

Report to Council

Report Title: Walker West Subdivision Conditional Building Permit Agreements Phase 2

Prepared By: Dieter Weltz Building and Planning Manager/CBO

Department: Building and Planning

Date: July 13, 2021

Report Number: BLDG2021-18

File Number: C11BU, D12WA

Attachments: Conditional Building Permit Agreement Template Phase 2

Recommendation:

That the Council of the Municipality of Brockton hereby receives Report Number BLDG2021-18 – Walker West Subdivision Conditional Building Permit Agreement Phase 2, prepared by Dieter Weltz, Building and Planning Manager/CBO and in doing so authorizes staff to entering into agreement for lands in a form satisfactory to the municipal solicitor within Phase 2 of the Walker West Subdivision upon receipt of a building permit application prior to the water booster pumping station being complete and operational for the purposes of a Conditional Building Permit prohibiting Occupancy, with the final form of agreement coming forward at the next meeting to be ratified by Council.

Report:

Background:

As the subject lands within Phase 2 of the Walker West Subdivision near final approvals and applicable agreements, the completion and operation of the water booster pumping station is necessary to provide adequate water supply to the subject lands. As potential residential development within Phase 2 of the subdivision could occur concurrently with the construction of the water booster pumping station staff are of the opinion that it is necessary to enter into a conditional building permit agreement for the interim residential development within Phase 2.

Analysis:

The Conditional Building Permit is to ensure that while the residential development proceeds there are the necessary agreements in place to ensure that occupancy of the buildings does not occur until such as time as the water booster pumping station is complete and operational. Staff are seeking Council approval to authorize staff to enter into agreement for issuance of a conditional building permit agreement attached for any building permit application received that requires the water booster pumping station to provide sufficient water supply.

At the time of this report the Municipal Solicitor is reviewing the terms and conditions of the draft conditional permit agreement. A conditional building permit will only be issued at such time as all other applicable requirements and agreements are confirmed complete and in effect in respect to Phase 2 of the Walker West Subdivision.

The agreement will be provided to Council as soon as possible. Delaying this until August will not allow building permits to be issued and will hold up advancing this development if all associated agreements have been resolved.

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? N/A
- Do the recommendations contribute to achieving Economic Prosperity? Yes
- Do the recommendations contribute to Environmental Integrity? N/A
- Do the recommendations contribute to the Social Equity? N/A

Financial Impacts/Source of Funding:

- Do the recommendations represent a sound financial investment from a sustainability perspective?
N/A

There are no financial impacts on the Municipality related to this report.

Reviewed By:



Trish Serratore, Chief Financial Officer

Respectfully Submitted by:



Dieter Weltz, Building and Planning Manager/CBO

Reviewed By:



Sonya Watson, Chief Administrative Officer