



# Municipality of Brockton Planning Report



**To:** The Municipality of Brockton Council  
**From:** Coreena Smith, Senior Development Planner  
**Date:** July 14, 2020  
**Application:** Holding Symbol Removal  
**File:** Z-44-19.36

## Recommendation

Subject to a review of submissions arising from the meeting:

That Council approve the removal of the Holding symbol from the property currently zoned as R2-8-H – Residential: Low Density Multiple Special with a Holding because the proponent has met the conditions of the Holding.

## Summary

In January 2020, the Municipality of Brockton Council approved an application for rezoning for 2369906 Ontario Ltd. c/o Stephen Cobean to permit a multi-family residential townhouse development at 9 Crawford Street, Geographic Town of Walkerton. The property was placed in a Residential: Low Density Multiple Special Zone with a Holding (R2-8-H). The Holding did not permit development until a Final Stormwater Management Plan was completed, an easement registered across County of Bruce lands for stormwater management purposes, and a Site Plan Control Agreement executed that included provision of fencing abutting neighbouring lands.

The proponent has now provided a Final Stormwater Management Plan for the proposed development, which has been reviewed by the Municipal Engineer and is to the satisfaction of the Municipality of Brockton and the County of Bruce. The stormwater management strategy has met current provincial and municipal standards. Based on the report and discussions between the proponent, Municipality and County, it has been determined that the infrastructure proposed by the stormwater management strategy does not require an easement to be registered across County lands. A Site Plan Control Agreement and a Development Agreement have been executed between the Municipality of Brockton and the proponent that have included the Final Stormwater Management Plan and have made provision for a fence in the form of a cedar hedge along the property boundaries that are not adjacent to an open road or unopened road allowance.

Confirmation of the above was obtained from the Clerk at Municipality of Brockton via letter dated June 1, 2020.

Based on the above, the proponent has fulfilled the requirements of the Holding and it can be removed so that development can proceed.

Please note that removal of a Holding does not have associated appeal rights.

The application is consistent with the Provincial Policy Statement and conforms to the County Official Plan and the local Official Plan. The proposal is representative of good land use planning.

Planning staff recommend approval of the proposed Holding Symbol Removal.

## Map

