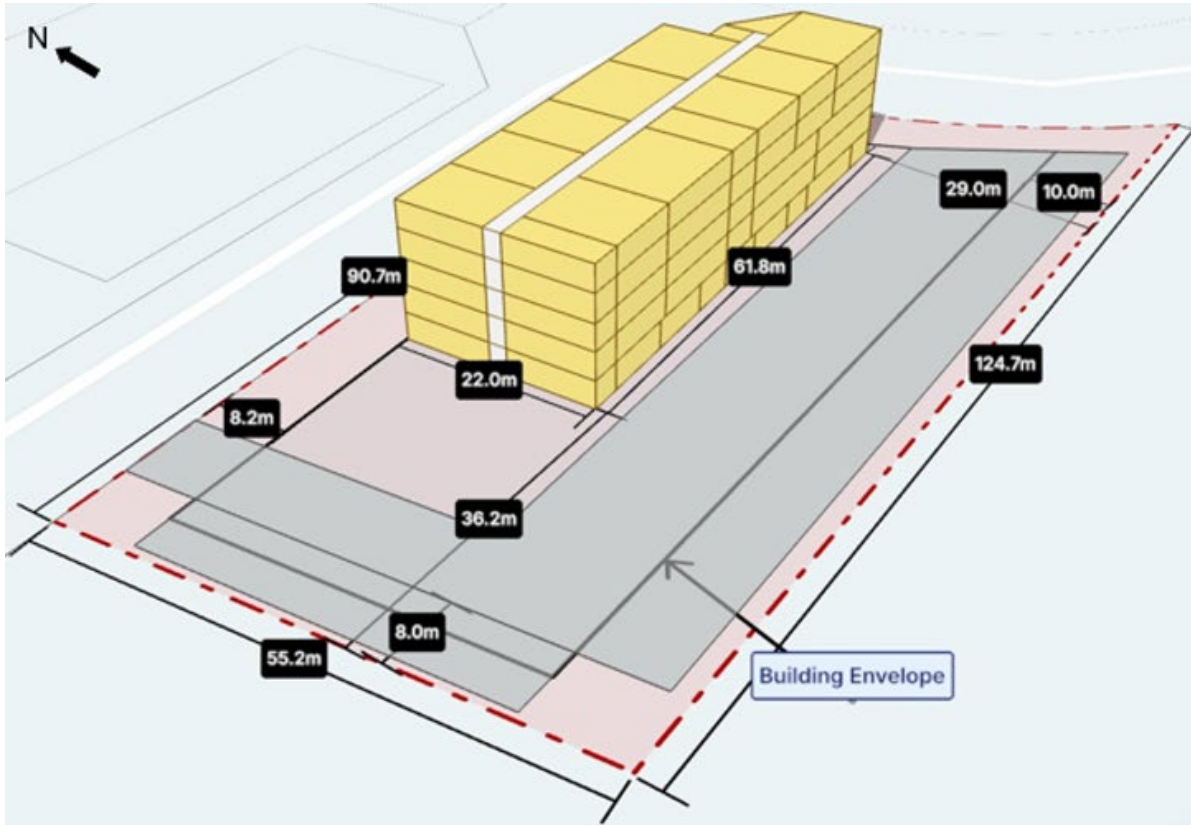
BRANT CON 1 NDR PT LOT 32;PLAN 162 PT PARK LOT 48 RP;3R9987 PT PART 1 (Walkerton Town)

Municipality of Brockton

Roll Number: 410436000101822



### Site Plan Detail - Residential Medium Density (R3) Zoned Lands



## 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, public comments, and planning policy sections.

### Background

In March 2022, the Municipality of Brockton applied for a Minister’s Zoning Order (MZO) to advance residential development and a residential care facility on the subject lands. In November 2022, the MZO was approved resulting in the re-zoning of the subject lands to the Residential Low Density Multiple (R2) Zone.

The MZO applied zoning provisions specific to the subject lands; however, the lands have retained their existing Institutional designation under the Walkerton Community Official Plan. As the intent of the MZO is to facilitate residential development, it is proposed that the Official Plan designation be amended to Residential to ensure consistency with, and application of, the residential development policies. This amendment would maintain the purpose and intent of the MZO by enabling the orderly development of the lands for residential use in accordance with the applicable Official Plan policies.

### Official Plan

The proposal is consistent with the Bruce County Official Plan, which directs for accommodating a greater range and mix of housing types, promoting density for efficient use of land, and for most new housing to occur within the Primary Urban Areas. The subject lands were previously utilized for agriculture and have remained vacant since their addition to the Walkerton Settlement Area. It is encouraged to support the development of underutilized lands.

The subject property is currently designated as Institutional in the Official Plan for the Walkerton Settlement Area. This designation recognizes that Council may permit development of surplus institutional sites for housing that meets the needs of the community and is compatible with existing surrounding development. As proposed, this application will facilitate development of a 40-unit residential apartment, and as shown on the following table, the requested exception to permit 100 homes/ha is similar to surrounding development.

Roll #	Units	Area	Density (units/ha)
410436000101831	120	1.21 ha	99
410436000100235	60	0.65 ha	92
410436000101822 (Subject Lands)	40	0.607	65

Through review of the surrounding existing and planning land uses the area includes residential, solar panels, and recreational soccer fields. Nearby residential land uses include a mix of apartments, and future residential uses which as per the in-effect zoning for the lands include townhouses, single-detached and semi-detached residences.

Density and Tenure targets that are established in the Brockton Official Plan include that 30% of new development be of medium or high density, and that 20% of new housing occur through intensification of existing parcels. As per the Brockton Official Plan, high-density development is described as including apartment units with a maximum density of 50 units per hectare.

The re-designation from institutional to residential is appropriate in the context of the surrounding existing and planned development, the development will contribute to the municipality in achieving its density and tenure targets and will result in the development of underutilized lands.

### Zoning By-Law Amendment

The proposed amendment to the Brockton Zoning By-Law would rezone a +/-0.61 ha area of the subject property from the existing Residential Low Density Multiple (R2) Zone to the Residential Medium Density (R3) Zone.

The requested zoning amendment is required to permit use of the subject lands for an apartment building. No relief is requested from the general provisions of the R3 Zone.

The proposed 40-unit apartment development, 65 units per hectare, is a high-density development and is an intensification of a vacant and underutilized lot. In considering high density development and intensification of the subject lands, the official plan details that the following should be considered:

- i) The density and character of adjacent development and compatibility with land uses in the immediate area;
- ii) The adequacy of municipal services to serve the proposed development;
- iii) The adequacy of the local street network to accommodate traffic from the development;
- iv) The proximity of the proposed development to convenient access to collector or arterial roads as shown on Schedule 'B' of this Plan, locations adjacent to public open space, parks, and commercial facilities';
- v) The availability of adequate off-street parking and appropriate access and circulation for vehicular traffic, including emergency vehicles;
- vi) Suitable landscaping, lot grading, drainage and onsite amenities.

As previously discussed, the development is compatible with the existing surrounding development and the requested increase in units per hectare is similar to the existing adjacent apartments. Municipal staff have confirmed available servicing capacity for the development. With a large portion of the Eastridge Business Park being developed with uses that generate low vehicle trip counts, the existing road infrastructure is sufficient to service the proposed use.

The property is immediately adjacent to community recreational uses and well located for access to Bruce Road 4. No relief is being sought from the general parking provisions of the zoning by-law. Preliminary works have been completed for lot grading, drainage, and

stormwater management to demonstrate proof of concept with further works being completed through the site plan control process.

### Natural Heritage

A substantial portion of the property contains a gentle East to West slope, with a small portion of the lands having a steeper decline at the southwestern edge of the property. An existing tree line comprised of mature and immature trees is present on the Southwest side of the parcel other areas are comprised of grasslands.

Through the initial development of the Eastridge Business Park an Environmental Impact Study was undertaken and all recommended actions have since been completed. No further works are recommended at this time.

### Natural Hazards

Comments from the Saugeen Valley Conservation Authority (SVCA) conclude that there are no hazards or other areas of interest to the SVCA on the subject lands.

### Archaeology

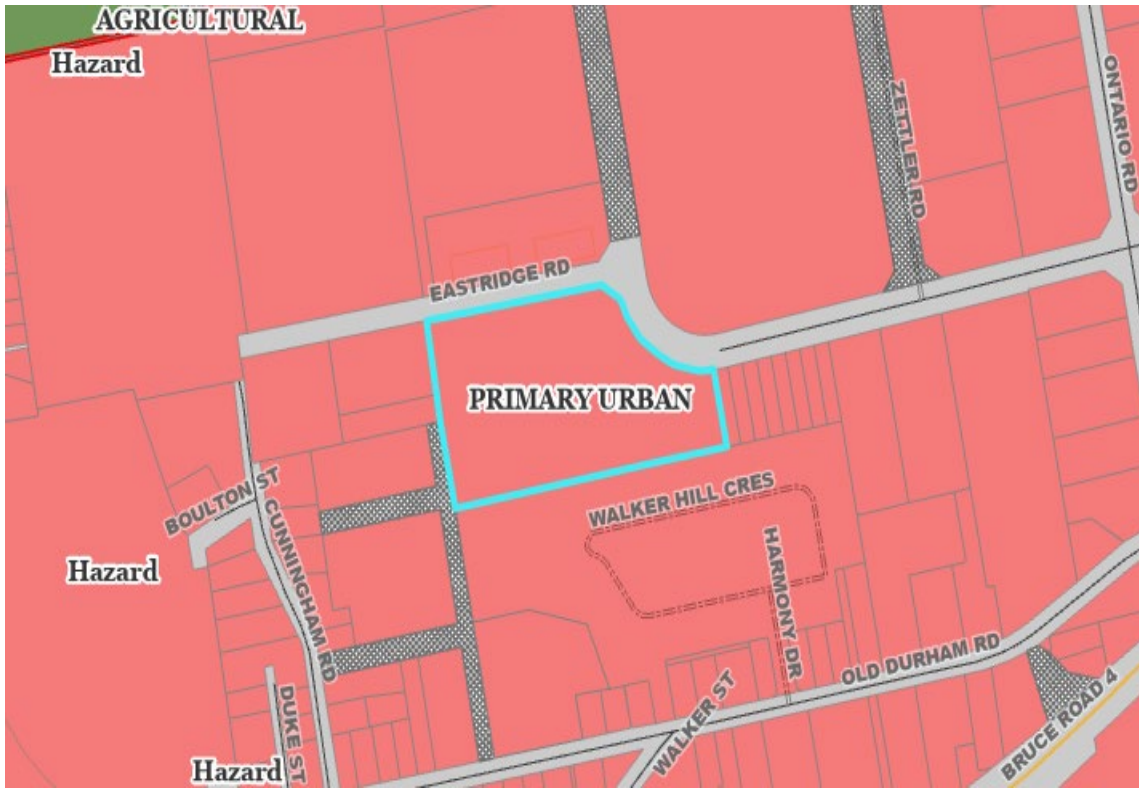
An archaeological assessment was completed through the initial development of the Eastridge Business Park. It is noted that this assessment has undergone specialist review with the SON environment office. Despite previously raised concerns regarding the rigour of this assessment, large areas of the assessed lands have experience broad disturbance, and development is generally acceptable.

The subject lands are identified within the Bruce County screening maps as being outside of areas containing high archaeological potential. No further archaeological works are recommended.

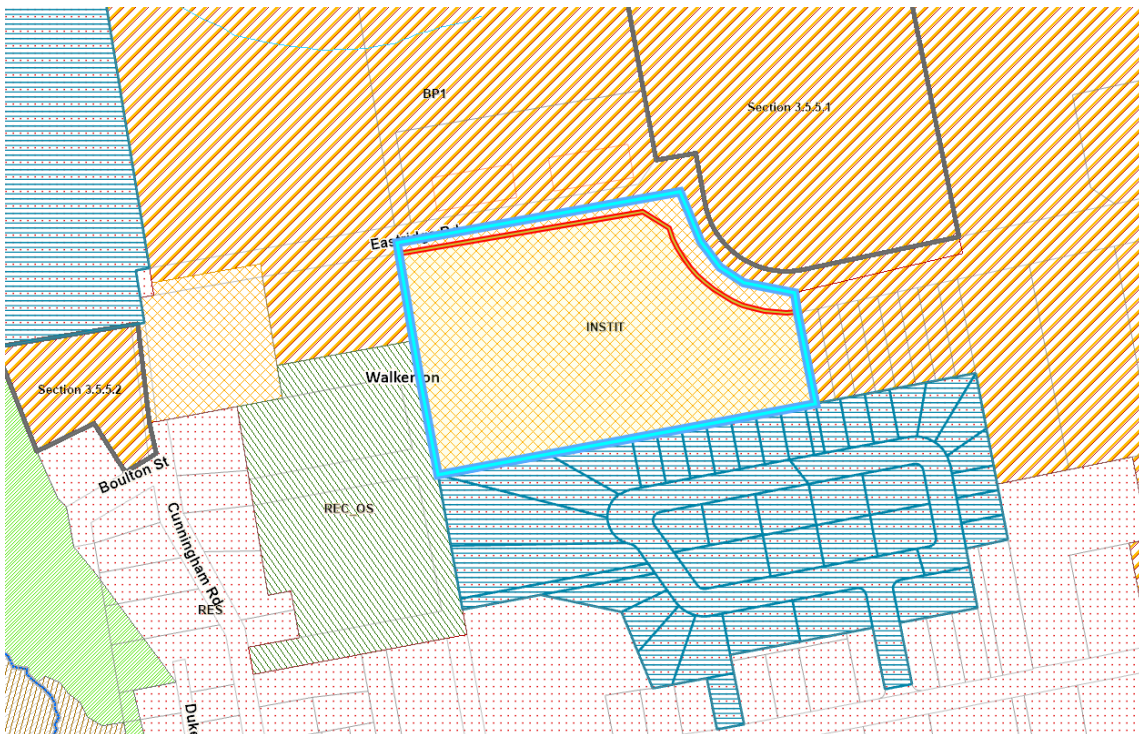
### Appendices

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

### County Official Plan Map (Designated Primary Urban Communities)



### Local Official Plan Map (Designated Institutional)



## Local Zoning Map (Zoned R2 - Low Density Multiple)



### Agency Comments:

Corporation of the Municipality of Brockton: No comments.

Historic Saugeen Métis: No objection or opposition to the proposed applications.

Saugeen Valley Conservation Authority: There are no hazards or other areas of interest to the SVCA on the subject lands.

Transportation & Environmental Services: No comments.

Westario Power: To accommodate the connection process, please complete and submit our service request form.

### Public Comments:

No public comments have been received at the time of this report's submission.



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



October 10, 2025

File Number(s): L-2025-017, Z-2025-057

## Public Meeting Notice

**You're invited:**

**Public Meeting**

**to consider Local Official Plan Amendment and Zoning By-law Amendment / files # L-2025-017, Z-2025-057**

**November 4, 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 Local Official Plan Amendment to the Walkerton Community Plan. It is proposed that the subject lands be designated from Institutional to Residential. In addition, a +/- 0.61-hectare (ha) area on the northeast corner of the subject lands be permitted a maximum net density of 100 units/ha providing a similar density of development as the existing surrounding apartments. If approved, this will facilitate the related zoning by-law amendment to permit the construction of an apartment building containing 40-dwelling units.



No civic address

BRANT CON 1 NDR PT  
LOT 32; PLAN 162 PT  
PARK LOT 48  
RP; 3R9987 PT PART 1  
(Walkerton Town)

Municipality of Brockton

Roll Number:  
410436000101822

## 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 October 28, 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 17(36) of the [Planning Act](#) outlines rights of appeal for Official Plan Amendment applications.

If a person or public body would otherwise have an ability to appeal the decision of the County of Bruce 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 proposed official plan (or official plan amendment) is adopted, 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 proposed official plan (or official plan amendment) is adopted, 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 add the person or public body as a party.

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/>.

