

Report to Council

Report Title:	Payment-in-Lieu of Parking Policy Amendment		
Prepared By:	Fiona Hamilton, Director of Legislative and Legal Services (Clerk)		
Department:	Clerk's		
Date:	July 15, 2025		
Report Number:	CLK2025-11	File Number:	C11CL, A09
Attachments:	Draft Payment-in-Lieu of Parking Policy		

Recommendation:

That the Council of the Municipality of Brockton hereby accept Report Number CLK2025-11 – Payment-in-Lieu of Parking Policy Amendment, prepared by Fiona Hamilton, Director of Legislative and Legal Services (Clerk) for information purposes and approves bringing forward a by-law to adopt the proposed changes to Brockton's Payment-in-Lieu of Parking Policy.

Report:

Background:

The Housing Accelerator Fund ("HAF") is federal grant that the Municipality of Brockton has received. HAF requires that Brockton complete an Action Plan to promote the development and construction of housing units faster. One of Brockton's first initiatives in the Action Plan was to review and revise parking standards. Earlier in the year, the Municipality of Brockton approved an amendment to the zoning by-law to reduce the number of required parking for certain types of developments to promote more units being integrated into designs.

As a second part of this analysis, the Municipality of Brockton has completed a review and external scan of the Payment-in-Lieu of Parking By-law and fees.

Analysis:

Overall, Brockton's policy is almost identical in scope, purpose and language as most other similar policies. However, in completing this review, it became apparent that one minor change had potentially significant implications for applicants and developers.

Brockton's policy currently anticipates that applications for Payment-in-Lieu of Parking would be considered by the Committee of Adjustment and/or Council. This phrasing makes it unclear exactly which entity must process the application. The recommendation is to revise this language and make it clear that applications

should be processed by Council. Brockton’s zoning by-law currently aligns that these applications should be processed directly by Council. Furthermore, if the applications were processed by the Committee of Adjustment, then notice of those hearings would need to be provided in accordance with the *Planning Act* (which requires an additional 20 days of notice). In comparison, the Council meeting is set yearly and applications could be processed usually within a two (2) week turnaround. Further, there is no appeal procedure to the Ontario Land Tribunal for Council decisions as opposed to decisions made by the Committee of Adjustment.

Staff have also reviewed the fees associated with the Payment-in-Lieu of Payment and suggest they are still in line with neighbouring municipalities.

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 | 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 policy requires that payments made in lieu of parking go into a reserve fund to maintain and development new parking areas.

Reviewed By:



Trish Serratore, Chief Financial Officer

Respectfully Submitted by:



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

Reviewed By:



Sonya Watson, Chief Administrative Officer