

June 10, 2025

Walkerton Official Plan and Municipal Wide Zoning By-Law Review

Background Report Presentation

David Welwood, RPP, MCIP
Alison Bucking, RPP, MCIP



Platinum
member



Agenda

01 Project Scope

02 Key Findings

03 Next Steps

04 Questions

What is the Walkerton Official Plan?

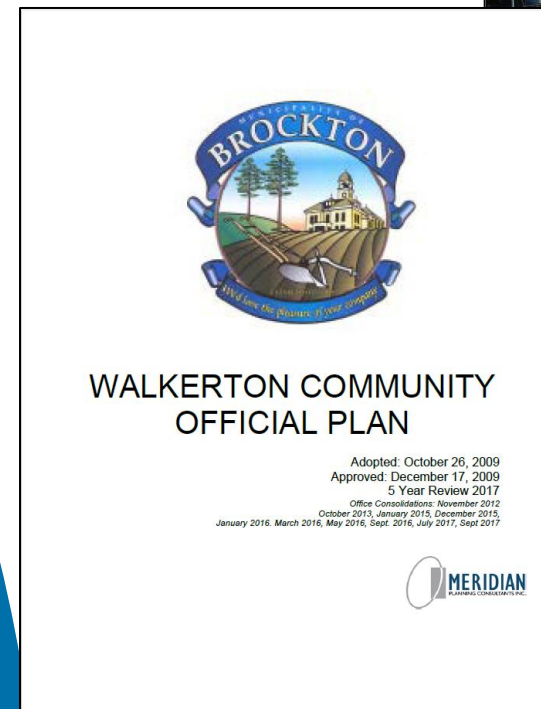
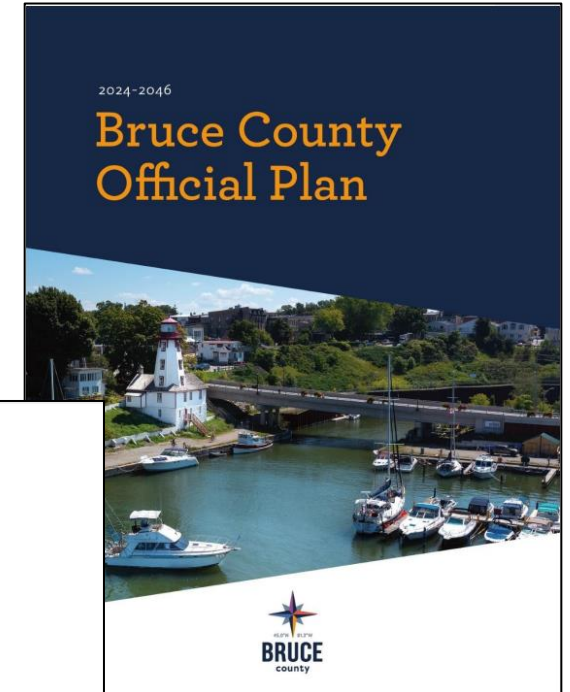
Current Walkerton Official Plan approved in 2009, with most recent comprehensive review in 2017.

Establishes policies for how land should and will be used to meet the needs of your community

Adopted by Council and approved by the County

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: applies only to Walkerton. The County OP is the Official Plan everywhere else in Brockton.

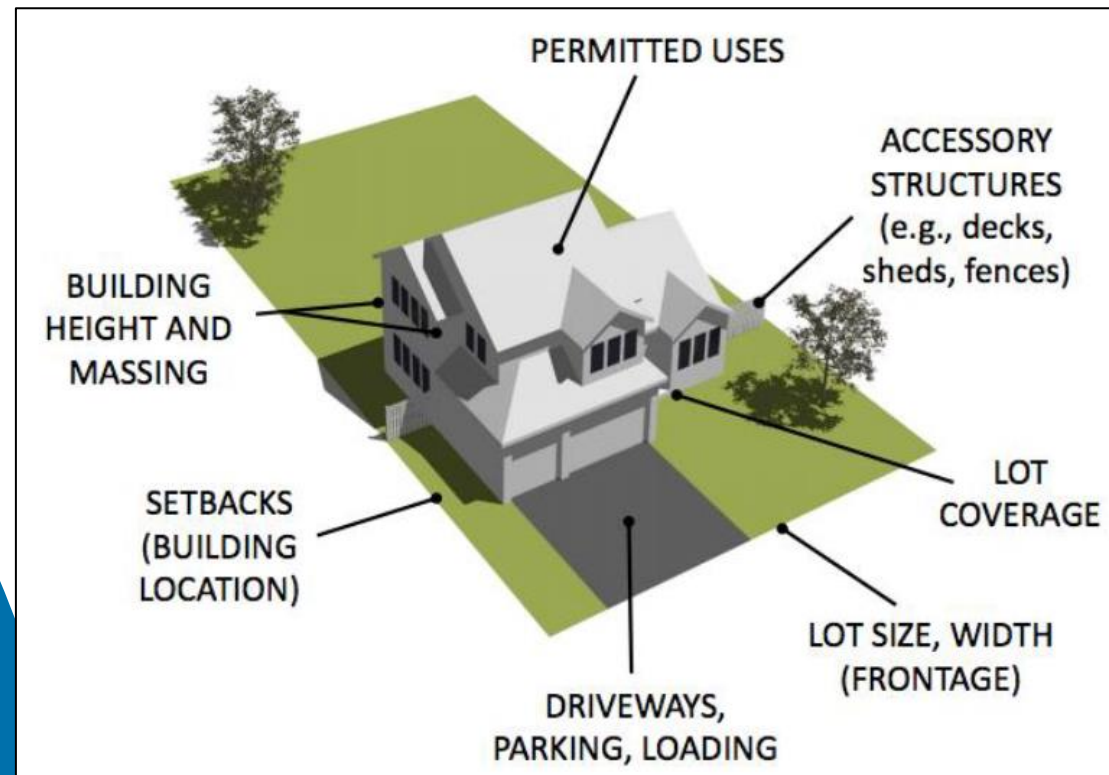
What is the Brockton Zoning By-law?

Current Brockton Zoning By-law approved in 2013

A legal document which implements the policies of the Official Plan

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)



Note: Zoning By-law applies to the entire municipality



Scope of Review

- Incorporate previous amendments
- Address recent legislative changes to the Planning Act – e.g., Bill 23, Bill 97, Bill 185 – which change the way municipalities plan for future development
- Ensure documents have regard to matters of Provincial Interest
- Ensure Consistency with new 2024 PPS and conformity with County Official Plan (including proposed amendments)
- Address certain local interests and issues

Project Goals:

Account for new and pressing issues affecting land use and development

Ensure conformity with Bruce County Official Plan

Reflect recent legislative changes and provincial policy

Provide a solid foundation to guide growth and development over the next 20-30 years

Project Overview



Scope of Background Review

- Provincial legislation, policies, plans and guidelines
- Bruce County policies and plans
- Saugeen Valley Conservation Authority documents and policies
- Walkerton Official Plan and Brockton Zoning By-law
- Brockton documents and guidelines including:
 - Master Servicing Plan
 - Development Charges Background Study
 - Preliminary Planning Analysis in Support of a Request for the Expansion
- Statistics Canada information
- Public Survey Data

NOTE: Background Report is the blueprint for the Official Plan and Zoning By-law updates



What We Heard: Engagement Plan

	Method	Objective	Timing
	Public Surveys	To provide an opportunity for members of the public and stakeholders to identify areas for consideration and new ideas to inform the project.	Phase 2- March to April 2025
	Public Information Session	To provide an in-person opportunity introduce the project to the public and provide the preliminary results of the background research thus far.	Phase 3 – June 18 2025
	Statutory Public Open House	To provide members of the public and stakeholders an informal opportunity to review the draft documents and directions and ask questions/make comments.	Phase 4 - September 2025
	Statutory Public Meeting	To provide members of the public, stakeholders and council a formal opportunity to provide comments and ask questions	Phase 5 - December 2025

What We Heard: Survey Results

What do you value most about the community of Walkerton?



A word cloud in a light blue speech bubble shape. The words are in various shades of blue and green, with 'historical housing' and 'natural features' being the largest. Other words include 'walkability', 'parks and housing', 'green space and trails', 'preserve downtown', 'small town feel', '15-minute city', 'community spirit', and 'nature'.

green space and trails
preserve downtown
walkability
nature small town feel
historical housing
parks and housing
natural features
15-minute city
community spirit

- Two surveys and a total of 14 responses received
- Walkerton's most valuable assets: heritage, natural features, small town feel and walkability
- OP survey explored three themes: Housing, Economic Development and Natural Environment and Cultural Heritage
- Zoning survey focused on getting feedback about useability and functionality
- Identified need for range of housing types: seniors housing, additional residential units, townhouses, apartments etc.
- Opportunities for additional business growth: use underutilized buildings, attract new businesses and more industrial uses
- Need to protect green space

Key Themes of Background Review



Growth and Settlement
(where and how to grow)



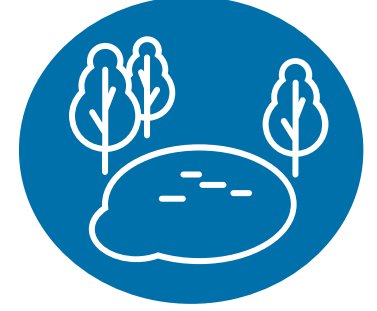
Housing
(i.e. affordable, additional residential units)



Employment
(i.e. employment lands, economic development)



Climate Change
(i.e. adaption, mitigation)



Natural Heritage and Hazards
(i.e. setbacks, permitted uses)



Rural and Agricultural Areas
(i.e. on-farm diversified uses, permitted uses)



Parkland



Cultural Heritage

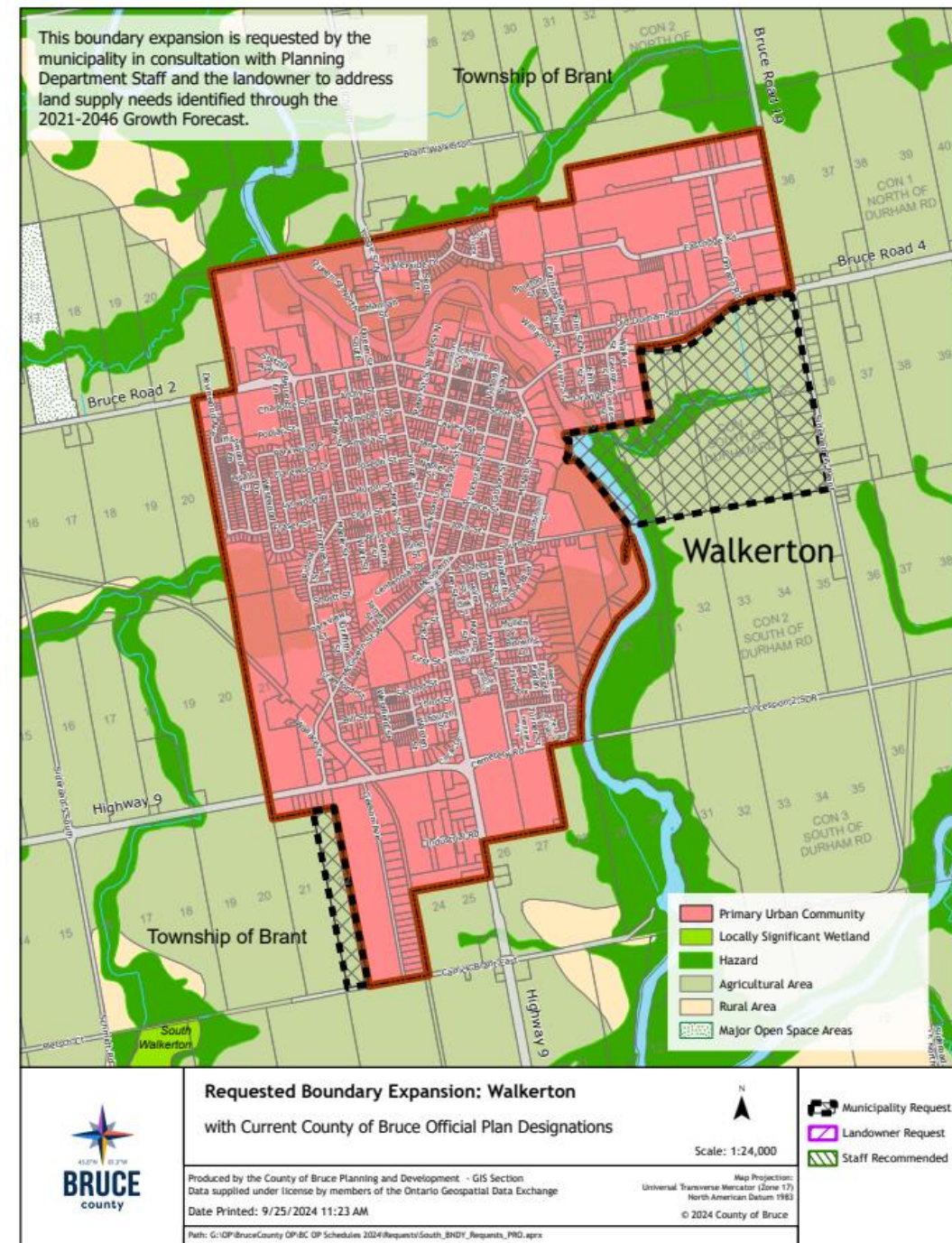


Other Considerations

Growth and Settlement

What we know:

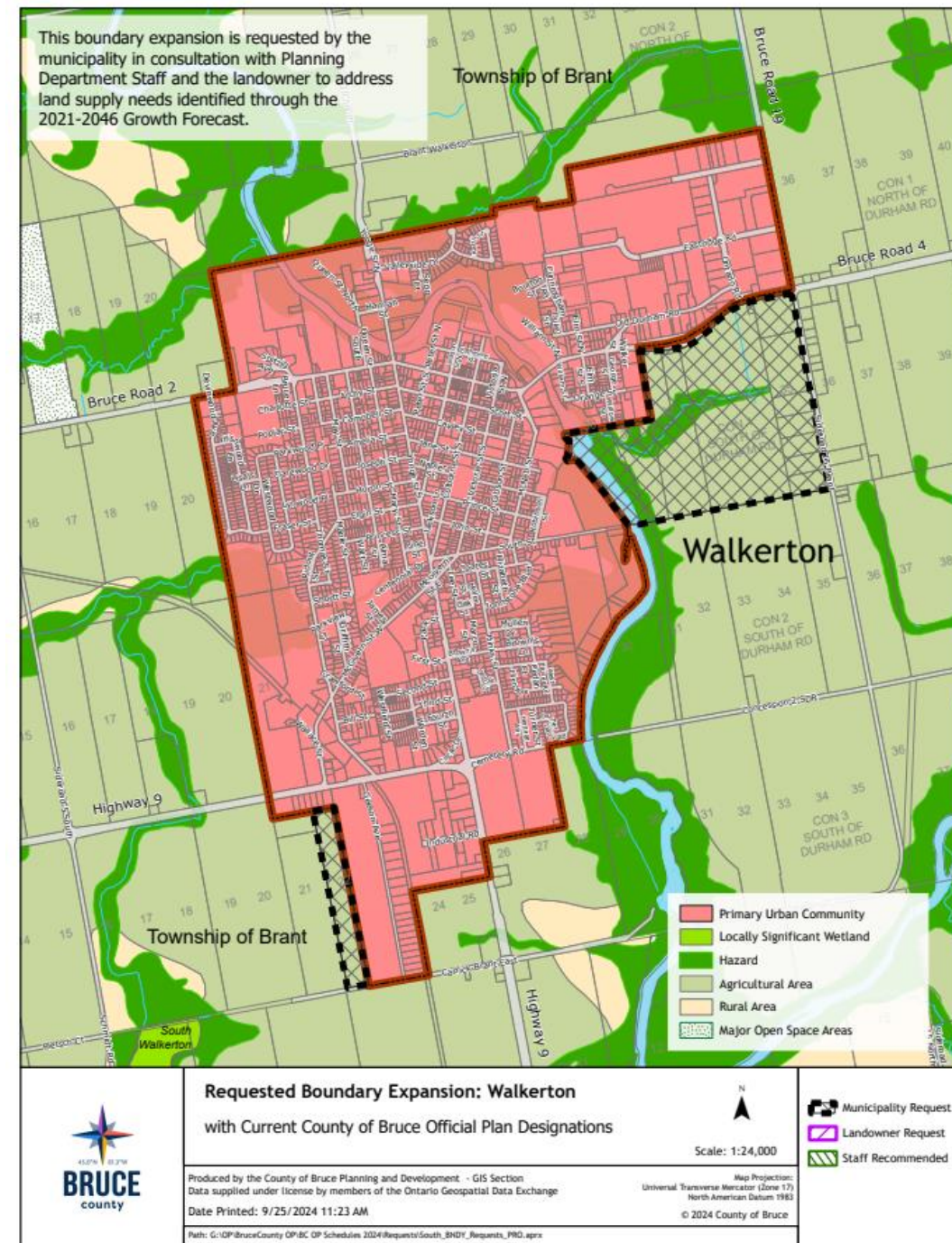
- Population expected to grow from 10,000 in 2021 to 13,200 in 2046
- Need sufficient land and mix of uses to meet projected growth needs over next 20-30 years
- County Official Plan establishes a 15% intensification target for Walkerton
- County Land Needs Assessment identified a shortage of residential and commercial land to meet projected growth
- Municipality submitted a request to include two new areas within its settlement area boundaries
- Specific criteria must be satisfied to add lands to the settlement area boundary per PPS and County Official Plan



Growth and Settlement

Preliminary Directions:

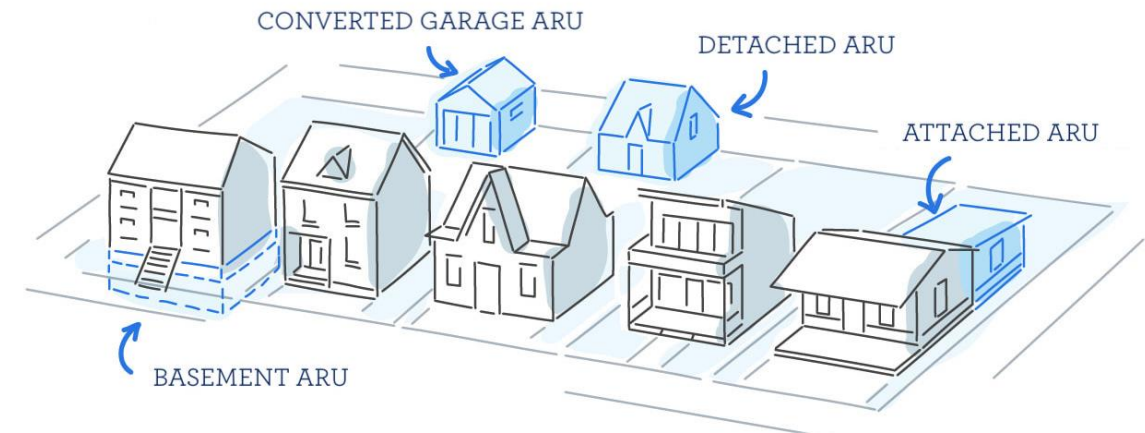
- Update plan horizon and growth forecasts
- Include both settlement boundary requests in Walkerton Urban Boundary (this might require an amendment to the BCOP)
- Include policies to allow for expansions and minor adjustments to settlement area in accordance with Provincial and County documents
- Update intensification target and phasing policies
- Consider including policy to allow for future identification of Strategic Growth Area
- Create new mixed-use zone



Housing

What We Know:

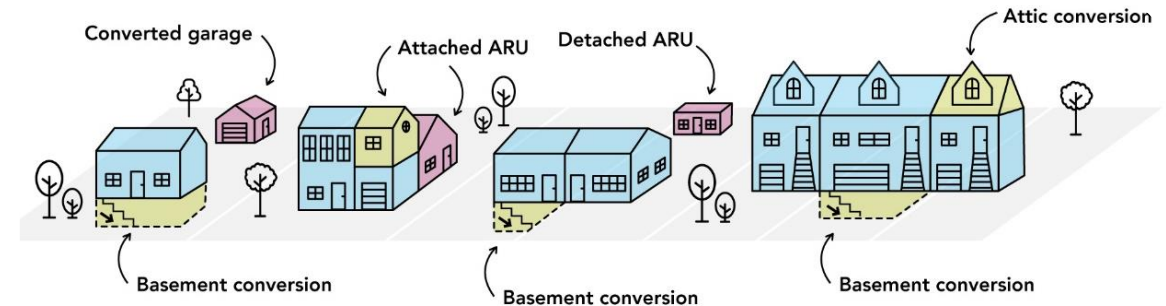
- Provincial policy requires we plan for a mix and range of housing types, sizes and tenures
- We need to ensure there is sufficient land designated to accommodate residential growth for a minimum of 15 years
- Additional Residential Units (ARU):
 - 2 are permitted as of right in the urban area with certain dwelling types
 - 2 may be permitted in prime agricultural areas where a residence exists subject to criteria (i.e. MDS, compatibility)
- Provincial policy requires an affordable housing target and County establishes a target of 30%
- Majority of dwellings in Brockton are single detached (76.7%).
- Residential density policies in Official Plan are restrictive



Housing

Preliminary Directions:

- Establish policies for additional residential units
- Update policies regarding affordable and supportive housing
- Update residential density categories to increase permitted residential densities and maximum building heights
- Update policies regarding infill and intensification
- Redesignate employment lands which were rezoned residential through the MZO
- Urbanize and streamline residential zone standards within Walkerton



Employment and Commercial Areas

What We Know:

- Proximity to GTA, historic downtown and industries makes it attractive to businesses
- Projected that jobs will grow from 4,670 in 2021 to **6,090 in 2046**
- Projected to have a surplus of employment land but need more commercial land
- Employment areas for industry need to be protected – PPS now prohibits stand-alone retail, institutional and office in these areas
- Existing OP has a Business Park 1 and 2 designation - which leads to confusion
- Many different zones to implement OP in Zoning By-law



Employment and Commercial Areas

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 Area in specific areas. Business Park everywhere else for flexibility.
- Include employment area removal policies
- Prohibit stand-alone commercial, office, institutional or residential uses in employment areas
- 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
- Add more flexibility for site plan design
- Streamline and consolidate zones



Parks and Open Space

What We Know:

- Brockton has abundant parks and open space areas
- Planning Act changed parkland dedication requirements since OP was last updated
- Pedestrian and cycling connections are encouraged in the Plan

Preliminary Directions:

- Update parkland dedication policies
- Include pedestrian connections on Schedule B-Roads



Changing Climate

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



Changing Climate

Preliminary Directions:

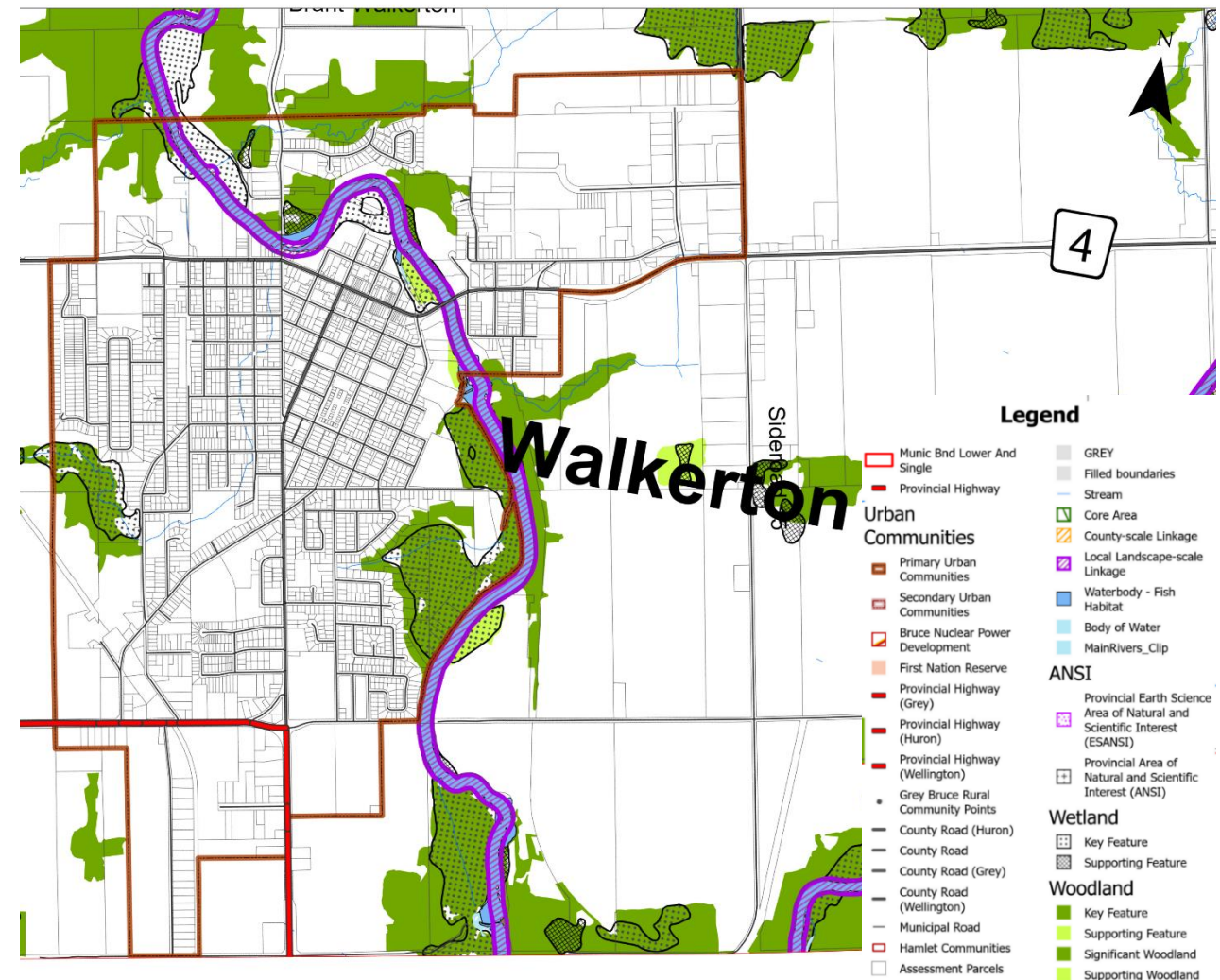
- Include climate mitigation as a goal in the plan
- Include policies to encourage green infrastructure to complement traditional infrastructure
- Requirement stormwater management to consider the impacts of a changing climate
- Permit small-scale renewable energy facilities as on-farm diversified uses



Natural Environment and Hazards

What We Know:

- Brockton boasts a vast natural system with associated hazards
- PPS requires that natural features and areas are protected for 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
- Erosion hazard impacts properties along Valleyside Drive, between Sepp Court and Karin Crescent.

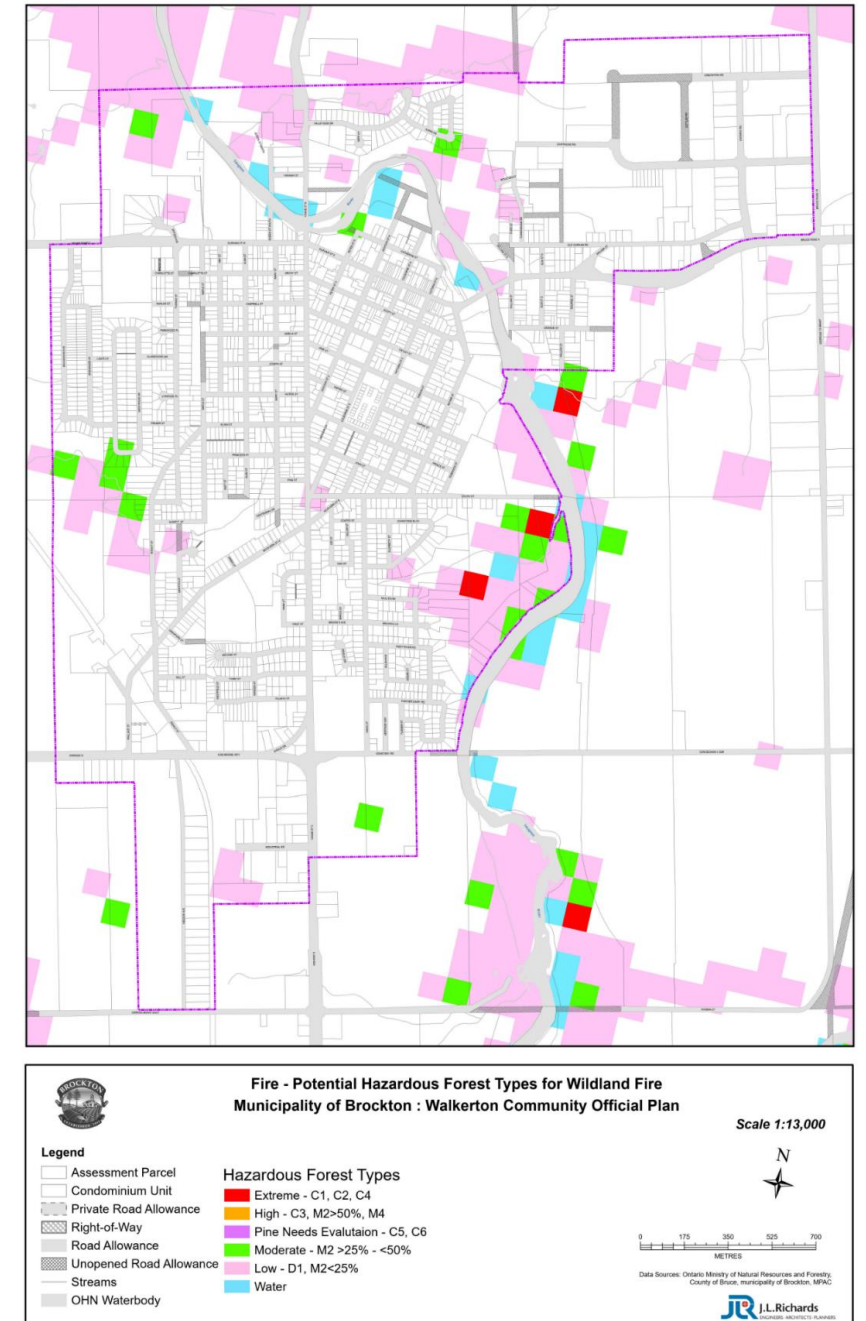


Note: this is mapping from the draft County Official Plan, which is subject to change

Natural Environment and Hazards

Preliminary Directions:

- Update schedules and policies to reflect updates to County Official Plan regarding key natural features and areas
- 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 for ease of reference



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
- PPS provides for a greater range of uses in rural areas



Rural and Agricultural Areas

Preliminary Directions :

- Include provisions for on-farm diversified uses
- Update definitions for agricultural and agriculture-related uses in accordance with the PPS
- 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.

Note: these are only applicable to the Zoning By-law



Cultural Heritage

What We Know:

- PPS directs that protected heritage properties be conserved and prohibits development 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
- Walkerton OP includes enabling policies to protect cultural heritage

Preliminary Directions:

- Consider whether Council would like to require a heritage impact study where development is proposed adjacent to a property with cultural heritage value
- Consider applying a holding symbol for properties with potential archaeological value



Other Considerations

- Reviewed potential for urban backyard chickens – determined that they may not be appropriate for a Municipality with a large agricultural land base
- Reviewed Official Plan for Indigenous reconciliation and treaty rights considerations and made recommendations
- Reviewed Cannabis Production policies – require a zoning by-law amendment to implement them in rural/agricultural area
- Prepared directions for short term rentals –treat them like a bed and breakfast
- Recommended implementation updates



Next Steps/Get Involved

Phase 3: Public Engagement

- Council Presentation (**WE ARE HERE**)
- In-Person Public Engagement Session (**June 18, 2025**)

Phase 4: Draft Official Plan and Zoning By-law (**Summer/Fall 2025**)

- Draft Official Plan and Zoning By-law
- Circulate Draft Official Plan to Agencies
- Public Open House

Phase 5: Final Official Plan and Zoning By-law (**Fall/Winter 2025**)

- Incorporate Public, Agency & Stakeholder Feedback
- Prepare Final Draft Official Plan
- Final Public Engagement
- Decision by Council on Final Official Plan and Zoning By-law
- Decision by County on Final Official Plan

- Attend the public engagement sessions!
- Attend or speak at a Council Meeting
- Send written comments to staff
- Visit the project webpage for further details and to stay up to date:
<https://www.brockton.ca/business-development/planning-and-development/>

Thank you!



We welcome any questions, comments, or discussion at this time.



David Welwood, RPP, MCIP
Senior Planner
dwelwood@jlrichards.ca



Alison Bucking, RPP, MCIP
Planner
abucking@jlrichards.ca



Rebecca Elphick, RPP, MCIP
Planner
relphick@jlrichards.ca



www.jlrichards.ca