



Municipality of Brockton Planning Report



To: The Municipality of Brockton Council
From: Dieter Wetz, Building and Planning Manager/CBO
Date: June 8, 2021
Application: Holding Symbol Removal
File: Z-2020-020

Recommendation

Subject to receipt of Agency comments related to the proposed “H” – holding removal:

That Council authorize Municipal Staff to proceed with the removal of the Holding symbol conditional upon no negative comments or comments of concern from all commenting Agencies from the property currently zoned as HR-12-H – Hamlet Residential Special with a Holding because the proponent has met the conditions of the Holding.

Summary

In April 2020, the Municipality of Brockton Council approved an application for re-zoning for 2564744 Ontario Ltd c/o Devin Clancy to permit HR-Hamlet Residential land use at GREENOCK CON 7 PT LOT 5 RP;3R10159 PARTS 1 AND 2 (Greenock), Municipality of Brockton. The property was placed in a HR-Hamlet Residential site-specific zone with a Holding (HR-12-H). The Holding does not permit development until the completion of a lot grading and drainage plan and associated works have been implemented to the satisfaction of the Municipality of Brockton.

The proponent has provided a lot grading and drainage plan for the subject lands, which has been reviewed by Municipal Staff and is to the satisfaction of the Municipality of Brockton Building and Planning Department for the construction the proposed single detached dwellings. Municipal staff have granted permission for a temporary driveway entrance onto the subjects with the understanding and acknowledgement from the proponent that the installation of the any required driveway culverts to be installed. Municipal staff can rely upon the Comprehensive Zoning By-Law 2013-26 section 3.26.9.8 – “All driveways shall require a permit from the appropriate approval authority and shall be constructed and maintained in accordance with applicable municipal by-laws.” and Municipal By-law 2002-23 being cited as “a By-law Regulating the

Construction and Maintenance of Driveways and Entrances” to ensure the satisfactory installation and construction of the driveways and entrances.

Based on the above, the proponent has demonstrated that fulfillment of the requirements of the Holding can be achieved and staff are supportive of the removal so that development can proceed.

Please note that removal of a Holding does not have associated appeal rights.

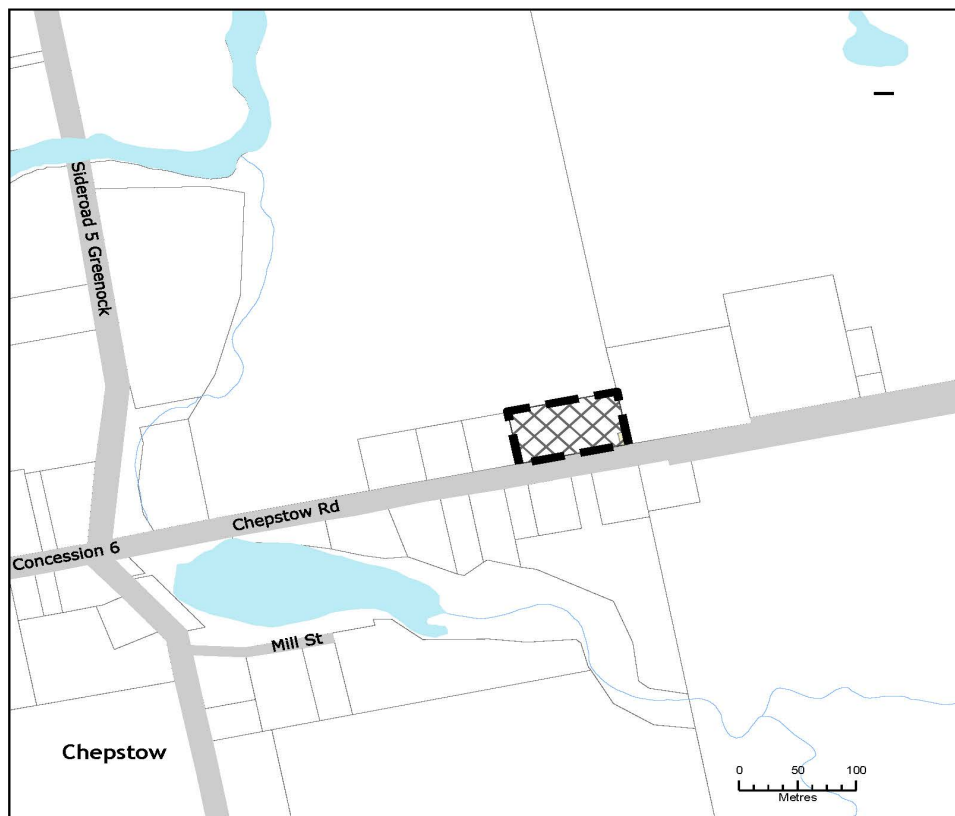
The application is consistent with the Provincial Policy Statement and conforms to the County Official Plan and the local Official Plan. The proposal is representative of good land use planning.



Staff recommend approval of the proposed Holding Symbol Removal conditional upon receipt of no negative comments or comments of concern from all commenting Agencies.

Staff will report back to Council on the status of the holding removal.

Map

Concession 7 Part Lot 5 RP 3R10159 Parts 1 & 2
Municipality of Brockton (geographic Township of Greenock)



-  Subject Property
-  Lands to be zoned HR-12- Hamlet Residential Special Holding