



# Municipality of Brockton Planning Report



**To:** Municipality of Brockton Council  
**From:** Dana Kieffer, Planner  
**Date:** January 21, 2020  
**Applications:** Re-zoning from R1 to R2 Special with Holding  
**Files:** Z-44-19.36 care of 2369906 Ontario Ltd. (agent: Steve Cobean)

## Recommendation

Subject to a review of submissions arising from the public meeting:

That Zoning By-law Amendment Z-44-19.36 care of 2369906 Ontario Ltd. (agent: Steve Cobean) be approved subject to a Holding provision and the necessary by-law be adopted.

That the property be placed under Site Plan Control and the attached by-law be adopted.

## Summary

The application proposes to construct an 18-unit townhouse development. If approved, the proposed amendment would facilitate the construction of a rental complex including interior roads and an underground stormwater management facility.

The following considerations have been reviewed in the Planning Analysis section of this report:

- Stormwater Management
- Required setbacks and neighbourhood character

Public, Agency and other relevant information has been included in the Appendices.

The application is consistent with the Provincial Policy Statement, conforms to the County Official Plan, the local Official Plan and the intent and purpose of the local zoning by-law. The proposal is representative of good land use planning.

Planning staff recommend to approve the proposed application for re-zoning subject to a holding.

# Site Plan

*(see next page)*



# Planning Analysis

The following section provides an overview of the planning considerations that were factored into the staff recommendation for this application, including relevant planning policy sections.

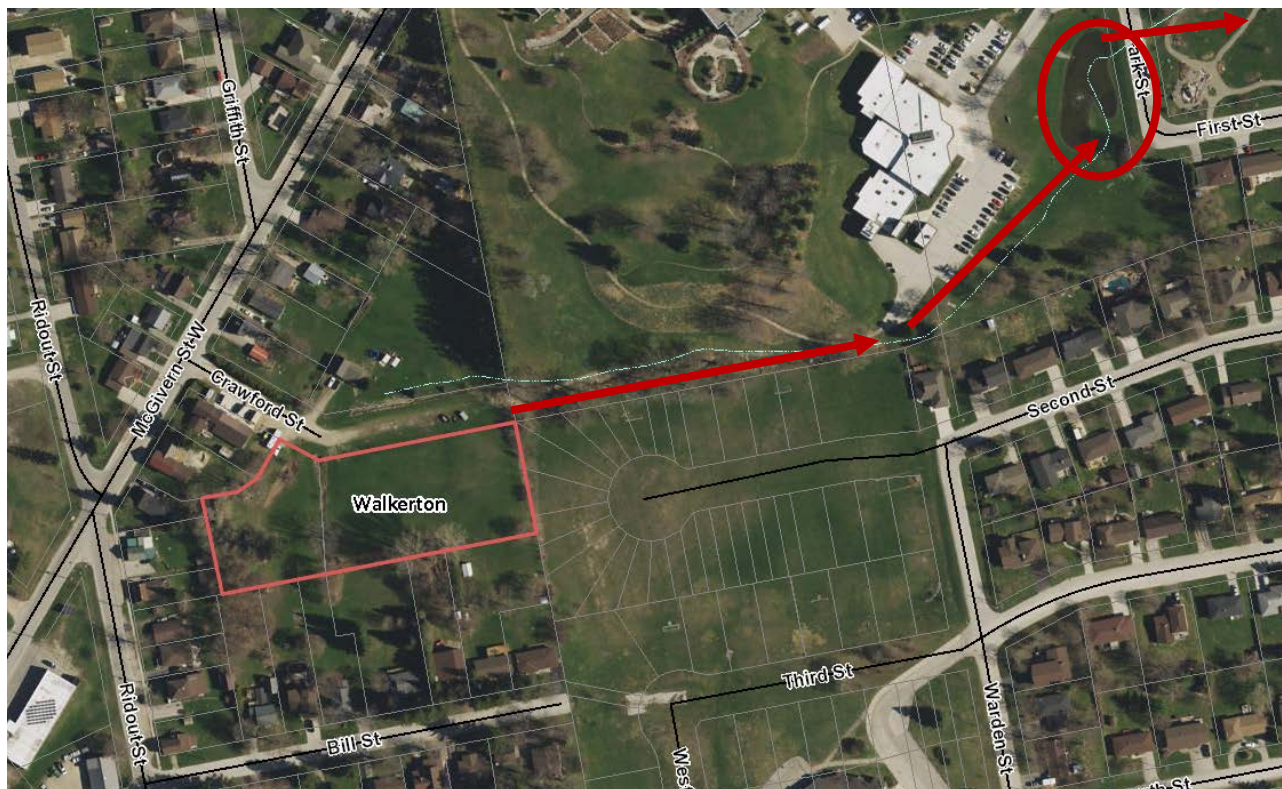
Supporting information submitted with the application includes:

- Preliminary Stormwater Management Review from Cobide Engineering
- BM Ross review of the Preliminary Stormwater Management Review from Cobide Engineering (included below)

## Stormwater Management

Stormwater management is a large component to the site functioning successfully and limiting impacts on neighbours and infrastructure.

The Preliminary SWMP proposes to use underground detention chambers to release the stormwater through an existing ditch that runs along the Southern property boundary of the Bruce County Administration Centre and into the pond to the front of the building. From here, the water flows under Park Street, under the Heritage Water Garden, Yonge Street, and under several properties and buildings on its way to an outlet into the Saugeen River. The infrastructure located on County property (being the ditch and the pond) will require the developer to enter into an easement with the County to use their property.



The Municipal Engineer for Brockton Mr. Bruce Potter reviewed the SWMP and he offered the following comments:

1. The submission is a Preliminary SWM report; without servicing and grading plans being submitted our comments are limited to the following to generalities.
2. The stormwater modelling looks reasonable.
3. Stormwater quantity control is proposed to be handled with sub surface storage. Final drawings detailing the storage and utility locations will need to be reviewed.
4. The preliminary design proposes to direct both the minor and major flow to the County ponds.
5. Should there be a review to see if the grade on Crawford Street can be raised sufficiently to direct major storm by surface flow to McGivern Street rather than easterly to the County pond?
6. If the County pond is to be the outlet for the minor and the major storm flows from the proposed development, a municipal drainage easement should now be established between the end of Crawford Street and the County pond and all flows contained by whatever conveyance means is proposed.
7. If flows are to be directed to the County pond it will need to be confirmed that the pond and its control features are not impacted negatively.
8. Crawford St should be constructed to municipal standards. It is noted that the house that fronts on the south side of Crawford appears to have a significant encroachment of drives and parking into the road allowance.

The County was circulated the SWMP but was unwilling to enter into an easement, without first reviewing a final SWMP for their approval [please see attached comments from Miguel Pelletier, Director of Transportation and Environmental Services in Appendix 4].

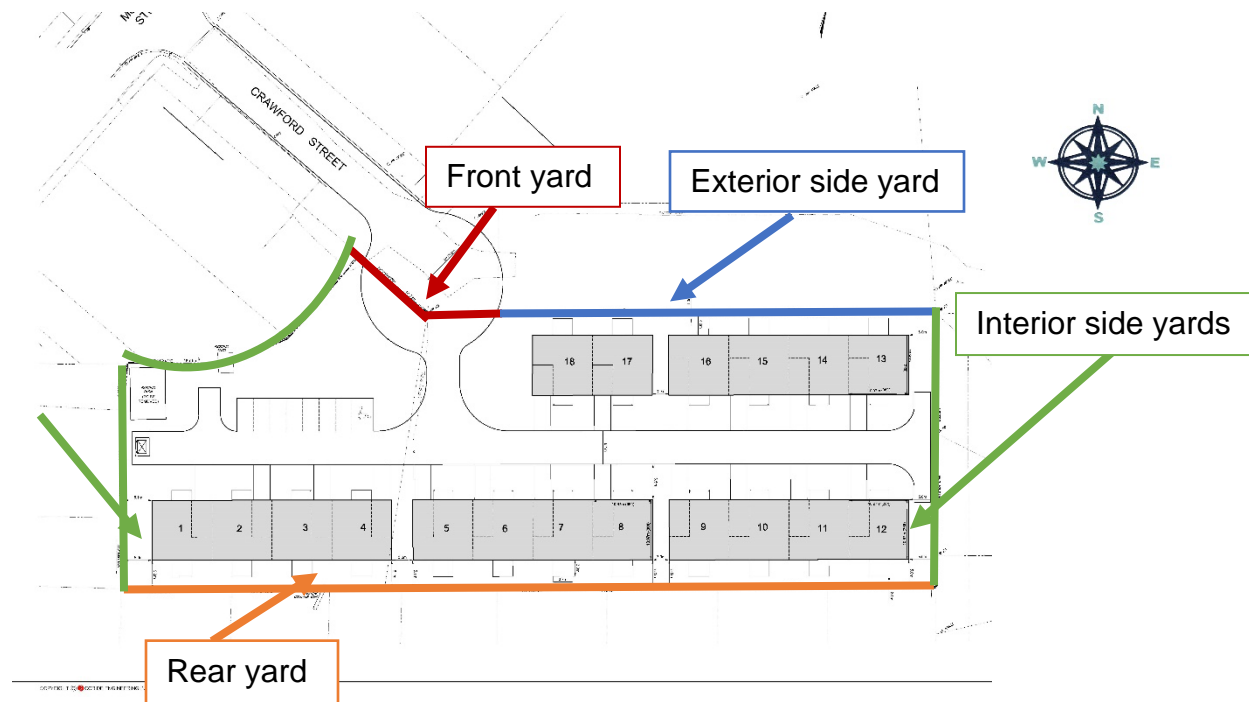
At this time, planning staff feel a holding zone is appropriate to ensure the final stormwater management plan is reviewed appropriately and can be implemented successfully. The holding zone will require the final plan to be reviewed to the satisfaction of the County of Bruce and the Municipality of Brockton. It will also require an easement and site plan to be registered.



## Required Setbacks and Neighbourhood Character

### Setbacks

In consultation with the Chief Building Official, the graphic below identifies how property setbacks have been applied.



The development is considered to be a 'dwelling, townhouse cluster' since it fronts onto an interior roadway. The proposal will be rezoned to R2-8-H including several reductions in the special provisions:

1. Exterior Side Yard reduction from 7.5 m to 1 m for covered porch and 4 m to the dwelling.
2. Interior Side Yard from 7.5 m to 5 m to the dwelling.
3. Rear Yard reduction from 7.5 m to 2 m for covered porch and 5.1 m to the dwelling.

The development meets the lot coverage (34%, maximum of 35%), maximum height and front yard provisions.

### Character and Density

In section 1.1.3 Settlement Areas, the PPS directs Planners to focus residential growth in settlement areas and to promote a mixture of land uses and densities. Intensification and redevelopment of lands in a compact form is to be encouraged.

New development taking place in designated growth areas should occur adjacent to the existing built-up area and shall have a compact form, a mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities.

The County of Bruce Official Plan designates the property Primary Urban Communities that includes a broad range of residential land uses. Compact and intensified form is to be encouraged. This particular site is going from permitting one single-detached dwelling to 18 townhouses.

The Walkerton Community Official Plan designates the property as Residential wherein the conversion of single detached dwellings (or those lands zoned for such), in appropriate locations, into multiple residential units is to be encouraged. The Official Plan directs that in considering rezoning or minor variance applications for residential conversions Council shall, in addition to the requirements of the Comprehensive Zoning By-law consider the following criteria:

- i) The density and character of adjacent development and compatibility with land uses in the immediate area;
- ii) The adequacy of municipal services to serve the proposed conversion;
- iii) The adequacy of the local street network to accommodate traffic from the conversion;
- iv) The availability of adequate off-street parking and appropriate access and circulation for vehicular traffic, including emergency vehicles;
- v) Suitable landscaping, lot grading, drainage and onside amenities. Also, to ensure that new development, redevelopment, infilling and intensification projects maintain and complement the character of the existing residential neighbourhood.

The development will directly abut a previously approved townhouse development in the JDR subdivision to the East. The southern and western property boundaries will abut an established low-density residential neighbourhood. Due to the reduced setbacks, planning staff are recommending a fence be constructed on the subject lands and included in the site plan agreement. The fence should run along the eastern, southern and western property boundaries and will help to insulate the proposed development from the surrounding neighbourhoods. It will buffer noise and help maintain privacy. This fence should be included in the Site Plan Control Agreement and has been included as part of the Holding.

The property will be fully- serviced and will supply a sufficient amount of parking. The lot grading and drainage will be finalized in the final Stormwater Management Plan.

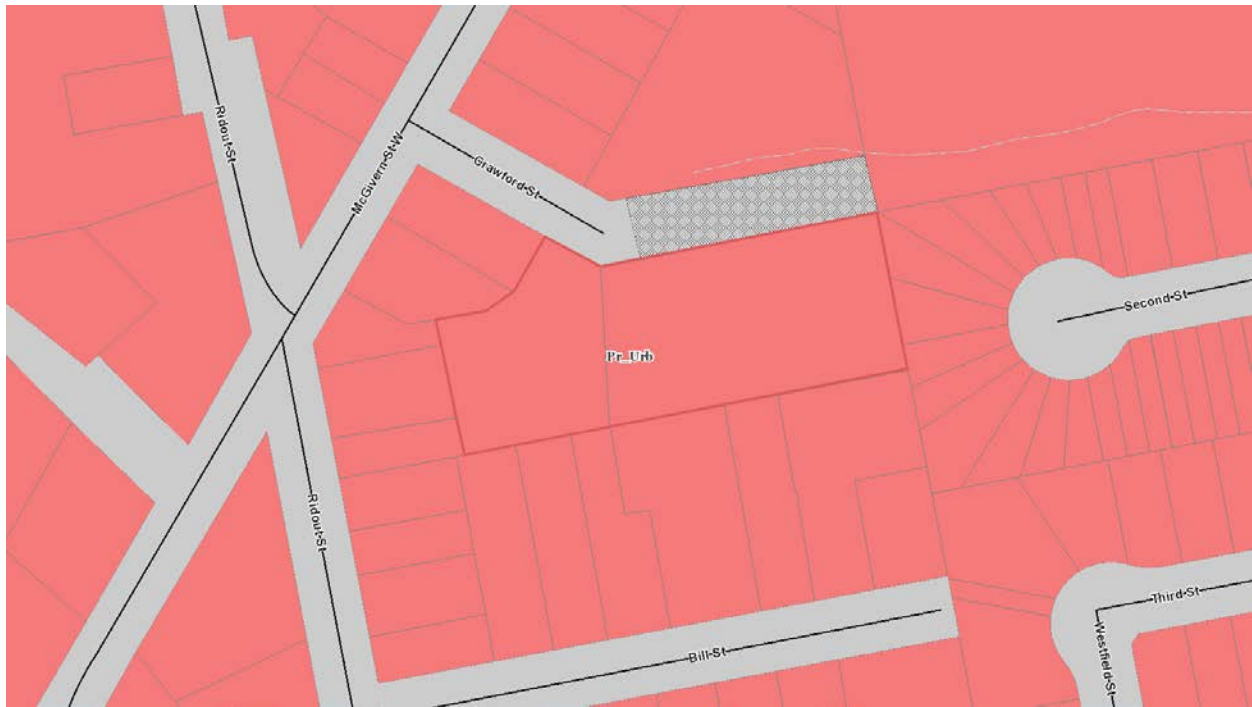
Neighbours Peter and Kristin Thor submitted a letter in opposition to the development. They stated the development does not match the existing character, and there is a large safety issue with two large trees located on their property. The letter is attached in Appendix 2.

Staff recommend approval of the attached by-laws with the previously discussed reductions and a holding zone with the following conditions included:

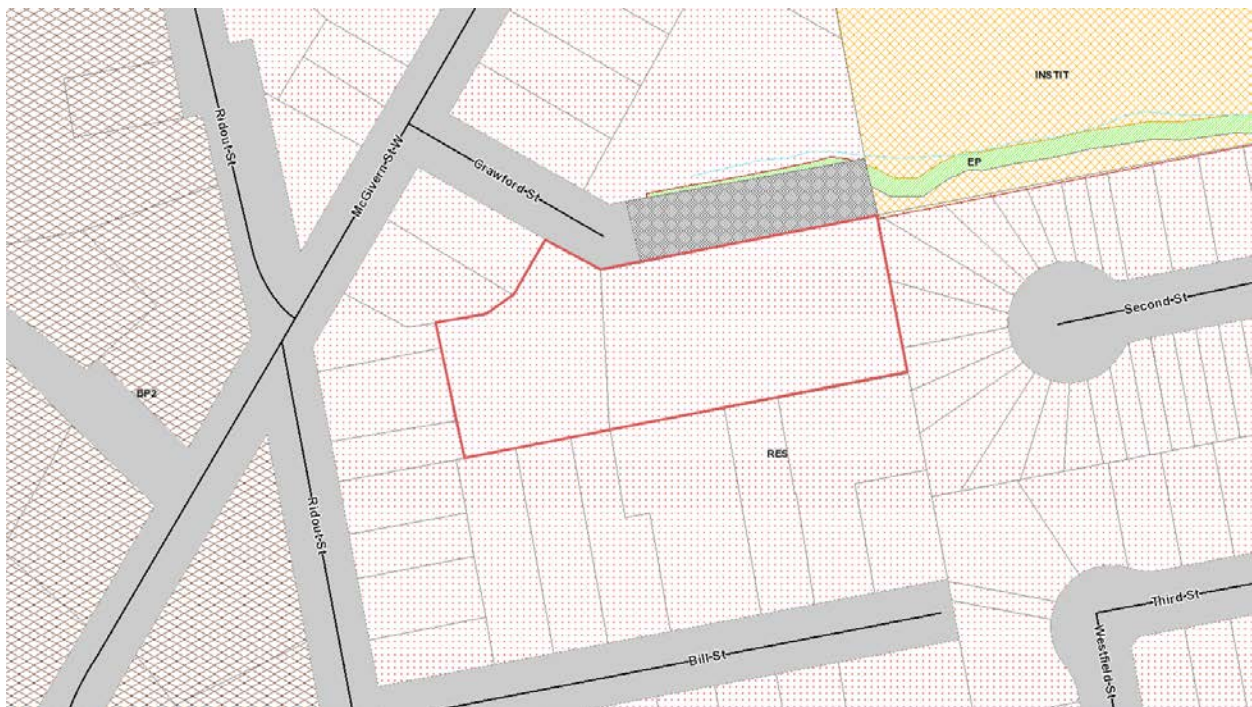
1. *A Final Stormwater Management Plan for the proposed development is reviewed by the Municipal Engineer to the satisfaction of the Municipality of Brockton and the County of Bruce.*
2. *That an easement between the County of Bruce and the proponent is registered for the required infrastructure.*
3. *That a Site Plan Control Agreement that includes a fence surrounding the property boundaries that are not adjacent to an open road or unopened road allowance is accepted to the satisfaction of the Municipality of Brockton.*



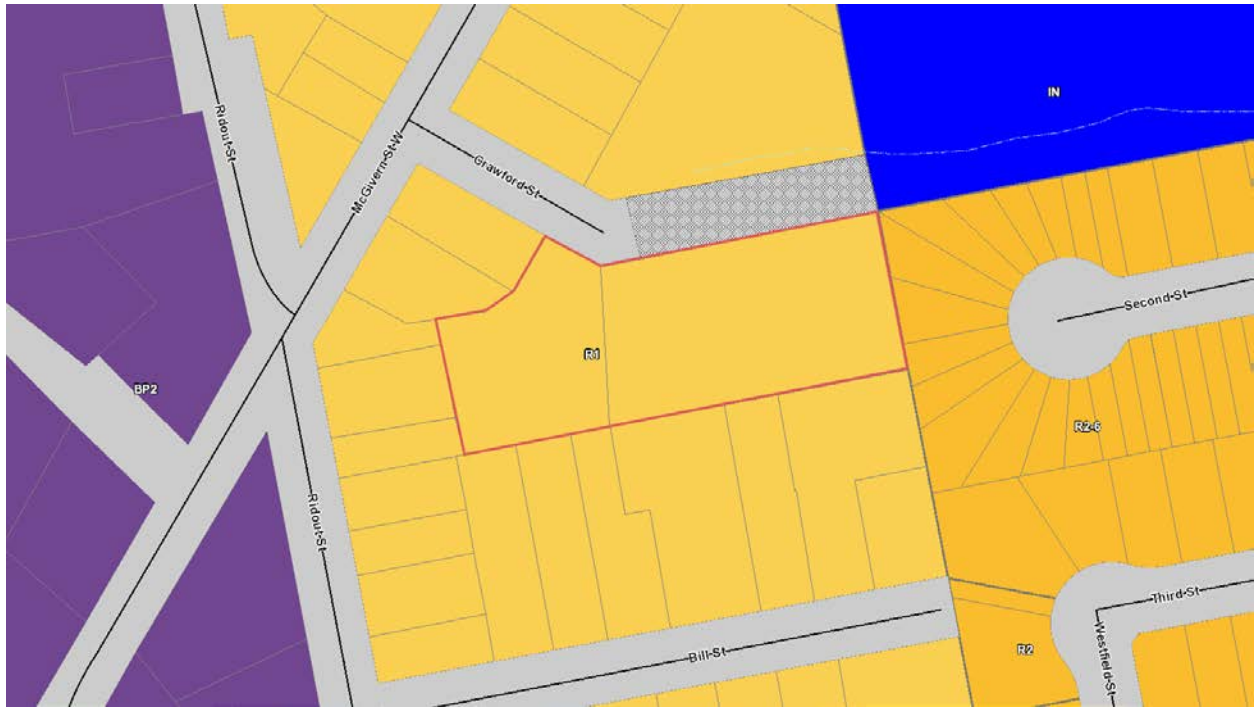
## Appendix 1 – Map



County of Bruce Official Plan designates the property Primary Urban Community



Walkerton Community Official Plan designates the property Residential



Municipality of Brockton Zoning By-law zoned the property as R1- Low Density Single



## Appendix 2 – Public Notice



County of Bruce  
Planning & Development Department  
30 Park Street, P.O. Box 848  
Walkerton ON N0G 2V0  
brucecounty.on.ca  
1-226-909-5515



December 16, 2019

File Number: Z-44-19.36

### Public Meeting Notice

**You're invited**

**Tuesday, January 21, 2020, 7:00 pm., Bruce County  
Administration Centre, 30 Park Street, Walkerton, ON**

A change is proposed in your neighbourhood: the proposal is to rezone the subject lands to Residential: Low Density Multiple (R2) to permit a 18 townhouse unit development for rental.



9 Crawford St  
PLAN 96 Lot 13 & PT Lot 12; and PLAN 96 LOTS 14,15,16,17; CRAWFORD WS  
Geographic Town of Walkerton, Municipality of Brockton  
Roll Numbers 410436000614401 and 410436000614400

## Learn more

You can view more information about the application at <https://brucecounty.on.ca/living/land-use> or in person at the County of Bruce Planning Office noted above, between 8:30 a.m. and 4:30 p.m. (Monday to Friday).

## Have your say

Comments and opinions submitted on these matters, including the originator's name and address, become part of the public record, may be viewed by the general public and may be published in a Planning Report and Council Agenda.

1. Please contact us by mail (address above) or [bcplwa@brucecounty.on.ca](mailto:bcplwa@brucecounty.on.ca) if you have any questions, concerns or objections about the application. Comments received after January 6, 2020 may not be included in the Planning report, but will be forwarded to the Committee for their consideration.
2. You can speak at the Public Meeting.

The Planner on the file is: Dana Kieffer

## Stay in the loop

If you'd like to be notified of the decision of the Municipality of Brockton on the proposed application, you must make a written request to the Bruce County Planning Department.

## Know your rights

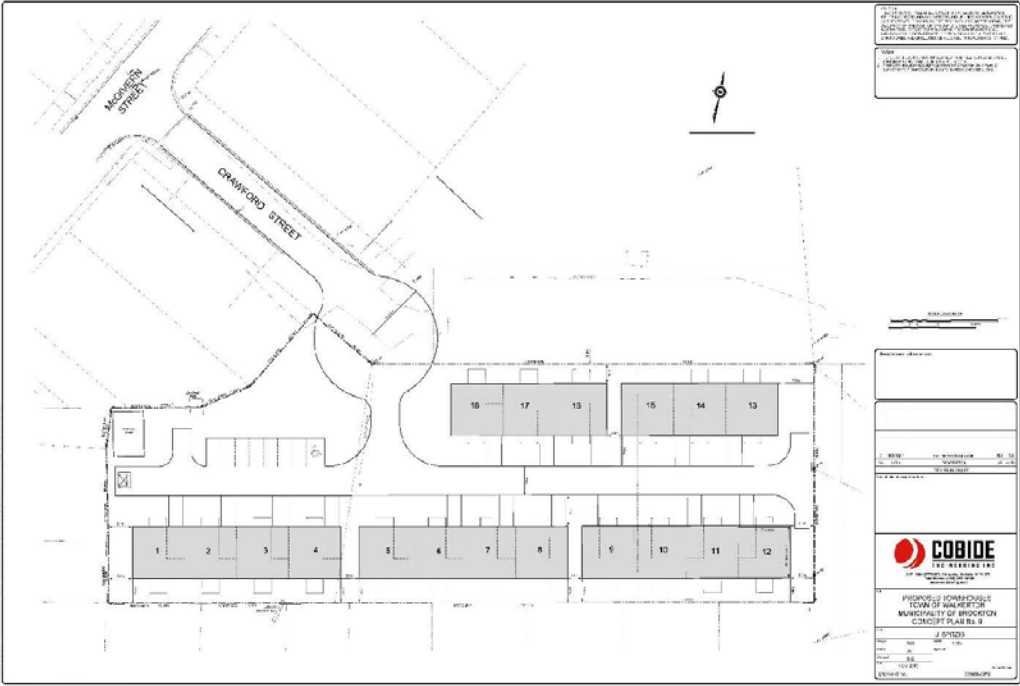
Section 34(11) of the [Planning Act](#) outlines rights of appeal for Zoning By-law Amendment applications.

If a person or public body would otherwise have an ability to appeal the decision of the Council of the Municipality of Brockton to the Local Planning Appeal Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Bruce County Planning Department before the by-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting, or make written submissions to the Bruce County Planning Department before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

For more information please visit the Local Planning Appeal Tribunal website at <https://elto.gov.on.ca/tribunals/lpat>.

# Site plan





## Appendix 3 – Public Comments

Peter Thor  
14 Bill Street  
Walkerton ON N0G 2V0

December 29, 2019

County of Bruce  
Planning & Development Department  
30 Park Street, P.O. Box 848  
Walkerton ON N0G 2V0  
Attention: Dana Kieffer

Dear Madame:

**File Number: Z-44-19.36**

The original plan presented to us for a 12 townhouse unit development for rental requiring rezoning from R1 to R2 (Residential: Low Density Multiple) did not present any challenges for us as home owners at 14 Bill Street on adjoining land south of the development. The 3 areas of possible concern were adequately dealt with.

1. The setback from the southern property line was sufficient that there was no safety concern from the 2 very large trees on our property that border on the development. Any windfall from these trees would fall harmlessly on lawn.
2. There was sufficient green space that the runoff from the properties on Bill Street that overlook the development would be naturally absorbed for the most part.
3. The development did not change the character of the neighbourhood.

In mid-December, we received an amended plan for 18 townhouses on the same property. This proposal does not satisfy any of the areas of possible concern noted above.

1. **Serious Safety issue:** The setback from the southern property line is 5.2metres. The 2 very large healthy trees on our property that border the development would present a severe safety hazard for the residents of these townhouses. These trees are among the largest in Walkerton. We live in the lee of Lake Huron, so that it is in the normal course of events that severe thunderstorms and windstorms blow into Walkerton annually. Virtually every year trees in Walkerton are severely damaged by wind. Our two trees are not exempt. In 2019, two large branches were snapped from one of the trees in a severe wind event. The branches were more than 8 metres long and more than 20cm in diameter. One fell harmlessly along the lot line, but the other fell directly onto the proposed development and would have seriously damaged one of the units in the proposed development. The risk of injury to an occupant is a tragic possibility. It would be reckless for a developer to build a unit under such large trees in our climate. Approval by County and Municipal regulators now that you are aware of the risk would undoubtedly expose both to legal liability.
2. **Maintenance and future replacement and repair of Man-made drainage structure:** The property currently drains rainwater from the properties on Bill Street and beyond naturally via a series of ditches that take the water east and eventually to the pond at the County Building. The 18 unit proposal covers so much of the property with buildings and pavement that the natural drainage no longer functions and the engineering report proposes an underground chamber to control storm water flows. Once the development is complete, this chamber becomes the responsibility of the municipality for maintenance and eventual replacement.
3. **Undesirable change in the character of an existing R1 neighbourhood:** The proposed development has minimal setbacks from adjoining properties. This neighbourhood has been in



place for over 40 years. Its character is one of spacious front and back yards landscaped with large trees and free from fences. The newly proposed 18 unit development is too intensive for such a neighbourhood.

Conclusion:

We do not object to the original 12 unit proposal and would strongly request that the Municipality of Brockton not approve the current proposal for 18 units for the reasons above.

**Should the Municipality of Brockton wish to approve the 18 unit proposal, the Municipality needs to require the Developer to remove the two large trees at their expense that are a severe safety issue for the future residents of this development. Alternatively, the municipality must remove the trees at its own expense.** The removal of these trees is necessitated by the zoning change. It is extremely unreasonable to expect that an existing property owner would be responsible for their removal under these circumstances. The cost of the removal of these two trees will be significant.

Sincerely,

A handwritten signature in blue ink, appearing to read "Peter Thor Kristin Thor".

Peter and Kristin Thor  
14 Bill Street, P.O.Box 2164  
Walkerton ON N0G 2V0

## **Appendix 4 – Agency Comments**

### **Municipality of Brockton:**

[Initial Circulation]

The Municipality of Brockton will require lands to be conveyed for a cul-de-sac for snow removal and fire suppression services. This property will be subject to a Site Plan Approval. A servicing and stormwater management plan will need to be approved as well as a plan for street lights, the location of a fire hydrant and a larger garbage receptacle.

[After receiving SWMP]

1. The Fire Chief has reviewed the proposed plan and has noted that the placement and location of hydrants will be specified in the Site Plan Agreement stage.
2. The current plan has some stormwater infrastructure located on adjacent properties with no easements. This infrastructure will need to be located on the applicant's property with the corresponding easements to the Municipality for maintenance.
3. The Stormwater management plan as circulated was given a preliminary review by the Municipal Engineer's and those comments will be forwarded directly to you, and which we fully adopt and endorse. In short, however, the Municipality will require a final servicing plan, grading plan, stormwater management plan (with final detailing about storage and utility locations) satisfactory to the Municipal Engineer prior to lifting any holding provision.
4. As the Bruce county stormwater management pond is being proposed as an outlet, a municipal easement between the end of Crawford Street and the County pond will be required as per the Municipal Engineer's recommendations.
5. It appears as though the Cul-de-sac may encroach on adjoining properties – the Municipality of Brockton will need confirmation that the cul-de-sac is entirely on the applicant's property, or is there a plan to sever and transfer portions of those adjacent properties to the applicants for the cul-de-sac?
6. The Applicant will need to specify the type of structure being proposed for the small boxes on the end of each unit. Depending on the proposal, these structures may not comply with the required setbacks.

### **Saugeen Valley Conservation Authority:**

[After receiving the SWMP]

It appears that the Preliminary Stormwater Management Report does not address stormwater quality treatment. Therefore, SVCA staff recommend that stormwater quality

treatment be addressed, and we further recommend that enhanced stormwater quality treatment be implemented as per SVCA's attached Stormwater Management Criteria (stormwater quality treatment highlighted for ease of reference).

Provided stormwater quality treatment is addressed, the Preliminary Stormwater Management Report is acceptable to SVCA staff, and furthermore, the proposed zoning by-law amendment would be acceptable to SVCA staff.

### **The Historic Saugeen Metis**

The Historic Saugeen Métis (HSM) Lands, Resources and Consultation Department have reviewed the relevant documents and have no objection or opposition to the proposed development, land re-designation, zoning, land severance, Official plan and/or Zoning By-law Amendments.

### **Bluewater School Board**

Thank you for circulating the Request for Agency Comment's for the proposed Plan of Subdivision No. Z-44-19.36. The Bluewater District School Board has reviewed the proposed Plan of Subdivision, located in the town of Walkerton on Crawford Street.

The Bluewater District School Board requests the following conditions be included for consideration as part of draft plan approval:

1. "The Owner(s) shall agree in the Subdivision Agreement to include in all Offers of Purchase and Sale a statement advising prospective purchasers that accommodation within the designated public school sites in the community is not guaranteed and that pupils may be accommodated in temporary facilities and/or be directed to facilities outside of the area."
2. "The Owner(s) shall agree in the Subdivision Agreement to include in all Offers of Purchase and Sale a statement advising prospective purchasers that student busing is at discretion of the Student Transportation Service Consortium of Grey-Bruce."
3. "That the Owner(s) agree in the Subdivision Agreement to include in all offers of purchase and sale a statement advising prospective purchasers that school/ buses will not enter cul de sacs and that school bus pick up points will not be located within the subdivision until major construction activity has been completed or at the discretion of the Student Transportation Service Consortium of Grey-Bruce."
4. "That the Owner(s) shall agree in the Subdivision Agreement to provide sidewalks and pedestrian linkages throughout the subdivision to accommodate and promote safe walking routes to the nearby school property and elsewhere."

The Bluewater District School Board has the following recommendations and considerations with regards to the design and layout of the proposed subdivision:

1. Active and safe routes to schools should be implemented
  - a. Sidewalks or multi-use pathways should be considered on routes to schools to allow children on bicycles to safely use the facility. Minimum widths should be increased from 1.5 - 1.8 metres for a sidewalk and to 2.4-3 metres for a multi-use path. Clear space around multi-use paths should be provided to allow space for cyclist escape routes
  - b. Traffic calming along important pedestrian routes should also be considered. Curb extensions and bump outs, speed humps and reduced speed limits can all contribute to safer routes to school.
  - c. Well signed and marked bike routes
  - d. Install school area signs as per OTM Guidelines

\*\* the Planner tried several times to connect with Bluewater School Board to discuss these comments, and to explain this development was not a plan of subdivision and we could not include the conditions for approval. The calls went unreturned.

### **Bruce Grey Catholic District School Board**

No comments.

### **County of Bruce Facility Management**

[Initial Circulation] We require information on how stormwater will be handled/addressed for this development.

[After receiving SWMP] Transportation and Environmental Services and Corporate Services Departments have reviewed the proposal and find the preliminary stormwater management plan sound. With climate changing it is becoming more difficult to forecast the frequency and intensity of weather events but I have no solid evidence that using the best practice the 1 in 5 year and 1 in 100 year events as it is done in this plan is not reasonable. It is understood that it does mean that we will not have high flows in a weather event that fall outside of the design parameters.

That being said I would not recommend a guaranteed blanket access to the subject drainage ditch to the development without a more detailed stormwater management plan for the entire development. As you well know, it is not unusual for the developers to make changes during the development to change the house type or density that could change the design assumptions of the detailed stormwater management plan. I would also recommend considering the implementation of low impact development practices that make additional use of green infrastructure to reduce the impact of stormwater.

(Miguel Pelletier)

### **Westario**

Please contact Westario at early stage for electrical service.

# Appendix 5 – Stormwater Management



November 26, 2019

## BY EMAIL ONLY

Ms. Dana Kieffer  
County of Bruce Planning Department  
30 Park Street  
Walkerton, ON N0G 2V0

Tel: 519-881-1782  
Email: [dkieffer@brucecounty.on.ca](mailto:dkieffer@brucecounty.on.ca)

**Subject: Preliminary Stormwater Management Review  
Proposed Crawford Street Townhouse Development  
Municipality of Brockton  
O/Ref.: 02003**

Dear Ms. Kieffer:

Cobide Engineering Inc. has been retained by Mr. Jim Spitzig and Mr. Al Reich to complete a stormwater management assessment for the site located at 9 Crawford Street in the Municipality of Brockton.

The purpose of this letter is to outline the proposed stormwater management requirements that will be implemented once the site is developed.

### Existing Conditions

The subject property is approximately 0.73 ha in area and is currently vacant. The site slopes from south to north towards the unopened portion of the Crawford Street road allowance. Runoff from the site drains onto the unopened road allowance and then into an existing drainage ditch located on the north side of the road allowance. The drainage ditch flows easterly between the JDR Subdivision property and the Brucelea Haven property and discharges into the existing pond located on the Bruce County Administration property. This pond outlets on the east side of Park Street into a culvert that crosses Young Street and eventually into a drainage ditch located east of Hinks Street.

There is a 3.97 ha external drainage area located upstream (south) of the site that drains through the middle of the property. A portion of this catchment area drains into an existing storm sewer system located on Bill Street. This storm sewer discharges end at the south property boundary line and drains into a drainage ditch that is connected to the drainage ditch located on the unopened portion of the Crawford Street road allowance. The proposed townhouse development will need to incorporate this storm sewer into the overall site servicing design.

### Development Proposal

The current development proposal for the site includes constructing 18 townhouses. Access to the site will be from the end of Crawford Street. Stormwater drainage for the site along with the upstream external catchment area will continue to drain into the drainage ditch located on the Crawford Street road allowance. Since the development will increase the overall impervious area of the property, stormwater runoff discharging from the townhouse site will need to be over-controlled in order to reduce the peak flows to pre-development conditions. The remaining runoff from the external catchment area will continue to pass through the site and discharge into the existing drainage ditch on Crawford Street.

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COBIDE Engineering Inc.  
517 10<sup>th</sup> Street  
Hanover ON N4N 1R4  
[www.cobideeng.com](http://www.cobideeng.com)



## **Stormwater Modelling**

The stormwater modelling for this stormwater assessment was completed using PCSWMM and the 6 hour SCS storm using the Mount Forest weather station rainfall data.

### **Pre-development Conditions**

According to the Soils Survey of Bruce County, the local native soils are reported to be Teeswater Silt Loam (TES) which are classified as Hydrologic Soil Group B.

There is one stormwater discharge point (DP #1) located on the north side of the property that was used for modelling purposes. The total catchment area draining to DP#1 is approximately 4.74 ha.

The pre-development catchment area is shown on Dwg. 02003-SWM1 attached.

### **Post Development Conditions**

The proposed development of the site will include the construction of 18 townhouses as well as paving the associated access driveways and parking areas. Grading of the site will direct all post-development runoff from the site towards Crawford Street (DP#1).

As previously discussed, the proposed drainage design will need to incorporate the runoff draining from the external upstream catchment area and allow it to continue draining through the site and into the drainage ditch on Crawford Street. This area is identified as Catchment 201 and is approximately 3.97 ha. It is proposed to connect a new storm sewer to the end of the existing storm sewer and install it through the site and eventually into the drainage ditch on Crawford Street. A 3.0 m wide easement will be provided in favour of the Municipality to allow them to access the pipe for maintenance purposes. This easement will also serve as an overflow corridor should the stormwater flow from the upstream catchment area ever exceed the capacity of the storm sewer.

There is one (1) internal catchment area associated with the proposed townhouse development. This catchment area is identified as Catchment Area 202 on Dwg. 02003-SWM2 attached and is approximately 0.73 ha in area. Based on the post development stormwater flows for this catchment area, there will be requirement to reduce the peak stormwater flow from the catchment area in order to meet pre-development peak flow conditions.

In order to reduce the post development peak flow, it is proposed to construct an underground stormwater detention facility on the site using the Cultec stormwater chamber system. The total detention storage volume required for the site based on the PCSWMM stormwater model is approximately 155 m<sup>3</sup>. This will be provided by a 4.0 m x 25.8 m chamber system on the west side of the site that will provide a total storage volume of 63.2 m<sup>3</sup> and a combination of 4.65 x 19.0 m and 3.6 m x 25.2 m chamber system connected in series and installed in the central portion of the site that will provide a total storage volume of 96.2 m<sup>3</sup>. The total storage volume provided will be 159.4 m<sup>3</sup> which is greater than volume required by the model. The peak flow discharging from each chamber system will be controlled by a 150 mm diameter orifice that will reduce the peak flow from the site to pre-development conditions.

Dwg. 02003-STM3 attached shows the location of the proposed chamber systems.

The table below summarizes the existing pre-development peak flows as well as the post development peak flows utilizing the underground stormwater chamber system.



Peak Flow Discharge Summary		
Storm Event	Pre-Development (m <sup>3</sup> /s)	Post Development (m <sup>3</sup> /s)
	DP#1	DP#1
5 year	0.24	0.24
100 year	0.50	0.48

As shown in the above table, the post development peak flow from the entire catchment area (including the external area) will be equal to or less than the pre-development peak flow conditions for both the 5 year and 100 year storm events. As a result, the peak flow in the downstream drainage ditch that flows onto the County of Bruce Administration property will not increase after the proposed townhouse site is developed.

We trust that the above preliminary stormwater management review will satisfy the County and Municipality's stormwater water management requirements for the proposed Crawford Street Townhouse development.

Please note we have not attached the modeling output results due to their size. The modeling results are available though upon request.

If you have any questions regarding the above, please contact the undersigned at 519-506-5959, extension 102.

Yours truly,



Stephen J. Cobean, P.Eng., FEC  
Director

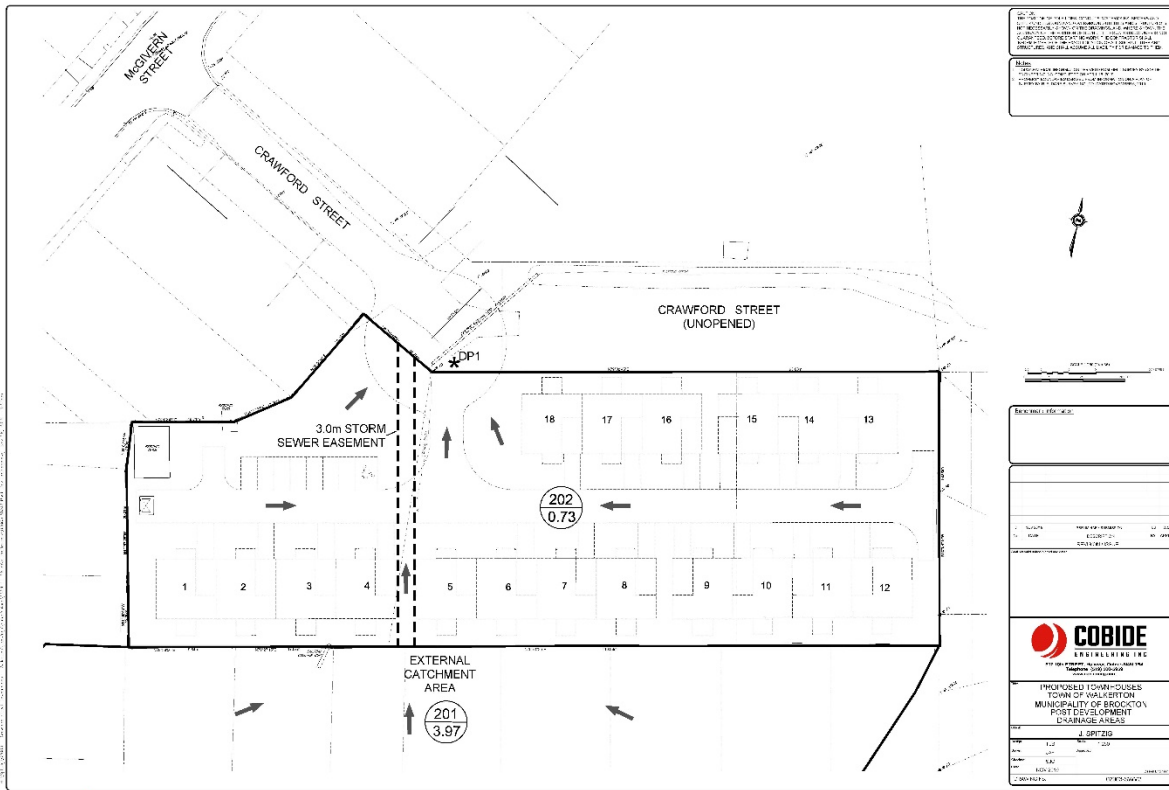
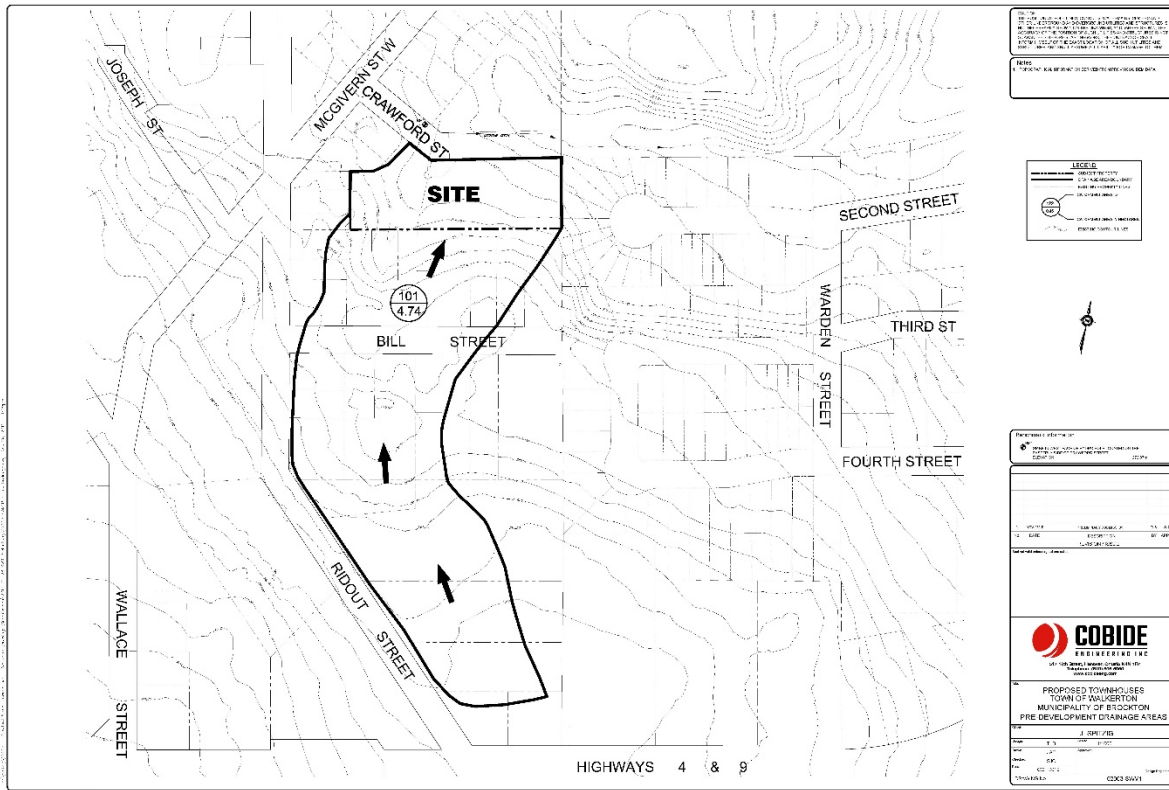
- cc. Mr. Gregory Furtney, Director of Operations, Municipality of Brockton (by email)  
Mr. Miguel Pelletier, Director, County of Bruce Transportation and Environmental Services  
Department (by email)  
Mr. Jim Spitzig, Developer (by email)  
Mr. Al Reich, Developer (by email)

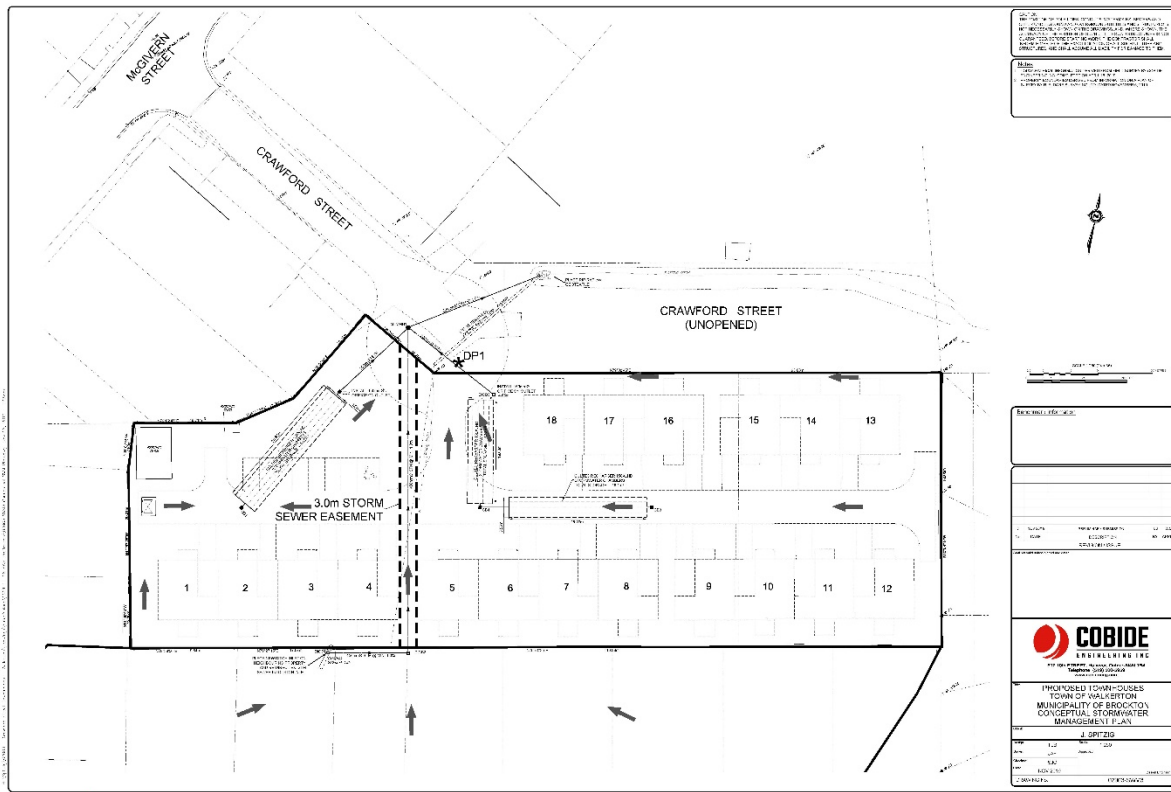
Encl.

H:\Spitzig\02003 - Crawford Street Townhouses - Walkerton\Correspondence\Letters\Bruce County\2019-11-26 le klieffer re crawford st townhouse development swm review 02003.docx

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COBIDE Engineering Inc.  
517 10<sup>th</sup> Street  
Hanover ON N4N 1R4  
[www.cobideeng.com](http://www.cobideeng.com)





## **Appendix 6 – Application History**

The applicants made a submission on June 28, 2019 to rezone the subject lands for a 12-unit townhouse development. The application was circulated to agencies, and during this period both the Municipality of Brockton and the County of Bruce facility management requested to see a Stormwater Management Plan (SWMP) for the development. The planner requested this information from the agent. One week prior to the public meeting set for September 24<sup>th</sup>, the information had not been received and the public meeting was cancelled as a result. In addition, the number of proposed units had increased from 12 to 18 units and that this increase warranted a re-circulation to neighbours.

A new concept plan and a SWMP was submitted November 29 and the application proceeded.