

The Zoning By-Law Amendment Application Z-2025-040 proposes 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 Public Meeting Notice is attached to this report for reference.

The Consent Applications (B-2025-060, B-2025-061, B-2025-062, B-2025-063, B-2025-064) propose to create five (5) new lots for residential development of six (6) semi-detached dwellings. Each lot is proposed to have a minimum lot area of +/-437 square metres with a frontage of +/-10.5m. It is proposed that each dwelling will be serviced by full municipal services. The Consent Notices are also attached to this report for reference.

A Bruce County Official Plan Amendment Application C-2025-007 is also proposed 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 a related Zoning By-Law Amendment and Consent Applications for the development of a six (6) dwelling unit development being three (3) residential semi-detached buildings. This Public Meeting will occur on March 19, 2026 at 9:30 a.m. with Bruce County Council. The Public Meeting Notice is attached to this report for reference.

As part of the approval process, the lands would be designated as a Hamlet to facilitate this residential development, essentially creating a new Hamlet in Brockton. This new Hamlet would then need to be named and approved by Bruce County as well as the Province of Ontario.

Analysis:

In discussions with Mayor Peabody, staff are proposing to name the new Hamlet “Sutherland” to honour Robert Sutherland.

History of Robert Sutherland

Robert Sutherland was the first known graduate of African descent at a Canadian university, and the first known Black man to study law in North America. Robert Sutherland was a native of Jamaica, and graduated from Queen’s College in Kingston in 1852, and then proceeded to study law at Osgoode Hall in Toronto, being the first Black person called to the Law Society of Upper Canada in 1855. Robert is also said to have connections to the Underground Railroad and the Black Diaspora.

Robert later moved to Walkerton – his home now the Walkerton Branch of the Bruce County Public Library – and opened his Barrister-Solicitor office on Durham Street, practicing law for 20 years. The Walkerton Branch of the Bruce County Public Library also houses the Robert Sutherland Archives Room in memorial. The Bruce County Museum also has a [collection dedicated to Robert Sutherland](#).

In 1872 Robert was elected Reeve of the Town of Walkerton.

On June 2, 1878, Robert passed away of pneumonia at age 48.

Should Council proceed with the Zoning By-Law Amendment Application, and approve the new Hamlet name, Bruce County Council will further consider the County Official Plan Amendment Application on March 19, 2026 and proceed with informing the Province of Ontario.

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?
N/A

Reviewed By:



Trish Serratore, Chief Financial Officer

Respectfully Submitted by:



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

Reviewed By:



Sonya Watson, Chief Administrative Officer