



Corporation of the Municipality of Brockton

Report to Council

Report Title: Planning Activity 2023 Year End

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

Department: Planning

Date: January 23, 2024

Report Number: PLN2024-01 **File Number:** C11PLN

Attachments:

Recommendation:

That the Council of the Municipality of Brockton hereby receives Report Number **PLN2024-01** – Planning Activity 2023 Year End, 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 the status of Planning Department Activity including Site Plan Approval status update for 2023, as well as other general planning matters.

Analysis:

The following chart summarizes the active Site Plan Control Application submissions under Municipal Staff review and approval that were submitted in 2023. Staff are working diligently on advancing the following applications through the approval process.

Location	Type of Development	Development Status	Building Permit Status
Eastridge Rd	Commercial	Application and first submission received and currently under municipal review	No Application Submitted
32 & 36 Creighton Rd	Commercial	Third submission received, currently under municipal review	No Application Submitted

Location	Type of Development	Development Status	Building Permit Status
10 Eastridge Rd	Residential/Commercial	A Building Permit Application was submitted; however, it was advised the scope of the project may be amended related to the on going tendering process.	Application Received – Project on hold

Approved Site Plan Agreements

The following developments have been approved and Site Plan Agreements were signed in 2023. A combination of residential, commercial and industrial developments obtained approval, with the majority of the developments requiring Site Plan Approval being located 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.

Location	Description of Establishment	Building Permit Status
14 Creighton Rd	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 under construction
101 Eastridge Rd	5 Storey residential apartment: 60 units in total.	Building under construction
20 Creighton Rd	4,862 square foot commercial building: home automation business.	Building under construction
240 Ridout St	3,682 square foot commercial building: intended use is for service establishment relating to electrical components.	Building under construction
92 Eastridge Rd	Two 5 storey apartment buildings, each consisting of 60 units, totalling 120 units at this location.	No Application Submitted
2 Ontario Rd	The first phase of development includes a gas station with a small convenience store, as well as a fast food restaurant.	No Application Submitted

It should be noted that there are conditions in the Site Plan Agreements which stipulates time considerations for developers that if a building permit is not obtained within a certain time period, or if construction is not completed within a certain time period, the approval granted may be rescinded at the discretion of the Municipality.

Municipal Staff previously reviewed a site plan submission for a residential development at the intersection of Ridout Street, and McGivern Street in Walkerton. As result of Bill 23, the development became exempt from

Site Plan Approval as it fell below the threshold of 10 residential units. The development is comprised of three, 3-unit townhouses, for a total of 9 residential units. The developer submitted plans that adhered to the same submission plans previously reviewed and were pending approval through the Site Plan Approval Process.

Zoning/Official Plan Amendment – East Ridge Business Park Lot

As authorized by Council, Municipal staff advanced an application for an official plan and zoning bylaw 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. Municipal staff submitted the applications and planning justification report to the County of Bruce prior to August 4, 2023. On September 26, 2023 Council approved a By-Law to adopt the Walkerton Community Official Plan Amendment as well as a By-Law to adopt the Zoning By-Law Amendment. With the conditions of the agreement met, the sale of the lot in the East Ridge Business Park closed on December 7, 2023. The intended use of the proposed development is a fitness and wellness centre. A Site Plan Application has not yet been received by Municipal Staff.

Brockton Housekeeping Zoning Amendment

Municipal staff are in the process of making several amendments to Brockton's Comprehensive Zoning By-Law which began in 2023. Most notably, 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 initiatives 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.

2024 Initiative – Commencement of Walkerton Official Plan Review and Brockton Comprehensive Zoning By-Law Review

Municipal staff are in the process of preparing a request for proposal (RFP), for a local review and update of Walkerton's Community Official Plan and Brockton's Comprehensive Zoning By-Law. The Municipality of Brockton ('Municipality') has identified the need to undertake a Five Year Review (the 'Review') of the Walkerton Community Official Plan (the 'Plan') as per the requirements of Section 26 of the Planning Act RSO 1990 as amended. The primary focus of the Review is to examine the current municipal goals, strategies, policies and indicators to determine if they remain suitable and/or relevant to guide the Municipality over the next several years. The comprehensive review of the Zoning By-law will include

- A review and update surrounding the local Official Plan within the urban boundary of Walkerton
- Zoning of all lands within the Municipality of Brockton
- A review of the existing Zoning By-law as compared to the Official Plan for the County of Bruce and the Official Plan for the Municipality of Brockton
- An analysis of zoning trends

- A discussion of planning issues that can be addressed through changes to the zoning by-law

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

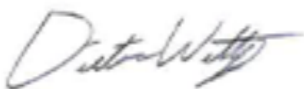
This report has been prepared for Council's information purposes, there are no financial investment considerations at this time with respect to this report.

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