



Planning Report

To: Municipality of Brockton Council

From: Benito Russo, Intermediate Planner

Date: November 24, 2025

Re: Zoning By-law Amendment Application - Z-2025-063 (ERBP)

Recommendation:

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

That Council approve Zoning By-law Amendment Z-2025-063 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 rezone a portion of the subject lands from the Business Park 1 Special (BP1-2) Zone to two zones:

- +/- 4.0 hectares being rezoned to the Business Park 2 (BP2) Zone
- +/-3.2 hectares being rezoned Business Park 2 Special (BP2-1).

The BP2-1 zone is proposed to permit outdoor storage in the front yard with a minimum setback of 10m to the front lot line, where no storage is currently permitted.

If approved, the amendment would facilitate development of the BP2-1 lands for a light industrial manufacturing use.

The subject lands are approximately +/-7.2 ha in size and have a civic address of 44 Creighton Road. The subject lands are located on the Northeast side of Walkerton and are within the East Ridge Business Park located west of Bruce Road 19. It is surrounded by planned industrial uses and a soccer park.

The subject lands are designated Business Park 2 under the Walkerton Community Official Plan, which directs for industrial development as the primary intended use. At present, the zoning framework restricts industrial activities on these lands to maintain land use compatibility with the nearby soccer field. The proposed industrial development has been strategically situated to remain outside the minimum required setback from the soccer field, thereby upholding compatibility and mitigating potential land use conflicts.

Airphoto

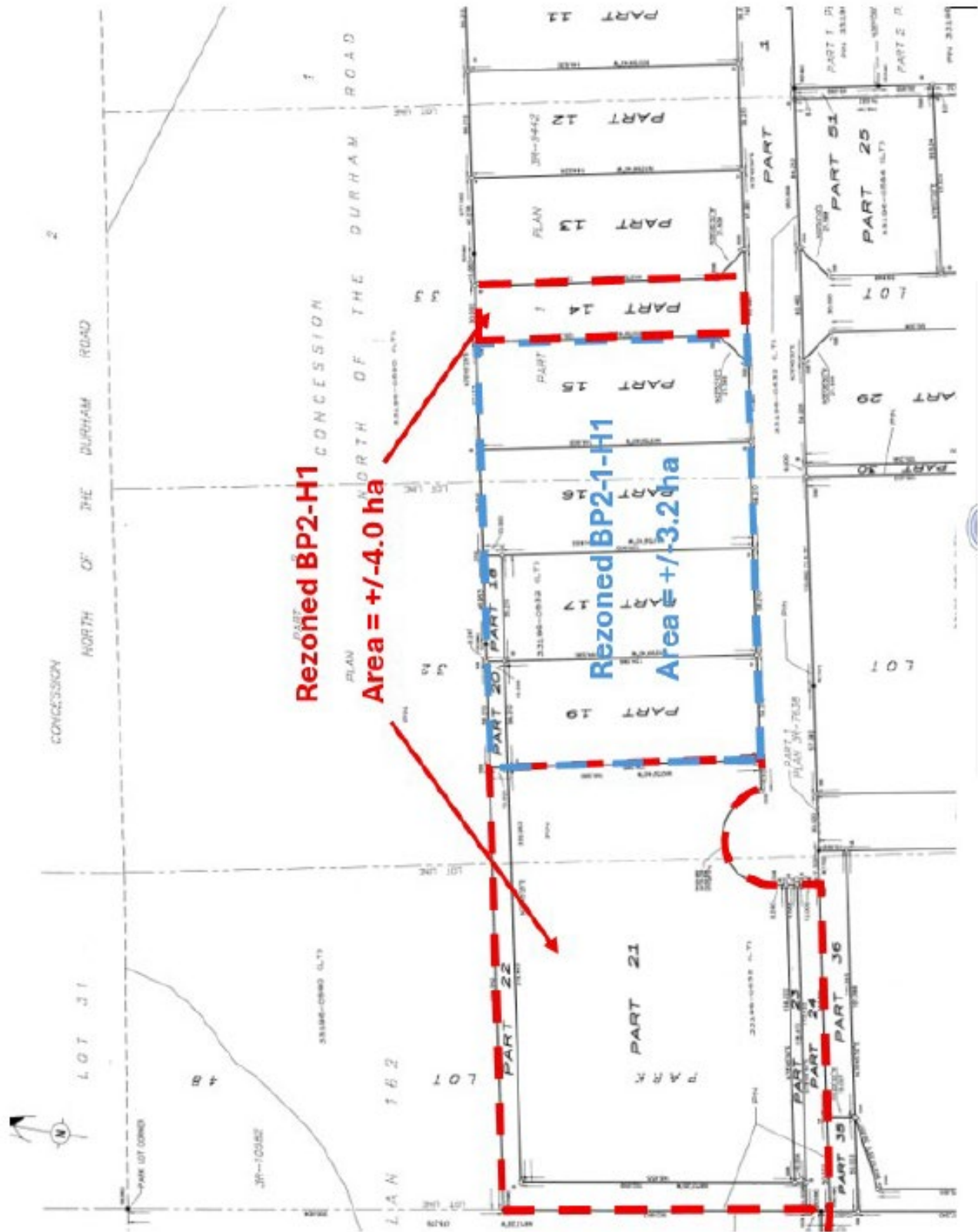


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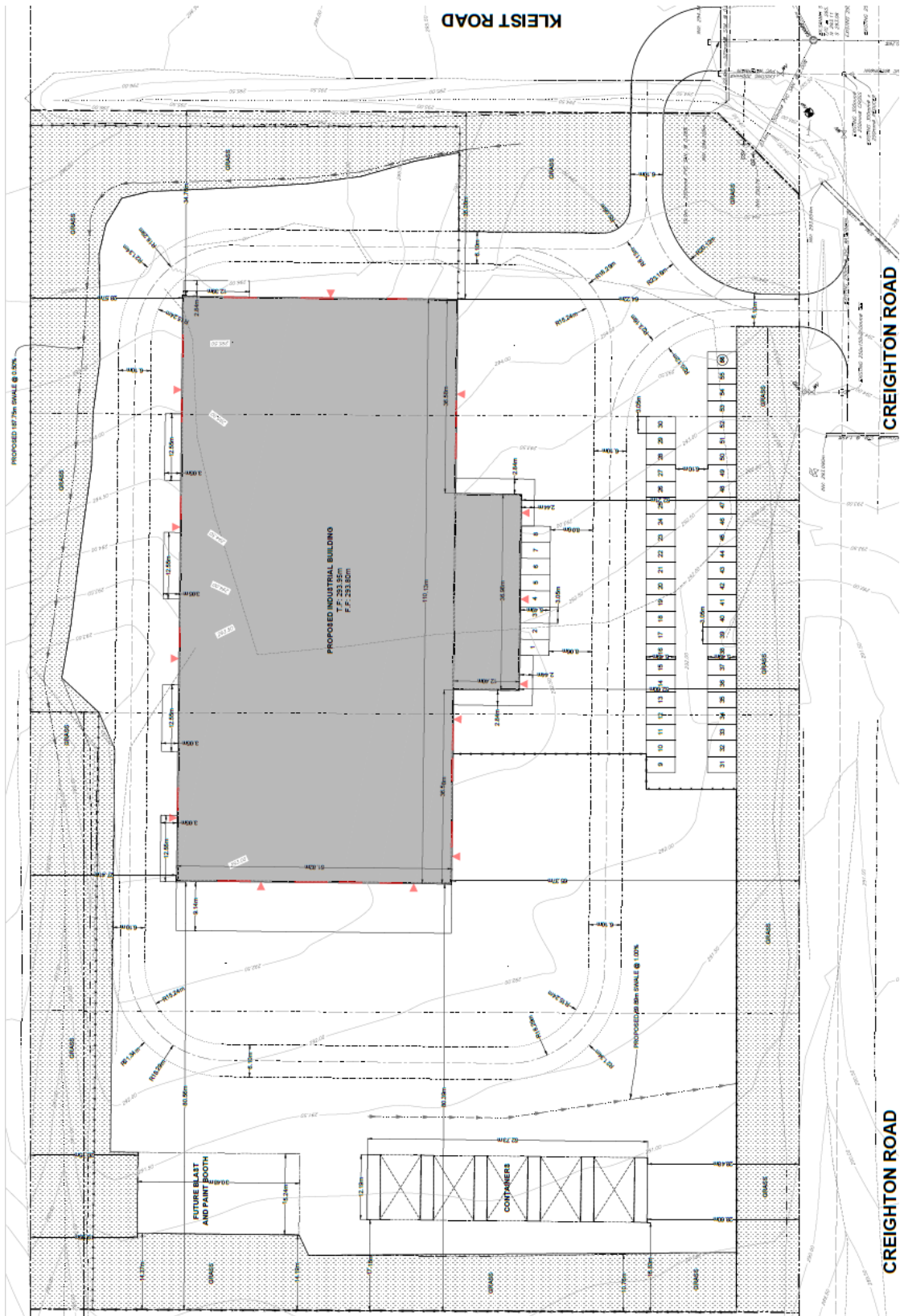


*Photo courtesy of Google maps (2025).

Site Plan - Entire Property



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.

Official Plan

The subject lands are designated Primary Urban Areas in the Bruce County Official Plan and Business Park 2 in the Walkerton Community Official Plan.

The proposal is consistent with the Bruce County Official Plan, which directs for accommodating industrial growth within Primary Urban Areas.

Within the Business Park 2 designation the Walkerton Community Official Plan specifically directs that these areas shall be utilized for manufacturing/industrial uses.

As shown on the provided site plan, the proposal is for a space expansive industrial manufacturing facility. The proposed use is consistent with the Walkerton Community Official Plan policies to establish industrial uses on lands designated for industrial uses.

The proposal complies with the Official Plan requirements.

Zoning Review & Setback Requirements

In general, the Brockton Zoning By-law applies the BP2 zone to the BP2 land use designations, and the BP1 zone to the BP1 land use designations. The BP1-2 zoning that currently applies to the subject property does not conform to the BP2 policies within the Walkerton Official Plan.

The purpose of the zoning by-law restricting industrial activities on these lands is to maintain land use compatibility with the nearby soccer field.

The Ontario D-6 Series Guidelines provide recommended separation distances between industrial and sensitive land uses. The intent of these guidelines is to minimize land use conflict between in-compatible uses. As per the D-6 Guidelines the soccer field is identified as a sensitive lands use requiring adequate buffering from the proposed industrial uses.

The Zoning By-law identifies the proposed industrial use to be a Class II facility requiring a 70-meter setback from the soccer field.

As per the provided site plan, the facility has been strategically located to be setback +/-52 metres from the front lot line. When combined with the Creighton Road allowance of 20 metres, a +/-72 metre setback between the proposed industrial use and the soccer fields is provided.

For all other lands being rezoned outside of the proposed industrial facility, they are located on a curved,cul-de-sac, road allowance resulting in a +/-50m setback to the soccer field.

When combined with the required front yard setback of 18m for the BP2 Zone, this will result in a +/-68 m setback from the soccer field. As such, except for a minor increase of +/- 2m from a future principal building to the front lot line, the lands could be developed with Class I or Class II industrial uses without the need for any Zoning relief between industrial and sensitive uses.

Open Storage Relief

The proposed industrial use includes an area of open storage on the property. To facilitate the required setback to the soccer fields, the site layout results in the needed outdoor storage area to be partially located in the front\exterior side yard.

The Zoning By-law restricts outdoor storage to only the interior side and rear yards to maintain an orderly appearance. The applicant has requested that outdoor storage be permitted in the front/exterior side yard, with a setback of 10 metres from the southern lot line. The proposed 10 metre setback will provide adequate area to ensure visual screening of storage areas is achieved through establishment of an evergreen hedge and fencing.

It is noted that the Zoning By-law defines the front lot line for a corner lot as the shorter lot line abutting an opened and maintained road. The front yard is currently considered Creighton Road; however, the front yard will be Kleist Road once opened. The permitted open storage relief is only being applied to the open storage area as shown on the site plan being from the southern lot line west of the proposed principal building.

Natural Heritage & Hazards

The subject property is not identified as containing any Natural Heritage Features or Hazards.

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.

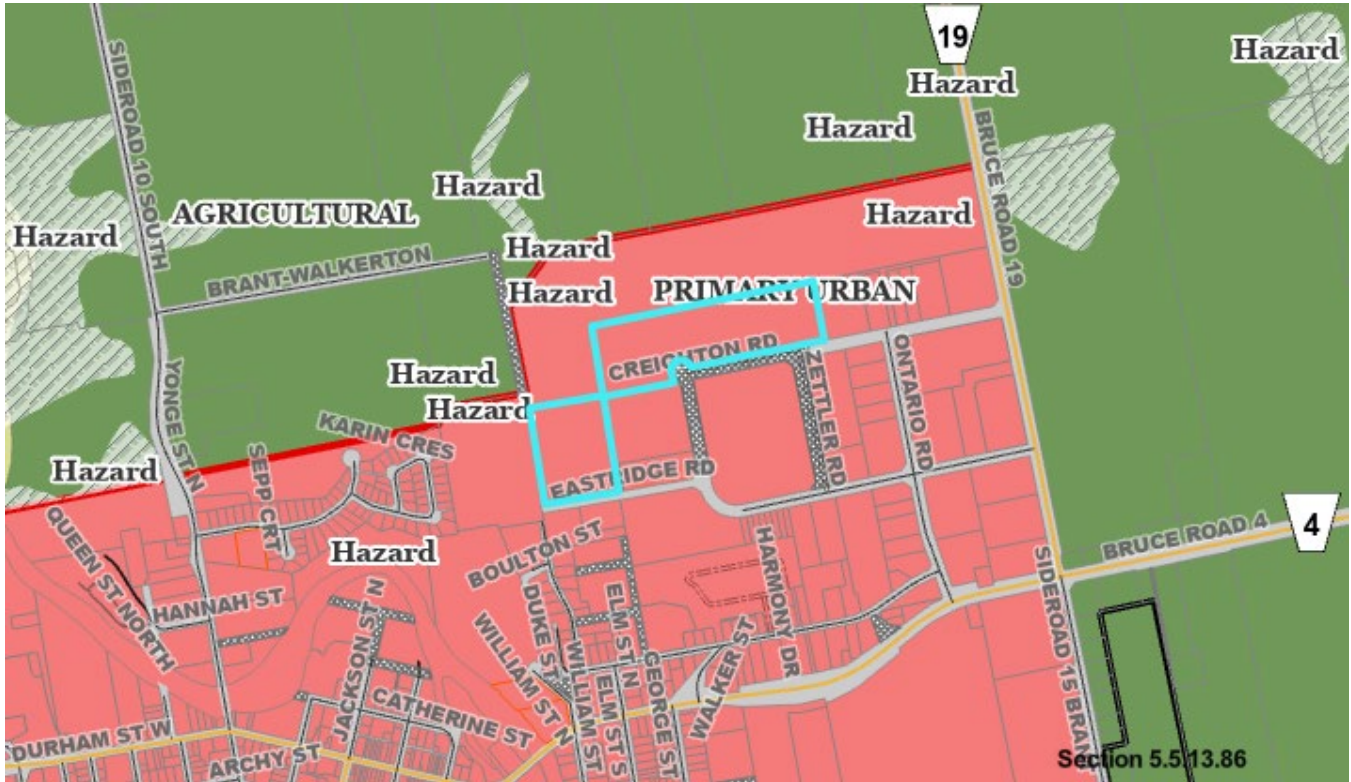
An archaeological assessment was completed through the initial development of the Eastridge Business Park. It is noted that this assessment has undergone review with the SON environment office. Despite previously raised concerns regarding this assessment, large areas of the assessed lands have experienced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

Appendices

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

- Public Comments
- Public Notice

County Official Plan Map (Designated Primary Urban Communities)



List of Supporting Documents

- Planning Brief - Matt Rapke, Municipality of Brockton - October 2025

Agency Comments

The Corporation of the Municipality of Brockton:

- No comments.

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 as presented.

Saugeen Valley Conservation Authority:

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

Saugeen Ojibway Nation:

- SON Archaeology does not accept the archaeological assessment prepared by AMICK Consultants Ltd. for the application Re: Z-2025-063-ERBP, Roll Number 410436000101810. Based on the documentation provided by the county planner, the extent of previous development on the subject property, and the low feasibility of a meaningful archaeological assessment yielding valid outcomes, we find that the impacts to the land have been so substantial as to render further assessment ineffective. Therefore, we have no further comment at this time.
- SON wishes to emphasize that this position applies specifically to this parcel and application only. This should not be interpreted as agreement or sign-off on surrounding properties or parcels within the area.
- Should archaeological or cultural resources be uncovered in the future, we request that the Saugeen Ojibway Nation be contacted immediately.

Transportation & Environmental Services:

- No comments.

Public Comments

No comments received at the time of writing this report.

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

November 13, 2025

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

ATTENTION: Benito Russo, Planner

Dear Benito Russo,

RE: Proposed Zoning By-law Amendment Z-2025-063
Unassigned civic address
Roll No. 410436000101810
Geographic Town of Walkerton
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.

Purpose

The purpose of the application is a site-specific zoning by-law amendment to rezone a portion of the subject lands from the Business Park 1 Special (BP1-2) Zone to two zones:

- +/- 4.0 hectares being rezoned to the Business Park 2 (BP2) Zone.
- +/-3.2 hectares being rezoned Business Park 2 Special (BP2-1).

The BP2-1 zone is proposed to permit outdoor storage in the front yard with a minimum setback of 10m to the front lot line, where no storage is currently permitted. If approved, the amendment would facilitate development of the BP2-1 lands for a light industrial manufacturing use.

Recommendation

The application is acceptable to the SVCA.

Documents Reviewed by Staff

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

1. Request for Agency Comments dated October 23, 2025;
2. Application dated October 21, 2025; and
3. Planning Brief.

Site Characteristics

SVCA mapping indicates that the subject property features lands along the northwestern property boundary within SVCA's Approximate Regulated Area. There are no natural hazard features affecting the property, however there are natural hazard features of watercourse and floodplain that are located on lands to the northwest of the subject 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 5.1 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, Chapter 5.2 states in part that development shall generally be directed to areas outside of hazardous lands and hazardous sites. As there are no natural hazard features located on the property, it is the opinion of SVCA staff that the application is consistent with section 5 of the PPS, 2024.

Bruce County OP and Municipality of Brockton OP Policies

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

Section 5.8 of the Bruce County OP and section 3.7.4 of the Municipality of Brockton OP states in part that development should not be located within the Hazard Lands and Environmental Protection designation. As there are no natural hazard features located on the property, it is the opinion of SVCA staff that the application is consistent with the natural hazard policies of the Bruce County OP and the Municipality of Brockton 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.

As noted above, the northwestern portion of the property is within the SVCA Approximate Regulated Area. The SVCA Approximate Regulated Area includes the natural hazard features noted above and an offset distance outwards from those features. The offset distance encroaches onto the northwestern portion of the subject property.

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 if future development is proposed within the SVCA Approximate Regulated Area on the property, further SVCA review and an SVCA permit may be required.

Drinking Water Source Protection

The 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 applicable Municipality of Brockton and County of Bruce.

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 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.

Sincerely,

Michael Oberle
Environmental Planning Technician
Saugeen Conservation
MO/

cc: Fiona Hamilton, Clerk, Municipality of Brockton (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, email 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



October 23, 2025

File Number: Z-2025-063

Public Meeting Notice

You're invited:

On-line Public Meeting

to consider Zoning By-Law Amendment / file # Z-2025-063

November 25, 2025, At 7:00 p.m.

**County Council Chambers, 30 Park Street, Walkerton ON
N0G 2V0**

A change is proposed in your neighbourhood: The purpose of this application is a site-specific zoning by-law amendment to rezone a portion of the subject lands from the Business Park 1 Special (BP1-2) Zone to two zones:

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No civic address

BRANT CON 1 NDR PT
LOTS 32;33 PLAN 162
PT PARK LOTS 47;48
RP 3R10640 PARTS 13
TO 24;42 44 TO 50
(Walkerton Town)

Municipality of Brockton

Roll Number:
410436000101810

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 November 13, 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

