

Report to Council

Report Title:	191 Pearl Lake Road 1 Limited Service Agreement		
Prepared By:	Dieter Wetz, Building and Planning Manager/CBO		
Department:	Planning		
Date:	May 13, 2025		
Report Number:	PLN2025-05	File Number:	C11PLN
Attachments:	Limited Service Agreement – 191 Pearl Lake Road 1		

Recommendation:

That the Council of the Municipality of Brockton hereby receives Report Number PLN2025-05 – 191 Pearl Lake Road 1 Limited Service Agreement, prepared by Dieter Wetz, Building and Planning Manager/CBO and in doing so approves a By-Law coming forward entering into a Limited Service Agreement with George Stewart Carnegie.

Report:

Background:

The subject property located at 191 Pearl Lake Road 1 is accessed by a private street, right of way. The Owner is in the process of obtaining a building permit for the reconstruction of a single-family dwelling at the subject property. For the purposes of zoning compliance, Pearl Lake Road 1 is a private street, right of way that is considered a Class 2 Street under the provisions of the zoning by-law. Section 3.24 Frontage on a Street (Building Permits) of the Municipality of Brockton Comprehensive Zoning By-Law 2013-26 requires a property owner to enter into Limited Service Agreement with the Municipality for properties that are accessed by Class 2 Streets prior to the issuance of a building permit.

Analysis:

The Limited Service Agreement is being presented to Council for the purposes of entering into agreement with the property owner. The Limited Service Agreement has been signed by the property owner and will form part of the requirements for compliance with the provisions of the Municipal Zoning By-law and obtaining the required building permit.

It should also be noted that as part of the subject development of the property the Owner is responsible and undertaking a revision to the reference plan for the realignment of the private road that will be registered on title.

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 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?
N/A

There are no financial impacts related to the municipal budget for the purposes of entering into an agreement for the Limited Service Agreement as the cost for the registration of the agreement on title for the property will be incurred by property owner.

Reviewed By:



Trish Serratore, Chief Financial Officer

Respectfully Submitted by:



Dieter Wetz, Building and Planning Manager/CBO

Reviewed By:



Sonya Watson, Chief Administrative Officer