

Report to Council

Report Title:	Planning Activity Report – First Quarter 2024			
Prepared By:	Dieter Weltz, Building and Planning Manager/Chief Building Official & Dalton Stone, Municipal Services Coordinator			
Department:	Building and Planning			
Date:	April 23, 2024			
Report Number:	PLN2024-03	File Number:	C11PL	
Attachments:	N/A			

Recommendation:

That the Council of the Municipality of Brockton hereby Report Number PLN2024-03 – Planning Activity Report – First Quarter 2024, prepared by Dieter Weltz, Building and Planning Manager/CBO and Dalton Stone, Municipal Services Coordinator for information purposes.

Report:

Background:

Municipal Staff are updating Brockton Council for information purposes on the status of Planning Department Activity including Site Plan Approval status update for the first quarter of 2024, 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. Staff are working diligently on advancing the following applications through the approval process.

Location	Type of Development	Development Status
575 Durham St. W.	Light Industrial	Application and first submission received, currently under municipal review
10 Eastridge Rd	Commercial	Site Plan Agreement in the process of being signed and registered on title
Lots 13 & 14 – Creighton Rd	Commercial	Currently under municipal review
Lot 22 -Eastridge Rd	Commercial/Residential	First submission received, under municipal review

Location	Type of Development	Development Status
43 Eastridge Rd	Commercial	Site Plan Control approved, building permit has been issued
37 Yonge Street	Residential	Revised submission plans received, currently under municipal review

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 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.

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:

- Co-

Trish Serratore, Chief Financial Officer

Respectfully Submitted by:

Datality

Dieter Weltz, Building and Planning Manager/CBO

Reviewed By:

Any Wel

Sonya Watson, Chief Administrative Officer