

THE CORPORATION OF THE TOWNSHIP OF BROCK

SUNDERLAND COMMUNITY CENTRE

PLANNING COMMITTEE

SESSION THREE

MONDAY, FEBRUARY 13, 2006

The Third Meeting of the Planning Committee of the Corporation of the Township of Brock, in the Regional Municipality of Durham, was held on Monday, February 13, 2006, in the Sunderland Memorial Arena Upper Auditorium.

Members present: Mayor: Keith Shier
Regional Councillor: Larry O'Connor
Councillors: Karen Windatt
John Grant
Reg Starr
Debbie Bath
Allan Simpson

Staff Members present: Clerk-Administrator George S. Graham
(recording the minutes)
Deputy Clerk-Administrator Thomas G. Gettinby
Clerk-Stenographer Susan Creighton
Planning Consultant Valerie Cranmer of Valerie Cranmer & Associates

I. CALL TO ORDER

Chair Larry O'Connor called the meeting to order at 7:05 p.m.

II. PURPOSE

TO HOLD A PUBLIC MEETING, ON BEHALF OF THE REGION OF DURHAM, TO CONSIDER AN APPLICATION FOR A PROPOSED DRAFT PLAN OF SUBDIVISION.

RE: Urban Farms Limited (Mr. Ken May)
Submitted by: Schollen & Company Inc. (Agent)
Part Lot 12, Concession 5 (Brock)
File: S-B-2005-02

FOLLOWING INTRODUCTIONS OF THE COMMITTEE AND STAFF, CHAIR LARRY O'CONNOR OUTLINED THE FOLLOWING POINTS FOR THE BENEFIT OF THOSE IN ATTENDANCE:

1. The purpose of this public meeting is to obtain public input in respect of an application for approval of a draft plan of subdivision to create 24 lots to be used for residential purposes together with dedication of lands for parkland and open space purposes.
2. There will be no decision made, on behalf of the Township of Brock or Region of Durham, in respect of the application at this meeting.
3. You may submit, with the Clerk, any written comments you may have on the subject application tonight. Thereafter, **you must forward written submissions directly to the Region of Durham Planning Department** to the address shown on the Notice of Application/Public Meeting you received in the mail with a copy to the Township of Brock.
4. If you wish to be notified of the decision of the Region of Durham Planning department in respect of this proposed plan of subdivision, you **must make a written request to the Region of Durham Planning Department** at the address noted on the Notice which you received.
5. If a person or public body files an appeal of a decision of the Region of Durham in respect of this proposed plan of subdivision AND does not make oral or written submissions, the Ontario Municipal Board may dismiss the appeal.

6. CHAIR LARRY O'CONNOR CALLED UPON THE APPLICANT AND/OR REPRESENTATIVE TO OUTLINE THE PROPOSAL FOR THE BENEFIT OF THOSE IN ATTENDANCE.

Mr. Mark Schollen of Schollen and Company Inc., spoke on behalf of the applicant, Mr. Ken May, also in attendance, advising that the property in question is located south of Southern Court on 6.5 acres of land. He advised there is an approved draft plan of subdivision on the west side of Albert Street in Sunderland which is not part of this application. Mr. Schollen advised that the woodlot located to the west of the subject land is not part of the property and following a meeting with the SLSCA to discuss the Environmental Impact Study it was identified that the tributary running through the woodlot is considered a cold water fishery and therefore the required 30 metre setbacks have been adhered to along the western boundary of the subject lands. Rennie Street will connect the existing Southern Subdivision to the development and there will be open space to the west and south of the proposal as well as that area identified on the display drawings as Block 62. Eventually this proposal will be linked to the development proposed to the south east. It was pointed out that 15 metre wide lots are proposed on which single family dwellings will be constructed by the developer/builder, Fairgate Homes. This developer/builder has a very good reputation and has developments in Markham, Stouffville and Uxbridge. It was stated that 1/3 of the lands will be buffer, with the remaining 2/3 being built upon. The storm water management pond will be constructed at the extreme south end of the lands, which currently have draft approval, in order to protect the Beaver River.

Councillor Allan Simpson requested clarification insofar as the size of lots proposed within the development and was advised that the lots will be 15 metres or 50 feet in width by 30-38 metres or 110-140 feet in depth.

7. CHAIR LARRY O'CONNOR OPENED THE MEETING TO THE PUBLIC TO RECEIVE INPUT CONCERNING THE SUBJECT APPLICATION.

Mrs. Anne MacDermid, 151 River Street, Box 332, Sunderland enquired as to the type of housing proposed, i.e. bungalows or two storey and will they be expensive or more reasonably priced. Mr. Ken May responded to the question advising that the homes will be comparable in size and quality to those existing homes in Southern Court and will be a mixture of bungalows and two storey homes, 1500-2400 square feet in size. He advised that the 12 lots on the west side of property are ideal for walk out bungalows. Mr. May advised that smaller and lower priced homes are a consideration on the lands which are currently draft approved and adjacent to the subject lands. Mrs. MacDermid enquired whether the homes will cost \$300,000.00 - \$350,000.00 and was advised they will be in the \$260,000.00, \$280,000.00 or \$350,000.00 price range. She also enquired how environmentally responsible the contractor will be and what type of heating systems will be installed in these homes.

Mr. May advised that the homes will be built to the most current environmental standards and that the type of heating system to be used has yet to be finalized. He advised the homes will be of brick construction, reiterating that Fairgate Homes is a very reputable builder.

Mr. Bob MacDermid, 151 River Street, Box 332, Sunderland enquired how the plan satisfies the Planning Act requirement of 25% of the homes being affordably priced and was advised by Mr. May that they have looked at the development as a whole in this regard (the subject lands as well as those having been draft plan approved and located off of Albert Street), as he is the owner of both parcels of land, and that the higher priced homes will be adjacent Southern Court with more affordable homes being located off Albert Street. Mr. MacDermid advised it was his understanding that the 25% requirement would be applicable to the subject 6.5 acre parcel as well as to the draft approved plan to which the Municipal Planning Consultant clarified that there is nothing in the Planning Act that says 25% of the homes must be affordable, specific to each application, although this as well as increased density is something the province looks favourably upon.

Mr. MacDermid commented that the open space within the development contributes nothing to recreational uses within the area to which Mr. Schollen pointed out the open space areas into which a trail system could be incorporated, advising however, that at this time, it is too premature to look at park designs. Mr. MacDermid enquired whether there

is any relationship between the parkland and the 30 metre setback due to the cold water stream and was advised that the setback is outside the 5% parkland dedication.

Mr. MacDermid commented that the style of housing proposed will not reflect the type of housing currently in Sunderland and that a mix of housing types on larger lots would better serve the community. Mr. Schollen responded by advising that their intent is to make the homes compatible with those in Southern Court, although consideration could be given to other housing types. He added that due to the small size of the subject lands, it is difficult to diversify housing types.

Mr. MacDermid advised that Southern Court is not like Sunderland and what is proposed does not fit in with the older housing which reflects the community.

Ms. Donna White, Church Street, Sunderland, thanked the applicant for the presentation and enquired whether servicing for the subject lands would be brought in from Southern Court to which Mr. Ken May advised that servicing will come from Albert Street. He further advised that the small roadway from Southern Court into the subject lands (Rennie Street) will not be serviced. Ms. White enquired whether gas will be available at the subject site and was advised by Mr. May that he hopes it will be available. Ms. White enquired as to the timeframe from ground breaking until construction and was advised that the project is planned over a 5 year time span with 2-3 model homes to be constructed and homes to be built as they are sold, all of this to commence within 8-12 months of road construction.

Mrs. Kathleen Brethour, 16 Whippletree Lane, Sunderland, advised that she favours this plan over the plan submitted by the Kaitlin Group as it blends into the community much better. She enquired whether the draft approved portion of land will be developed as Phase 1 and the subject lands as Phase 2 and whether potential buyers will be made aware of the school soil contamination issue? Mr. Ken May advised that the Albert Street lands will be developed as Phase 1 and that the site is totally clear of contamination. He has a guarantee from the company having undertaken the remedial works on the school property that the land is not and never has been contaminated. He advised there is however, a curtain wall that has been constructed along Albert Street to catch any potential contamination.

Mrs. Cathy Marritt, 53 Southern Court, Sunderland, commented concerning the watercourse which runs behind their home, advising that the water stinks and that the municipality is supposed to clean it out to keep the water moving. Chair/Regional Councillor Larry O'Connor referred to the watercourse as the ditch that runs behind some of the houses on Southern Court, advising that the Director of Public Works and Regional staff have looked at this matter.

Mrs. Marritt advised that the contractor, Harry Southern advised them when they purchased their home that if the subject property is ever developed that storm sewers will be installed to which the Deputy Clerk-Administrator advised that the ditch referenced by Chair/Regional Councillor Larry O'Connor is an easement dedicated to the municipality who is responsible for keeping it clean, and that this issue will be discussed with the appropriate staff.

Mr. Rick DeJong, R.R. #4, Sunderland enquired as to the timeline for commencing both phases of the subdivisions and was advised by Mr. May it is their intent to start construction adjacent Albert Street this year and that building will be dependant on the market. The lands in question this evening are 3-4 years away from development.

Mr. DeJong enquired as to the numbers of school age children that the development will generate and was advised by the Deputy Clerk-Administrator that the DDSB has calculated 12 children. Mr. Ken May advised that the development is targeted at 1/3 retirees and 2/3 families.

Mrs. Denise Wilson, 154 River Street, Sunderland, enquired whether consideration has been given to some type of housing, possibly a 4 plex which would serve the area seniors prior to a move to Maple Glen. She advised that she would like to see the development connected to the community by way of walking paths and that it is her hope there will be sidewalks and boulevards with trees so that the subdivision is attractive for everyone and not just those residing therein.

Ms. Jay Yerema Weafer, 100 River Street, Sunderland, commented it is nice to see a developer interested in the community. She advised that she had heard that if there were over 57 homes in the development that a pumping station would be required to which

Chair/Regional Councillor Larry O'Connor advised that if the subject lands were to be a stand alone development this could be the case. Mr. Ken May advised it would be a shock to him if this was the case. Ms. Yerema Weafer commented that she would like to see wider and deeper lots within the proposal which would be more in keeping with the existing homes. She did however comment favourably regarding the green space proposed.

Ms. Denise Marsh, 163 River Street, Box 366, Sunderland, requested to be placed on the mailing list for future information, advising further that this proposal is more favourable than the proposal put forth by the Kaitlin Group.

Mrs. Denise Wilson, 154 River Street, Sunderland, enquired how far along in the process is this proposal as compared to the submission by the Kaitlin Group and was advised by the Deputy Clerk-Administrator that theoretically, that portion of the development proposed off Albert Street is ahead of the game because it has been draft plan approved and there are two detailed engineering studies on file. The Kaitlin Group proposal does not have draft plan approval, nor do we know when it will be approved. The Albert Street proposal will likely be first to be developed followed by the 24 lots which are the subject of tonight's meeting.

Mrs. Denise Marsh, 163 River Street, Box 366, Sunderland, enquired whether any further by-law amendments are required insofar as the Kaitlin Group proposal and was advised that the issue of service capacity and the need for an expansion of same in order to permit all of the development proposed to proceed is still under review. It was pointed out the potential for development of a subdivision in the north east portion of Sunderland as well.

Mr. Bob MacDermid, 151 River Street, Sunderland, enquired whether the storm water management pond is located within the limits of the proposal and was advised it is within the draft approved portion of the subdivision proposal.

Mr. Mark Schollen advised that the one pond is intended to service both development proposals.

Mr. MacDermid enquired whether a rezoning will be required to accommodate the stormwater management pond and was advised by the Deputy Clerk-Administrator that the zoning has yet to be put in place for the draft plan of subdivision, as is the case for the 24 lots under consideration this evening.

Mr. MacDermid reiterated that the stormwater management pond will be inside the urban boundary and located on the proponent's property and was advised in the affirmative, being further advised that the appropriate zoning will be a condition of the subdivision agreement. The Chair advised that Mr. May will be available following the meeting to answer further questions.

Mr. MacDermid enquired how water and sewer capacity will be allocated for two developments and was advised by the Deputy Clerk-Administrator that service capacity is allocated when the regional subdivision agreement has been reached and financial securities obtained.

Ms. Jay Yerema Weafer, 100 River Street, Sunderland, enquired how the water in the storm water management pond will be treated and would it be treated as part of parkland and the illusion of a pond vs. a holding pond, to which Mr. Schollen advised it will be treated as an amenity and done properly with landform grading and no fences so that it will be visually compatible with the adjacent wetlands. Ms. Yerema Weafer enquired whether it could be used for ice skating in the winter and was advised by Mr. Schollen that this would depend on whether salt is used in winter control which does not allow for the water to freeze solidly. He advised further that good examples of stormwater ponds can be seen in Markham.

8. There being no further input concerning the subject application, Chair Larry O'Connor reiterated the need to provide further comments in writing to the Region of Durham and requested a motion to close the meeting.

III. ADJOURNMENT

Resolution No. 1-3

MOVED BY Reg. Starr that the Public Meeting of the Planning Committee as held concerning an application for approval of a draft plan of subdivision, File No. S-B-2005-02 – Urban Farms Limited, now be closed at 7:55 p.m.

MOTION CARRIED

CHAIR

SECRETARY