

Report to Council

Report Title: Planning Activity Report July 2023

Prepared By: Dieter Weltz, Building and Planning Manager/CBO and Dalton Stone, Municipal Services Coordinator

Department: Planning

Date: August 8, 2023

Report Number: PLN2023-03 **File Number:** C11PL

Attachments:

Recommendation:

That the Council of the Municipality of Brockton hereby receives Report Number PLN2023-03 - Planning Activity Report July 2023, prepared by Dieter Weltz, Building and Planning Manager/CBO and Dalton Stone, Municipal Services Coordinator for information purposes.

Report:

Background:

Site Plan Control Applications Update

Municipal Staff are updating Brockton Council for information purposes on active Site Plan Application submissions under review and advancing through the approval process.

Analysis:

Site Plan Control Applications under Municipal Review

The following chart summarizes Site Plan Control Application submissions under Municipal staff review and approval. In 2023, eight formal application submissions have been received to date with approvals being granted to five of the submissions for development. Staff are working diligently on advancing the remaining applications through the approval process.

Development Site Location	Type of Development	Status
10 East Ridge Road	Residential/Commercial Addition	Plans approved, Agreement sent to developers, developers in private tender process to advance development
2 Ontario Road	Commercial/Residential	Waiting on second submission from developers
32 and 36 Creighton Road	Commercial	Waiting on second submission from developers

Approved Site Plan Agreements

The following developments have been approved and Site Plan Agreements signed since June 1, 2023. A combination of residential, commercial and industrial agreements have been approved, mostly occurring in the East Ridge Business Park. The following Agreements include 180 additional, residential units that will be created in Brockton. Staff have worked diligently to advance these files.

Development Site Location	Description of Establishment
14 Creighton Road	16,076 square foot commercial/industrial building: Custom cabinet manufacturer, providing custom kitchens, vanities, built in wall units, and solid surface Cambria quartz counter-tops. Building permit has been issued and construction has started.
101 Eastridge Road	5 storey residential apartment: 60 units in total. Building permit has been issued and construction has started.
20 Creighton Road	4,862 square foot commercial building: home automation business. Building permit has been issued and construction has started.
240 Ridout Street	3,682 square foot commercial building: intended use is for service establishment relating to electrical components. Complete building permit application to be submitted by owner/developer.
92 Eastridge Road	Two 5 storey apartment buildings, each consisting of 60 units, totalling 120 units at this location. Complete building permit application to be submitted by owner/developer.

Zoning/Official Plan Amendment Application

Municipal staff were directed by Council to be the applicant for a zoning and official plan amendment for a lot in the East Ridge Business Park to facilitate an agreement of purchase and sale. The County of Bruce determined that a Planning Justification Report would be required with the application. Staff pursued a Request for Quote as outlined and required in the Municipal Purchase and Procurement Policy and accepted a quote from Dana Kieffer of Cobide Engineering to prepare the report.

Municipal staff submitted the applications and planning justification report to the County of Bruce prior to August 4, 2023. Giving consideration for the time taken by the County to review the applications, it is

estimated that the Notice of Public Meeting will be advertised in mid September. The public meeting will be held in early October with the appeal period ending 20 days after the public meeting.

Housekeeping Zoning Amendment re Revising Parking provisions for Higher Density Residential Developments

Municipal staff are seeking to advance initiatives with respect to revised parking provisions for higher density residential developments such as reduced or eliminated parking spaces for new developments. As this proposed housekeeping amendment will apply to the entirety of the Municipality, the County of Bruce Planning Department offers services and support for these initiative on behalf of the Municipality in consultation with the Municipal staff. The objective of revising parking provisions for higher density residential developments is to support development where possible constraints would otherwise be imposed where the limited space and area may be available for compliance with the parking provisions of the zoning by-law on a lot. This proposed amendment also aligns with an initiative outlined in the Federal Housing Accelerator Fund. Consultation and review of the potential scope and scale of the reduced or eliminated parking space provisions is necessary to determine the appropriateness of incorporating these amendments into the Brockton Zoning By-law. Staff in consultation with Bruce County Planning Department may also consult and consider other areas with the zoning by-law that would be supportive of advancing higher density residential developments.

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

There are no financial investment considerations at this time with respect to this report.

Reviewed By:



Trish Serratore, Chief Financial Officer

Respectfully Submitted by:



Dieter Wetz, Building and Planning Manager/CBO



Dalton Stone, Municipal Services Coordinator

Reviewed By:



Sonya Watson, Chief Administrative Officer