



Planning Report

To: Municipality of Brockton Council

From: Benito Russo, Intermediate Planner

Date: March 10, 2026

Re: Zoning By-law Amendment Z-2025-040 (Candue Homes co Cobide Engineering)

Recommendation:

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

That Council provides direction to the County of Bruce Approval Authority in support of the proposal for new hamlet creation (C-2025-007).

That Zoning By-Law Amendment Z-2025-040, as attached, be approved at a subsequent meeting of Council, subject to approval and adoption of the related County Official Plan Amendment (C-2025-007).

Summary:

The purpose of this application is a site-specific Zoning By-law Amendment to rezone the subject lands from Agricultural Commercial Industrial Special (ACI-50) and Environmental Protection (EP) to Residential Low Density Multiple Special Holding (R2-12-H), and Environmental Protection (EP) with revised mapping.

The special zone is proposed to permit a lot coverage of +/-40% where 35% is permitted, and one joint entrance having a width of +/-7.9m where 7.5m is permitted. If approved, this will facilitate construction of a six (6) unit residential development being three (3) semi-detached residential buildings. A holding provision is recommended for an Environmental Site Assessment and Record of Site Condition.

The related County Official Plan Amendment (C-2025-007) is proposed to designate the lands from Agricultural Areas to Hamlet Exception. This will establish a new hamlet with an area +/-0.29 ha within the Municipality of Brockton.

The subject lands are designated Agricultural Areas and Hazard Land Areas and are zoned Agriculture Commercial Industrial Special (ACI-50) and Environmental Protection (EP). The special ACI-50 Zone permits the use of the land for a commercial greenhouse and dog food sales.

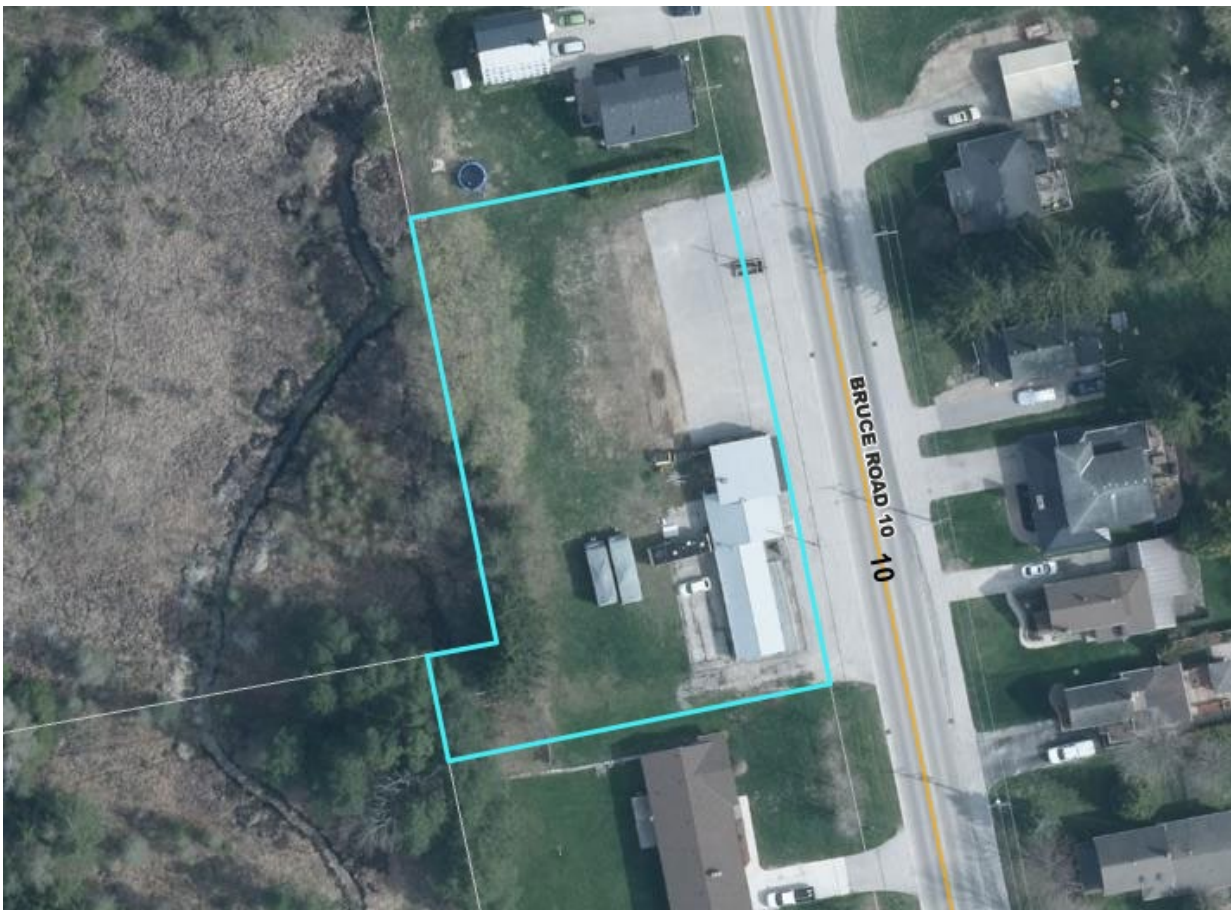
Supporting materials submitted by the applicant demonstrate the need for additional urban lands, that adequate municipal water and sanitary sewer capacity is available to service the

development, the conversion to urban lands complies with Minimum Distance Separation (MDS) requirements, and the proposed settlement area will result in the least disruption to the agricultural system than alternative locations.

An exception to the hamlet policies of the county plan is recommended. This will recognize that the hamlet lands are fully serviced, and that the lands may be developed in accordance with the permitted uses and servicing requirements of the Primary Urban designation and further administered through the comprehensive Zoning By-law subject to servicing availability as confirmed by the Town of Hanover.

The lands form a portion of the broader proposed hamlet area identified in the draft Bruce County Official Plan, and their inclusion is intended to form part of the planned growth for this area. While this plan has not yet been adopted and is not in effect, this application positions the subject lands to proceed with orderly, phased development, immediately, aligning early growth with the long-term vision proposed for this area through the draft plan.

Airphoto



Planning Analysis:

The following section provides an overview of the planning considerations that were factored into the staff recommendation for these applications, including relevant agency comments (attached), public comments (attached) and planning policy sections.

New Settlement Areas and Settlement Area Boundary Expansions:

Settlement areas are the primary focus of development activities containing the largest concentration and widest range of residential, economic and social opportunities, services and facilities available in the County. These areas shall accommodate and provide for the regional market areas projected land needs for a time horizon of at least 20 years, but not more than 30 years.

Within the broader context, Hamlet Communities are intended to support a more limited range of uses and functions at a smaller scale than Primary or Secondary Urban Communities. While they are not planned to be the principal focus of permanent population growth, both County and Provincial policy acknowledge that new a Hamlet may be established and that existing hamlets may experience modest, context-appropriate growth.

New areas identified for urban development are required to represent an appropriate and logical expansion of the urban area. Where it is proposed to add new urban areas for development purposes, the 2024 Provincial Planning Statement and Bruce County Official Plan require that the following matters be addressed:

- i) A documented justification of need for the expansion of, or establishment of, a new urban boundary including consideration of alternative areas for expansion/establishment with the intent of minimizing the impacts on the environment and natural resources, including agricultural system & lands, and whether compliance with MDS is met;
- ii) A servicing strategy indicating how the currently designated lands, and proposed new lands will be serviced:
 - a. including an assessment of the appropriate type and level of servicing necessary to support future growth and development including financing, phasing and administrative requirements;
 - b. An analysis of the hydrology and hydrogeology to determine the capability of surface and ground water resources to provide sufficient quantity and quality of water supply and to accept sewage effluent; and,
 - c. A servicing capacity study to include an assessment of existing servicing systems and their condition, and identify requirement upgrades, and/or expansion.
- iii) An identification of existing or potential restrictions to future growth and phased development; and,
- iv) An assessment of the potential impact of new growth and development upon the natural environment.

Based on the residential land needs analysis identified in the Plan the Bruce: Good Growth Project, and the recent settlement area expansion of +/- 87.6 gross hectares (with an estimated +/-60.8 net developable hectares), the Municipality of Brockton is not expected to require additional residential land within the next 20 years.

The applicant was requested to address the Provincial Policy Statement (PPS), 2024, requirements of establishing the need for additional urban lands. As per the submitted materials, the Town of Hanover is projected to have a shortfall of 209 residential units within the settlement area. Given the subject lands share a contiguous border with the developed area of Hanover, and that planning authorities are encouraged to overcome jurisdictional boundaries, the justification is sufficient to establish the need for additional urban lands under the PPS criteria.

The identification of the subject lands for designation of urban uses was informed through consideration of factors such as the surrounding fragmentation of parcels, agricultural soil classification and capability, the avoidance of lands constrained by significant natural heritage features or proximity to existing major livestock operations, and the availability of full municipal servicing and transportation infrastructure.

The proposal would result in the establishment of a new hamlet occupying an area of 0.29 ha.

Agricultural Impact Assessment & MDS:

The proposal would result in removing 0.29 ha of land from agricultural related uses, with the last known use being a commercial greenhouse. The area to be designated as a hamlet is identified as Prime Agricultural Lands and are comprised of class 3 soils type.

The lands surrounding the existing settlement area are predominantly designated as prime agricultural, with limited lower-priority agricultural lands nearby. In terms of other opportunities to meet urban land needs, no lands, either within the Municipality of Brockton or abutting the Town of Hanover in Grey County, possess the same locational advantages, level of servicing, or existing fragmentation of lands and concentration of development as the subject lands.

The proposed hamlet area has no Minimum Distance Separation (MDS) Setback conflicts with existing livestock facilities. Further expansion of the nearest livestock facility is already restricted by existing residential development.

The Agricultural Impact Assessment (AIA) within the Planning Justification Report confirms that the proposed expansion will not result in significant disruption to the agri-food network. As the greenhouse has since been demolished, there are no agri-food-related businesses located on site, and there has been no removal of active croplands.

The AIA demonstrates that the proposed hamlet area is consistent with provincial and county policy direction. Alternatives which avoid prime agricultural lands have been considered, and the selected area minimizes impacts to the agricultural system.

Servicing:

A functional servicing report was submitted with the application. The Town of Hanover confirmed that the subject lands are fully serviced with municipal water and sanitary services and that the provision of an additional five (5) connections was supported.

Stormwater flows within the property are expected to marginally increase resulting from a slight increase in overall impervious area on site associated with the development of residential dwellings and driveways. The functional servicing report confirms that stormwater capacity is available along Bruce Road 10, and flows will be split between the storm sewer system and adjacent watercourse.

Natural Heritage and Hazards:

The lands include areas designated as hazard lands and zoned Environmental Protection. SVCA has no objection to the applications and advises that County and municipal hazard mapping should be updated to reflect SVCA's field assessment.

SVCA's field assessment, which is supported by the submitted topographic survey and Town of Hanover floodplain mapping, shows less area of hazard lands and Environmental Protection zoning. The proposed development is fully outside natural hazard and natural heritage features. Required erosion and sediment controls will be implemented as per the functional servicing plan before any site work begins.

Archaeological Potential:

The applicant has provided a Stage 1-2 archaeological assessment for the entire subject property. The results of this assessment concluded that no further archaeological work is required within the assessed area. The Saugeen Ojibway Nation Environment Office (SON) has reviewed the results of the assessment and accepted the findings. The assessment has been submitted to, and accepted by, the Ministry of Citizenship and Multiculturalism's Ontario Public Register of Archaeological Reports. No further archaeological works are recommended at this time.

Environmental Site Assessment:

It is required under Ontario Regulation 153/04 Records of Site Condition, that prior to lands containing commercial uses being redeveloped to a residential uses an Environmental Site Assessment must be undertaken including filing of a Record of Site Condition. This ensures that the property is free of environmental contaminants which may result in impacts to residents of the new use.

Until the Environmental Site Assessment, and associated record of site condition, have been completed a holding provision is proposed to be applied through the related Zoning By-law Amendment. The Holding may be lifted upon completion of the required assessment and registration of the record of site condition in addition to any site remediation, which may be recommended to be completed.

Zoning By-law Review:

The proposed amendment would rezone the subject lands from Agriculture Commercial Industrial Special (ACI-50) to Residential Low Density Multiple Special Holding (R2-12-H). Areas zoned environmental protection would also be updated in accordance with the provided SVCA hazard mapping.

For the purposes of this Site-Specific Zoning By-law Amendment, the special zone will permit a lot coverage of +/-40%, where 35% is permitted, and permit one joint entrance having a width of +/-7.9m where 7.5m is permitted.

The requested increase in lot coverage is supported by the functional servicing plan demonstrating that the increase in lot coverage will have negligible impacts on stormwater management for the area. Through the increase in width for the joint entrance, this will enable alignment of the garage widths with the driveway.

The amendments would facilitate the development as proposed, and the requested special provisions will not have an impact on the character of the area or impact the ability of adjacent property owners to use their property for permitted uses.

County Official Plan Exception:

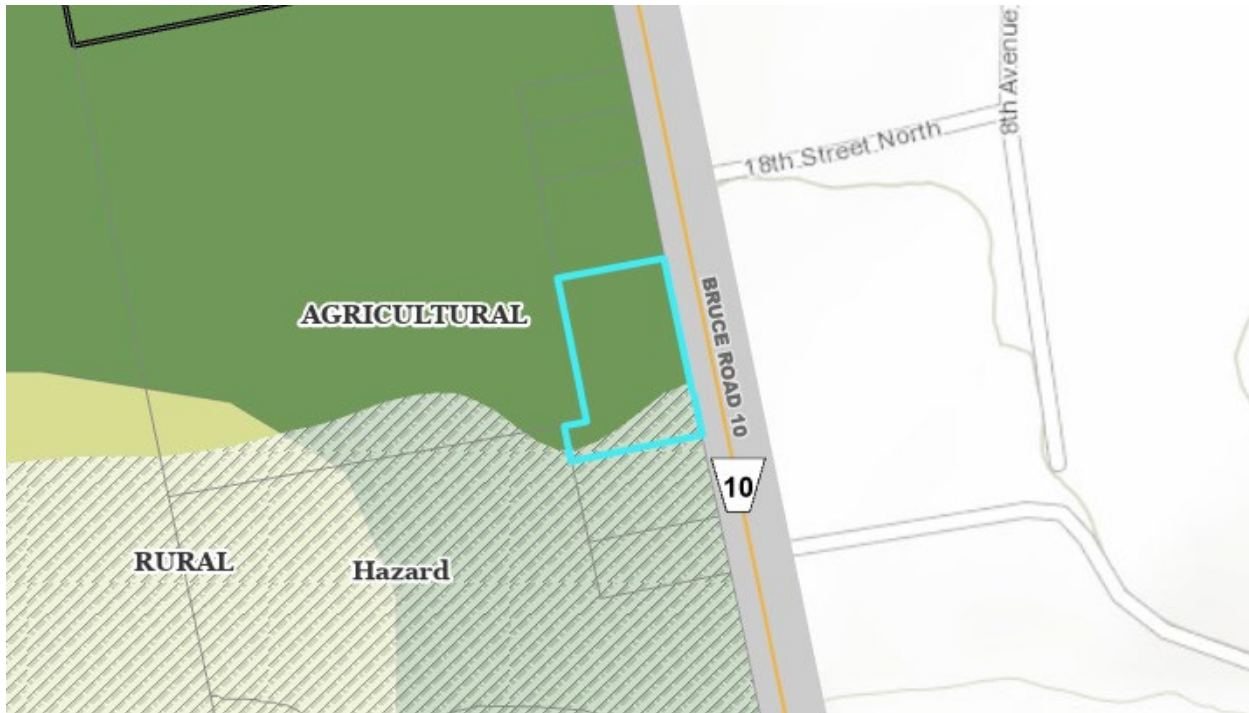
The related County Official Plan Amendment will add a new Hamlet community and will require an exception to the Hamlet community policies.

The County Official Plan permits limited residential, commercial, and industrial uses that support the daily needs of a hamlet and surrounding agricultural area. Given the subject lands' contiguous boundary with a Primary Urban Area and their full municipal water and sewer servicing, Primary Urban Area uses are appropriate. Development of any new uses will be regulated through the Brockton Zoning By-law

Appendices:

- County Official Plan Map
- Local Zoning Map
- List of Supporting Documents and Studies
- Agency Comments
- Public Notice

County Official Plan Map (Designated Agricultural Areas, Hazard):



Local Zoning Map (Zoned ACI-50 - Agriculture Commercial Industrial Special, EP - Environmental Protection):



List of Supporting Documents and Studies

*Available in full on the Bruce County website ([Land Use Planning - Brockton | Bruce County](#))

- Planning Justification Report - Prepared by Dana Kieffer, Cobide Engineering - July 2025
- Planning Justification Report Addendum - Prepared by Dana Kieffer, Cobide Engineering - October 2025
- Functional Servicing Report - Prepared by Cobide Engineering - July 2025
- Archaeological Assessment - Prepared by Great Lakes Archaeology - October 2025

Agency Comments

Corporation of the Municipality of Brockton:

- There are only 3 spare 911 numbers for this parcel of land. As such, each of the 3 available 911 numbers will have unit numbers or a mix of numbers and letters, to accommodate the 6 new proposed units.

The Corporation of the Town of Hanover:

- The town has no planning concerns with respect to this proposal. Access and egressing to be determined through Grey County Roads and Bruce County.
- The Town of Hanover, through Bylaw No. 2708-11 has an existing servicing agreement with the Municipality of Brockton for otherwise unserviced properties located in Brockton on the west side of 7th Ave, north of the Saugeen River. As the town has previously committed to providing water and sanitary sewer to these parcels, it will continue to commit servicing subject to an amendment to the existing service agreement. The minor service increase as a result of these changes will not negatively affect town operations.

Canada Post:

- Unless the plans are modified this development will be serviced with door-to-door delivery.

Saugeen Valley Conservation Authority:

- The proposed applications are generally acceptable to SVCA staff. Please see the updated hazard mapping for the subject lands. Full comments attached.

Bruce County Transportation & Environmental Services:

- No comments.

Saugeen Ojibway Nation Environment Office:

- SON has reviewed the submitted archaeological assessment and accepts the findings of the report.

Historic Saugeen Métis:

- No objections to the applications as presented.

Bruce County Transportation & Environmental Services:

- A Storm-water Management (SWM) Plan or brief should be provided to speak to the proposed SWM measures. Post development flows should not exceed pre-development flows onto the county road.

Grey County:

- Grey County generally has no significant concerns with the proposal.

Grey County Transportation Services:

- County road policies would only permit one entrance onto the county road for new development. This proposal would split the lands into 6 lots. Therefore, an exemption would be required to the County's entrance separation policies. This can be managed at the permit stage.
- Post development flows should not exceed pre-development flows onto the County Road.
- The proposed buildings will require an exemption to the county setback policy of 75ft/23m from the centre line of the county road. This can be managed at the permit stage.

Public Comments

No comments have been received at the time of writing this report.

March 4, 2026

County of Bruce
Planning & Development Department
30 Park Street, Box 848
Walkerton, ON N0G 2V0

BY EMAIL: bcplwa@brucecounty.on.ca

RE: Request for Comments for Applications B-2025-060, B-2025-061, B-2025-062, B-2025-063, B-2025-064, C-2025-007, and Z-2025-040

**Location: 013420 BRUCE ROAD 10
CON 2 NDR PT LOT 74 RP 3R;3001 PARTS 1, 2, & 3 (Brant Township)
Municipality of Brockton
Roll Number: 410434001010100**

Dear Sir or Madam,

The Town of Hanover has conducted a review of the above-referenced planning applications submitted by Bruce County for agency comments, including the proposed consents (B-2025-060, B-2025-061, B-2025-062, B-2025-063, B-2025-064) and associated Zoning By-law Amendment (Z-2025-040) and County Official Plan Amendment (C-2025-007).

Given the surrounding land uses, existing infrastructure and limited developable area of the lot, the town has no planning concerns with respect to this proposal. Access and egressing to be determined through Grey County Roads and Bruce County.

The Town of Hanover, through Bylaw No. 2708-11 has an existing servicing agreement with the Municipality of Brockton for otherwise unserviced properties located in Brockton on the west side of 7th Ave, north of the Saugeen River. As the town has previously committed to providing water and sanitary sewer to these parcels, it will continue to commit servicing subject to an amendment to the existing servicing agreement. The minor servicing increase as a result of these changes will not negatively affect town operation. The Town of Hanover has no further comments or concerns regarding the proposed lot creation or the associated zoning and official plan amendment.

The Town requests to be notified of the County's decision(s) in this matter, including a copy of the Notice of Decision and any associated conditions or approvals.

If you have any questions, please do not hesitate to contact the undersigned at 519.364.2780 ext. 1280.

Yours truly,



Andrew Wilken
Director of Development & Infrastructure/CBO



Planning and Development

595 9th Avenue East, Owen Sound Ontario N4K 3E3
519-372-0219 / 1-800-567-GREY / Fax: 519-376-7970

Feb. 24, 2026

Benito Russo
Intermediate Planner
Bruce County

RE: B-2025-060 - B-2025-064, C-2025-007 & Z-2025-040 Candue Homes
Agent: Dana Kieffer, Cobide
Address: 013420 Bruce Road, Municipality of Brockton
Roll: 410434001010100

Dear Mr. Russo:

This correspondence is in response to the circulated application documents noted above. Grey County staff have reviewed the application material in the context of the Grey County Official Plan and the Provincial Planning Statement. Staff offer the following comments at this time.

Proposed Development:

The application proposes to redevelop the subject property to create six semi-detached homes. Each home is proposed to be located on an individual lot and will be individually serviced, with separate laneways onto Bruce Road 10. The subject lands currently contain a commercial structure that was operated as a greenhouse and flower shop in the past.

It is noted that the subject lands are located within Bruce County, in the Municipality of Brockton. The property also immediately abuts the Town of Hanover and Grey County. The application proposes to redesignate the lands from 'Agricultural Area' and 'Hazard' within the current Bruce County OP to 'Primary Urban Area.' The submitted planning justification report justifies this amendment as a settlement area expansion under the policies of the Provincial Planning Statement.

Grey County Planning Comments:

As the subject lands are located within Bruce County, the Bruce County Official Plan would apply. Lands immediately east of the subject property are designated 'Primary Settlement Area' and 'Hazard Lands' within the Grey County Official Plan. County staff have reviewed the planning justification report prepared by Cobide and would generally concur with the justification put forward, namely:

1. The subject lands have been historically used for commercial uses and form part of the urban fringe of Hanover from a functional land use perspective.
2. The lands are relatively small in size, surrounded by other small lots containing urban-adjacent uses, as well as natural uses (woodlands and a water course) to the west. Therefore, the lands are unlikely to be utilized for agricultural purposes.
3. The development would make efficient use of existing infrastructure, including Bruce Road 10 (7th Avenue), and municipal water and sewer systems (provided support is received by the Town of Hanover in this respect).
4. It appears that Minimum Distance Separation has been reviewed. It is recommended that this be confirmed by Bruce County staff.
5. It is understood that the subject lands and surrounding properties have been identified within the current version of the draft Bruce County Official Plan to be re-designated to a 'Hamlet Area' designation in future, acknowledging the historic use of these lands for urban uses, provided connection to full municipal servicing is available.

Given the above, Grey County generally has no significant concerns with the proposal and would defer to Bruce County for a detailed planning review. Further comments should also be received by the Town of Hanover and Saugeen Valley Conservation Authority. Grey County Planning Ecology staff have not reviewed the proposal and we would defer to Bruce County for review of ecological function on site.

Grey County Transportation Services Comments:

Bruce Road 10 forms the boundary between Grey and Bruce Counties and is under the joint jurisdiction of both Grey and Bruce Counties. Grey County Transportation Services has reviewed the application and provided the following comments:

1. County road policies would only permit one entrance onto the county road for new development. This proposal would split the lands into 6 lots. Therefore, an exemption would be required to the County's entrance separation policies. It is recommended that both road authorities undertake further discussion to ensure both Bruce and Grey are aligned with the proposed access arrangement onto Bruce Road 10.
2. A Stormwater Management (SWM) plan or brief should be provided to speak to the proposed SWM measures. Post development flows should not exceed pre-development flows onto the County Road.
3. The proposed buildings will require an exemption to the county setback policy of 75ft/23m from the centre line of the of county road.
4. Generally, the County does not request road widening or conveyance within the urban boundary. Staff recognize that the proposed development would "expand" the urban boundary. Further discussion with Bruce County is required regarding whether road widening would be desirable in this area.

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February 24, 2026

In summary, as a next step, it is recommended that a further meeting be set up between Bruce and Grey transportation staff to ensure alignment with the proposed road access, etc. Please reach out to Eric Bouda (eric.bouda@grey.ca) to initiate further discussion.

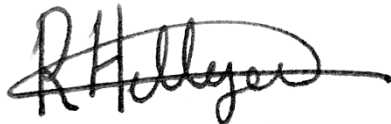
Summary:

Grey County planning staff have no further comments at this time and would defer to Bruce County for a detailed review of the application. We would kindly request notification on any forthcoming decisions on this matter. We recommend that further comments be received by the Town of Hanover.

Grey County Transportation staff would request a meeting with Bruce County to discuss matters pertaining to the shared jurisdiction of Bruce Road 10.

Thank you for the opportunity to provide comments on this application, and please do not hesitate to reach out with any questions regarding the above comments.

Yours truly,

A handwritten signature in black ink, appearing to read 'R. Hillyer', with a long horizontal flourish extending to the right.

Becky Hillyer, MCIP, RPP
Senior Planner
becky.hillyer@grey.ca
www.grey.ca

cc:

- Andrew Wilken, Town of Hanover



1078 Bruce Road 12 | P.O. Box 150 | Formosa ON
Canada | N0G 1W0 | 519-364-1255
www.saugeenconservation.ca
publicinfo@svca.on.ca

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

March 5, 2026

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

ATTENTION: Benito Russo, Planner

Dear Benito Russo,

RE: Consents: B-2025-060, B-2025-061, B-2025-062, B-2025-063, B-2025-064, County
Official Plan Amendment: C-2025-007, and Zoning By-law Amendment Z-2025-040
(Candue c/o Cobide)
013420 Bruce Road 10
Part Lot 74 Concession 2NDR
Roll No. 410434001010100
Geographic Township of Brant
Municipality of Brockton

The above-noted applications have been received by the Saugeen Valley Conservation Authority (SVCA) in accordance with the Mandatory Programs and Services Regulation (O. 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 (PPS, 2024), CA Act, O. Regulation 41/24, and associated provincial guidelines.

Purpose

The purpose of the applications are a site-specific County Official Plan Amendment to designate the subject lands from Agricultural Areas and Hazard Land to Hamlet Exception to permit development in accordance with available municipal services. If approved, this will facilitate the related Zoning By-law Amendment and consent application(s) for the development of a six (6) dwelling unit development being three (3) residential semi-detached buildings.

The related consent files are B-2025-060, B-2025-061, B-2025-062, B-2025-063, B-2025-064.



Recommendation

The applications are acceptable to the SVCA as they are consistent with the Natural Hazard policies of the PPS, Chapter 5.

Documents Reviewed by Staff

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

- 1) Request for Agency Comments dated February 4, 2026;
- 2) Application form;
- 3) Development Site Plan, revision 1 dated March 3, 2025, prepared by Cobide Engineering Inc.

Pre-submission Consultation

As part of the pre-consultation consultation process, the engineer for the owner contacted the SVCA on March 3, 2025. SVCA conducted a site inspection on March 25, 2025 and provided pre-submission consultation comments dated April 2, 2025. SVCA staff advised at that time the proposal would be acceptable to the SVCA.

Natural Hazard Features and Mapping

The majority of the property is within the SVCA Regulated Area. For the property, the areas of interest to SVCA include wetlands/swamps directly adjacent to the west property line and the floodplain of the main Saugeen River. The Floodplain surrounds the property on the western and southern sides and encroaches slightly onto the property. The floodplain is based on engineered floodplain mapping for the community of Hanover.

Based on the site plan submitted with the applications, the proposed dwellings will be located beyond/outside the floodplain. Provided the final lot grading and drainage plan demonstrates that site grading and filling will not occur in floodplain on the property, the proposal would be acceptable to the SVCA. It is the opinion of SVCA staff that safe access is available for each of the proposed lots.

Hazard Mapping

It is the opinion of SVCA staff that part of the property is within the mapped EP-Environmental Protection zone. SVCA staff note that the current EP zone for the property does not accurately reflect the natural hazard features as mapped by the SVCA for the property. SVCA staff recommend that the SVCA Hazard Lands as shown on the attached SVCA mapping dated April 2, 2025, be identified as EP zone to best represent the natural hazard features on the 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, section 5.2 states in part that development shall generally be directed to areas outside of hazardous lands and hazardous sites.

Based on the plan submitted with the applications, the applications are consistent with the PPS, 2024.

Conservation Authorities Act and O. Regulation 41/24

In accordance with legislation, a permit from the SVCA is required for development and interference activities in or near hazardous lands, watercourses, wetlands, unstable soils and bedrock, river or stream valleys, and shorelines. SVCA reviews the proposal to make sure it won't increase risks like flooding, erosion, or land instability, and that it won't put people or property in danger. If the project meets SVCA's policies, designed to mitigate these risks, a permit can be approved.

To determine the SVCA Approximate Regulated Area on the property, please refer to the SVCA's online mapping, available via SVCA's website or see the attached SVCA map.

<https://camaps.maps.arcgis.com/apps/webappviewer/index.html?id=f0ec744c8d6d4e499895aaaab3d83761>.) Should you require assistance, please contact our office directly.

SVCA Permit

As noted above, the majority of the property is within the SVCA Approximate Regulated Area. Therefore, a permit from the SVCA will be required. The owner should continue to be in contact with the SVCA as part of the SVCA regulatory (permit) process.

Drinking Water Source Protection

The property is not located within a sensitive area in the Saugeen, Grey Sauble, Northern Bruce Peninsula Drinking Water Source Protection Plan.

Summary

SVCA staff have reviewed the proposal for consistency with the PPS 2024 and SVCA's environmental planning and regulation policies made in conformance with governing legislation and technical guidance.

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.

Please inform this office of any decision made by the County of Bruce and Municipality of Brockton regarding these applications. We respectfully request to receive a copy of the decisions and notice of any appeals filed.

Should you have any questions, please contact the undersigned.

Sincerely,

Michael Oberle

Environmental Planning Technician
Saugeen Valley Conservation Authority
m.oberle@svca.on.ca
519-373-4175
MO/

B-2025-060, B-2025-061, B-2025-062, B-2025-063, B-2025-064, C-2025-007, and Z-2025-040

March 5, 2026

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Enclosure: SVCA map

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.



The included mapping has been compiled from various sources and is for information purposes only. Saugeen Valley Conservation Authority (SVCA) is not responsible for, and cannot guarantee, the accuracy of all the information contained within the map.



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N

 UTM Zone 17N, NAD 83

1:1000

Legend

- Hazard Land/ SVCA recommended EP zone
- SVCA Regulated Area limit
- Watercourse
- Parcel Fabric

Candue Homes 2020 Ltd.

013420 Bruce Rd 10
 Pt Lt 74 Con 2NDR Brant
 Roll: 410434001010100
 Municipality of Brockton

April 2, 2025



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



February 4, 2026

File Number(s): Z-2025-040

Public Meeting Notice

You're invited:

On-line Public Meeting

**to consider Zoning By-Law Amendment / file # Z-2025-040
March 10, 2026, 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 the subject lands from Agricultural Commercial Industrial Special (ACI-50) and Environmental Protection (EP) to Residential Low Density Multiple Special Holding (R2-12-H), and Environmental Protection (EP) with revised mapping. The special zone is proposed to permit a lot coverage of +/-40% where 35% is permitted, and one joint entrance having a width of +/-7.9m where 7.5m is permitted. If approved, this will facilitate construction of a six (6) unit residential development being three (3) residential semi-detached buildings. A holding provision is recommended for an Environmental Site Assessment/Record of Site Condition and a holding in areas of high archaeological potential.

The related Bruce County Official Plan Amendment and Consents files are C-2025-007 and B-2025-060, B-2025-061, B-2025-062, B-2025-063, B-2025-064.



013420 BRUCE ROAD
10

CON 2 NDR PT LOT 74
RP 3R;3001 PARTS 1,
2, & 3 (Brant Township)

Municipality of Brockton

Roll Number:
410434001010100

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 February 18, 2026 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 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 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.

Section 53(19) of the [Planning Act](#) outlines rights of appeal for Consent applications.

If a person or public body that files an appeal of a decision of the County of Bruce in respect of the proposed consent does not make written submissions to the County of Bruce before it gives, or refuses to give, a provisional Consent, the Ontario Land Tribunal may dismiss the appeal.

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/>.

