

Report to Council

Report Title:	Barry's Construction Request for Extension 2026		
Prepared By:	Fiona Hamilton, Director of Legislative and Legal Services (Clerk)		
Department:	Clerk's		
Date:	April 14, 2026		
Report Number:	CLK2026-06	File Number:	C11CL, D12BA
Attachments:	Redlined Revision to Draft Plan, Letter from Stuart Doyle		

Recommendation:

That the Council of the Municipality of Brockton hereby accepts Report Number CLK2026-06- Barry's Construction Request for Extension 2026 for information purposes and further supports sending a letter to the County of Bruce recommending a ten (10) month Draft Plan Extension for the request submitted by Barry's Construction and Insulation Ltd.

Report:

Background:

Barry's Construction and Insulation Ltd. ("Barry's") owns lands at the end of Eastridge Road adjacent to the water tower that received approval for a draft Plan of Subdivision in 1999. The Municipality of Brockton sold lands to Barry's in 2019 to allow for townhouses on both sides of the proposed Cunningham Road extension.

More recently, Council supported Barry's in their request to extend the draft Plan of Subdivision in 2020 and 2021. In 2024, Barry's brought a redline revision to the Plan, amended the zoning and requested an additional extension that will expire in May 2026. The documents accompanying the extension request have been attached for Council's reference.

Barry's filed another Request for Draft Plan Extension on April 7, 2026 with the County of Bruce for an additional three (3) year period. The County of Bruce will generally not write a positive recommendation to support the extension unless the Application includes a letter of support from the local municipality.

Barry's also provided the Municipality of Brockton with its first complete engineering submission March 31, 2026 that is currently under review.

In the documents submitted to the County of Bruce, Barry's pointed to three factors in allowing the project to move ahead: the completion of the "Town Pond", Westario upgrades and the Eastridge Road connection. The

Eastridge Business Park stormwater management pond was completed in 2022, the Westario upgrades were completed in 2025 and the Municipality of Brockton has had an Agreement in place with Barry's regarding the Eastridge Road Connection since prior to 2020 with Brockton's section of the road completed in 2022 and at Brockton's expense. These were not limiting factors to the progress of this subdivision.

Analysis:

Council is respectfully advised that staff have reviewed the current status of the draft plan of subdivision and recommend that the approval be extended for a period of ten (10) months. This extension is requested to provide sufficient time for the completion and thorough review of detailed engineering drawings, as well as for staff to finalize and execute a comprehensive subdivision agreement. While progress has been made, additional coordination is required to ensure that all technical and legal components are addressed to the Municipality's standards and in the long-term public interest.

Staff note that this extension should not be interpreted as a relaxation of expectations. Rather, it provides a defined timeline within which the developer is expected to advance the project diligently and make efficient and appropriate use of the subject lands. Ongoing communication will emphasize the importance of timely submissions and responsiveness, with the goal of avoiding further delays and ensuring the development proceeds in a manner consistent with Council's objectives.

The proposed subdivision represents a valuable contribution to the Municipality's housing supply, offering a mix of residential unit types and densities. This diversity is essential to meeting local housing needs and aligns with the Municipality's growth targets under the Housing Accelerator Fund. Furthermore, core municipal infrastructure has already been planned to support and complement this development, ensuring that services such as roads, water, and wastewater systems can accommodate the proposed units in a coordinated and sustainable manner.

Granting a ten (10) month extension would allow planning and engineering matters to be finalized in a timely fashion, positioning the development for construction in the Spring season. This timing is critical to maintaining project momentum and aligning with typical construction cycles.

Conversely, should the draft plan of subdivision be permitted to lapse, the developer would be required to resubmit applications under the current policy framework. This would likely necessitate the completion of additional technical studies that were not required at the time of the original submission, resulting in increased costs and delays. Moreover, updated density targets and planning requirements could substantially alter the proposed lot fabric, potentially undermining the work already completed and delaying the delivery of much-needed housing.

In consideration of the above, staff recommend that Council approve a ten (10) month extension to the draft plan of subdivision, subject to the expectation that the developer proceeds expeditiously and in close coordination with municipal staff.

Brockton's Community Goals:

The content and recommendations in this report support advancing the priorities to **Build a Better Brockton** in one or more of the following areas: **Heritage, Culture, and Community, Quality of Life, Municipal Governance, Land Use Planning and the Natural Environment, and/or Economic Development.**

Financial Impacts/Source of Funding:

- Do the recommendations represent a sound financial investment from a sustainability perspective? Yes

Municipal staff have collected fees from Barry's for the review and application in accordance with Brockton's Fees and Charges By-law.

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