



Planning Report

To: Municipality of Brockton Council

From: Benito Russo, Intermediate Planner

Date: March 10, 2026

Re: Zoning By-law Amendment Application - Z-2026-004 (Tony Lang Farms Ltd c/o Kieffer)

Recommendation:

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

That Council approve Zoning By-law Amendment Z-2026-004 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 permit an existing agricultural lot size of +/-34.2 ha to be reduced to +/-33.8 ha. It is also proposed to apply a holding in areas of high archaeological potential. If approved, this will facilitate a related consent for lot addition of +/-0.35 ha to a neighboring lot.

A driveway was constructed in the outside of the existing lot lines of the non-farm lot. The proposed consents will have the effect of correcting legal issues of access so that driveway is fully contained within the lot which it serves.

The existing non-farm lot area of 0.25 ha is undersized to the requirements of both the County Official Plan, 0.4 ha, and the Brockton Zoning By-law, 0.5ha. Following the proposed lot addition, if approved, the non-farm lot will have a lot area of +/- 0.6ha which is compliant with the lot area requirements of both the County Plan and the Brockton Zoning By-law.

The related consent files (B-2026-001) will be considered by the County at a later date.

The subject property is located between Chepstow and Dunkeld, on the Southwest corner of Chepstow Road and Greenock-Brant. The property is surrounded by agricultural uses, and natural areas.

Airphoto



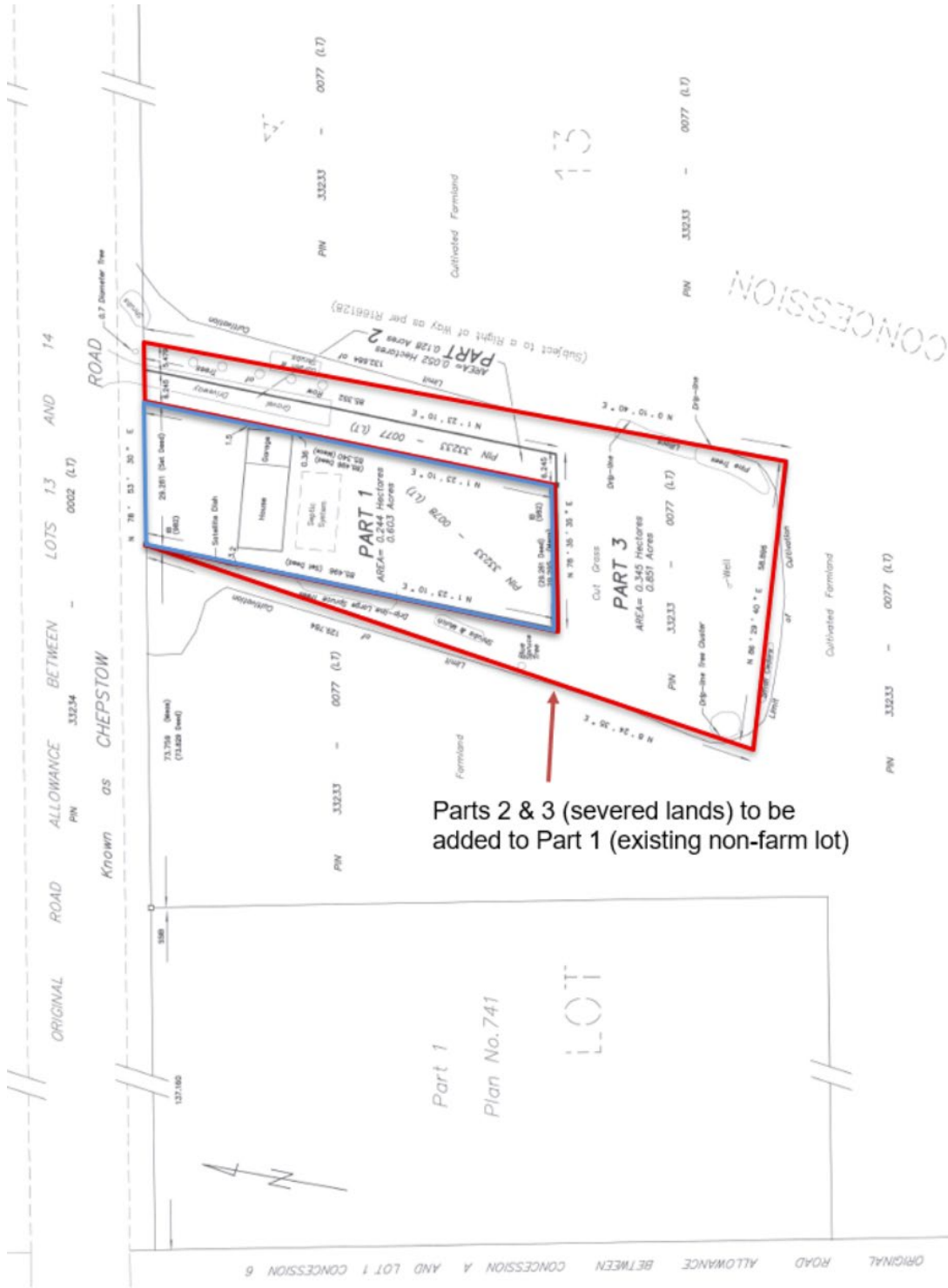
No civic address

CON A PT LOT 13 (Greenock Township)

Municipality of Brockton

Roll Number: 410431000232300

Site Plan



Parts 2 & 3 (severed lands) to be added to Part 1 (existing non-farm lot)

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.

Agricultural Consents:

The County Official Plan permits lot enlargements to non-farm lots provided that the expansion is limited in area while ensuring as little acreage as possible is removed from the agricultural lands. The requirements for a lot addition, of relevance to this proposal, includes no new lot be created, that the lot only be of a sufficient size to accommodate the house and accessory buildings outside of hazard areas, and that lot adjustment for legal purposes are permitted.

The existing driveway is located outside the lot which it serves. Following the proposed consent, legal issues associated with access will be corrected through the driveway being fully within the non-farm lot which it serves.

The receiving lands are presently undersized with a lot area of 0.25 hectares (ha), where the County Official Plan requires 0.4 ha, and the Brockton Zoning By-law requires 0.5 ha. The purpose of requiring the above detailed minimum lot area is in part to ensure compliance with the provincial nitrate requirements. Following the proposed consent, if approved, the receiving lands will be increased in size to 0.6 ha, this will conform with both the County Official Plan and Brockton Zoning By-law requirements.

The County Official Plan permits minor lot adjustments with the agricultural area for access and servicing purposes. The proposed lot addition will correct any outstanding issues for both access and servicing.

The proposal is for a lot addition only. As a condition of Consent, the applicant's legal representative must register a cancellation of Consent for the existing lots to ensure that the severed and receiving lands merge, as well as sign an undertaking to consolidate the parcels upon registration of the Consent.

The proposed Consent complies with the Bruce County Official Plan requirements.

Archaeological Potential:

The subject property contains high archaeological potential as identified within the Bruce County screening maps. These areas are consistent with the Ontario Ministry of Tourism and Culture Criteria for Evaluating Archaeological Potential.

The provincial requirements under the Planning Act require the protection archaeological resources that may be present as part of an application.

A holding provision is proposed in areas of high archaeological potential, lot grading; excavation; and/or construction shall not be permitted unless the Holding (H1) zone provision

is removed. The holding provision fulfills the provincial requirements for the protection of any potential archaeological resources that may be present on the subject property.

Natural Heritage and Hazards:

The subject, and adjacent, lands contain areas designated as Hazard Land Areas in the Bruce County Official Plan and zoned Environmental Protection in the Brockton Zoning By-law. These areas are located northeast and east of the proposed lands for the lot addition.

These features are located in excess of 190m to the area of development and contain intersecting development such as Chepstow Road. No physical development is proposed at this time. No impacts are anticipated to natural heritage features.

The proposed application is consistent with the natural hazard policies of the Provincial Planning Statement and conform to those of the Bruce County Official Plan. Those portions of the subject lands containing natural hazards will continue to be designated Hazard Land Area and zoned Environmental Protection (EP).

Zoning By-law Review:

The proposed lot addition would result in a further 0.35 ha lot area reduction to an existing undersized agricultural parcel. The Brockton Zoning By-law recognizes where minor lot enlargements are approved by the County, the resulting lot area and frontage of the retained parcel is deemed to comply with the provisions of the Zoning By-law.

A minor lot enlargement is evaluated in terms of increase in development potential or correcting any outstanding legal or servicing requirements. The subject lands are developed with a privately serviced existing single-family residence and accessory building(s), the proposed lot addition would not result in a significant increase in development potential. The lot enlargement would correct legal access issues associated with the driveway as well as bring the receiving lands into conformance with the requirements of the County Official Plan and Brockton Zoning By-law. The proposed lot addition is considered a minor lot enlargement, no specified reduction in lot area, as detailed through a Zoning By-law Amendment, is required to facilitate the consent.

An amendment to the Zoning By-law is required to facilitate the proposal.

The amendment will apply a holding provision in areas of undisturbed high archaeological potential.

The EP - Environmental Protection zone shall be amended in accordance with the updated hazard mapping from SVCA.

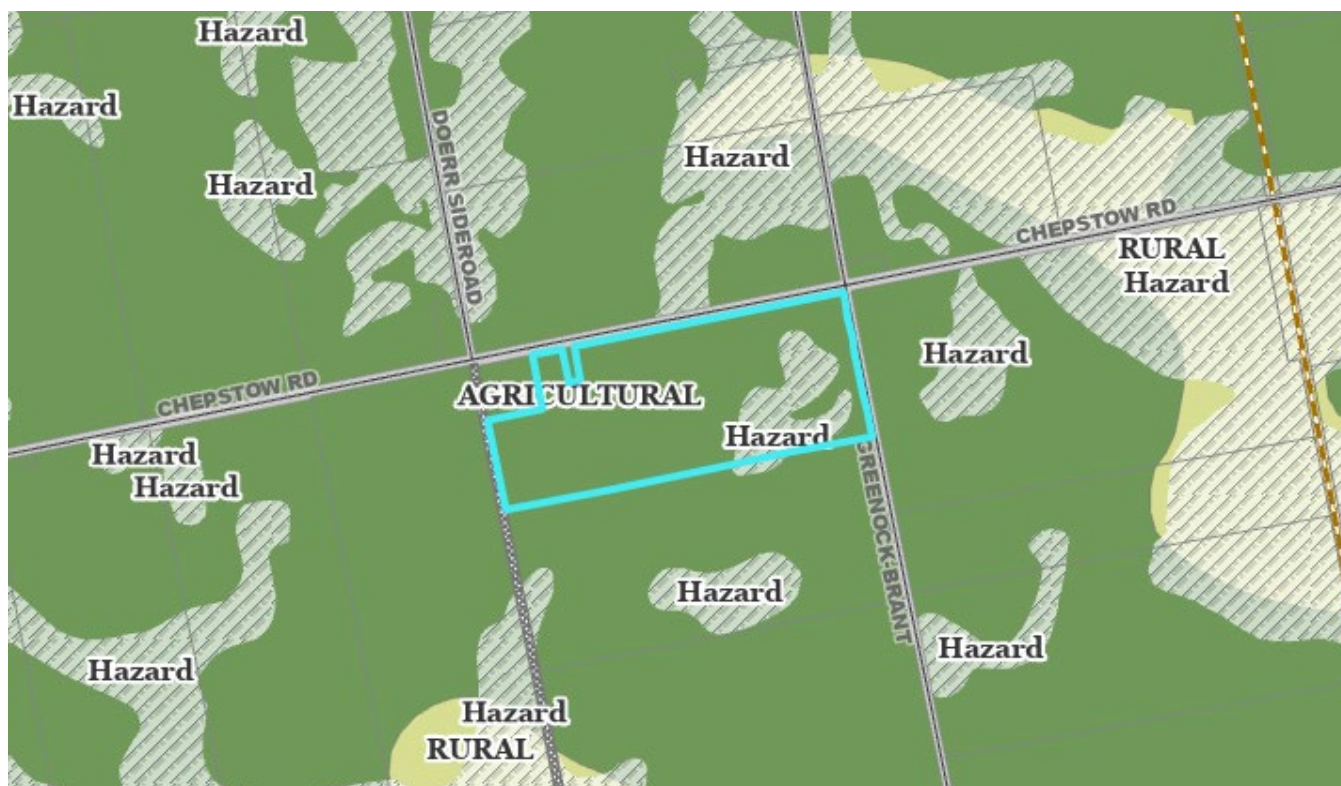
Public Comments:

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

Appendices

- County Official Plan Map
- Local Zoning Map
- Agency Comments
- Public Comments
- Public Notice

County Official Plan Map (Agricultural Areas and Hazard Land Areas)



Local Zoning Map (Zoned A1 - General Agriculture, EP - Environmental Protection):



Agency Comments:

The Corporation of the Municipality of Brockton:

- No comment.

Canada Post:

- No comment.

Historic Saugeen Métis:

- No objection or opposition.

Hydro One:

- No comments or concerns.

Saugeen Valley Conservation Authority:

- The applications are acceptable to SVCA staff. Full comment provided below.

Transportation & Environmental Services:

- No comment.

Public Comments

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

SENT ELECTRONICALLY (bcplwa@brucecounty.on.ca)
February 17, 2026

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

ATTENTION: Benito Russo, Planner

Dear Benito Russo,

RE: Application for Consent: B-2026-001
Application for Zoning By-law Amendment: Z-2026-004
No civic address
CON A PT LOT 13
Roll Number: 410431000232300
Geographic Township of Greenock
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 (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.

The purpose of the applications are to amend a site-specific Zoning By-law to permit an existing agricultural lot size of +/-34.2 ha to be reduced to +/-33.8 ha. It is also proposed to apply a holding in areas of high archaeological potential. If approved, this will facilitate the related consent for lot addition of +/-0.35 ha to a neighboring lot.

Recommendation

SVCA staff find the application acceptable. The application is 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 and associated application and site plan circulated to the SVCA on February 3, 2026.

Pre-submission Consultation

SVCA was not contacted for pre-submission consultation for this proposal.

Natural Hazard Features and Mapping

The property is comprised of agricultural land with a portion of SVCA's Approximate Screening Area containing wetlands.

The natural hazards affecting the property associated with SVCA's areas of interest include:

- Flooding hazards
- Potentially unstable organic soils

The severed lands are not affected by the natural hazards and there is enough room on the retained lands outside the hazards for new development, if proposed.

Hazard Mapping

The natural hazard mapping of the County Official Plan and local Zoning By-law match the hazard land limits originally plotted by the SVCA.

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.

In general, the natural hazard policies of Chapter 5 of the PPS do not support development or site alteration within natural hazard lands. Given the above comments, it is SVCA staff's opinion the applications are consistent with the natural hazard policies of the PPS.

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.

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

SVCA Permit

No development is proposed as part of this application. As such an SVCA permit is not required.

Drinking Water Source Protection

The subject property appears to SVCA staff to not be located within an area that is subject to the local Drinking Water Source Protection Plan. To confirm, please contact the Risk Management Official.

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 County/Municipality regarding this 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 at b.walter@svca.on.ca

Sincerely,

Brandi Walter

Environmental Planning Coordinator

Saugeen Conservation

BW/

cc: Fiona Hamilton, Clerk, Mun. 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



February 3, 2026

File Number(s): Z-2026-004

Public Meeting Notice

You're invited:

On-line Public Meeting

**to consider Zoning By-Law Amendment / file # Z-2026-004
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 permit an existing agricultural lot size of +/-34.2 ha to be reduced to +/-33.8 ha. it is also proposed to apply a holding in areas of high archaeological potential. If approved, this will facilitate a related consent for lot addition of +/-0.35 ha to a neighboring lot.

The related consent file is B-2026-001.



No civic address here
CON A PT LOT 13
(Greenock Township)
Municipality of Brockton
Roll Number:
410431000232300

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 19, 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 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 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.

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/>.

