

Report to Council

Report Title: Site Plan Control Agreement Template Update

Prepared By: Dieter Weltz Building and Planning Manager/CBO

Department: Building and Planning

Date: June 22, 2021

Report Number: BLDG2021-14 **File Number:** C11BU

Attachments:

Recommendation:

That the Council of the Municipality of Brockton hereby approves Report Number BLDG2021-14 - Site Plan Control Agreement Template Update, prepared by Dieter Weltz, Building and Planning Manager/CBO and in doing so authorizes staff to contact the municipal solicitor to develop a new Site Plan Agreement Template and to bring forward the applicable by-laws to be revised in the future.

Report:

Background:

The Municipality of Brockton is moving forward with plans for the expansion of the East Ridge Business Park. As Council is aware, each of the lots that are sold in the East Ridge Business Park are subject to site plan control to ensure adequate drainage/grading and other site characteristics.

By-law #85-52 is a by-law that established all of the limits of the former Town of Walkerton as an area within Site Plan Control as anticipated in the Planning Act. By-law 2012-21 augments the designation made in by-law #85-52 and authorizes a Site Plan Control Agreement to be used as the template for lots outside of the East Ridge Business Park. By-law 2003-18 authorizes the Site Plan Control Agreement to be used as the template for lots within the East Ridge Business Park.

Needless to say, it has been a significant amount of time since both of these standard template agreements were reviewed. There may have been legislative changes or other best practices for these types of lands that have not been incorporated into these agreements.

Analysis:

Due to the age of the referenced By-Laws and Agreements, staff are proposing a review and potential updates of these Agreements and By-laws to tie in with the expansion and new developments of lands within the East

Ridge Business Park. agreements be implemented. Any proposed By-Law amendments will be brought forth at a future Council meeting once the review has been completed for Council's consideration.

Overall, these templates provide the starting point for staff to begin negotiating with the developers in consultation with the municipal engineers. As a result, each Agreement is different and they are all brought forward for Council's consideration and potential passing. Rather than adopting the template as a by-law again, it may be best to allow staff the authorization to update the template from time to time in consultation with the municipal engineers and solicitor, noting that the final agreement negotiated with the developer will always be brought forward for Council to consider.

Sustainability Checklist:

What aspect of the Brockton Sustainable Strategic Plan does the content/recommendations in this report help advance?

- Do the recommendations help move the Municipality closer to its Vision? Yes
- Do the recommendations contribute to achieving Cultural Vibrancy? Yes
- Do the recommendations contribute to achieving Economic Prosperity? Yes
- Do the recommendations contribute to Environmental Integrity? Yes
- Do the recommendations contribute to the Social Equity? Yes

Financial Impacts/Source of Funding:

- Do the recommendations represent a sound financial investment from a sustainability perspective? Yes

Any expense incurred for engaging with the Municipal Solicitor for the update or review of the standard Site Plan Control Agreement templates will be allocated to the 2021 Planning and/or Building Operating Budgets under Legal Services.

Reviewed By:



Trish Serratore, Chief Financial Officer

Respectfully Submitted by:



Dieter Wetz, Building and Planning Manager/CBO

Reviewed By:



Sonya Watson, Chief Administrative Officer