

Report to Council

Report Title: Fotheringham Holding Symbol Removal

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

Department: Building

Date: June 20, 2023

Report Number: BLDG2023-08 **File Number:** C11, BLDG

Attachments: Letter of Acknowledgement RSC

Recommendation:

That the Council of the Municipality of Brockton hereby approves Report Number BLDG2023-08, Fotheringham Holding Symbol Removal, prepared by Dieter Wetz, Building and Planning Manager/CBO for information purposes, and authorizes Municipal Staff to proceed with the removal of the Holding symbol conditional for File Number Zoning Amendment By-Law – Fotheringham Z-2021-067 – Holding Removal from the property currently zoned as R2-10-H –Residential Low Density Multiple Special with Holding as the proponent has met the conditions of the Holding

Report:

Background:

In February 2022, the Municipality of Brockton Council approved an application for re- zoning for 2131213 Ontario Ltd c/o Troy and Angie Fotheringham to permit Residential Low Density Multiple Special land use at PLAN 106 BLK B LOTS 7 AND 8; PT LOTS 9 TO 11 AND PT ST.; JOSEPH ST AND RP 3R4068 PART;2 RP 3R8542 PART 1 RP 3R8588; PART 1 (Walkerton), Municipality of Brockton. The property was placed in a R2- Residential Low Density Multiple site-specific zone with a Holding (R2-10-H). The Holding does not permit development until a Record of Site Condition is accepted to the satisfaction of the Municipality of Brockton and a Site Plan Agreement is accepted and registered on title to the satisfaction of the Municipality of Brockton.

Analysis:

Since the passing of the approval of the zoning by-law amendment with holding provision the Province has made amendments to the provision for Site Plan Control with respect to developments with nine or less units. As this proposed development falls with the new Provincial criteria the development is exempt from entering into the Site Plan Agreement.

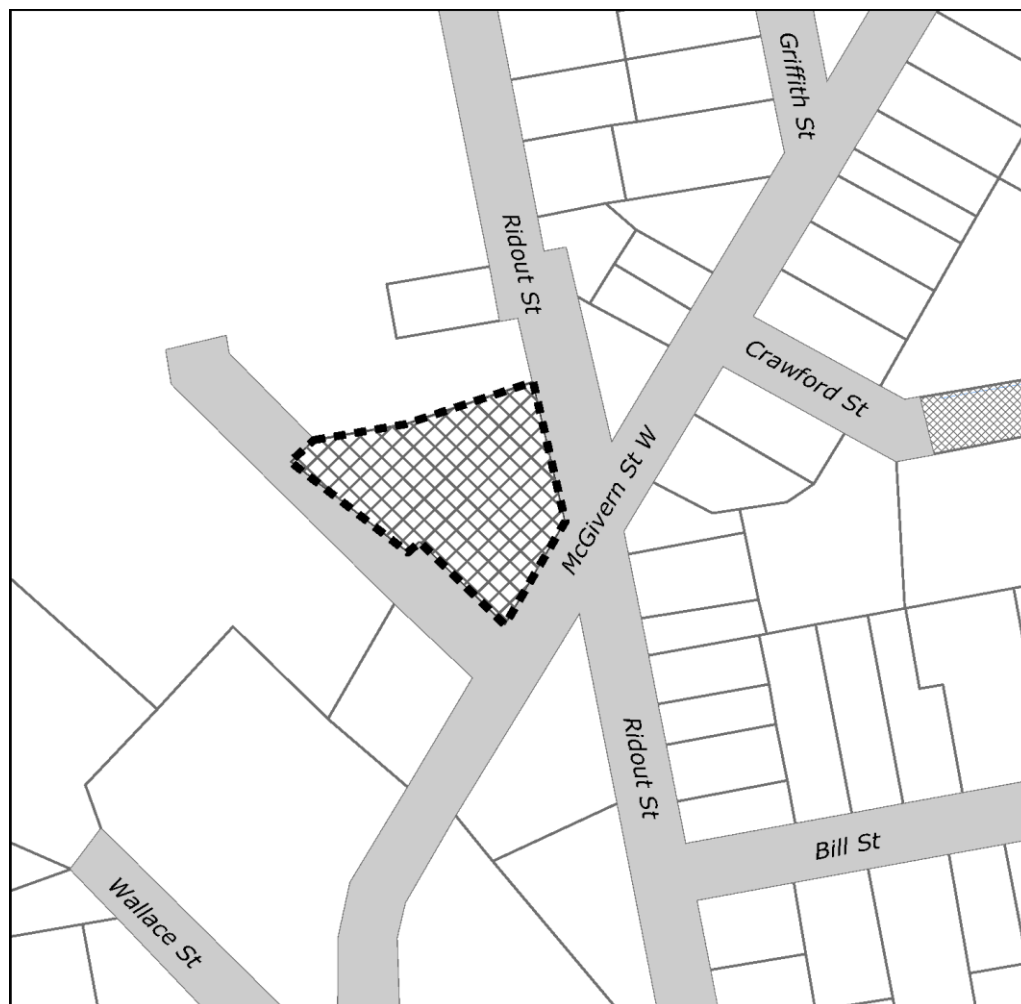
On June 16th the Municipality received confirmation from in the form of the Letter of Acknowledgement from the Ontario Ministry of the Environment, Conservation and Parks Environmental Permissions Branch, Brownfields Unit.

Please note that removal of a Holding does not have associated appeal rights.

The application is consistent with the Provincial Policy Statement and conforms to the County Official Plan and the local Official Plan. The proposal is representative of good land use planning. Staff recommend approval of the proposed Holding Symbol Removal conditional upon receipt of no negative comments or comments of concern from all commenting Agencies.

Map

PLAN 106 BLK B LOTS 7 AND 8; PT LOTS 9 TO 11 AND PT ST.; JOSEPH ST AND RP 3R4068 PART;2 RP 3R8542 PART 1 RP 3R8588; PART 1 (Walkerton), Municipality of Brockton



Subject Property



Lands to be zoned R2-10 -Residential: Low Density Medium Special

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	N/A
• 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? Yes

Respectfully Submitted by:



Dieter Weltz, Building and Planning Manager

Reviewed By:



Sonya Watson, Chief Administrative Officer