

**WALKERTON
OFFICIAL PLAN
WORKSHOP #1
PUBLIC CONSULTATION
REPORT**



November 18, 2008

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1.0 PURPOSE

The purpose of this report is to provide documentation of comments received during the first public workshop held through the preparation of the Official Plan for the Community of Walkerton process.

The workshop was held at the County of Bruce offices in Walkerton on November 4, 2008. Invitations were sent out to specific individuals who sit on advisory committees, citizens committees and interest groups in the Community of Walkerton. In addition, a notice of the meeting was sent out in the Brockton Buzz, a newsletter provided by the Municipality.

A total of 14 people attended the session. This low turnout may be due in part to the U.S. Election that was being held that evening. However, participants all contributed to discussions related to the future of the Walkerton Community. Lively discussions among participants were had.

This initial consultation process was intended to provide the consultants with some background related to the values and issues facing the Community of Walkerton. In addition, participants were asked to identify strategies for dealing with specific issues. This information will be used to guide continuing background studies and the development of policies intended to address the specific issues facing the Community.

Participants were asked three questions. Those questions were:

1. What do you value about your Community?
2. What are the issues facing the Community over the next 10 to 20 years?
3. What strategies would you recommend for dealing with those issues identified in Question #2?

2.0 VALUES

Participants were given large 'stickies' on which they were asked to identify what they value most throughout their Community. Approximately 100 comments were received. Those comments were then categorized by the facilitators, Jim Dymont and Bill Hollow into categories. The following chart identifies the six categories along with the values that were identified:



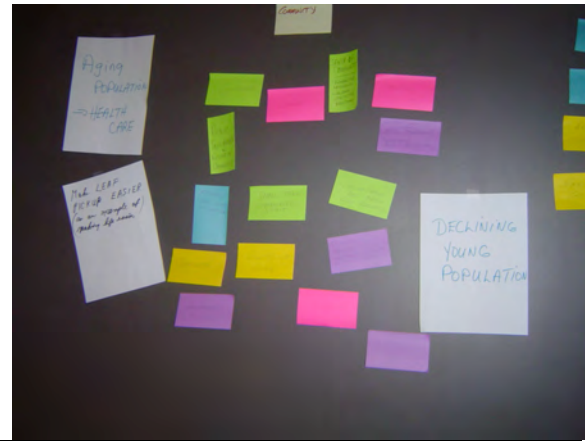
3.0 COMMUNITY VALUES

SAFETY/ SECURITY	HERITAGE	DOWNTOWN	OPEN SPACE/ NATURE	COMMUNITY	PLANNING/ SERVICES
Less Crime	Excellent Architecture (twice)	Value Business Community	River (6 times) River Trail and Public Gardens	Friendly - know your neighbours	No large factories
Safe	Slow to change (twice)	Vibrant Main Street	Walkable	Public involvement in future of Community	Commercial/ Industrial Base
Small	Heritage buildings	No unsightly strip malls	Trees	Volunteers	Proactive
Community Policing O.P.P. Excellent	Historic character of buildings		Physical setting - river valley - rural setting	Sense of Community - knowing your neighbours - residents look out for each other	Lack of box stores and strip malls
Hospital	Central location in County		Close to nature	Schools	Business
	Historic district		Green space and parks	Churches (twice)	Downtown and Services
			Preservation of rural aspect (natural waterways and greenspace)	Small Town feeling - Spirit - Take care of yards and houses - Good People	No conflicting types of buildings in close proximity - Well treed
			Uncrowded	Pride in home ownership	Shopping (TSC, Hardware Store, etc.)
				Egalitarian	Revitalized Downtown
				Seniors care available Town Hall - pride of Town Buildings	Family businesses - have been here for years
				Historic aspect of Downtown	
				Heritage and Heritage buildings	

SAFETY/ SECURITY	HERITAGE	DOWNTOWN	OPEN SPACE/ NATURE	COMMUNITY	PLANNING/ SERVICES
				Respects and plans for good living for families and fulfilment in life.	

4.0 ISSUES

Without knowing that the values were being categorized, the participants were asked to identify issues facing the Community. A discussion was held in two groups of approximately seven people per group. Once the issues were identified, they were then categorized in the same categories as the values identified. The following chart identifies the issues by value category:



SAFETY/ SECURITY	HERITAGE	DOWNTOWN	OPEN SPACE/ NATURE	COMMUNITY	PLANNING/ SERVICES
		Assist good restaurants overnight accommodation good social places and activities for young adults	Preserve/ Enhance Natural Attractions i.e. Swimming Fishing Hunting Skiing Hiking Canoeing Camping	Aging population - health care	Growth is necessary. Industrial park helps here. Bruce power also.
			Promotion of beauty space, quiet parks	Make leaf pickup easier (make life easier)	Plan ahead for everything
				Declining young population	Sustain all aspects
					Sustainable growth
					Growth
					Aging Community needs: Hospital Doctors Seniors Accommodations which are

					convenient.
					Lack of public transportation
					Assist artistic functions

5.0 STRATEGIES

Participants reviewed the values and issues along with the categories that had been identified and generally agreed that those were the key categories that need to be considered in the preparation of the Official Plan. Each category was then identified on a separate sheet with the participants then identifying specific strategies related to the issues. For example, those given the category of **Culture** would complete a strategy such as “Municipality of Brockton will integrate municipal policies with the 2005 amendments to the Ontario Heritage Act.”

The following strategies were developed by the participants:

5.1 SAFETY/SECURITY

The Municipality of Brockton will:

Ensure public safety by providing attractive recreational activities and housing.

5.2 HERITAGE

In its Official Plan recognize local heritage in the following ways:

1. Integrate all municipal policies with the 2005 amendments to the Ontario Heritage Act, as well as the 2006 regulations attached to the same act.
2. Integrate all municipal departments under the same planning expectations, and require all departments to coordinate their activities involving planning matters.
3. Create firm definitions and expectations of the area designated as Historic Walkerton.
4. Implement firm site control, so that new buildings blend with the prevalent architecture of the area.
5. As new subdivisions are added, extend the existing street grid where possible, and prevent any streetscapes which do not harmonize with existing buildings.

It is important to create a strong document and be consistent in implementing it.

5.3 DOWNTOWN

The Municipality of Brockton will:

Encourage parking downtown availability for visitors and staff of stores, including:

1. Fix (Hartley) Town parking lot.
2. Provide adequate off street parking to downtown core.
3. Implement traffic calming in the downtown.
4. Implement in historic preservation signs program. Encourage business to incorporate improved Façades of stores.
5. Encourage development of food establishments and meeting spaces of different sizes for different groups.
6. Encourage overnight accommodations availability. Bed/Breakfasts are rated excellent.
7. Develop more meeting spaces - library/agricultural building, schools, church halls - catered meals for meeting groups.

5.4 OPEN SPACE/NATURE

The Municipality of Brockton will:

Define the unique character of this Town by:

1. Extend/Improve the river trail system.
2. Utilize the scenery of the river for facilities, i.e. an overlooking restaurant, apartments, condos.
3. Find a way to allow local residents to have access to the Marl Lakes for boating, swimming, fishing, etc.
4. Plant more trees and care for them (expanded parks function).
5. Utilize the beauty of the river for businesses that can associate with this.
6. Accentuate greenery and trees in Town.
7. Build on the existing facilities (tennis, pool, baseball, soccer, school gym, auditorium, opera hall).
8. Encourage jet boat rides up and down the river in the spring flood.
9. Organize a balloon get together.
10. Assist gliding at the airport.
11. Permit an air show.



12. Keep the campgrounds well maintained.
13. Assist stocking fish in the creeks and rivers.
14. Promote the Parks and Recreation Department. They can run tournaments, i.e. fishing, tennis, golf and other sports.

5.5 COMMUNITY

The Municipality of Brockton will:

1. Encourage a spectrum of services that speak to the needs of all sectors of the community from youth, to families to seniors.
2. Implement an Integrated Community Sustainability Plan that incorporates the needs of all sectors of the Community and addresses the triple bottom line of economic, social and environmental needs of the Community as a planned approach for a sustainable future for the Community.
3. Identify and enhance opportunities to keep youth and young adults in the Community and encourage them to return to the Community.
4. Develop recreational, special interest and mentoring programs for seniors.

5.6 PLANNING

The Municipality of Brockton will:

1. Expand Town boundaries for new housing.
2. Plan with “Shall rather than ‘may or could’” Statements must include how, why, by whom.
3. Plan appropriate roads and services.
4. Consider aesthetics in design and approvals.
5. Consider infilling and its problems.
6. Plan for new commercial on Yonge South
7. Examine the new flow (erosion) of old river bed
8. Require new developments to incorporate sidewalks and street lights.
9. Encourage small business.
10. Develop a faster and more streamlined - planning department.



5.7 SERVICES

The Municipality of Brockton will:

1. Develop a transportation strategy to accommodate those without vehicles.
2. Continue to support Health Care (F.H.T., Clinic, Doctor recruitment and retention).
3. Provide holistic services, walk-in showers for seniors, common room in senior's housing complex and childcare.
4. Provide recreation that satisfies the needs of both young and old.

6.0 SUMMARY DISCUSSIONS

Each group of participants discussing the strategy was asked to present the strategy to the overall group and further conversation related to strategic directions ensued. Discussion was generally freewheeling however, there was a recognition of the inter-relationships between the various issues categories and strategies. During those discussions, the group made the following points:

1. The Official Plan needs to be a holistic document that forms a foundation for healthy Community.
2. Community's sustainability must consider the preservation of the heritage and culture of the Community along with the environment.
3. There is a need to focus more attention on the attributes related to the river including the trail facilities adjacent to the river and potential development.
4. Facilities in the Community should provide for a destination attraction related to the environment and the river.
5. The preservation of greenery and especially trees around the Community is important to the appearance and character of the Community.
6. There is need to recognize the importance of volunteers and their contribution to the Community. Volunteer work should be better coordinated in order to avoid volunteer fatigue and ensure Community involvement.
7. There are traffic issues in the downtown area that need to be reviewed and strategies developed, included in the traffic are issues related to parking.
8. There is a need to develop overnight accommodation within the Community.
9. The Official Plan must provide mechanisms for monitoring and implementing the strategies.
10. The aesthetics of the Community needs to be considered. Design Guidelines for development should be developed and enforced by the Municipality. Design Guidelines would include such things as sidewalks on both sides of the street, streetlights and consideration for dark sky lighting.
11. Care of seniors is important. Buildings and places should be designed to provide for interaction between seniors and between seniors and the rest of the Community.
12. Communities should be designed to provide for recreational and social opportunities for the young and old.
13. There needs to be a balance between requirements for "greening" the Community and economic development so that the cost of development in

order to fulfil the environmental conditions does not discourage development from occurring in the Community.

7.0 CONCLUSION

While lightly attended, the session provided excellent insight into the Community of Walkerton and will provide a strong foundation on which to develop strategies for future development. We appreciate the time and thoughtful efforts contributed by the participants, and will ensure that the information that they have provided to us will be considered in the development of the new Official Plan for Walkerton

Respectfully submitted,



Jim Dymont, BES, MCIP, RPP
PARTNER

JD/jm