

# Walkerton Official Plan And Brockton Comprehensive Zoning By-law Review

## Welcome to the Public Information Session!

**Sign in at the  
Registration Table,  
grab a name tag,  
and feel free to take  
home any of the  
handouts on  
display!**



Ask us any of your  
questions related to the  
background report and  
preliminary directions

**Browse  
Informational  
Boards**

Take a look through the  
informational boards for more  
detail on the draft directions for  
the updated Official Plan and  
Zoning By-law.

**Let us  
know  
what you  
think!**

We want to hear from you!  
Leave a sticky note with your  
thoughts and comments on the  
draft background report and  
directions.

**More Ways to  
Get Involved!**



Stay up to date on  
project updates on  
the Municipality's  
website



Send us your  
questions and  
comments:

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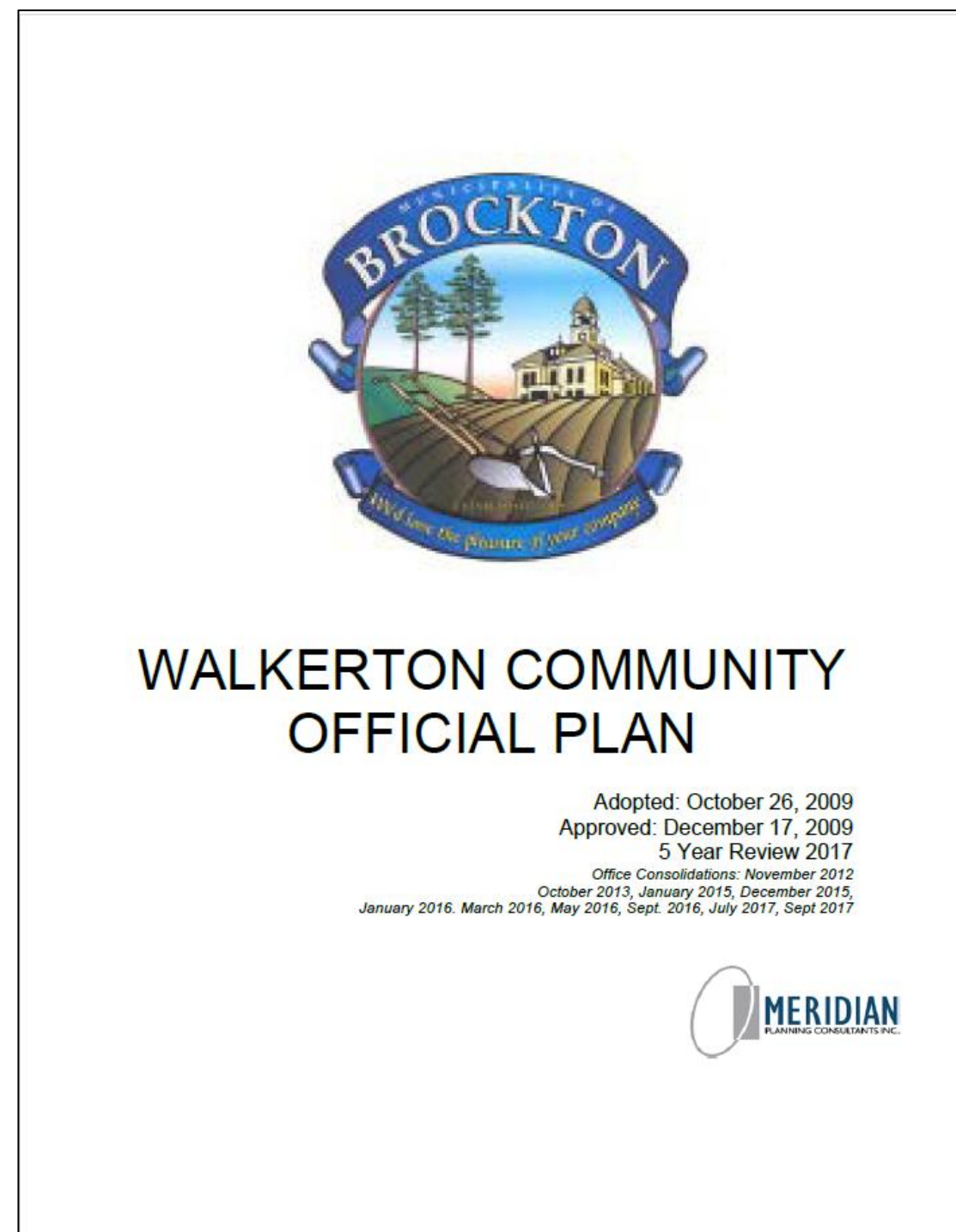
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# Walkerton Official Plan And Brockton Comprehensive Zoning By-law Review

## What is an Official Plan and Zoning By-law?

### Official Plan

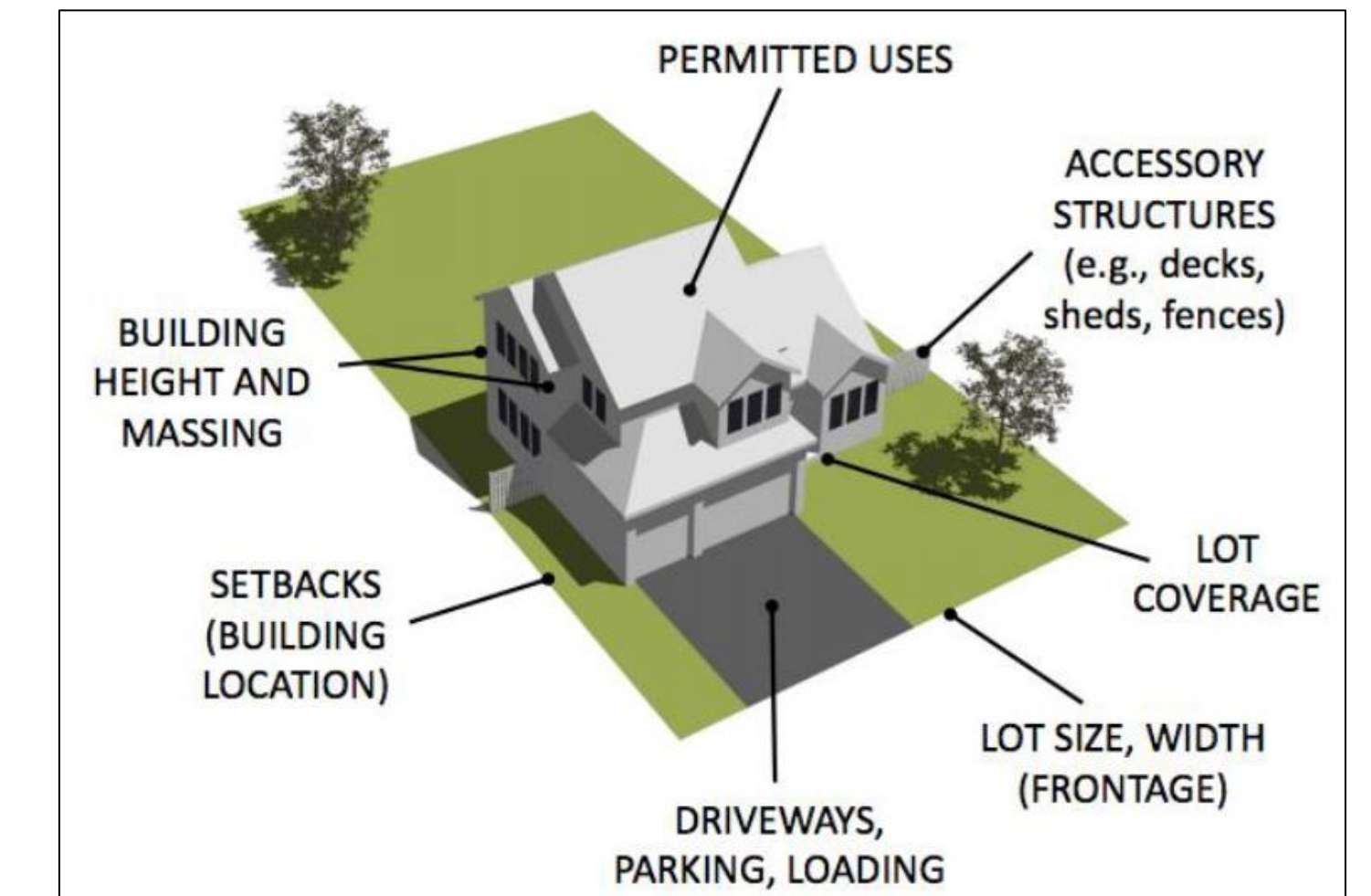


- Establishes policies for how land should and will be used to meet the needs of your community
- Adopted by Council and approved by Bruce County
- Must conform to the County Official Plan and must be consistent with the Provincial Planning Statement (PPS)
- Addresses planning matters such as:
  - Location of housing, businesses and industry
  - Phasing and shape of development (e.g., density, infill, affordability, etc.)
  - Protection of provincial interests (e.g., wetlands, floodplains, agricultural lands, cultural heritage, etc.)

**Note:** The Walkerton Official Plan only applies to the Walkerton area

### Zoning By-law

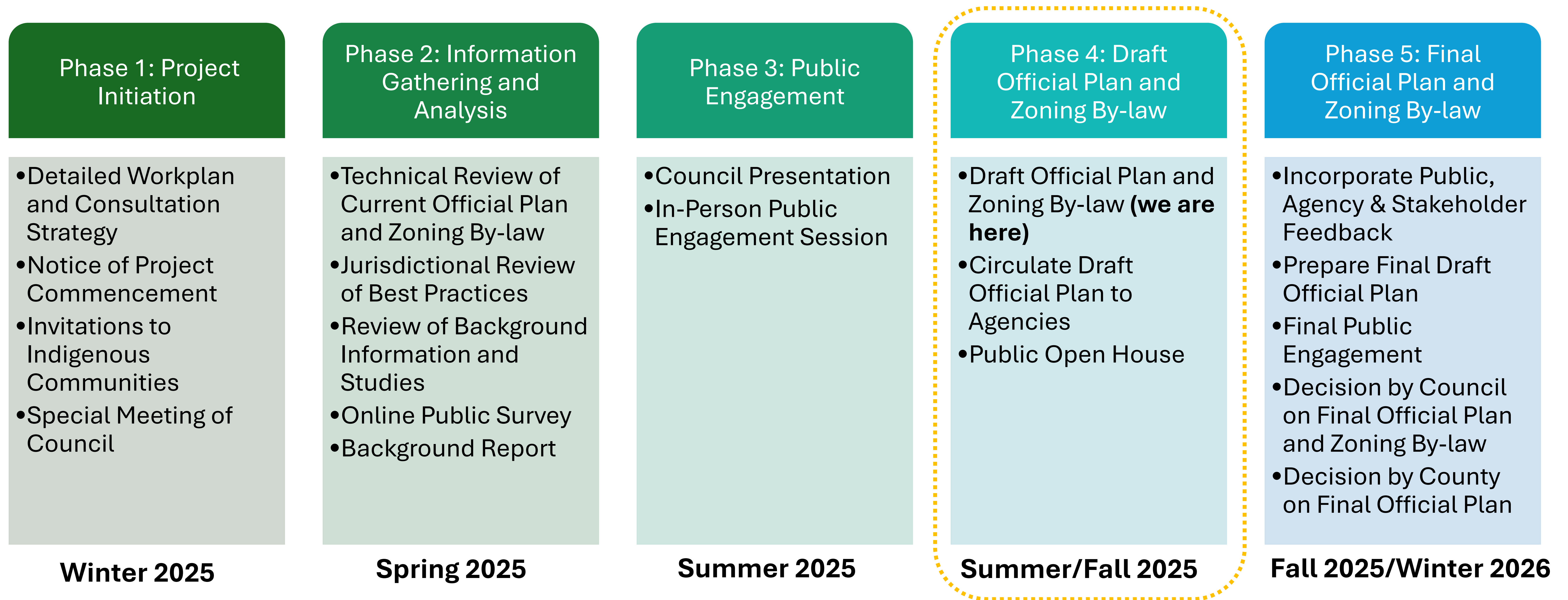
- Legal document which **implements the Official Plan**
- Adopted by Council
- Protects the public interest by regulating use of land and location of buildings/structures
- Specifies permitted uses, required setbacks, maximum size, parking and landscaping requirements, among others
- Legally enforceable requirements for new buildings/structures or use of land (i.e., building permits will not be issued if not in compliance with zoning)





# Walkerton Official Plan And Brockton Comprehensive Zoning By-law Review

## Project Scope and Timeline





# Walkerton Official Plan And Brockton Comprehensive Zoning By-law Review

## Background Report Findings and Draft Directions

### Growth and Settlement

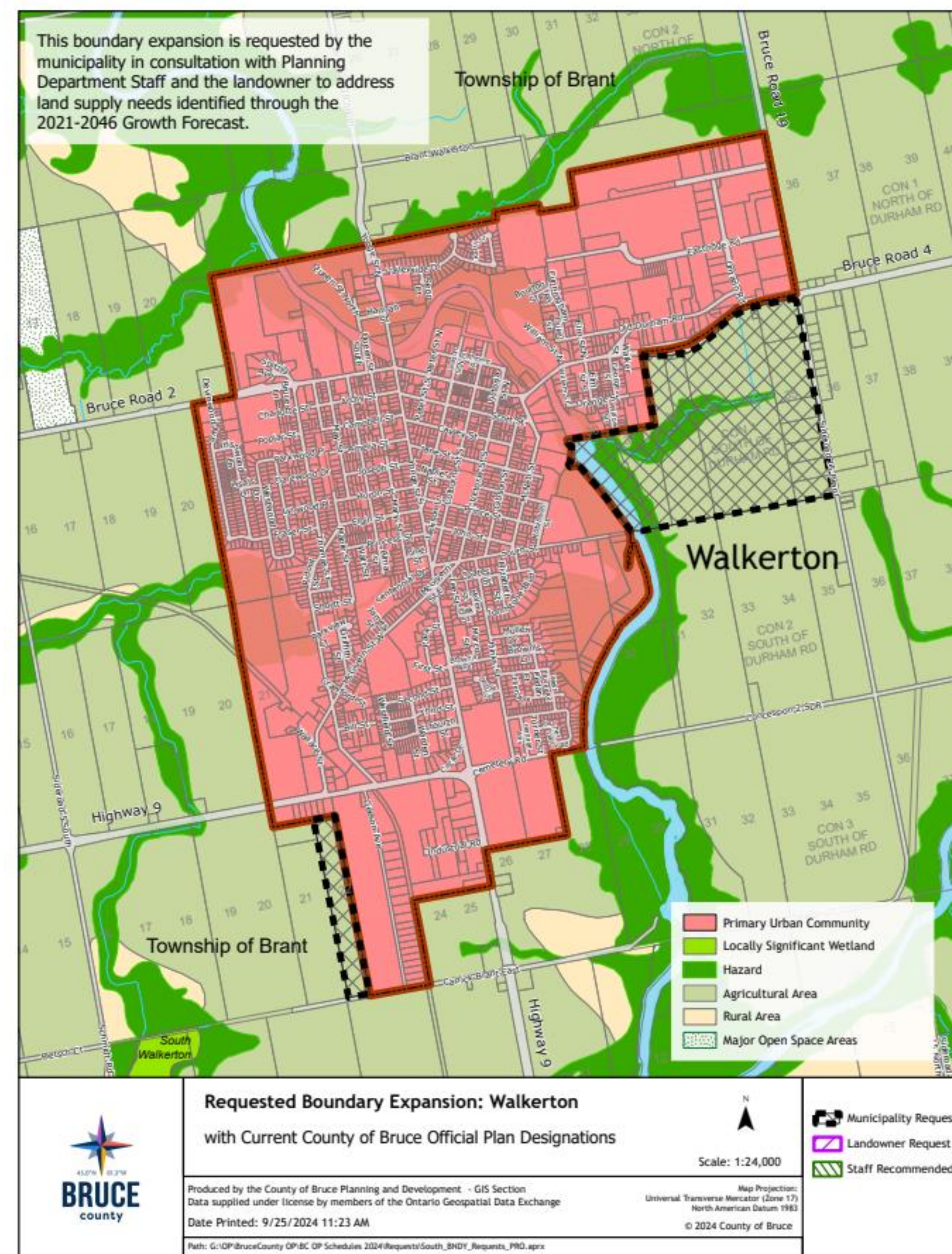
#### What We Know

- Population expected to grow to **13,200 in 2046**
- Need sufficient land and mix of uses to meet projected growth needs over next 20-30 years
- County Official Plan establishes a **15%** intensification target for Walkerton
- County Land Needs Assessment identified a **shortage of residential and commercial land** to meet projected growth
- Municipality submitted a request to include two new areas within its settlement area boundaries

#### Preliminary Directions

- Update plan horizon and growth forecasts
- Include both settlement boundary requests in Walkerton Urban Boundary
- Include policies to allow for expansions and minor adjustments to settlement area in accordance with Provincial and County requirements
- Update intensification target and phasing policies
- Create new mixed-use zone

**What are your thoughts? Leave your comments below!**





# Walkerton Official Plan And Brockton Comprehensive Zoning By-law Review

## Background Report Findings and Draft Directions

### Housing

#### What We Know

- Provincial policy requires we plan for a mix and range of housing types, sizes and tenures
- Additional Residential Units (ARU):
  - 2 are permitted as of right in the urban area on lots with certain dwelling types (i.e., single detached, semi-detached and townhouse)
  - 2 may be permitted in prime agricultural areas where a residence exists subject to criteria (i.e. MDS, compatibility, servicing)
- Provincial policy requires an affordable housing target and County Official Plan establishes a target of 30%

#### Preliminary Directions

- Establish policies for additional residential units
- Update policies regarding affordable and supportive housing
- Update residential density categories to increase residential densities and maximum building heights
- Update policies regarding infill and intensification
- Urbanize and streamline residential zone standards within Walkerton



**What are your thoughts? Leave your comments below!**



# Walkerton Official Plan And Brockton Comprehensive Zoning By-law Review

## Background Report Findings and Draft Directions

### Employment and Commercial Areas

#### What We Know

- Projected that jobs will grow from 4,670 in 2021 to **6,090 in 2046**
- Employment areas for industry need to be protected – Provincial policy now prohibits stand-alone retail, institutional and office in these areas
- Projected to have a surplus of employment land but need more commercial land
- Existing OP has a Business Park 1 and 2 designation - which leads to confusion

#### Preliminary Directions

- Delete Business Park 2 designation and redesignate those lands to Employment Area or Business Park, depending on the location
  - North of Creighton Road – Employment in specific areas. Everywhere else Business Park for greater flexibility.
- Prohibit stand-alone commercial, office, institutional or residential uses in designated Employment Area
- Provide improved direction regarding land use compatibility considerations
- Include a policy which requires that a certain proportion of land in the new settlement areas be commercial and institutional
- Streamline and consolidate zones



**What are your thoughts? Leave your comments below!**



# Walkerton Official Plan And Brockton Comprehensive Zoning By-law Review

## Background Report Findings and Draft Directions

### Climate Change



#### What We Know

- Climate change is a major concern as it leads to increased extreme weather events
- Over the next 30 years:
  - average temperature is expected to increase from 6.7 °C to 9.5 °C
  - The average annual precipitation is expected to increase by 9.5%

- PPS requires that municipalities plan for the impacts of climate change

#### Preliminary Directions

- Include climate mitigation as a goal in the plan
- Requirement stormwater management to consider the impacts of a changing climate
- Permit small-scale renewable energy facilities as on-farm diversified uses

### Parks and Open Space

#### What We Know

- Brockton has a wealth of park and open space areas
- Planning Act changed parkland dedication requirements since the Walkerton Official Plan was last updated
- Public access and connections are encouraged in the Plan

#### • Preliminary Directions:

- Update parkland dedication policies
- Include pedestrian connections on Schedule B - Roads of the Walkerton Official Plan



**What are your thoughts? Leave your comments below!**



# Walkerton Official Plan And Brockton Comprehensive Zoning By-law Review

## Background Report Findings and Draft Directions

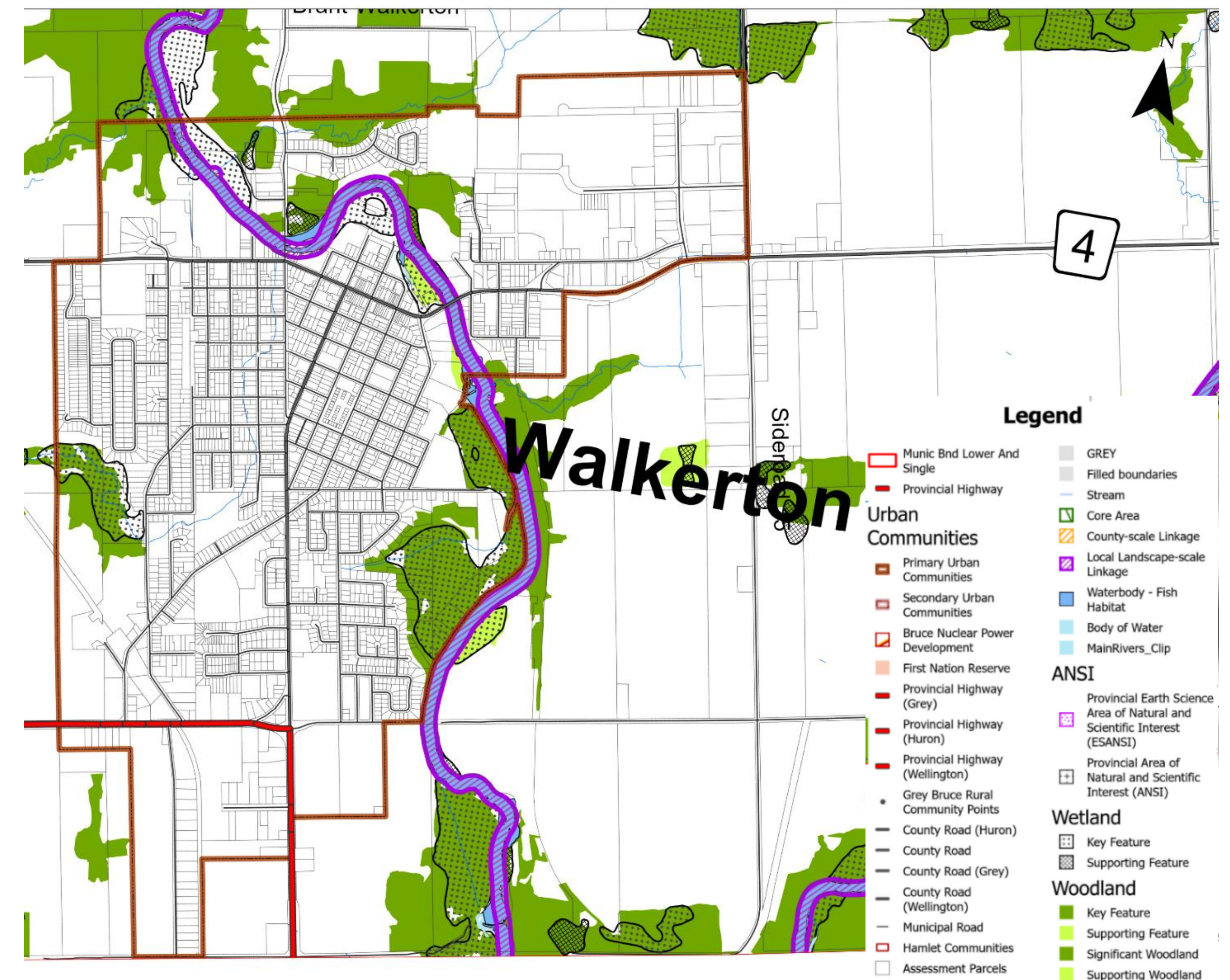
### Natural Environment and Hazards

#### What We Know

- PPS requires that natural features and areas are protected in the long term and prohibits development in certain areas
- PPS prohibits development in the floodplain and generally directs development away from other hazards
- PPS introduces policies regarding planning for wildfire hazards
- County Official Plan updates natural features policies and mapping in Brockton
- There are erosion hazard impacts for properties along Valleyside Drive, between Sepp Court and Karin Crescent.

#### Preliminary Directions

- Update schedules and policies in Walkerton Official Plan to refer to key natural features and areas identified in the County's Official Plan
- Require an Environmental Impact Study to support development proposed within or adjacent to a natural feature or hazard
- Include an appendix which shows potential wildfire hazard areas
- Provide improved policy direction for two-zone floodplain in Brockton
- Develop separate hazard lands schedule in Walkerton Official Plan for ease of reference



What are your thoughts? Leave your comments below!



# Walkerton Official Plan And Brockton Comprehensive Zoning By-law Review

## Background Report Findings and Draft Directions

### Rural and Agricultural Areas



#### What We Know

- PPS requires that prime agricultural lands are protected for the long-term
- County designated more prime agricultural lands in Brockton
- PPS limits permitted uses to agricultural, agriculture-related and on-farm diversified uses in prime agricultural areas

- Lot division is limited in prime agricultural area

#### Preliminary Directions

- Include provisions for On-Farm Diversified Uses
- Update definitions for agricultural and agriculture-related uses in accordance with the PPS
- Update permitted uses in prime agricultural area to align with the PPS and BCOP
- Update lot size provisions in accordance with the policies of the County Official Plan
- Update MDS (2017) requirements.
- Include provisions for temporary farm worker accommodations.

### Cultural Heritage

#### What We Know

- PPS directs that protected heritage properties be conserved and that development may not be permitted on lands with archaeological resources or potential
- PPS requires that indigenous communities are engaged early on to ensure their interests are protected
- There are 11 designated heritage properties in Brockton and 21 listed properties



#### • Preliminary Directions:

- Consider applying a holding symbol for properties with potential archaeological value
- Consider whether a heritage impact study should be required when development is proposed adjacent to properties with cultural heritage value

**What are your thoughts? Leave your comments below!**



# Walkerton Official Plan And Brockton Comprehensive Zoning By-law Review

## Background Report Findings and Draft Directions

### Other Considerations

- 1. Relationships with Indigenous Communities:** Truth and Reconciliation Commission calls municipalities to action for land use practices which recognize the value of **indigenous knowledge for land stewardship**. Walkerton Official Plan will require that indigenous communities are properly engaged and consulted in relation to land use planning and decision making.
- 2. Renewable Energy:** Updates to recognize Council's motion to prohibit renewable energy facilities on prime agricultural lands.
- 3. Cannabis Production:** Updates to Zoning By-law to define these facilities. These facilities will not be permitted as-of-right and amendment to the Zoning By-law will be required to develop them to ensure adverse effects are avoided.
- 4. Short-Term Rentals:** Define short-term rentals in the Zoning By-law and permit them where bed and breakfasts are permitted. Include other requirements such as the need to front onto a year-round municipally maintained road.
- 5. Urban Chickens:** Brockton's agricultural land supports local eggs and poultry, ensuring ample supply in the food chain. However, introducing backyard chickens in urban and hamlet areas may increase disease risk and demand for veterinary services, impacting existing poultry operations. Only recommending enabling language for a program in the Official Plan. Further study is required to implement a program of this nature.



**What are your thoughts? Leave your comments below!**



# Brockton Community Improvement Plan

## What is the Community Improvement Plan (CIP)?

### What is a CIP?



- The purpose of a CIP is to allow for municipal incentives to stimulate private sector investment in the community. A CIP is a planning tool that establishes a framework for achieving community improvements to rehabilitate and revitalize project areas.

- The CIP includes incentives to stimulate or encourage private and public sector investments and may include design guidelines for public and private sector improvements. The CIP can provide programs for municipal grants, loans, and rebates for private sector improvements.

### Where does Brockton's CIP apply?

- Applies to Walkerton, Downtown Walkerton and the focus areas of the hamlets of Cargill, Chepstow, Elmwood and Pinkerton. However, properties outside of the focus areas but within the settlement areas may be considered.

### Incentives under the current Brockton CIP

#### Façade Improvement Grant

- Covers 50% of costs for commercial building improvements to a maximum grant of \$3,000 or an interest free loan to a maximum of \$10,000

#### Signage Improvement Grant

- Covers 50% of costs for commercial building sign improvements to a maximum grant of \$1,500.

#### Accessibility Improvement Grant

- Covers 50% of the costs for accessibility improvements to commercial buildings to a maximum grant of \$2,000.

#### Farm Gate Improvement Grant

- Covers 50% of the costs for improvements to farm gate retail facilities to a maximum of \$1,500.

#### Environmental Stewardship and Energy Efficiency Program

- Covers 50% of eligible costs to improve the energy efficiency or conservation measures for commercial buildings to a maximum of \$3,000

#### Vacant and Underutilized Properties Conversion/Expansion Grant

- covers 50% of the costs to encourage conversion and revitalization of vacant or underutilized properties to a maximum grant of \$7,500

**Note:** While not offered under a specific program, the CIP includes Tax Increment Equivalent Funding (TIEF) which may be available for building improvements to provide tax assistance equal to all or a portion of the municipal property tax increase following the completion of the project. The assessed property value must increase by at least 25% after the project is complete for the applicant to receive the TIEF



# Brockton Community Improvement Plan

## Scope of Work?

### What is being reviewed?

Updates to the existing CIP to include:

- Incentives to encourage the development of **affordable or additional residential units**
- Incentives to cover **application fees** and **development charges**
- Wording to allow County partnership in Tax Increment Equivalent Fund
- Eligible area updates
- Housekeeping items

### Project Overview

#### Phase 1: Background Review

- Background Research
- Planning Directions Report (**We are here!**)
- Council Meeting

**Summer 2025**

#### Phase 2: Drafting the Updated CIP

- Prepare draft CIP
- Municipal Staff and Agency Review
- Revise draft CIP
- Statutory Public Meeting

**Fall 2025/Winter 2026**

### What are your thoughts? Leave a comment below



# Municipality of Brockton Housing Needs Study

## What is a Housing Needs Study?

### Support for the Housing Needs Study



- Municipality of Brockton may receive up to **\$3.4 million** in funding from the Canada Mortgage and Housing Corporation through the Housing Accelerator Fund

### Housing Needs Study

- A Housing Needs Study provides data to support **evidence-based decision making** at the local level about infrastructure and housing investments in order to build the most suitable housing for their communities.
- The study will help to gather **critical housing data** to guide decisions on the type and location of housing to build, as well as the infrastructure needed to support community growth.
- A Housing Needs Study is informed by data and research that describes **current and future housing needs** of a community and includes both:



#### Quantitative Research

##### Economic data, population and household forecasts

- % households in core housing need based on income and housing tenure (rental vs. owner)
- Max. affordable shelter costs
- Projected change in number of households by income category



#### Qualitative Research

##### Interviews, policy analysis, and stakeholder engagement

- Barriers to housing development in existing land use policy
- Personal experiences of housing need in Brockton
- Potential gaps in solutions proposed to address housing need

### Key Questions for the Study

- The Housing Needs Study will build on findings of the Bruce County **Housing Demographic Study** completed in 2023. The Housing Needs Study will provide recommendations for Brockton, guided by the following questions:



Where does the **greatest need** exist in your community for suitable, adequate, and affordable housing, now and in the future?



How can we set **meaningful targets for future housing development** and measure progress to support the right kind of housing for all residents?



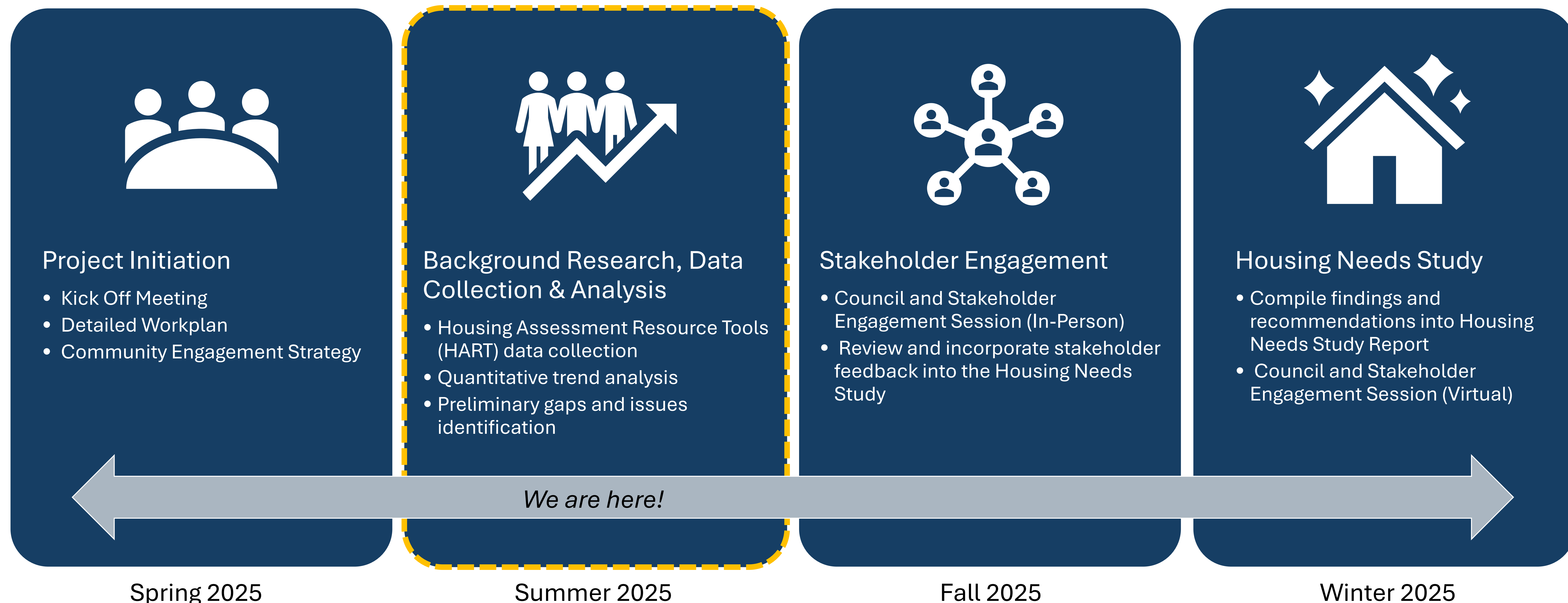
How many dwelling units, which types, and at what price points do we need to ensure that all current and future households can live in **suitable, adequate, and affordable housing**?

### How will the Housing Needs Study be used?

- The findings of the Housing Needs Study will guide **policy development** through the Walkerton Official Plan review, **support decision-making**, and inform the allocation of resources for local **housing-related initiatives**.



# Project Scope and Opportunities for Community Engagement



## More Ways to Get Involved!



Stay up to date on project updates on the Municipality's website.



Send us your questions and comments:

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