

December 17, 2025

Walkerton Official Plan and Municipal Wide Zoning By-Law Review

Statutory Public Meeting for Draft Official Plan

David Welwood, RPP, MCIP
Alison Bucking, RPP, MCIP



Platinum
member



J.L. Richards

ENGINEERS · ARCHITECTS · PLANNERS

Agenda

01 Project Overview

02 Revised Work
Plan

03 Public
Engagement

04 Draft Official Plan

Original Project Overview

Project Initiation

Detailed Workplan and Consultation Strategy

Notice of Project Commencement

Invitations to Indigenous Communities

Special Meeting of Council

Winter 2025

Information Gathering and Analysis

Technical Review of Current Official Plan and Zoning By-law

Jurisdictional Review of Best Practices

Review of Background Information and Studies

Online Public Survey
Background Report

Spring 2025

Public Engagement

Council Presentation

In-Person Public Engagement Session

Summer 2025

Draft Official Plan and Zoning By-law

Draft Official Plan and Zoning By-law

Circulate Draft Official Plan to Agencies

Ongoing Public Engagement

Summer/Fall 2025

Final Official Plan and Zoning By-law

Incorporate Public, Agency & Stakeholder Feedback

Prepare Final Draft Official Plan

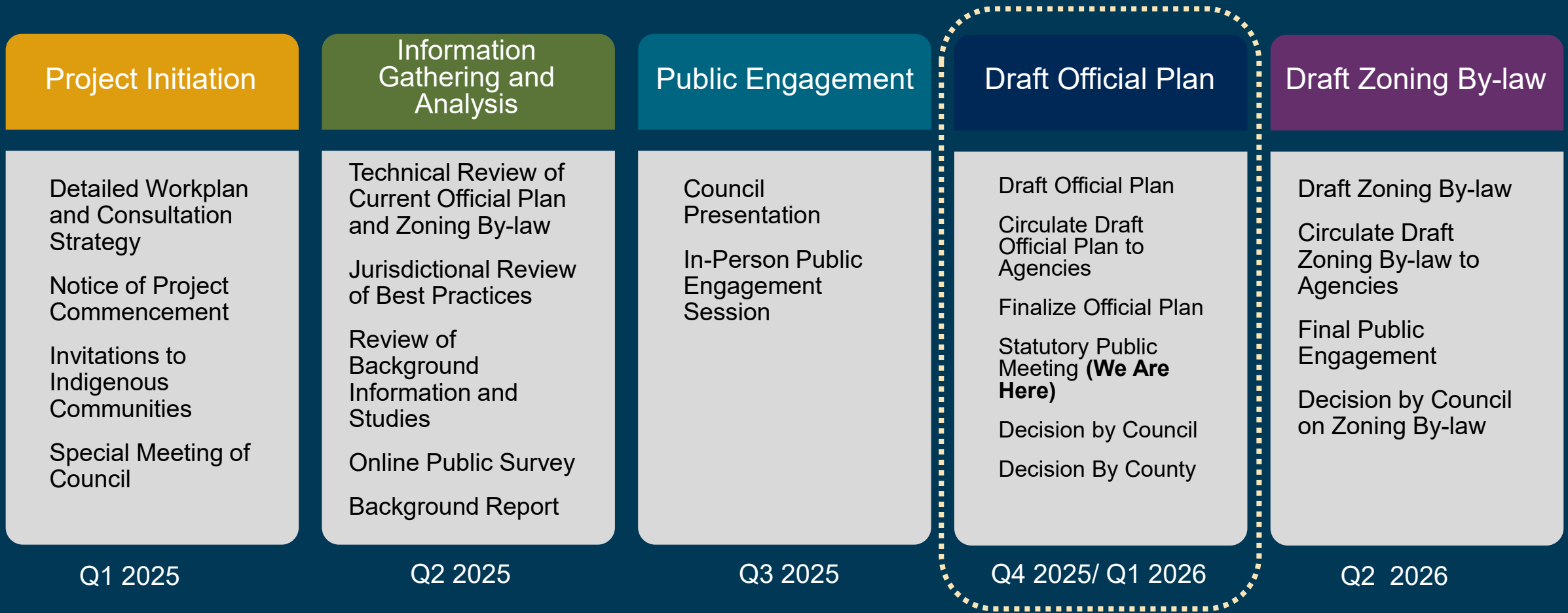
Final Public Engagement

Decision by Council on Final Official Plan and Zoning By-law

Decision by County on Final Official Plan

Winter 2026

Revised Project Overview



Scope of Review



Legislative & Provincial/County Policy Changes



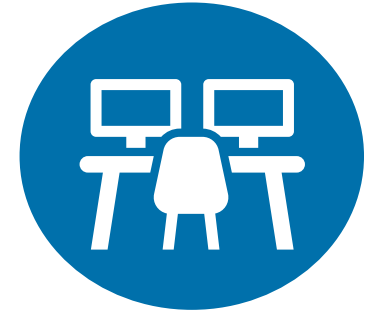
Land Needs
(where and how to grow)



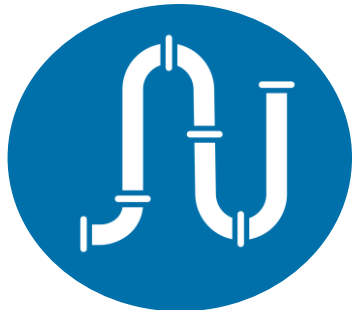
Housing
(i.e. affordable, additional residential units)



Climate Change
(i.e. adaption, mitigation)



Employment
(i.e. employment lands, economic development)



Servicing



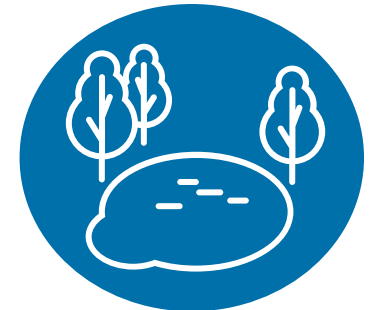
Transportation



Agriculture
(i.e. on-farm diversified uses, permitted uses)



Parkland



Natural Heritage and Hazards
(i.e. setbacks, permitted uses)

Public Engagement



Phase 1: Project Initiation

- Notice of Project Commencement
- Initial Engagement with Indigenous Communities



Phase 2: Information Gathering and Analysis

- Online Public Survey (March to April 2025)



Phase 3: Public Engagement

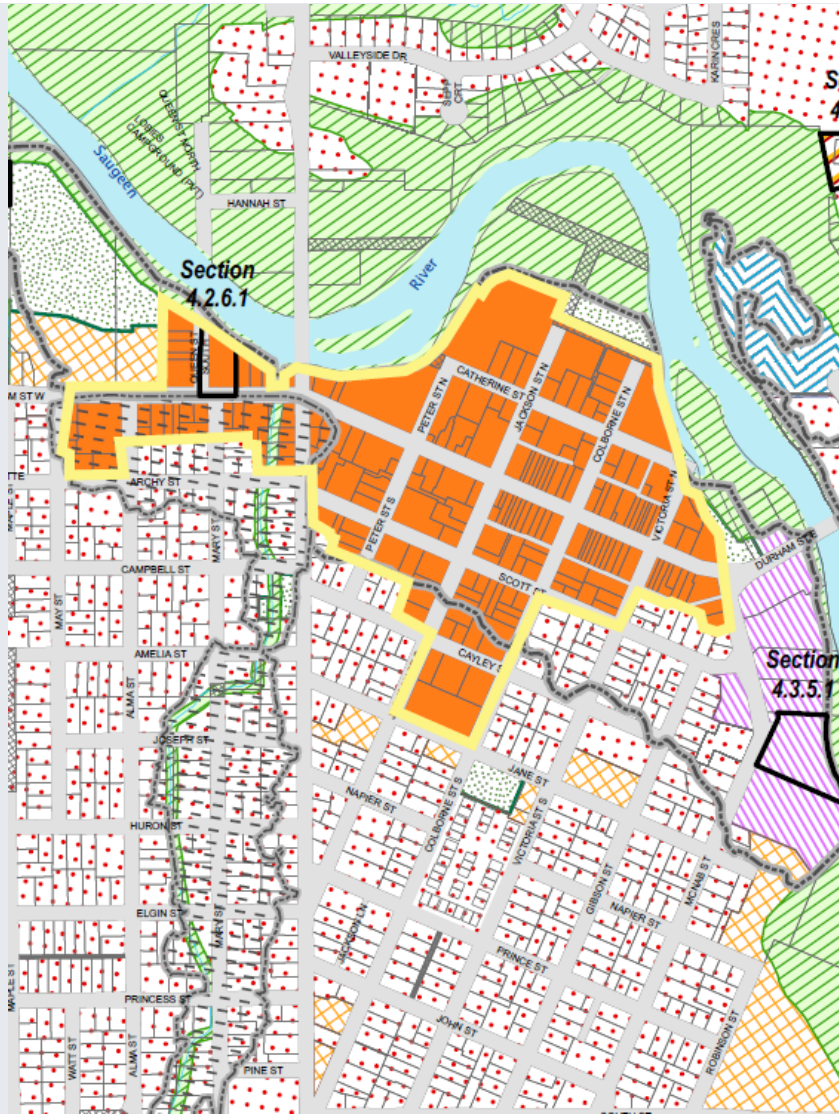
- Council Presentation – Background Report (June 2025)
- In-Person Public Engagement Session (June 2025)



Phase 4: Draft Official Plan

- Statutory Public Meeting

Summary of Changes Made Due to Feedback Received

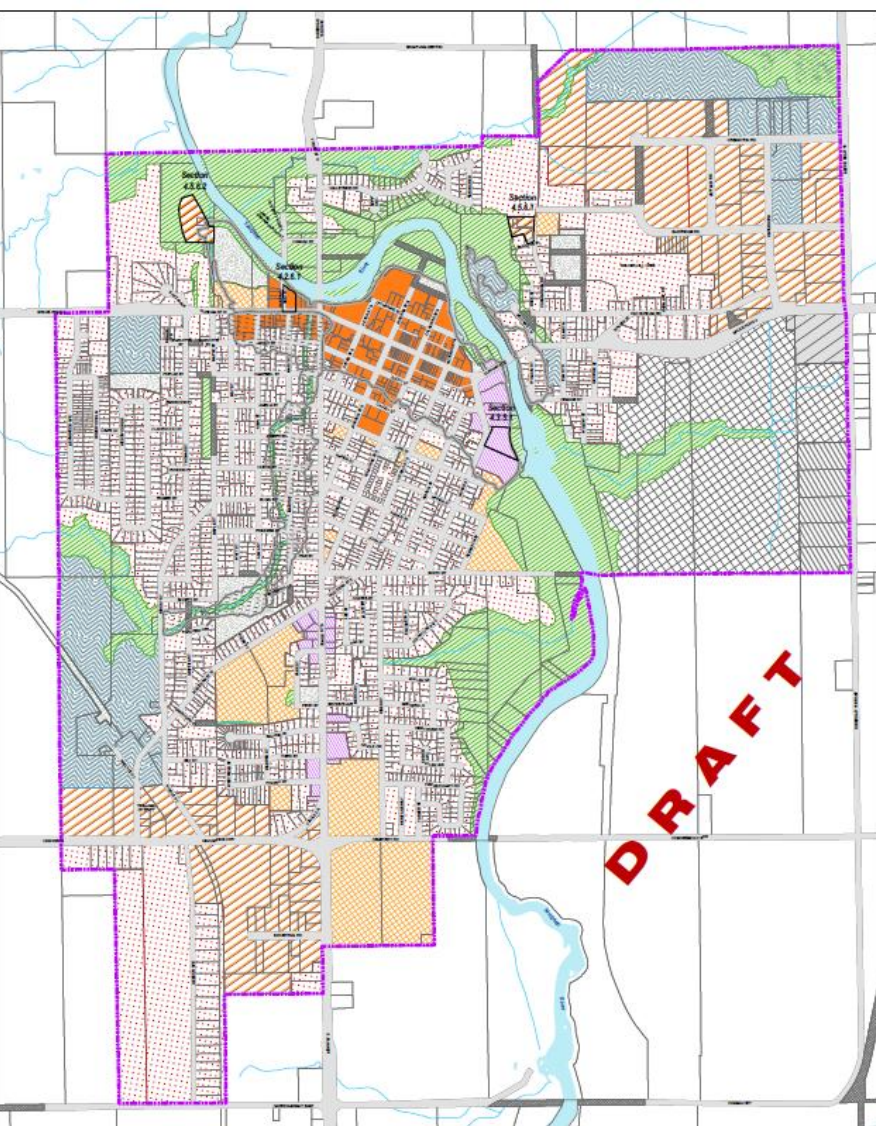


- Extended the limits of Downtown Walkerton to McNab and just past Alma Street.
- Replaced separate low and medium density residential policies with one low/medium density residential section
- Created separate designation for new settlement expansion areas to the east of Downtown to allow it to be planned comprehensively in the future through a separate review process
- Cleaned up site specific exemptions
- Reduced duplication between Municipal and County policies

Summary of Proposed Changes To The Official Plan

Growth and Settlement

- **New Projections:** forecasted population of 7,600 by 2046.
- Intensification target of 20% applied to entire built-up area
- Minimum density target of 20 dwelling units per gross hectare established for new multi-lot developments
- Added new settlement area expansion area to mapping.
 - Shortfall of commercial and residential land identified through COPA
 - Land uses for expansion areas to the east to be comprehensively planned through a separate exercise
- Settlement Area Expansion policies added which rely on County policies but include additional considerations (i.e. school boards are consulted, conceptual plan, road location consultation)
- Intensification encourage along Jackson Street South, Young Street South and Durham Street



Summary of Proposed Changes To The Official Plan

Housing

- New policies which permit 2 additional residential units on a parcel of land with a single detached, semi-detached or ground-oriented townhouse dwelling.
- Remove density maximums and rely on maximum building heights for high density residential to control built form
- Updated policies regarding affordable housing and additional needs housing
 - Municipality will work with the County to achieve 30% affordable housing target



Summary of Proposed Changes To The Official Plan

Downtown Walkerton

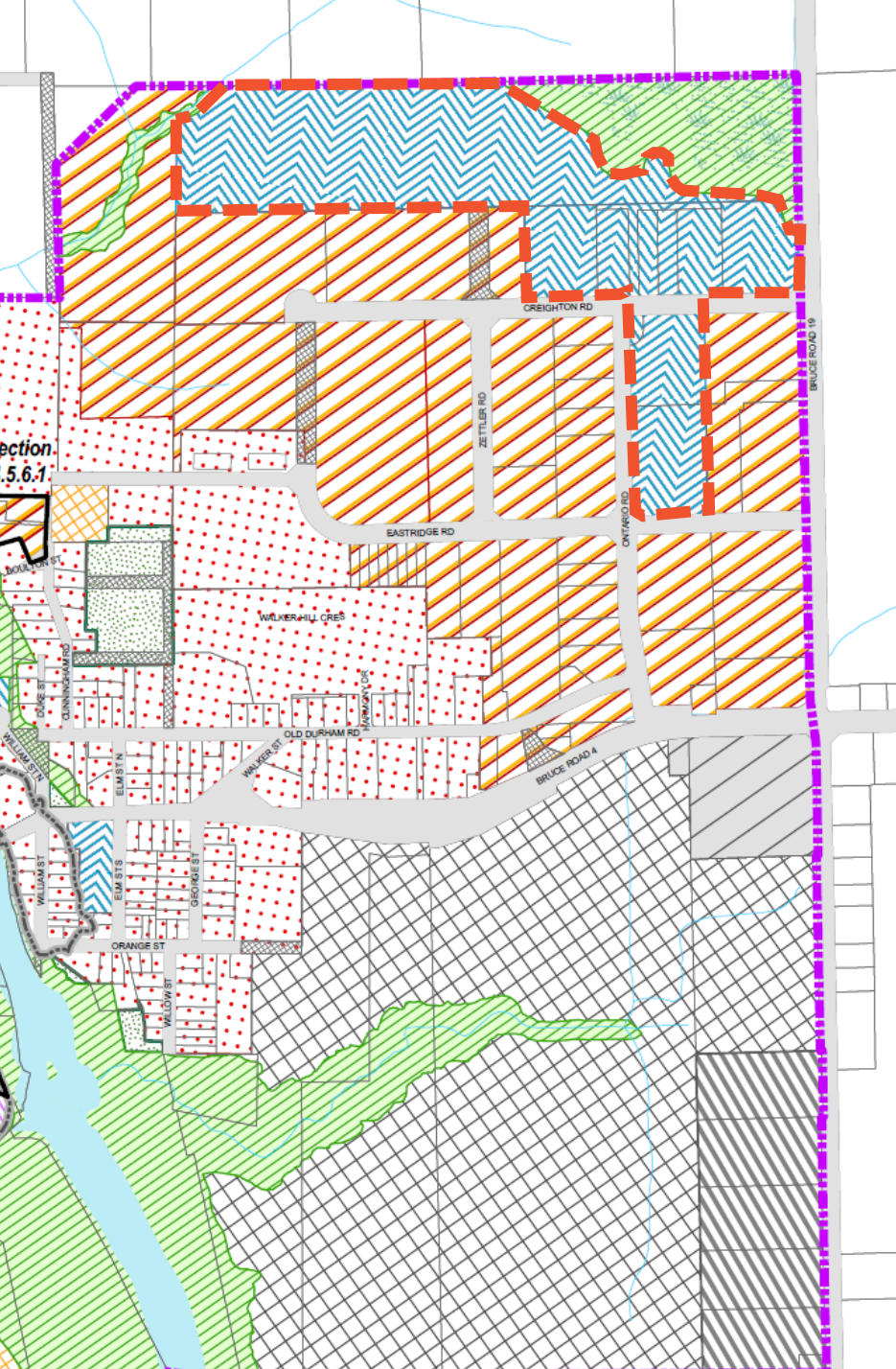
- Commercial uses are required on the ground floor along Jackson Street and Durham Street
- In other areas in Downtown, commercial uses and low/medium density residential uses (i.e. semis, townhouses, triplexes) will be permitted
- Parking prohibited in the front yard, except for low density residential uses
- Continue to encourage a high-standard of design



Summary of Proposed Changes To The Official Plan

Employment Area

- Replaces Business Park 2 designation with an 'Employment Area Designation'
 - Expanded Employment Area designation to specific areas north of Creighton Road
 - Prohibit stand-alone commercial, office, institutional or residential uses in Employment Area
- Permit medical clinics, wellness centres and municipal facilities in Business Park designation
- Provide improved direction regarding land use compatibility considerations
- Add more flexibility for site plan design



Summary of Proposed Changes To The Official Plan

Natural Environment and Hazards

- Updated schedules and policies to reflect updates to County Official Plan regarding key natural features and areas
- Rely on County Environmental Impact Study requirements to align requirements
- Identify key natural features and areas which form part of NHS
- Build off existing County policies to ensure alignment while addressing local priorities.
- Prohibited development within the 100-year erosion limits
- Encourage floodproofing measures for existing buildings within the floodplain
- Introduce policies regarding human-made hazards (i.e., soil contamination, land use compatibility)





Summary of Proposed Changes To The Official Plan

Other Considerations

- Updated OP to reflect recent changes to Planning Act (i.e. site plan control, parkland dedication) and other legislation
- Identified existing trails on Schedule B
- Require stormwater management to consider the impacts of a changing climate
- Added policies to allow Council to apply a holding symbol for properties with potential archaeological value
- Permit minor Zoning By-law Amendments to be delegated to CBO or other staff (i.e. holding symbol removals)
- Permit alternative consultation measures for minor Zoning By-law Amendments
- Updated implementation policies
- Added definitions



Next Steps

- Revising Draft OP based on feedback received.
- Council to issue decision on proposed Draft Official Plan in January
- If adopted, the draft Official Plan will be forwarded to the County for a final decision
- Work will continue on the draft Zoning By-law



Thank you!



J.L. Richards

ENGINEERS · ARCHITECTS · PLANNERS

We welcome any questions, comments, or discussion at this time.



David Welwood, RPP, MCIP
Senior Planner

dwelwood@jlrichards.ca



Alison Bucking, RPP, MCIP
Planner

abucking@jlrichards.ca



Platinum
member

www.jlrichards.ca