

## Report to Council

<b>Report Title:</b>	11 Devinwood Ave Walker West Estates Subdivision Site Plan Approval		
<b>Prepared By:</b>	Dieter Weltz, Building and Planning Manager/CBO		
<b>Department:</b>	Planning		
<b>Date:</b>	November 29, 2022		
<b>Report Number:</b>	PLN2022-07	<b>File Number:</b>	C11PLN, D11
<b>Attachments:</b>	Proposed Townhouse Development Drawings Site Plan Agreement		

### Recommendation:

That the Council of the Municipality of Brockton hereby receives Report Number PLN2022-07 – 11 Devinwood Ave Walker West Estates Site Plan Approval, prepared by Dieter Weltz, Building and Planning Manager/CBO for information purposes related to the Site Plan Control Approvals and development within the Municipality of Brockton.

### Report:

#### Background:

To update and provide information to Council on Site Plan Control Approvals and development within the Municipality of Brockton as site plan control approval has been delegated to Municipal staff as stipulated by Provincial Bill 109.

#### Analysis:

The proposed development is for 11 Unit row townhouse development at 11 Devinwood Ave within the Walker West Estates subdivision. Municipal Staff and B.M. Ross as our engineering consultant have reviewed the proposed development for conformity with Municipal standards and by-laws and are of the opinion that the proposed development meets the required Municipal standards and by-laws for the purposes of Site Plan Control Approval.

A Site Plan Control Agreement has been authorized by Municipal Staff who have been delegated authority for entering into Site Plan Control Agreements by Brockton Council.

Municipal staff continue to review and work with other development proposals for Site Plan Control Approval. Staff will continue to work closely with our developers in advancing municipal development approvals and site

plan control while ensuring that all necessary requirements have been fulfilled prior to approval. Continued updates will be brought to Council for information purposes.

**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              | N/A |
| • 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

All cost associated with the Site Plan Control Agreement are incurred by property owner and developer.

**Reviewed By:**



Trish Serratore, Chief Financial Officer

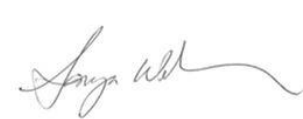
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**Respectfully Submitted by:**



Dieter Wetz, Building and Planning Manager/CBO

**Reviewed By:**



Sonya Watson, Chief Administrative Officer