



Planning Report

To: Municipality of Brockton Council

From: Benito Russo, Intermediate Planner

Date: March 24, 2026

Re: Zoning By-law Amendment - Z-2026-008 (Elphick)

Recommendation:

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

That Council approve Zoning By-law Amendment Z-2026-008 as attached and the necessary by-law be forwarded to Council for adoption.

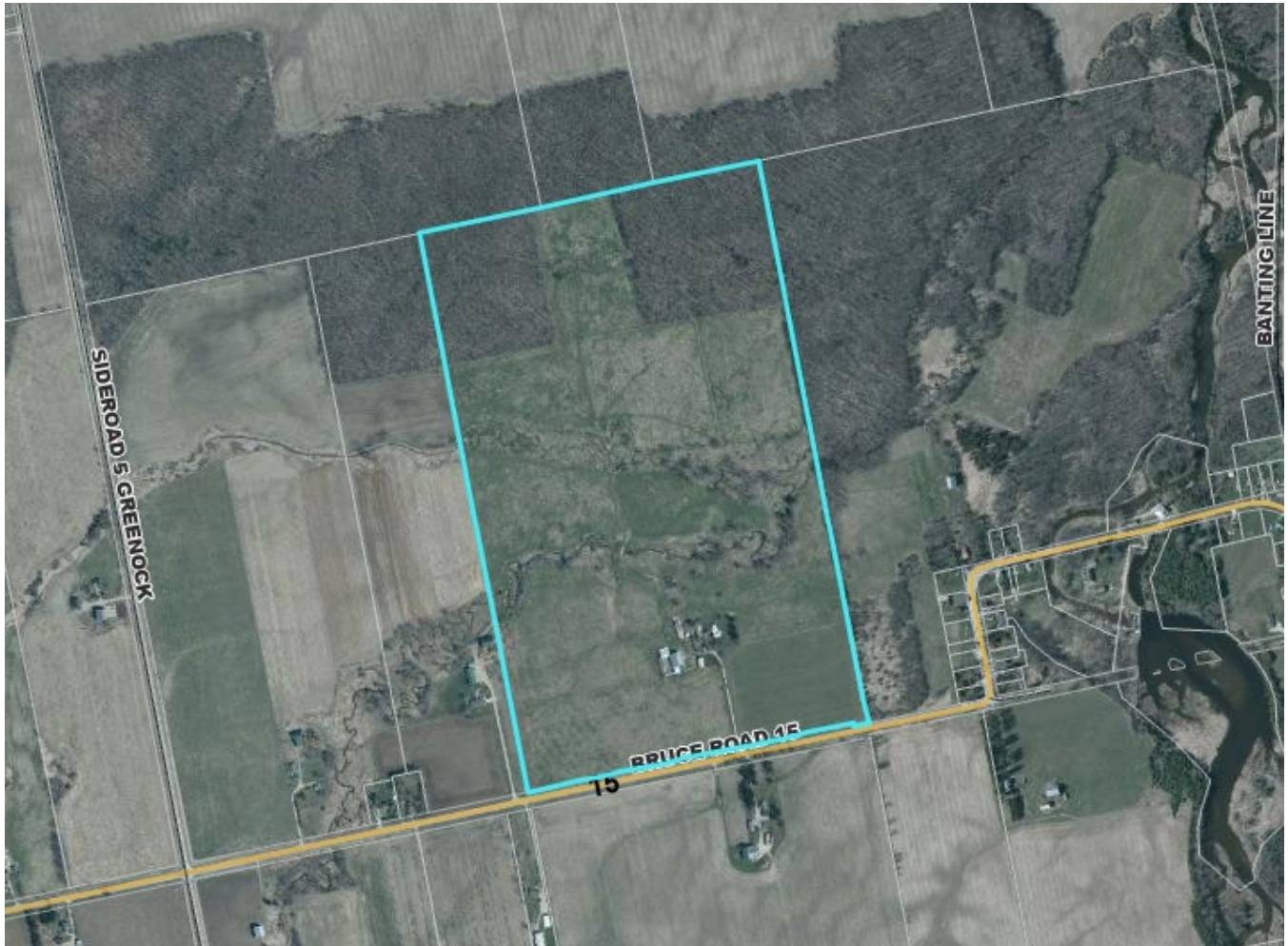
Summary:

The purpose of the application is a Zoning By-law Amendment. This will facilitate the related Consent(s) to sever a +/- 0.78 hectare (ha) surplus farm dwelling, and +/-20 ha area for a lot addition to the neighboring farm from a +/- 60.5 ha agricultural parcel. If approved, this will result in the severed lands being recognized as a surplus non-farm lot, the agricultural lands will be recognized as prohibiting the establishment of a new residential use, and a holding provision will be recognized in areas of high archaeological potential.

The related consent files (B-2026-006) & (B-2026-007) will be considered by the County at a later date.

The subject property has a civic address of 438 Bruce Road 15, and is located west of Pinkerton, east of Sideroad 5 Greenock, on the north side of Bruce Road 15. It is surrounded by agriculture, and natural area land uses.

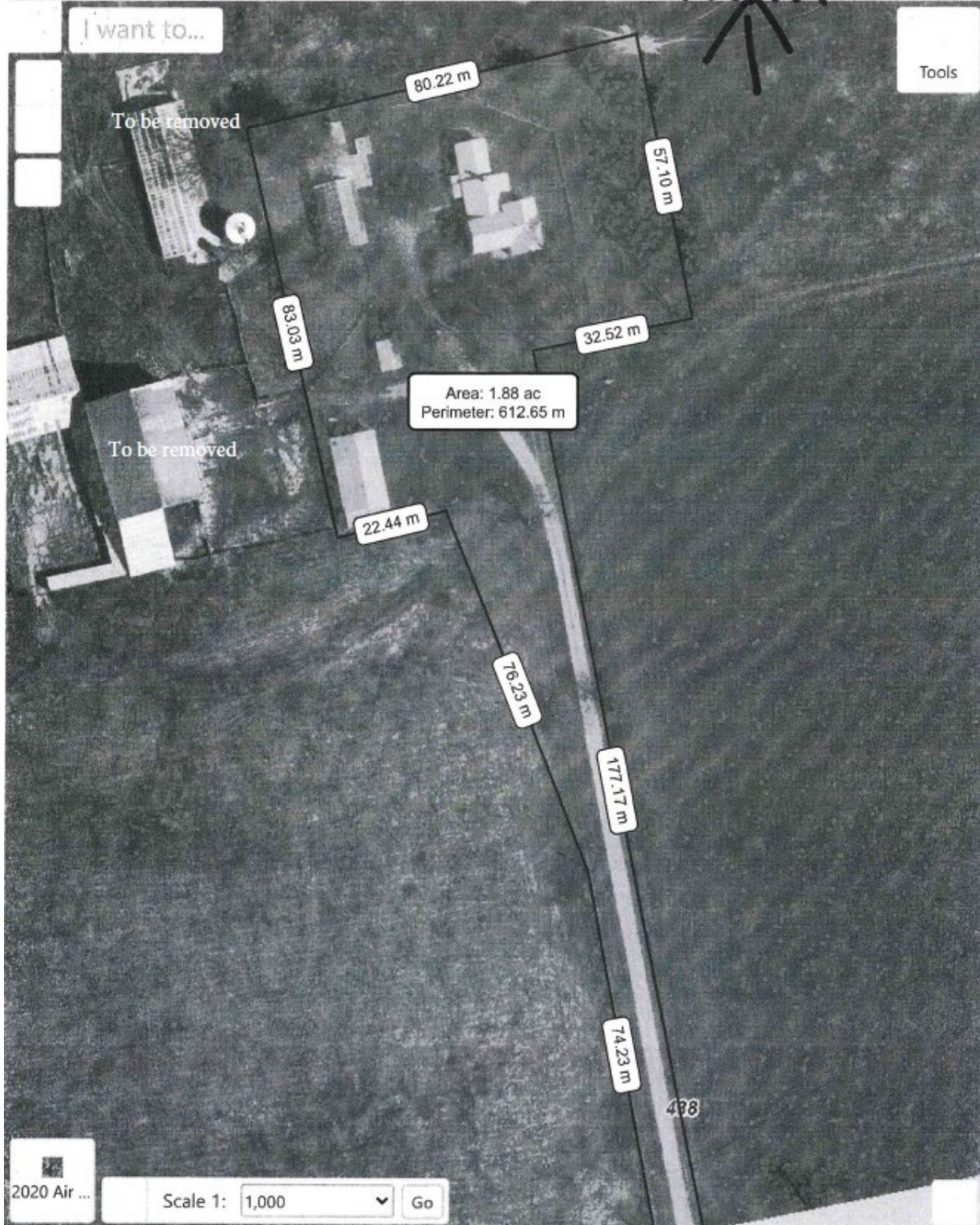
Airphoto



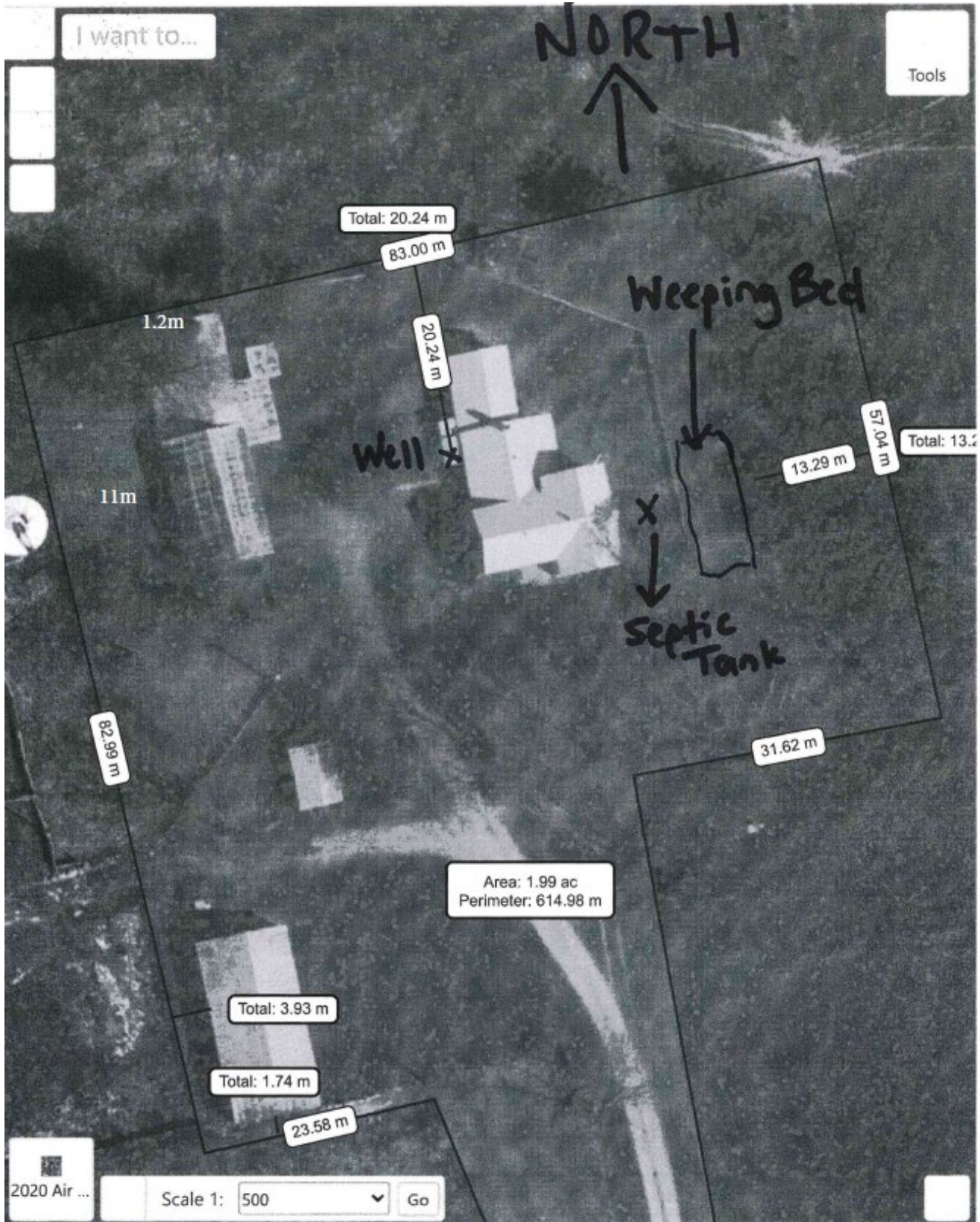
438 BRUCE ROAD 15
CON 13 PT LOTS 3 AND 4 (Greenock Township)
Municipality of Brockton
Roll Number: 410431000308600

Site Plan (Overview)

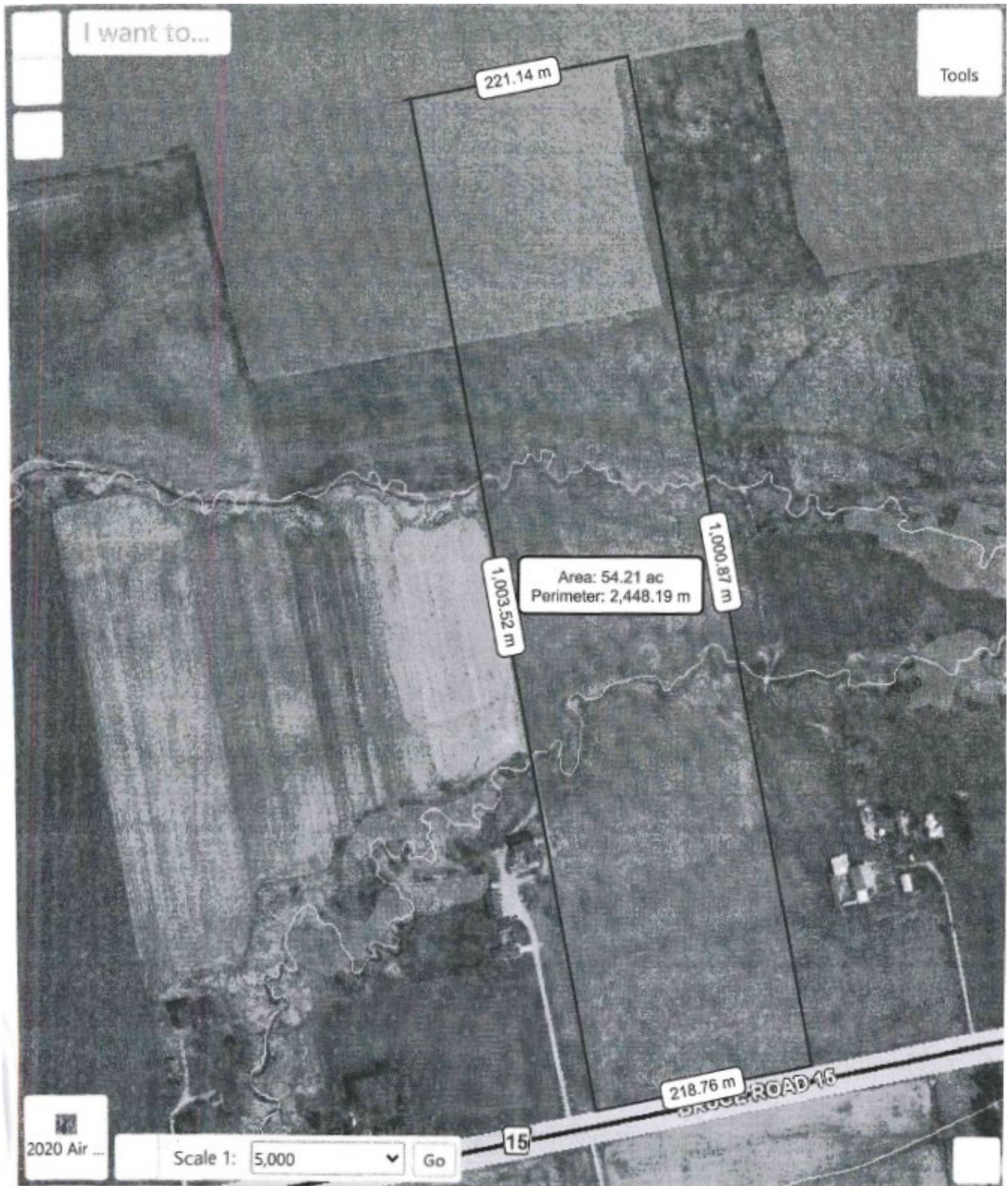
North



Site Plan (Detail - Surplus Farm Dwelling Severance)



Site Plan (Lot Addition)



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), public comments, and planning policy sections.

Surplus Farm Dwelling Severances

The subject lands are designated Agricultural Areas, and Hazard Land Areas in the Bruce County Official Plan. The Official Plan policies permit the severance of a surplus farm dwelling as a result of a farm consolidation in the Agricultural Areas designation, provided that:

The Official Plan sets out the following policies that must be satisfied for surplus farm dwelling severances:

- 1) The owner of the lands to be severed must be a bona fide farmer, and the dwelling must be surplus to their needs.
- 2) The lot proposed to be severed with the existing dwelling, and considered surplus, should be of limited size to accommodate the house, well and septic.
- 3) The remnant agricultural lands shall be rezoned to prohibit future development of residential dwellings.
- 4) The MDS 1 guidelines must be met for the proposed severed lot, if the retained parcel contains livestock facilities or an anaerobic digester.
- 5) The existing surplus farm dwelling is habitable at the time of severance.

The owner of the retained agricultural lands is bona fide farmer who owns and operates other farmlands. The proposed lands to be severed is approximately +/-0.78 hectares in size, accommodating the existing dwelling, accessory buildings, septic and well. All accessory buildings outside of the surplus farm dwelling severance lot are proposed to be removed as a condition of consent. The zoning by-law amendment, as proposed, will also prohibit the future construction of residential dwellings on the remnant agricultural lands. The existing dwelling is habitable.

The proposed Consent has been evaluated and conforms to the County Official Plan policies.

Agricultural Lot Additions

The Official Plan sets out the following policies to permit consents for lot additions between agricultural lots, the requirements include:

- No new lot is created;
- There must be sufficient area outside of the Hazard designation for the proposed development; and,
- Lands designated as Agricultural should generally have a minimum lot area of 40 hectares to support farming operations and minimize impacts on the farming community.

It is proposed that +/-20 hectares be severed from the existing +/-60.5 hectare agricultural lot, and the severed lands be merged with the abutting +/-20 hectare lot. If approved, this

would result in a +/-40 hectare agricultural lot for both retained and receiving lands. All involved lands would continue to be used for agricultural purposes.

The proposed Consent has been evaluated and conforms to the County Official Plan policies.

Archaeological Resources

Portions of the subject lands are identified within the Bruce County screening maps as containing high archaeological potential. 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 of archaeological resources that may be present as part of an application.

A holding provision is proposed in areas of high archeological potential, and lot grading; excavation; and/or construction shall not be permitted unless the Holding (-H1) zone provision is removed. Normal farm practices can continue to occur.

Natural Heritage

The subject, and adjacent lands, are identified on Bruce County maps as containing designated hazard land area which are also zoned environmental protection. No physical development is proposed through this application, as such, there will be no impacts to environmental features.

Required Zoning By-law Amendments

An amendment to the Zoning By-law was required in order to facilitate the severance.

The subject lands will be rezoned from General Agriculture (A1) to General Agriculture (A1), General Agricultural Special (A1-1) and General Agricultural Special Holding (A1-1-H1) Zones. As per the permitted uses of these zones, in association with the lot addition and surplus farm dwelling severance:

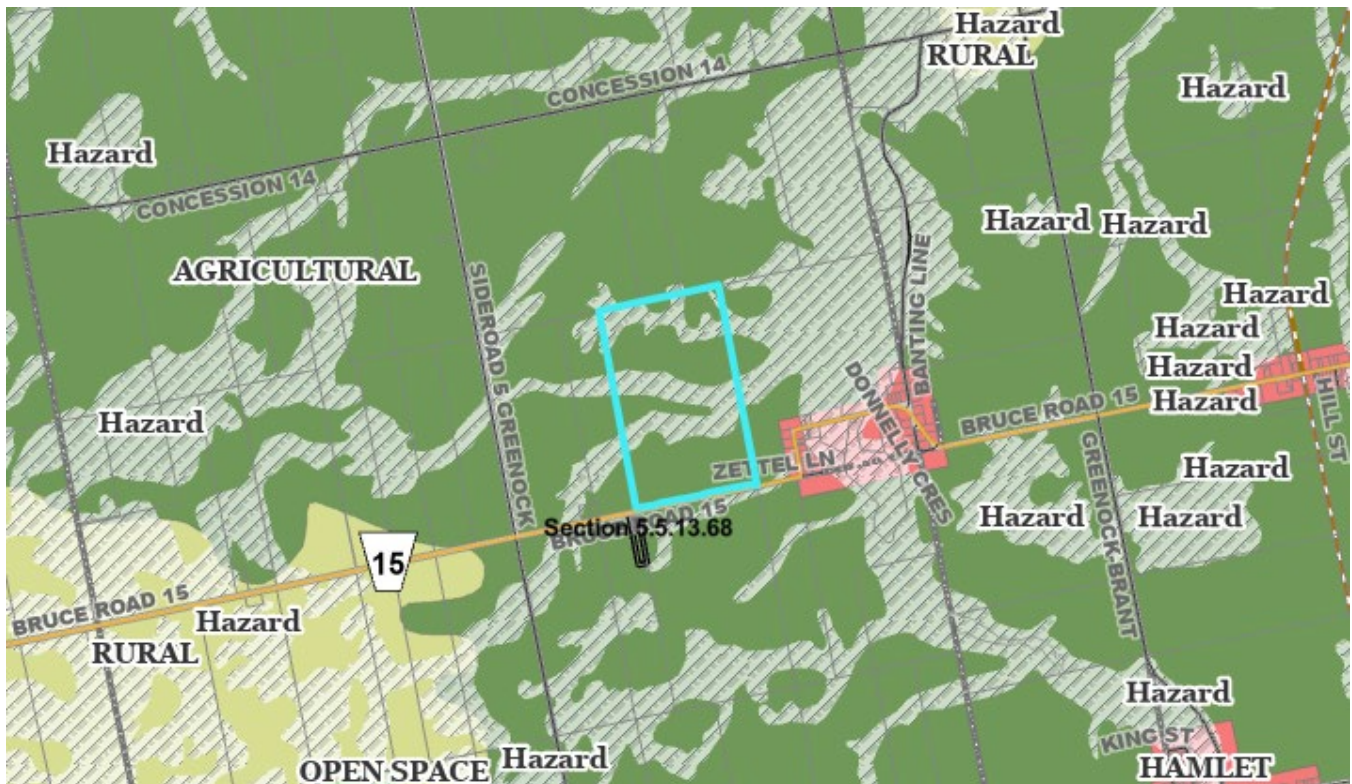
- i) A Residential Use would not be permitted on the +/-40 hectare retained agricultural lands;
- ii) All severed and retained lands shall be deemed to comply with the minimum lot area and lot frontage requirements of the General Agriculture (A1) Zone.
- iii) All existing buildings and structures would be recognized to comply with the Zoning By-law requirements.
- iv) On those lands identified as being subject to the '-H1' Holding Zone provisions, lot grading, excavation; and, or construction shall not be permitted unless the Holding (-H1) zone provision is removed.

Areas zoned Environmental Protection 'EP' will remain unchanged.

Appendices

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

County Official Plan Map (Agricultural Areas, Hazard)



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



Agency Comments

Bruce County Transportation Services:

- No comments.

Historic Saugeen Métis:

- No objections.

Canada Post:

- No comments.

Saugeen Valley Conservation Authority:

- The proposed applications are acceptable to SVCA staff. Full comments attached.

Public Comments

No comments were received from the public at the time of writing this report.

SENT ELECTRONICALLY (bcplwa@brucecounty.on.ca)

March 9, 2026

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

ATTENTION: Benito Russo, Planner

Dear Benito Russo,

RE: Applications for Consent: B-2026-006 & B-2026-007
Application for Zoning By-law Amendment: Z-2026-008
438 BRUCE ROAD 15
Roll Number: 410431000308600
CON 13 PT LOTS 3 AND 4
Geographic Township of Greenock
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 proposals 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 consent applications:

Consent 1: To sever a +/-0.72 ha surplus farm dwelling with a frontage of +/-10m, with the retained agricultural lands having a lot area of +/-38 ha and a frontage of +/-396m .

Consent 2: To sever +/-21.5 ha of land for a lot addition to be merged with the western abutting farm. If approved, the retained lands will have a lot area of +/-38 ha and a frontage of +/-396m.

The purpose of the zoning by-law amendment (ZBA) is to recognize the severed surplus non-farm lot; and on the merged lands, to prohibit the establishment of a new residential use and to add a holding provision that will recognize an area of high archaeological potential.

Recommendation

SVCA staff find the applications acceptable. The applications 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 26, 2026,
- 2) Site Plan, dated February 6, 2026; and,
- 3) Application, dated February 20, 2026.

Pre-submission Consultation

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

Natural Hazard Features and Mapping

The property features SVCA Approximate Screening Areas that feature three watercourses and potentially unevaluated wetlands.

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

- Flooding hazards
- Erosion hazards
- Potentially unstable organic soils

The existing residence and accessory structures on the proposed severed parcel are not affected by the above-noted hazards and there is room on the merged lot for future construction of agricultural related structures, if proposed.

Hazard Mapping

The County and Municipal natural hazard mapping matches hazard mapping 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 and/or site alteration within hazardous lands and sites. Given the above comments, the applications are consistent with Chapter 5 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.

The above-noted watercourses, wetlands, and their associated natural hazard features are regulated by the SVCA. 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

An SVCA permit is not required as part of these applications because no new development is proposed. However, SVCA should be contacted if future development and/or interference activities are proposed within our regulated area as a permit may be 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.

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 and 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

519-364-1255 ext. 236

b.walter@svca.on.ca

BW/

cc: Fionna Hamilton, Clerk, Mun. of Brockton (via email)

2026 – B6, B7, Z8

March 9, 2026

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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 26, 2026

File Number(s): Z-2026-008

Public Meeting Notice

You're invited:

On-line Public Meeting

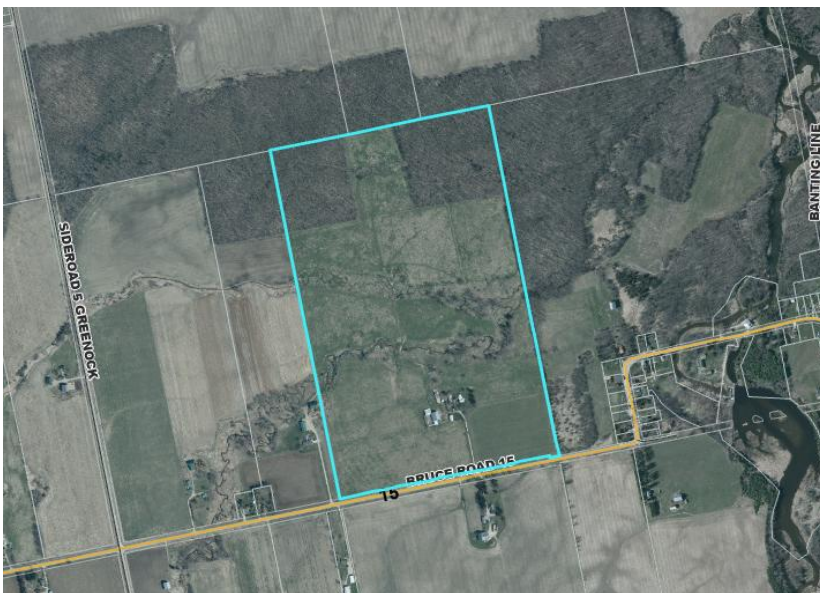
to consider Zoning By-law Amendment / file # Z-2026-008

March 24, 2026, At 7:00 p.m.

**County of Bruce Administration Centre, County Council
Chambers, 30 Park Street, Walkerton ON N0G 2V0**

A change is proposed in your neighbourhood: The purpose of the application is a Zoning By-law Amendment. This will facilitate the related Consent(s) to sever a +/- 0.78 hectare (ha) surplus farm dwelling, and +/-20 ha area for a lot addition to the neighboring farm from a +/- 60.5 ha agricultural parcel. If approved, this will result in the severed lands being recognized as a surplus non-farm lot, the agricultural lands will be recognized as prohibiting the establishment of a new residential use, and a holding provision will be recognized in areas of high archaeological potential.

The related consent files are B-2026-006, B-2026-007.



438 BRUCE ROAD 15

CON 13 PT LOTS 3
AND 4 (Greenock
Township)

Municipality of Brockton

Roll Number:
410431000308600

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 March 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 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 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.

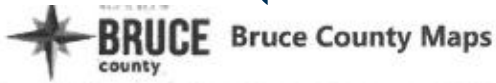
Section 53(19) of the [Planning Act](#) outlines rights of appeal for Consent applications.

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.

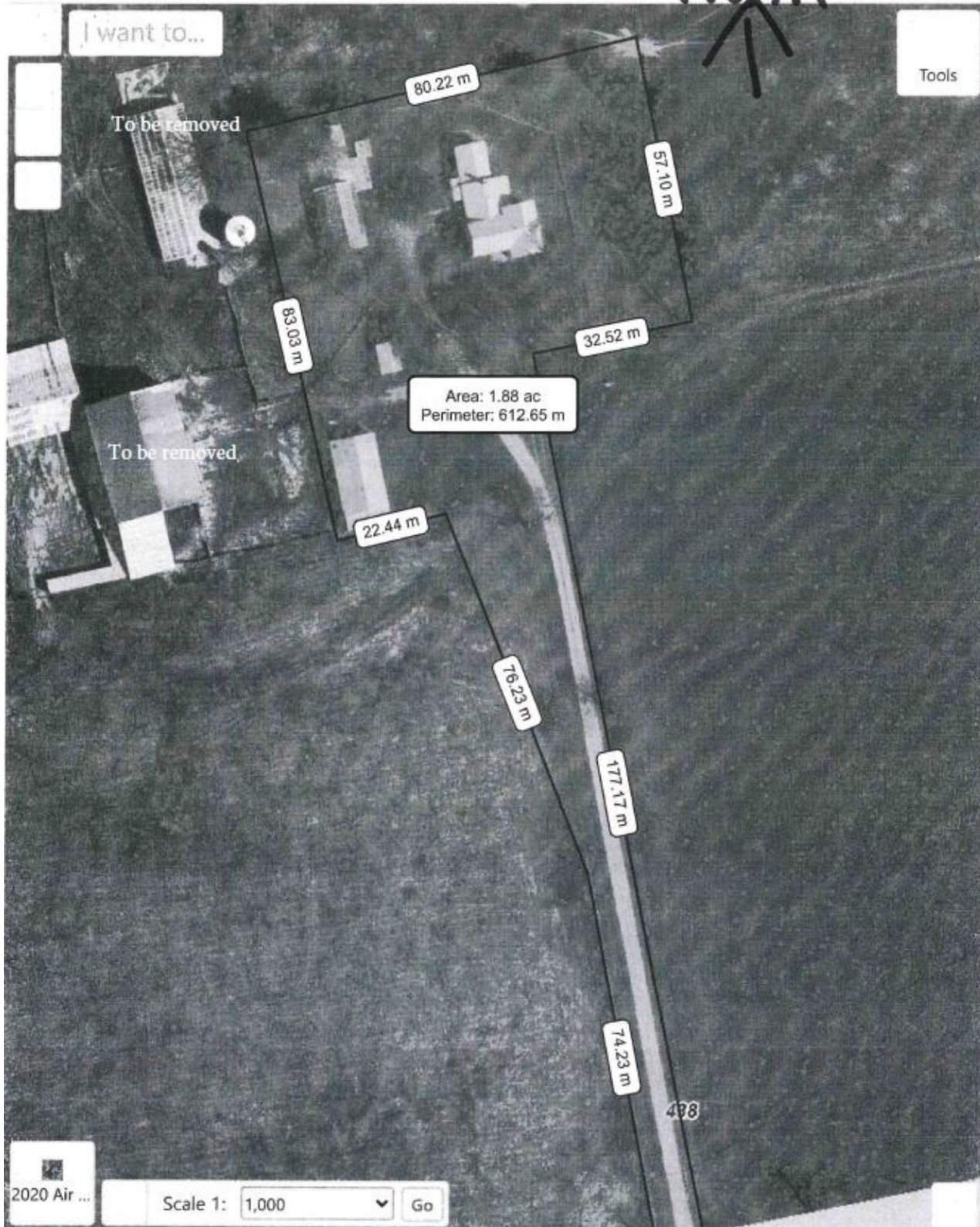
Please note that third parties (anyone who is not a specified person or public body) do not have the right to appeal a decision to the Ontario Land Tribunal.

For more information please visit the Ontario Land Tribunal website at <https://olt.gov.on.ca/appeals-process/>.

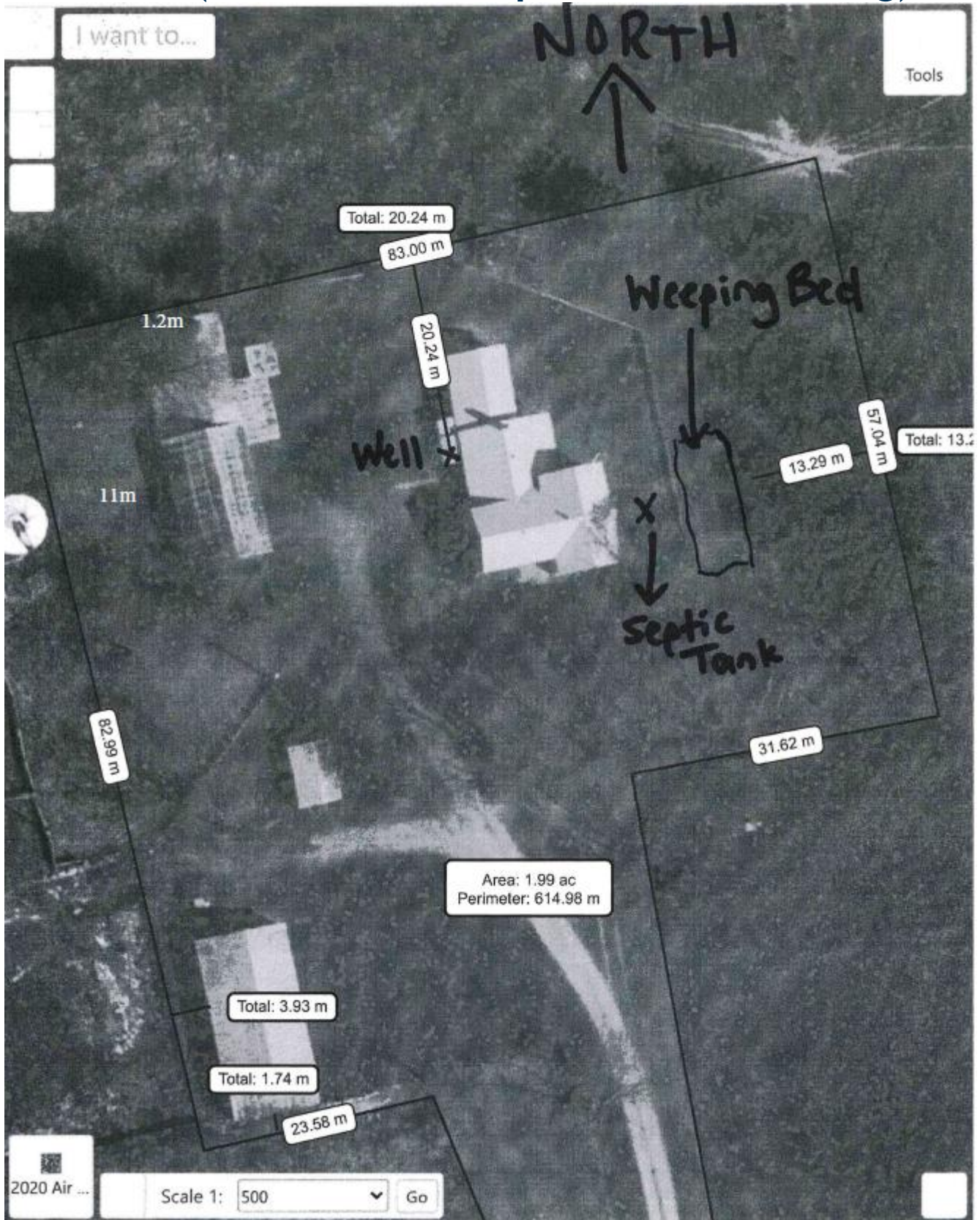
Site Plan (Consent 1 - Surplus Farm Dwelling)



North



Site Plan (Consent 1 - Surplus Farm Dwelling)



Site Plan (Consent 2 - Lot Addition)

