

Report to Council

Report Title: 2275710 ONTARIO LIMITED Site Plan Control Agreement East Ridge Business Park

Prepared By: Dieter Wetz, Building and Planning Manager/CBO

Department: Building and Planning

Date: December 14, 2021

Report Number: BLDG2021-34 **File Number:** C11BU, D11

Attachments: Site Plan Control Agreement

Recommendation:

That the Council of the Municipality of Brockton hereby approves Report Number BLDG2021-34 – 2275710 ONTARIO LIMITED – Municipality of Brockton Site Plan Control Agreement, prepared by Dieter Wetz, Building and Planning Manager/CBO and in doing so approves a By-Law coming forward authorizing entering into a Site Plan Control Agreement with Mr. Aaron Fleischauer as authorized agent for 2275710 ONTARIO LIMITED, for PT LT 33 CON 1 NDR, BRANT, PTS 1, 2, 3, 3R9765 MUNICIPALITY OF BROCKTON within the East Ridge Business Park, Walkerton with the subject property being east of the existing Solar Panel site.

Report:

Background:

John Ernewein Limited on behalf of the owner of the subject lands, has made submission for entering into a Site Plan Control Agreement related to building and development of the subject lands in the East Ridge Business Park. The proposed site development is to construct an approximate 670m² building to be used for the purposes of a welding and millwrighting business.

Analysis:

Municipal Staff in consultation with B.M. Ross have reviewed the proposed site plan and are of the opinion that the propose site plan is in general conformity with the overall development.

Through review and consultation, the developer and their engineer have addressed comments provided by the Municipal staff. There is however one area that will require additional attention in the future with respect to the adjacent developer at the southwest of the property with respect to addressing lot grading and drainage. As the Municipal staff and our Engineer are aware of this we will work with all parties proceeding forward to ensure that surface flows and lot grading and drainage is addressed appropriately with respect to adjacent developments.

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? N/A

Financial Impacts/Source of Funding:

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

The financial considerations for entering into the Site Plan Control Agreement will be incurred by the Owner as stipulated within the agreement.

Reviewed By:



Trish Serratore, Chief Financial Officer

Respectfully Submitted by:



Dieter Weltz, Building and Planning Manager/CBO

Reviewed By:



Sonya Watson, Chief Administrative Officer