

## Report to Council

**Report Title:** 37 Yonge Street Development Agreement

**Prepared By:** Dieter Wetz, Building and Planning Manager/CBO

**Department:** Planning

**Date:** November 26, 2024

**Report Number:** PLN2024-12                      **File Number:** C11PL

**Attachments:** 37 Yonge Street Development Agreement

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### Recommendation:

That the Council of the Municipality of Brockton hereby received Report Number PLN2024-12 - 37 Yonge Street Development, prepared by Dieter Wetz, Building and Planning Manager/CBO and in doing so approves a By-Law coming forward entering into a Development Agreement for 37 Yonge Street, Walkerton.

### Report:

#### Background:

Municipal Staff have prepared and finalized the site plan review and agreement that based on the scope of development and required external works within the Municipal Road allowance and lands have prepared a Development Agreement with the Developer for the external works.

#### Analysis:

The scope of the external works within the Municipal Road allowance and lands includes extension and connection to existing storm water management infrastructure, extension of municipal sidewalks and implementation and establishment a new controlled intersection based on the Traffic Safety Assessment prepared by the Developer's consultants as previously reported to Council.

The Development Agreement will ensure that external works on the Municipal Road allowance and lands will advance in accordance with Municipal standards and guidelines and that should matters arise sufficient securities are held by the Municipality.

The proposed Development Agreement is included with this report and the Developer has provided written acknowledgement that they are agreeable to the proposed agreement as presented to Council.

## 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

All financial obligations related to the Development Agreement will be incurred at the expense of the Developer.

### Reviewed By:



Trish Serratore, Chief Financial Officer

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## Respectfully Submitted by:



Dieter Wertz, Building and Planning Manager/CBO

### Reviewed By:



Sonya Watson, Chief Administrative Officer