

Report to Council

Report Title:	New Walkerton Official Plan and Brockton Community Improvement Plan Update		
Prepared By:	Fiona Hamilton, Director of Legislative and Legal Services (Clerk), and Christine Brandt, Community Development Coordinator		
Department:	Economic Development		
Date:	November 25, 2025		
Report Number:	ED2025-16	File Number:	C11ED, D08, D18
Attachments:	Notice of Statutory Public Meeting, Brockton CIP 2025		

Recommendation:

That the Council of the Municipality of Brockton hereby receives Report Number ED2025-17 - New Walkerton Official Plan and Brockton Community Improvement Plan Update, prepared by Fiona Hamilton, Director of Legislative and Legal Services (Clerk), and Christine Brandt, Community Development Coordinator and in doing so approves scheduling the Public Meetings at 10:00 a.m. on December 17, 2025 with the 2026 Budget following the Public Meeting.

Report:

Background:

Earlier this year, the Municipality of Brockton conducted a review and update of its Walkerton Official Plan and Brockton Comprehensive Zoning By-law. The update is intended to incorporate new policy directions from upper levels of government, including Bruce County, as well as input from the community, ensuring that the plan meets Brockton's current and future needs.

The purpose of the Official Plan is to articulate Council's vision for land use planning in the Walkerton community through 2046. The Planning Act requires that an Official Plan be updated regularly to ensure it conforms with provincial plans or does not conflict with them, has regard for matters of provincial interest, and is consistent with provincial policy statements issued under the Act. The existing Official Plan was adopted in 2009.

This year, the Brockton Community Improvement Plan (CIP) is also being updated to support additional housing development and streamline the granting process for businesses and commercial property owners. The update includes financial incentives to encourage affordable and multi-unit housing projects, supporting Brockton's commitments under the Housing Accelerator Fund agreement with the federal government. As part of this agreement, the Municipality established a housing growth target of 433 units, including targets for

243 missing middle housing units, 120 other multi-unit housing units, and approximately 10 affordable housing units.

Analysis:

Draft versions of both the Walkerton Official Plan and the Brockton Community Improvement Plan have now been completed and are attached to this report for reference.

The next step in implementing both documents is to hold two public meetings under Sections 17 and 28 of the Planning Act, R.S.O. 1990, C.P.13. These meetings will be held consecutively prior to Council’s budget meeting on Wednesday, December 17, beginning at 10:00 a.m. with the 2026 Budget Meeting following immediately after the Public Meetings. The agreement under the Housing Accelerator Fund requires the Official Plan to be adopted by Brockton Council prior to the end of 2025.

Notice of the public meetings will be circulated this week. The notice is intended to inform members of the public about the proposed updates to the Official Plan and Community Improvement Plan and to invite comments and questions on either or both documents. Written submissions received will become part of the public record.

Strategic Action Plan Checklist:

What aspect of the Brockton Strategic Action Plan does the content/recommendations in this report help advance?

- Recommendations help move the Municipality closer to its Vision Yes
- Recommendations contribute to achieving Heritage, Culture, and Community Yes
- Recommendations contribute to achieving Quality of Life Yes
- Recommendations contribute to achieving Land Use Planning and the Natural Environment Yes
- Recommendations contribute to achieving Economic Development Yes
- Recommendations contribute to achieving Municipal Governance Yes

Financial Impacts/Source of Funding:

- Do the recommendations represent a sound financial investment from a sustainability perspective? Yes

Reviewed By:



Trish Serratore, Chief Financial Officer

Respectfully Submitted by:



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

Christine Brandt

Christine Brandt, Community Development Coordinator

Reviewed By:

Sonya Watson

Sonya Watson, Chief Administrative Officer