

## Report to Council

**Report Title:** CONEX, CANADA INC. 37 Yonge St. Site Plan Control Agreement

**Prepared By:** Dieter Weltz, Building and Planning Manager/CBO

**Department:** Building and Planning

**Date:** March 8, 2022

**Report Number:** BLDG2022-07 **File Number:** C11BU, D11

**Attachments:** Site Plan Control Agreement with Plans

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### Recommendation:

That the Council of the Municipality of Brockton hereby approves Report Number BLDG2022-07 – CONEX, CANADA INC. 37 Yonge St. Site Plan Control Agreement, prepared by Dieter Weltz, 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. Mario Garcia as authorized agent for CONEX CANADA INC., for PT PARK LT 38 PL 162 PT 1 & 2 3R3215 T/W R367382, BROCKTON PIN 33196-0105 (LT) with civic address 37 Yonge Street, Walkerton.

### Report:

#### Background:

Travis Burnside from Cobide Engineering Inc. on behalf the owner of the subject lands, has made a submission for entering into a Site Plan Control Agreement related to building and development of the subject lands at 37 Yonge Street Walkerton. The proposed site development incorporates the construction of a total of nine residential row townhouse units.

#### 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 municipal standards and requirements for the overall site development. Through the review and consultation with Municipal Staff, the consulting Engineer for the owner has addressed comments provided by Municipal staff.

Additional comments to Council on the proposed site development are as follows, the present zoning for the property is R3-Residential with special provision R3-10 which permits the proposed row town house units. Extensions of the existing sidewalks on the west side of Yonge Street have been incorporated as part of the proposed site development works as shown on the proposed plans. The proposed sidewalks will extend to the new driveway entrance location on the west side of Yonge Street to provide save pedestrian access to the property with the intent to limit pedestrian traffic having to cross to the east side of Yonge Street to access the

other adjacent existing sidewalks. Bruce Potter, B.M. Ross and Municipal Operations staff reviewed the location of the proposed driveway entrance and expressed no requirement or need for a traffic impact study as the site development is limited to nine residential row town house units.

**Strategic Action Plan Checklist:**

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

- |   |     |
|---|-----|
| • Recommendations help move the Municipality closer to its Vision                       | Yes |
| • Recommendations contribute to achieving Heritage, Culture, and Community              | Yes |
| • Recommendations contribute to achieving Quality of Life                               | Yes |
| • Recommendations contribute to achieving Land Use Planning and the Natural Environment | Yes |
| • Recommendations contribute to achieving Economic Development                          | Yes |
| • Recommendations contribute to achieving Municipal Governance                          | Yes |

**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

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**Respectfully Submitted by:**



Dieter Weltz, Building and Planning Manager/CBO

**Reviewed By:**



Sonya Watson, Chief Administrative Officer