

Report to Council

Report Title:	Larsen and Shaw Parkland Dedication Fee Exemption Request		
Prepared By:	Fiona Hamilton, Director of Legislative and Legal Services (Clerk)		
Department:	Clerks		
Date:	May 7, 2024		
Report Number:	CLk2024-09	File Number:	C11, CL
Attachments:	Letter from Larsen and Shaw		

Recommendation:

That the Council of the Municipality of Brockton hereby approves Report Number CLK2024-09 – Larsen & Shaw Parkland Dedication Fee Exemption Request, prepared by Fiona Hamilton, Director of Legislative and Legal Services for information purposes and provides further direction to staff regarding the Parkland Dedication Fee Exemption Request_____.

Report:

Background:

Larsen & Shaw has manufactured hinges from its facility in the Town of Walkerton since 1919 and employs over 90 people. Larsen & Shaw is a key driver of Brockton's strong economy, and it has a long history of being a good corporate citizen to our community.

Larsen & Shaw has provided more than \$50,000 in donations towards Brockton's infrastructure. Including for the Bruce Power Regional Soccer Park, the Optimist Park Playground, and the Market Garden, as well as donations to other community organization such as the Walkerton & District Hospital Foundation.

Recently, Larsen & Shaw submitted plans to enter into a Site Plan Control Agreement, as required by By-Law 85-52, for plans to expand their facility by nearly 9,000 sq ft. This expansion will include accessible office space, washrooms, lunchrooms, and training facilities, as well as the creation of a QA laboratory, test and training centre.

Analysis:

As Larsen & Shaw is redeveloping the lands, By-law 2019-122 – the Parkland Dedication By-Law, requires that land in the amount of 2% of the area to be redeveloped be conveyed as parkland, or a payment made in lieu, which in this case would be \$1,035.12. However, given the long history of community support, Larsen & Shaw has requested that Council provide an exemption from the requirement to pay this fee.

Section 42(6.1) of the Planning Act states that no redevelopment of lands occurs unless the payment for parkland purposes has been made, “or arrangements for the payment that are satisfactory to the council have been made”.

It should be noted that Brockton requires payment of fees for Parkland Dedication for all properties located in the East Ridge Business Park and throughout the rest of Brockton as applicable.

Strategic Action Plan Checklist:

What aspect of the Brockton Strategic Action Plan does the content/recommendations in this report help advance?

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| • Recommendations help move the Municipality closer to its Vision | N/A |
| • 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? Yes
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Respectfully Submitted by:



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

Reviewed By:



Sonya Watson, Chief Administrative Officer