

The Corporation of the Municipality of Brockton



By-Law 2025-085

Being a By-Law to Adopt Amendment No. 20 to the Walkerton Community Official Plan

Whereas the Corporation of the Municipality of Brockton is empowered to amend its Local Official Plan as required;

And Whereas the process for considering such an Amendment was in accordance with Section 17 of the Planning Act, R.S.O. 1990 c.P.13;

And Whereas the Amendment to the Local Official Plan is deemed to be appropriate and in the public interest;

Whereas The Council for the Corporation of the Municipality of Brockton deems it expedient to amend the Walkerton Community Official Plan;

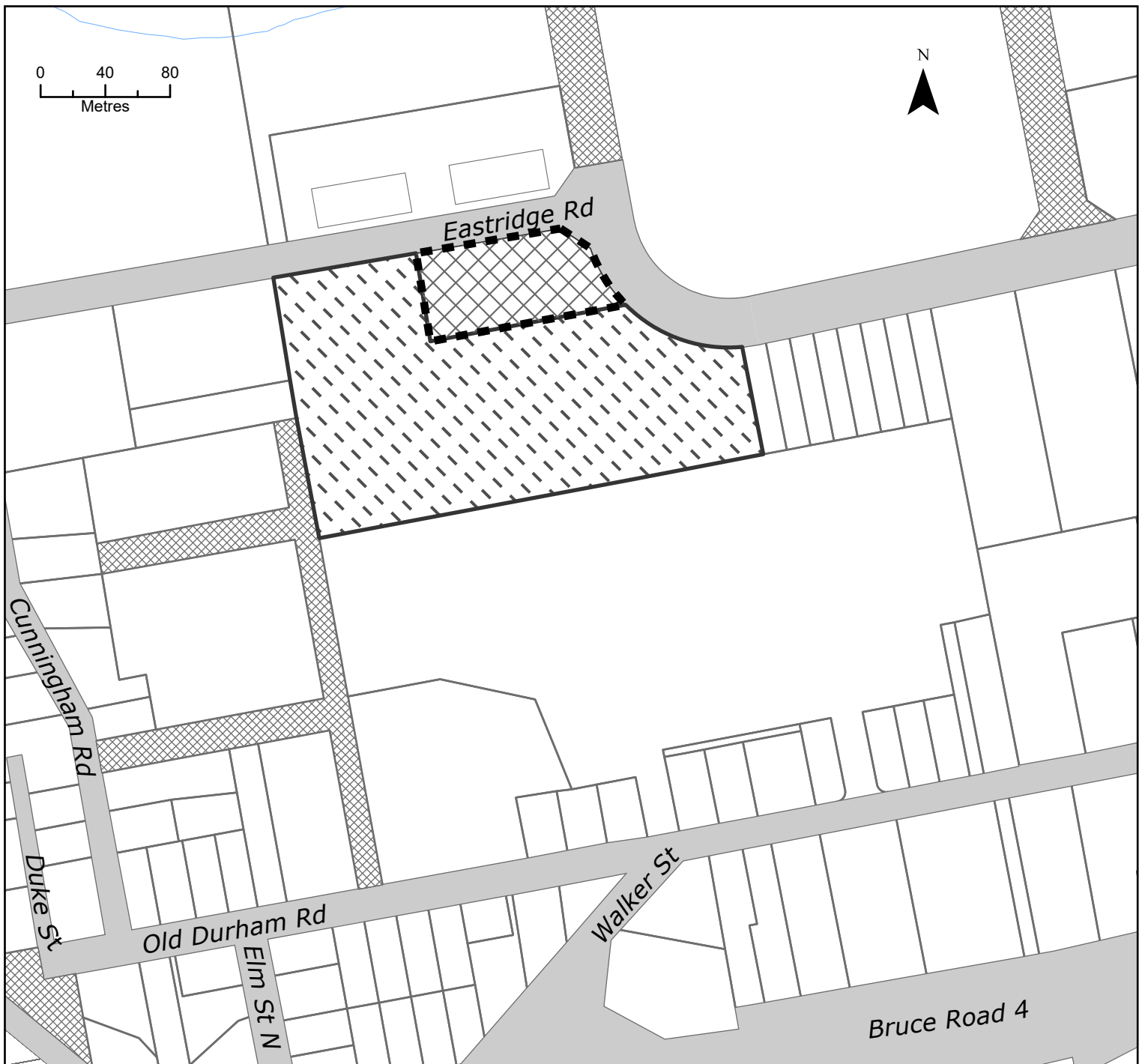
Now Therefore the Council of the Corporation of the Municipality of Brockton pursuant to Section 17 of the Planning Act, R.S.O. 1990, enacts as follows;

1. That Amendment No. 20 to the Walkerton Community Official Plan, a copy of which is attached to and forms part of this By law, is hereby adopted.
2. That the Clerk is hereby directed to forward the adopted amendment together with the necessary supporting documentation to the County of Bruce for final approval.
3. That this By-law shall come into force and effect on the final passing thereof by the Council of the Municipality of Brockton, subject to compliance with the provisions and regulations of the Planning Act, R.S.O. 1990.
4. This By-law may be cited as the "Walkerton Community Official Plan Amendment No. 20 By-Law – Brockton (BCHC) L-2025-017".

Read, Enacted, Signed and Sealed this 4th day of November, 2025

Mayor – Chris Peabody

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



Schedule 'A'

to
Amendment N0. 20

**Walkerton Community Official
Plan**

BRANT CON 1 NDR PT LOT 32;
PLAN 162 PT PARK LOT 48
RP;3R9987 PT PART 1
Municipality of Brockton
(Town of Walkerton)
Roll 410436000101822
County of Bruce



Lands to be subject to section 3.1.19.1



Lands to be designated Residential

File: L-2025-017

Applicant: BCHC

Date: November 2025

Part B – The Amendment

Introductory Statement

All of this part of the document entitled “Part B – the Amendment” and consisting of the following text and attached map designated as Schedule “A” constitutes Amendment No. 20 to the Walkerton Community Official Plan, which is also known as file number L-2025-017.

Details Of The Amendment

The Walkerton Community Official Plan is hereby amended as follows:

1. Schedule ‘A’ Land Use - Walkerton is hereby amended by changing the land use designation on lands located at BRANT CON 1 NDR PT LOT 32;PLAN 162 PT PARK LOT 48 RP;3R9987 PT PART 1, [No Civic Address], Walkerton, Municipality of Brockton, from Institutional to Residential as illustrated on the attached Schedule “A”.
2. That the following subsection to Section 3.1 be added:

3.1.19 Exceptions Residential

3.1.19.1 Bruce County Housing Corporation (BCHC) (BRKOPA#20)

Notwithstanding the policies of Section 3.1.9 High Density Residential, the following provisions apply to the lands identified as Site Specific Policy Area 3.1.19.1 on Schedule ‘A’ – General Land Use Plan:

- i) A maximum density of 100 residential units per hectare is permitted.
- ii) Without further amendment to this plan, Exception 3.1.19.1 may be deleted, provided that any change to the general residential density policies permits a density equal to or greater than that allowed by this exception. For greater clarity, this policy shall not serve to limit the density of the subject lands should the general residential designation policies be amended to permit a greater number of units than permitted by Exception 3.1.19.1.