



## Planning Report

**To:** Secretary-Treasurer, Land Division Committee

**From:** Benito Russo, Intermediate Planner

**Date:** March 25, 2026

**Re:** Draft Plan of Subdivision S-2025-008 (Eastridge)

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### Recommendation:

That the proposed draft plan of subdivision (S-2025-008) be approved;

Please sign the decision sheet.

### Summary:

The Corporation of the Municipality of Brockton is proposing to develop a +/-3.3-hectare parcel of land in Walkerton into a residential subdivision. The proposed Draft Plan of Subdivision includes the following:

- 28 lots and blocks;
- 16 lots will accommodate semi-detached dwellings - 16 units;
- 8 blocks will accommodate townhouses - 35 units;
- 1 block for future development;
- Block(s) for walkway purposes; and
- 1 internal road with two connections to Eastridge road.

The Municipality of Brockton is pursuing approval for a draft and ultimately registered plan of subdivision, with the intention of conveying a portion of the subject lands as a development-ready block to private builder(s). Following subdivision approval, the Municipality anticipates executing both a purchase and sale agreement and a subdivision agreement with the selected proponent to ensure the orderly development of the lands.

In preparing the block plan, Brockton has structured the layout to secure a desired built form for key areas of the site, while maintaining flexibility within the townhouse blocks to accommodate the design preferences and market approach of the future developer. This approach balances municipal objectives with development feasibility.

On Tuesday February 24, 2026, a public meeting was held to present the proposed subdivision to Council and the public. Council has provided a resolution in support of the proposal.

Although the Municipality is not required under the Planning Act to obtain subdivision approval in order to create and convey parcels, as municipalities may legally transfer land while retaining ownership of abutting parcels without external approval, the use of a registered plan of subdivision provides a more transparent and coordinated method of land division.

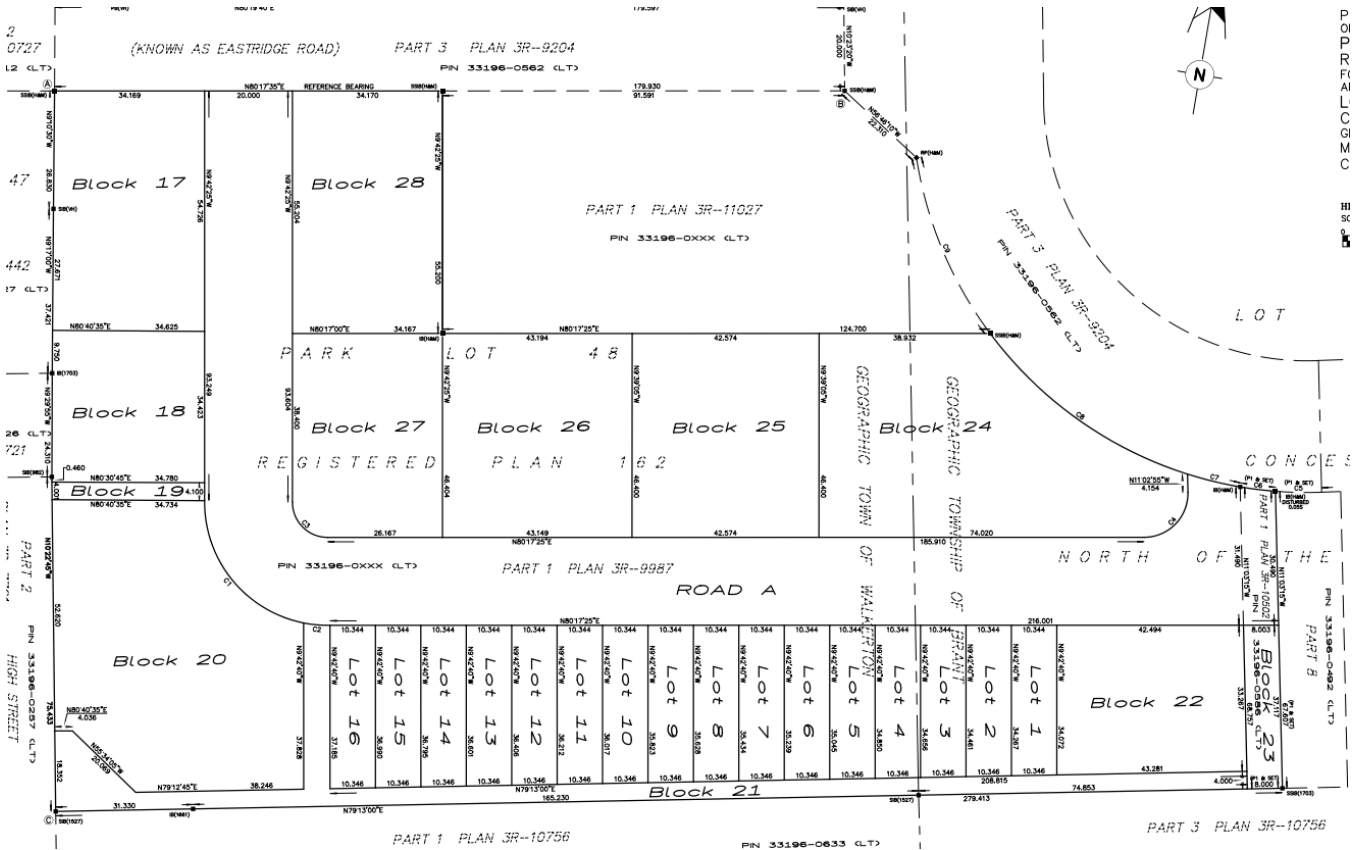
A standard subdivision approval process facilitates the formal creation of a new public street, establishes clear lot and block fabric, and ensures that the process includes structured public consultation consistent with provincial planning requirements.

The subject lands are designated Residential and zoned Residential Low Density Multiple (R2). The proposed buildings, lots, and blocks, comply with the requirements of the Walkerton Community Official Plan and Zoning By-law.

### Airphoto



# Draft Plan



\*For Representation Only - Draft Plan attached separately

## 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.

### Efficient Use of Land and Infrastructure

The property is located on the east side of Walkerton within the Settlement Area. The lands are designated Primary Urban Communities in the Bruce County Official Plan and Residential in the Walkerton Community Official Plan. The goals and objectives of both the County and local Official Plans direct much of the future growth to Primary Urban Communities, such as Walkerton.

Directing new development and intensification to Settlement Areas is supported to ensure the wise use of land and resources, to promote efficient development patterns, protect resources (e.g., natural and agricultural), ensure effective use of infrastructure and public facilities, and minimize unnecessary public expenditures.

Density targets are a tool to achieve efficient use of land and infrastructure. The Bruce County Official Plan and the local Official Plan require the residential portion of all multi-unit developments that will be serviced with municipal sewer and water to achieve a density of 15 units per gross developable hectare. For the subject proposal, a density of 15.45 units per gross developable hectare is proposed. The density proposed meets the requirements of the Official Plans.

It is noted that due to the sloping topography of the southwest side of the site a large future development block has been included. The corporation has identified that while some development may occur on the site, further assessment may be required to achieve full utilization.

The proposed residential units will be accessed by one new road, to be built to municipal standards, which will provide two separate entrances along Eastridge Road. The development will utilize and expand upon the existing municipal street network.

Similarly, the lands will be connected to existing municipal water and sewer services through extension of these services within the site. Full municipal water and sewage services are the preferred form of servicing in Walkerton. This makes it the appropriate location for a new development such as the one proposed.

### Land Use Compatibility

The subject lands are designated Residential in the Walkerton Community Official Plan and zoned Residential Low Density Multiple (R2) in the Municipality's Zoning By-law. The subject property is proposed to be developed as a residential subdivision consisting of 16 semi-detached dwelling lots, 8 townhouse blocks, 1 future development block, and several blocks for the road and walking paths.

The surrounding lands to the west, south and southeast are zoned for Urban Open Space (OS), Business Park 1 (BP1), Residential: Medium Density (R3) and Residential: Low Density Single (R1) uses. These neighbouring lands consist of a municipal park, soccer field, solar panels, a multi-unit residential development and single-family homes. The proposed development, including the semi-detached and street townhouse formats, are compatible with these surrounding uses. The Corporation has also focused the townhouses toward the center and front of the site which will provide a natural transition between high- and low-density residential uses.

The lands to the north and northeast of the site are zoned for Business Park uses. The Business Park 1 (BP1) zone permits retail commercial, business park commercial, light industrial and other complimentary uses.

It is identified that the Business Park 1 (BP1) zones include yard regulations that specifically apply when abutting a residential zone or use to address compatibility issues such as noise. The existing industrial buildings in the surrounding area are over 120m away from the proposed development and conform to the Zoning By-law provisions relating to buffers between industrial and residential uses/zones. These provisions require either a 20m or 70m

buffer to a primary use industrial building depending on the class of industry occupying the building. New industrial uses in the area would need to comply with the buffers noted above and would also need to satisfy the yard setback requirements outlined in the Zoning By-law.

The proposed residential development is compatible and will not preclude future business owners from siting new buildings or otherwise using their lots for their intended business park purposes on the neighbouring lands.

### Range and Mix of Housing Types

The proposed development provides a range and mix of housing types and lot sizes to meet the projected requirements of current and future residents. The lot sizes meet or exceed the minimum requirements set out in the Zoning By-law. The proposal also meets the County and Municipal target requiring 30% of proposed dwelling units to be medium density or higher. In this case, the medium density component of the subject development represents 69% of the dwelling units proposed.

### Affordability

The affordability policies of the County Official Plan are intended to provide overall direction for growth and development, and guidance to local Official Plans. These policies include that housing should be affordable to residents of the County, with 30% of new residential development and residential intensification affordable to family incomes up to the 60th percentile, and that local plans should require 30% of new development to be available as rental housing. This is a target for all development in Bruce County and is not expected to be met through every site-specific development.

Similarly, the Walkerton Community Official Plan also sets a target of 30% of new housing to be provided as affordable housing. As with the County Plan target, this is for all development and is not expected to be met through every site-specific development.

Aside from opportunities to incentivize affordable development, the implementation policies of the County Official Plan and local Official Plan do not provide specific direction regarding affordability for individual proposals.

The County Official Plan supports affordability by applying minimum densities and requiring a medium or high-density component for serviced projects with more than 10 units. The applicant has indicated that they are meeting the affordability targets through the provision of 35 medium density townhouse units which will help to keep the dwellings affordable to those with medium to lower income levels, including first-time home buyers and seniors. The townhouse building form has lower material, development, and land costs, while remaining consistent with the building scale for the area.

Opportunities also exist on the site for the creation of Additional Residential Units, which are permitted within semi-detached dwellings, and street fronting townhouse dwellings,

subject to specific provisions in the Zoning By-law. Additional Residential Units can be used for rental purposes or extended family to assist with household costs.

### Zoning By-law Review

As noted earlier in this report, the proposal complies with the permitted uses of the Residential Low Density Multiple (R2) zone. A development concept plan has been provided to demonstrate compliance with all associated setbacks and maximum lot coverage provisions.

Utilities and other uses for the purpose of public service, such as walking path blocks and stormwater management, are permitted in all zones subject to the provisions of the Zoning By-law.

### Sewer and Water Services

As noted earlier, full municipal water and sewage services are the preferred form of servicing in the Municipality. A Functional Servicing Report has been submitted by the Municipality which speaks to the proposed services.

The report establishes that sanitary service will be provided by connecting to the existing municipal sewer on Eastridge road. A new sanitary sewer will be installed along the new public streets, which will be assumed by the municipality once installed. The report concludes that there is sufficient capacity available to accommodate the proposed development.

The report also identifies that water servicing can be provided by creating a looped system in the subdivision which connects to the existing municipal watermains on Eastridge Road and connecting through to the draft approved Walker Hill Subdivision via the walking path Block 23. The watermains will also be assumed by the Municipality once installed and there is sufficient water capacity available.

A servicing easement will be required at the periphery of blocks 24, 25, 26, 27, 18, 17, and 28 for a drainage easement and sanitary sewer. While conceptual plans have been prepared, detailed servicing plans must be prepared to the satisfaction of the Municipality as a condition of draft plan approval.

It is expected that there will be a grade cut at the two new street entrances. This may unacceptably impact on the cover depth above existing utilities. To ensure appropriate installation, daylighting of utilities should be completed to incorporate the vertical locations of all utilities in the future detailed engineering design. If required, relocations (e.g. deepening) of utilities (gas; telecommunications; other) may be required or insulation may be required above existing watermain and sewers.

### Stormwater Management

In order to control flooding, ponding, erosion and sedimentation, and to provide protection of water resources and natural habitat dependent upon watercourses and other water bodies

for their existence, the County and local Official Plans require that stormwater management strategies be provided for new development in Settlement Areas.

The Functional Servicing Report and Stormwater Management Plans submitted in support of the subject application indicates that most of the stormwater from the development will be directed to the existing stormwater management facility in the Business Park with the remaining flows from the southern lands being directed to the municipal park to the west through Block 21. This is an efficient use of existing municipal infrastructure and avoids additional maintenance costs associated with a new stormwater management facility. Both stormwater management facilities have been demonstrated to have sufficient capacity to accommodate the increased flows.

Municipal storm sewers will be installed along the proposed street to collect stormwater from minor storm events, which will be directed to the stormwater management facility. Major design storms will be conveyed overland and on road surfaces and will also be directed to the stormwater management facilities. Easements will be required in some areas for stormwater servicing purposes.

Due to the slope at the southern end of the subdivision, and to match the adjacent Walker Hill subdivision design grades, the subdivision will require the construction of a retaining wall along the southern border of the lands. The Corporation of the Municipality of Brockton has confirmed with the adjacent landowner the acceptance of any works requiring access to those lands.

The provided conceptual plans are sufficient to address the required stormwater management of the proposal. Through the detailed design phase of development, stormwater management plans must be prepared to the satisfaction of the municipality as required in the conditions of draft plan approval.

### Access and Greenspace

The County and local municipalities shall support opportunities to increase the supply of housing through intensification and redevelopment in appropriate locations, taking into account municipal services, existing facilities such as parks and schools, and all modes of transportation, including walking and cycling.

Traffic entering and leaving the subdivision will be controlled at the new entrances by stop signs. Based on the proposed 51 unit subdivision, surrounding land uses, and road network, traffic volume is not expected to be significant, and no traffic study is required.

The Walkerton Community Official Plan states that the conveyance of land to the Municipality for park or other public recreational purposes for residential developments shall be equal to 5% of the land proposed for development or 1 hectare per 300 dwelling units, whichever is greater. The land conveyance requirement may be waived in favour of payment-in-lieu of parkland dedication in accordance with the provisions of the Planning Act.

For this project, it is noted that both a municipal soccer field and public park are located adjacent to the subject lands and walking paths have been supplied within the plan of subdivision for pedestrian access. Sidewalks are also proposed throughout the subdivision as was supplied within the functional servicing report.

### Archaeology

The County and local Official Plans identify that development on lands containing possible archaeological resources or areas of archaeological potential, should occur in such a manner as to avoid destruction or alteration of these resources.

An archaeological assessment was completed through the initial development of the Eastridge Business Park. It is noted that this assessment has undergone specialist review with the SON environment office. Despite previously raised concerns regarding the rigour of this assessment, large areas of the assessed lands have experienced broad disturbance, and development is generally acceptable.

The subject lands are identified within the Bruce County screening maps as being outside of areas containing high archaeological potential. No further archaeological works are recommended.

### Natural Heritage & Hazards

The natural heritage features identified as potentially affecting the subject property included significant wildlife habitat and the habitat of endangered and threatened species. The Bruce County Official Plan and Walkerton Community Official Plan generally prohibit development within the natural heritage features and their adjacent lands unless it has been demonstrated that there will be no negative impacts to the natural features or their ecological functions.

As part of the initial planning and development process for the Eastridge Business Park, an Environmental Impact Study (EIS) and a supporting Species at Risk (SAR) Assessment were completed. These studies confirmed that the subject lands contain regulated habitat for Eastern Meadowlark and Bobolink, both listed as species at risk in Ontario.

In accordance with the requirements of Ontario Regulation 242/08 and the approved development framework for the business park, the Municipality of Brockton implemented off site habitat replacement on municipally owned lands elsewhere in the municipality. The replacement of habitat is subject to a five-year management and monitoring period and must be maintained for habitat purposes for a minimum of twenty years.

It is further noted that vegetation clearing or any activity that may result in habitat disturbance on the subject lands is prohibited between May 1 and July 31 annually, consistent with provincial requirements for grassland bird nesting periods.

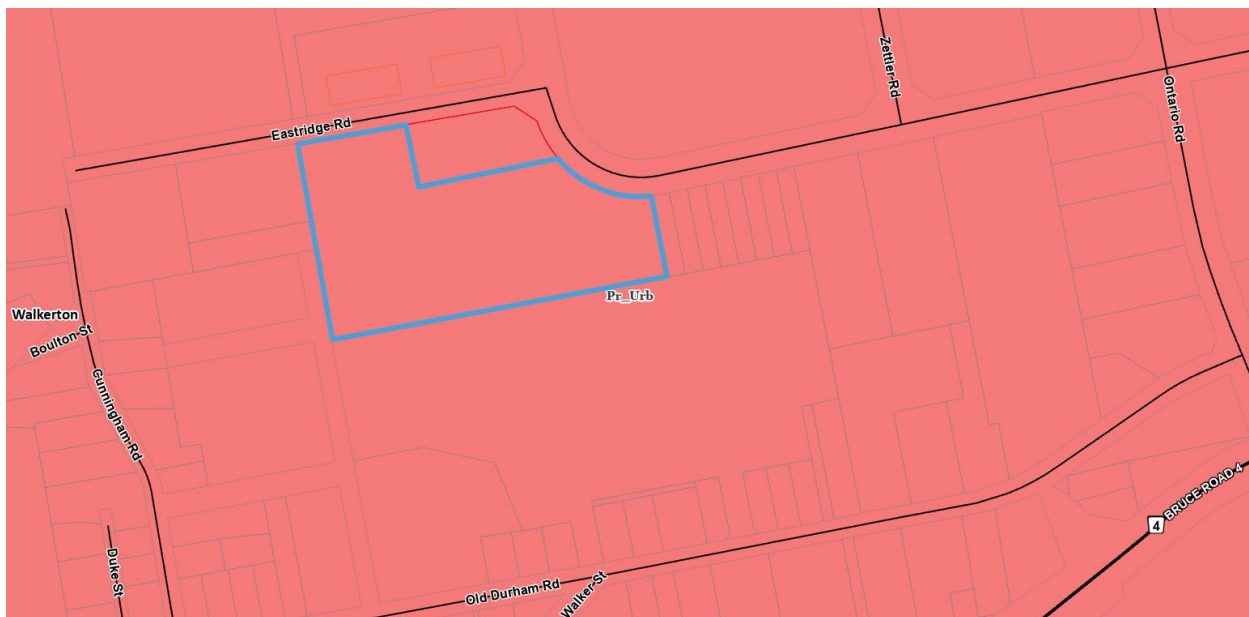
All legal obligations associated with habitat replacement and regulatory compliance have been fulfilled. No additional actions are recommended at this time.

The subject property is not identified as containing any hazard land.

## Appendices

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

## County Official Plan Map (Designated Primary Urban Communities)





- Species at Risk Report(s) and Monitoring;
- Grading Plan; and
- Conceptual Service Plan.

## Agency Comments

### Corporation of the Municipality of Brockton:

- This proposed subdivision represents a responsible and forward-thinking use of existing infrastructure by efficiently using available servicing capacity, maximizing prior public investment while minimizing the need for costly expansion. The site's close proximity to established municipal amenities—including soccer fields, connected sidewalks, parks, and community gathering spaces—supports walkability, active transportation, and strong neighbourhood integration
- The development advances Council's housing objectives by delivering “missing middle” housing forms aligned with the goals of the Housing Accelerator Fund, increasing attainable and diverse housing options for families, seniors, young professionals and local workforce. Together, these elements demonstrate that the project is not only fiscally and operationally efficient, but also socially and strategically aligned with municipal and federal housing priorities.

### Historic Saugeen Métis:

- The Habitat Management Plan identifies this area as species at risk habitat for Bobolink and Eastern Meadowlark. Biodiversity loss is a huge issue in Canada and globally and decision makers on all levels must work to protect habitat, especially for species at risk. “Loss of habitat is the biggest threat to Ontario's biodiversity” and the construction of new homes is one of the main causes (<https://www.ontario.ca/page/conserving-biodiversity>).
- Development should not occur in this area. At the very least, an Environmental Impact Study should be completed and areas well suited to Bobolink and Eastern Meadowlark should be protected.
- While the compensation plans are appreciated, HSM maintains that development should not occur in SAR habitat. Offsetting comes last in the mitigation hierarchy, and avoidance and/or minimization would be preferred in this case. Destroying existing ecosystems has impacts beyond those that we can easily quantify or compensate for.
- HSM does not support the Draft Plan of Subdivision as presented.

Saugeen Valley Conservation Authority:

- The subject property does not contain any floodplains, watercourses, shorelines, wetlands, valley slopes, or other natural hazard features of interest to SVCA. As such, it is the opinion of SVCA staff that the application is consistent with the Natural Hazard policies of the Provincial Policy Statement (PPS, 2024).
- The property is not in a SVCA regulated area, and therefore, a permit from the SVCA is not required for development activities related to this application.

Transportation & Environmental Services:

- No comment.

**Public Comments**

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



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



January 20, 2026

File Number(s): S-2025-008

## Public Meeting Notice

**You're invited:**

**On-line Public Meeting**

**to consider Subdivision Application / file # S-2025-008**

**February 24, 2026, At 7:00 p.m., County Council**

**Chambers, 30 Park Street, Walkerton ON N0G 2V0**

A change is proposed in your neighbourhood: A Draft Plan of Subdivision is proposed containing 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.



No civic address here

BRANT CON 1 NDR PT  
LOT 32; PLAN 162 PT  
PARK LOT 48  
RP; 3R9987 PT PART 1  
(Walkerton Town)

Municipality of Brockton

Roll Number:  
410436000101822

## 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 9, 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](mailto: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](http://www.brockton.ca) under "Current Council Meeting Agenda".

Please contact the Municipality at [fhamilton@brockton.ca](mailto: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 51(39) of the of the [Planning Act](#) outlines rights of appeal for Plan of Subdivision applications. Only the applicant, a public body, various utility company (or their representative), the Minister and the Municipality can appeal the approval or refusal of draft plan of subdivision, lapsing provisions or any condition of draft plan approval.

If a person or public body does not make oral submissions at a public meeting, if one is held, or make written submissions to the County of Bruce in respect of the proposed plan of subdivision before the County of Bruce gives or refuses to give approval to the draft plan of subdivision, the

person or public body is not entitled to appeal the decision of County of Bruce to the Ontario Land Tribunal.

If a person or public body does not make oral submissions at a public meeting, if one is held, or make written submissions to County of Bruce in respect of the proposed plan of subdivision before the County of Bruce gives or refuses to give approval to the draft plan of subdivision, 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.

**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/>.

