



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

April 08, 2026

Notice of Decision by the Approval Authority

A decision has been made by the County of Bruce to approve a Draft Plan of Subdivision under Section 51 of the Planning Act, 1990 in relation to:

File Number S-2025-008
For The Corporation of the Municipality of Brockton
In Respect Of BRANT CON 1 NDR PT LOT 32; PLAN 162 PT PARK LOT 48 RP; 3R9987 PT PART 1 (Town of Walkerton), Municipality of Brockton

The proposal

The Draft Plan of Subdivision proposes to create 16 lots to accommodate semi-detached dwellings, 8 blocks to accommodate townhouse dwellings, and 1 block for future residential development. Blocks are also proposed for walkway, reserve and road purposes, and drainage infrastructure. A minimum of 51 dwellings is proposed.

Learn more

Additional information about the application is available online at <https://brucecounty.on.ca/living/land-use>. 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

Know your rights

Written and oral submissions were considered by the Approval Authority as part of the deliberations and final decision on the matter.

Section 51(39) of the of the Planning Act outlines who can appeal the Approval Authority's decision on a Plan of Subdivision application, the lapsing provision or any of the conditions. The following may file a Notice of Appeal with the Approval Authority:

- i. the applicant
- ii.

- a. any public body that, before the approval authority made its decision, made oral submissions at a public meeting or written submissions to the approval authority
- b. a person listed in subsection (48.3) who, before the approval authority made its decision, made oral submissions at a public meeting or written submissions to the approval authority.
- iii. the Minister
- iv. the municipality in which the subject land is located
- v. if the subject land is not located in a municipality or planning area, any public body.

Only individuals, corporations or public bodies may appeal decisions in respect of a proposed plan of subdivision to the Ontario Land Tribunal. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or group on its behalf.

Notwithstanding the above, no person or public body shall be added as a party to the hearing of the appeal of the decision of the approval authority, including the lapsing provisions or the conditions, unless the person or public body, before the decision of the approval authority, made oral submissions at a public meeting or written submissions to the council, or made a written request to be notified of changes to the conditions or, in the Ontario Land Tribunal's opinion, there are reasonable grounds to add the person or public body as a party.

You will be entitled to receive notice of any changes to the conditions of approval of the proposed plan of subdivision if you have made a written request to be notified of changes to the conditions.

Take notice that an appeal to the Ontario Land Tribunal in respect to all or part of this Subdivision decision may be made by filing a notice of appeal with the County Clerk either via the Ontario Land Tribunal e-file service (first-time users will need to register for a My Ontario Account) at <https://olt.gov.on.ca/e-file-service> by selecting **Bruce (County of)** as the Approval Authority or by mail to 30 Park Street, PO Box 848, Walkerton, ON, N0G 2V0, no later than 4:30 p.m. on April 28, 2026. The filing of an appeal after 4:30 p.m., in person or electronically, will be deemed to have been received the next business day. The appeal fee of \$1,100 can be paid online through e-file or by certified cheque/money order to the Minister of Finance, Province of Ontario. If you wish to appeal to the Ontario Land Tribunal (OLT) or request a fee reduction for an appeal, forms are available from the OLT website at www.olt.gov.on.ca. If the e-file portal is down, you can submit your appeal to bcplwa@brucecounty.on.ca.

The last date for filing a notice of appeal is April 28, 2026.



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Decision of the Approval Authority

An application for Draft Approval of a Plan of Subdivision for the following application has been approved pursuant to the Planning Act, Section 51.

File Number	S-2025-008
For	The Corporation of the Municipality of Brockton
In Respect Of	No Civic Address - BRANT CON 1 NDR PT LOT 32;PLAN 162 PT PARK LOT 48 RP;3R9987 PT PART 1, (Walkerton Town), Roll Number: 410436000101822
Application For	The Draft Plan of subdivision is proposed to create 16 lots to accommodate semi-detached dwellings, 8 blocks to accommodate townhouse dwellings, and 1 block for future residential development. Blocks are also proposed for walkway, reserve and road purposes, and drainage infrastructure. A minimum of 51 dwellings is proposed.
Effect of Submissions	Submissions relating to this application were considered by the Approval Authority as part of its deliberations and final decision on this matter.

This approval shall lapse if the subdivision is not registered as follows:

1. For the first phase, three (3) years after the date of Draft Approval unless it has been extended by the County of Bruce with the concurrence of the Municipality of Brockton; and
2. For any subsequent phases, five (5) years after the date of Final Approval of the preceding phase.

Certified to be a true copy of the Decision of the Approval Authority for the County of Bruce

Monica Morrison (Apr 1, 2026 15:08:21 EDT)

Secretary-Treasurer
Land Division Committee, County of Bruce

Enclosed: Conditions of Draft Approval
Draft Plan



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

Conditions of Draft Approval Plan of Subdivision

The Council of the Corporation of the County of Bruce hereby issues Draft Approval to the following application:

File Number	S-2025-008
For	The Corporation of the Municipality of Brockton
In Respect Of	No Civic Address - BRANT CON 1 NDR PT LOT 32;PLAN 162 PT PARK LOT 48 RP;3R9987 PT PART 1, (Walkerton Town), Roll Number: 410436000101822
Date of Draft Approval	As per the County Decision Sheet

The following conditions have been established by the County of Bruce and must be met prior to the granting of Final Approval:

Identification

1. That this approval applies to Plan of Subdivision File S-2025-008 for Corporation of the Municipality of Brockton, on lands legally known as BRANT CON 1 NDR PT LOT 32;PLAN 162 PT PARK LOT 48 RP;3R9987 PT PART 1 (Walkerton) Municipality of Brockton, prepared Hewett and Milne Limited, on DECEMBER 11, 2025.

Lot Layout and Density

2. That this approval is in accordance with the 'Relevant Site Information' on the Plan of Subdivision, prepared by Hewett and Milne Limited, on DECEMBER 11, 2025.

Public Roads, Walkways, Servicing and Service Corridors

3. That the road allowances, road widenings, walkways and service corridors shown on this Plan be conveyed to the Municipality of Brockton free and clear of all encumbrances, on the Final Plan.
4. That any dead ends and open sides of road allowances created by this Plan as specified by the Municipality of Brockton shall be terminated in a 0.3m reserve to be conveyed, free and clear of all encumbrances, to the Municipality of Brockton.
5. That prior to the sale or development of Block 18, 20, 22, the walkway corridor identified as Block 19 and Block 23 be fenced and a 1.5m wide concrete walkway installed with grass on either side of the walkway to the satisfaction of the Municipality of Brockton and that the owners / residents acknowledge that Block(s) 19 and 23 are owned by the Municipality of Brockton, and it will provide pedestrian access to lands to the north and that, from time-to-time, the Municipality will access those lands for maintenance purposes which may include heavy construction vehicles.
6. That prior to the sale or development of Blocks 22 and 24, that the owners / residents acknowledge the adjacent Business Park lands are permitted to be used for industrial uses which may result in potential emissions from the

surrounding lands or buildings which may include but be not limited to odours, smoke, dust, gas, fumes, noise, cinder, vibrations, heat, glare or electrical interference throughout the year.

7. That the streets shall be named to the satisfaction of the Municipality of Brockton.
8. That all roadways, streets, sidewalks, and services shall be designed and constructed by the Owner to the standards of the Municipality of Brockton.
9. That the Owner accommodate drainage flows entering the site from adjacent properties that historically have flowed west and south to the satisfaction of the Municipality of Brockton.
10. That the Owner agree in the Subdivision Agreement to provide sidewalks and pedestrian linkages throughout the subdivision to promote active transportation and safe walking routes to the satisfaction of the Municipality of Brockton.

Parkland

11. That as per the Municipality of Brockton By-law 2019-122 - Parkland Dedication By-law and the provisions of the Planning Act, the Owner shall make payment-in-lieu of parkland dedication to the Municipality in an amount specified per the By-law and the Planning Act, as may be amended.

Easements

12. That the Owner agrees to grant such easements as may be required for utility, drainage, snow storage and/or turn-around purposes to the Municipality of Brockton or other appropriate authority.
13. That the Owner provide to Enbridge Gas Inc. (operating as Union Gas) the necessary easements and/or agreements required by Union Gas for the provision of gas services for this project, in a form satisfactory to Enbridge Gas Inc.
14. That the Owner agrees that should any conflict arise with existing Bell Canada facilities where a current and valid easement exists within the subject area, the Owner shall be responsible for the relocation of any such facilities or easements at their own cost to the satisfaction of Bell Canada.

Subdivision Agreement

15. That the Owner and its successors enter into an Agreement with the Municipality of Brockton to satisfy all the requirements, financial or otherwise of the Municipality of Brockton, which may include, but shall not be limited to, the provision of parkland (or cash-in-lieu of land), roads, installation of services and facilities, lot grading, erosion and sediment control, drainage and the timing and payment of a development charge.
16. That the Subdivision Agreement against the land to which it applies shall include a clause requiring the Owner to carry out or cause to be carried out the works recommended in the roads plan, servicing plan, lot grading plan, erosion and sediment control plan, drainage plan, stormwater management plan and other plans, as may be required, to the satisfaction of the Municipality of Brockton.
17. That the Subdivision Agreement against the land to which it applies shall include a clause prohibiting the Owner from registering a restrictive covenant under Section 119 of the Land Titles Act, or any other Act, that would prohibit, restrict or regulate any use(s) of the land otherwise permitted via the applicable Zoning By-law and that a Draft copy of the Subdivision Agreement be forwarded to the County of Bruce prior to registration of the Agreement.

18. That the Municipality of Brockton undertake to register the Subdivision Agreement against the land to which it applies, and a copy of the Agreement be forwarded to the County of Bruce prior to Final Approval of the Plan.

Utilities and Canada Post

19. That the Owner provide an overall utility distribution plan to the satisfaction of the Municipality of Brockton including the necessary easements and/or agreements required for the provision of utilities.
20. That the Owner agree to make satisfactory arrangements with the appropriate electricity service provider for the provision of permanent or temporary electricity services to this Plan.
21. That the Owner agree to make satisfactory arrangements with the appropriate gas service provider for the provision of permanent or temporary natural gas services to this Plan.
22. That the Owner agree to make satisfactory arrangements for the provision of permanent or temporary telecommunications and cable services to this Plan.
23. That the Owner agree to make satisfactory arrangements for the installation of community mail boxes. The location and construction standard of community mail boxes shall be jointly approved by Canada Post and the Municipality of Brockton.
24. That the Owner include language in the Subdivision Agreement regarding the provision of postal services to the satisfaction of Canada Post.

Phasing and Lapsing

25. That the Owner agree to phase any development of the Plan in a manner satisfactory to the Municipality of Brockton and the County of Bruce.
26. The registration of this Plan may proceed in phases, and in accordance with a Phasing Plan, acceptable to the Municipality of Brockton and the County of Bruce.
27. That the Draft Approval for Plan of Subdivision S-2025-008 for the Corporation of the Municipality of Brockton in the Municipality of Brockton shall lapse as follows:
 - a. For the first phase, three (3) years after the date of Draft Approval unless it has been extended by the County of Bruce with the concurrence of the Municipality of Brockton; and
 - b. For any subsequent phases, five (5) years after the date of Final Approval of the preceding phase.

Official Plan and Zoning By-law

28. That the County of Bruce be advised by the Municipality of Brockton that the Plan of Subdivision conforms to the Municipality of Brockton Local Official Plan approved under the Planning Act.
29. That the County of Bruce be advised by the Municipality of Brockton that the Plan of Subdivision conforms to the Zoning By-law approved under the Planning Act.

Notices and Warning Clauses

30. That the Subdivision Agreement between the Owner and its successors and the Municipality of Brockton include the requirement for the following Notice / Warning Clauses to be included in offers of purchase and sale for ALL Draft Approved Lots on the Draft Plan as follows:

- a. "Stormwater Management Facilities
Purchasers are advised that facilities for the management of stormwater runoff on the lot are subject to an approved Stormwater Management Plan. No owner of any lot shall alter, interfere with, or remove any of the Stormwater Management Facilities located within the lot except in accordance with the approved Stormwater Management Plan. Changes or alterations to the approved Stormwater Management Plan shall require the prior approval of the Municipality of Brockton."
 - b. "Lot Grading
Purchasers are advised that the grading of the lot is subject to an approved Lot Grading Plan. No owner of any lot shall alter the grade or place or remove any fill material within any yard except in accordance with the approved Lot Grading Plan. Changes or alterations to the approved Lot Grading Plan shall require the prior approval of the Municipality of Brockton."
31. That the Subdivision Agreement between the Owner and its successors and the Municipality of Brockton include the requirement for the following Notice / Warning Clause to be included in offers of purchase and sale for Draft Approved Blocks 18, 20, and 22 on the Draft Plan as follows:
- a. "Pedestrian Walkway
Purchasers are advised that a municipal pedestrian walkway is located abutting the lot. As such, noise and other effects associated with the walkway may be expected during the days and evenings throughout the year."
32. That the Subdivision Agreement between the Owner and its successors and the Municipality of Brockton include the requirement for the following Notice / Warning Clause to be included in offers of purchase and sale for Draft Approved Blocks 18, 20, and 24 inclusive on the Draft Plan as follows:
- a. "Park
Purchasers are advised that a municipal park is located in proximity to the lots. As such, noise, light and other effects associated with park activities may be expected during the days and evenings throughout the year."

Endangered Species and Threatened Species

33. That the Owner provide written confirmation indicating that endangered species and threatened species policy and compensation, if required, have been addressed to the satisfaction of the County of Bruce in consultation with the Ministry of Environment Conservation and Parks (MECP).

Digital Plan Submission

34. That prior to Final Approval, the Owner shall submit to the County of Bruce and Municipality of Brockton a digital file of the Plan to be registered in Shapefile (shp) format referenced to NAD83 UTM.

Clearance Conditions

35. That prior to Final Approval being given by the County of Bruce, the County shall receive a clearance letter from the following agencies indicating how conditions applicable to their authority have been completed to their satisfaction:
- a. Municipality of Brockton (conditions 3 to 12 inclusive, 15 to 19 inclusive, 23, 25, 26, 28 to 32 inclusive, and 35);
 - b. Electricity Service Provider (conditions 12 and 20);
 - c. Gas Utility Provider (conditions 12, 13 and 21);
 - d. Telecommunications and Cable Service Provider (conditions 12, 14 and 22);
 - e. Canada Post (condition 12, 23 and 24).

General Notes To Draft Approval

1. It is the Owner's responsibility to fulfill the Conditions of Draft Approval and to ensure that the required clearance letters are forwarded by the appropriate agencies to the County of Bruce Planning and Development Department quoting the appropriate subdivision file number.
2. Final Approval – An 'Application for Final Approval' together with all supporting documentation, plans and the required filing fee must be submitted to the County of Bruce. If the plans comply with the terms of approval, and the County of Bruce has received the required agency clearances, the County's stamp of approval will be endorsed on the plan, and it will be forwarded to the Registry Office for registration.

The number of mylar(s) and white paper prints as required for registration under the Registry Act must be submitted to the County of Bruce along with the 'Application for Final Approval'.

We strongly recommend that a 'draft' of the Final Plan be submitted to the County and the Registry Office for pre-clearance prior to the submission of any Application.

3. Inauguration, or extension of a water works is subject to the approval of the Ministry of the Environment under Section 52 and Section 53 of the Ontario Water Resources Act, R.S.O. 1990.
4. Clearance letters are required from the agencies listed under "Clearance Conditions" of this approval.
5. Note that you will not be advised in writing of the lapsing date of the Draft Plan Approval. It is your responsibility to provide the approval body with the required information and fees to extend this draft approval. Should the information and fees not be received prior to the lapsing date, the Draft Plan Approval will lapse. There is no authority to revise the approval after the lapsing date. A new subdivision application under Section 51 of the Planning Act will be required. Please note that an updated review of the plan and revision to the Conditions of Approval may be necessary if an extension is to be granted.
6. You are advised to consult the Land Registrar for requirements for registration prior to applying to the County of Bruce for Final Approval.

