

## Report to Council

<b>Report Title:</b>	Walker Hill Subdivision Agreement		
<b>Prepared By:</b>	Sonya Watson, Chief Administrative Officer and Fiona Hamilton, Director of Legislative and Legal Services		
<b>Department:</b>	Administration		
<b>Date:</b>	May 7, 2024		
<b>Report Number:</b>	CAO2024-08	<b>File Number:</b>	C11AD, D12WA
<b>Attachments:</b>	Phase 1 Map		

### Recommendation:

That the Council of the Municipality of Brockton hereby receives Report Number CAO2024-08 – Walker Hill Subdivision Agreement and in doing so approves a By-Law coming forward to adopt the subdivision agreement with Walker Hill Development Inc. for Phase 1 of Walker Hill Subdivision.

### Report:

#### Background:

In April of 2022 Walker Hill Development Inc. (the “Developer”) received approval from the County of Bruce for a Draft Plan of Subdivision. The proposed new subdivision will be called “Walker Hill Development” and will include development of a 6.61-hectare parcel of land in Walkerton into a residential subdivision consisting of single detached dwelling lots; semidetached dwelling block; various townhouse dwelling blocks; lot enlargements of neighbouring properties; 1 block for stormwater management/walkway purposes; 1 additional block for walkway purposes; and an internal loop road with a connection to Old Durham Road. The first phase will consist of four (4) lots along Old Durham Road for single-family homes. One of the conditions of the draft Plan of Subdivision was that the Developer enter into a Subdivision Agreement with the Municipality of Brockton.

#### Analysis:

Staff have been working with the Developer consistently since the draft plan approval. This is an extensive development with challenging topography and various external factors that had to be considered to proceed. There are various factors including the sale of blocks of land, development of the SWMP and connecting trails, related preservation of trees, and natural elements in Cunningham Park in consultation with the Rotary Club, easement agreements with the County of Bruce for retaining wall structures for construction and future maintenance purposes, plus an agreement with the developer to the North for joint grading benefit to ensure

grading plan concerns are resolved early. All these components are expected to near completion in the next couple months.

To support the Developer advancing lots early in 2024 a subdivision agreement specific to the first four lots along Old Durham Road as shown on the attachment to this report is being brought forward for Council's consideration tonight.

Recent meeting with Rotary, County staff, engineers and both legal representatives are expected to result in a subdivision agreement for the remaining phases coming forward within a few months. This is another key development in the community that has a variety of housing types to add to local supply and provide more affordable options in the form of townhouse units for residents. Further, various connections to the local trail and park network have been included to ensure pedestrian access and connectivity to various amenities and park space.

### **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? Yes

The Developer is responsible for all engineering, and legal costs related to this agreement.

### **Reviewed By:**



Trish Serratore, Chief Financial Officer

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### **Respectfully Submitted by:**



Sonya Watson, Chief Administrative Officer



Fiona Hamilton, Director of Legislative and Legal Services (Clerk)