

Report to Council

Report Title:	Brian Weber Site Plan Agreement		
Prepared By:	Terry Tuck, Chief Building Official and Fiona Hamilton, Clerk		
Department:	Building		
Date:	October 15, 2019		
Report Number:	BLDG2019-03	File Number:	C11BU, C01, D12
Attachments:	Draft Site Plan Agreement		

Recommendation:

That the Council of the Municipality of Brockton hereby approves Report Number BLDG2019-03 – Brian Weber Site Plan Agreement, prepared by Terry Tuck, Chief Building Official and Fiona Hamilton, Clerk and in doing so approves a By-Law coming forward to enter into a Site Plan Agreement.

Report:

Background:

Brian Weber, a local developer, has been in contact with municipal staff as well as the Site Plan Review Committee. Mr. Weber is proposing to develop a multi-unit residential complex (with approximately ten units in two blocks) on the property known municipally as 207 Orange Street in Walkerton (the “Property”). These units would be marketed as life leases rather than condominiums or individually owned units and would be townhouse style.

The Property owned by Mr. Weber already has an existing residential unit. Mr. Weber was required to enter into a Site Plan Agreement with the Municipality of Brockton in relation to that unit in 2015. The Property is zoned to allow for the number of units being proposed by Mr. Weber.

The Site Plan Committee reviewed Mr. Weber’s proposed development, and have met with Mr. Weber’s engineer, Stephen Cobean, to clarify the following issues:

- 1) **Snow Clearing** – Mr. Weber to blow the snow and truck away any excessive amounts to address the committees concerns that there was limited space for snow to sit on the site.
- 2) **Fire Hydrant location** – Mike Murphy, Fire Chief, has concerns about the location of the hydrant being situated between the two five plexes. The Ontario *Building Code Act, 1992, S.O. 1992, c. 23* (the “OBC”) requires a hydrant within 90m of the entrance to a building. As moving the hydrant north of the two five plexes would not satisfy the OBC, it is not planned to relocate the hydrant between units 1 and 2 of the first five plex.

- 3) **Stormceptors** – The Saugeen Valley Conservation Authority will need to comment on Storm Water Plan and the possible need for a Stormceptor. The Final Plans in the Site Plan Agreement include the provision for stormceptors that could be removed if they were not required by the Saugeen Valley Conservation Authority.
- 4) **Access Road** – Mike Murphy, Fire Chief, had concerns related to the width of the access road. The Site Plan shows the access road as 6m in width, and the OBC requires a 6m wide access road. The width is in compliance, however the OBC also requires turnaround facilities for emergency vehicles. The final plan in the Site Plan Agreement shows the location and dimensions of the turn-around areas.
- 5) **Lighting** – The outside lighting will be pole mounted to be dark skies compliant; Required to be Dark Skies compliant

Analysis:

Mr. Cobean has provided staff with a copy of Mr. Weber’s final Site Plan which has been attached to this report for Council’s information and which addresses the concerns of the Site Plan Committee outlined above.

It should be noted that this Site Plan Agreement will augment, rather than replace, the 2015 Site Plan Agreement such that Mr. Weber will be required to comply with the terms of both Site Plan Agreements. The Site Plan Agreement will be registered on the title to the Property.

Staff have prepared a draft Site Plan Agreement that has been attached to this report for Council’s information, and are recommending that a By-Law come forward to adopt the agreement.

In general, staff are in support of Mr. Weber’s proposal for the development of the Property given the Municipality of Brockton’s need for a wide variety of housing choices for all income levels.

Sustainability Checklist:

What aspect of the Brockton Sustainable Strategic Plan does the content/recommendations in this report help advance?

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| • Do the recommendations help move the Municipality closer to its Vision? | Yes |
| • Do the recommendations contribute to achieving Cultural Vibrancy? | N/A |
| • Do the recommendations contribute to achieving Economic Prosperity? | Yes |
| • Do the recommendations contribute to Environmental Integrity? | Yes |
| • Do the recommendations contribute to the Social Equity? | N/A |

Financial Impacts/Source of Funding:

- Do the recommendations represent a sound financial investment from a sustainability perspective? Yes
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Respectfully Submitted by:



Fiona Hamilton, Clerk



Terry Tuck, Chief Building Official

Reviewed By:



Sonya Watson, Chief Administrative Officer