

THE CORPORATION OF THE TOWNSHIP OF BROCK

SUNDERLAND COMMUNITY CENTRE

PLANNING COMMITTEE

SESSION THIRTEEN

MONDAY, JUNE 26, 2006

The Thirteenth Meeting of the Planning Committee of the Corporation of the Township of Brock, in the Regional Municipality of Durham, was held on Monday, June 26, 2006, in the Upper Auditorium of the Sunderland Memorial Arena.

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

Staff Members present:	Deputy Clerk-Administrator Thomas G. Gettinby (recording the minutes) Clerk-Stenographer Susan Creighton
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I. CALL TO ORDER

Chair Larry O'Connor called the meeting to order at 7:00 p.m.

II. PURPOSE

TO HOLD A PUBLIC MEETING TO CONSIDER AN APPLICATION FOR AN AMENDMENT TO RESTRICTED AREA BY-LAW 287-78-PL.

RE: Schollen & Company Inc.
On behalf of 667287 Ontario Limited
Part Lot 12, Concession 5 (Brock)
File Number 8-95-RA
Township of Brock

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 to rezone the subject land from the Development (D) Zone category to a Residential Type No. 1 (R1), Residential Type No. 2 (R2), Recreational (RE), and Open Space (OS) Zone categories. This will permit the development of a residential plan of subdivision consisting of 46 single-detached dwellings, 16 link dwellings, a park block, and a stormwater management block (File 18T-88034).
2. There will be no decision made in respect of the subject application at this meeting.
3. The Township of Brock Planning Committee will consider the merits of the application at a later date, taking into consideration all input received on the subject application.
4. Persons who wish to be notified of further meetings of Township Planning Committee and/or Council dealing with this rezoning application must request to be notified in writing. Persons who speak to the application tonight and/or make written submissions to the Township will automatically receive notice of future meetings dealing with this application.
5. If a person or public body files an appeal of a decision of the Township in respect of the proposed by-law (if adopted) AND does not make oral or written submissions to the Township prior to adoption of the by-law, the Ontario Municipal Board may dismiss the appeal.

6. In the event that the actual by-law is passed by Council, it will be circulated in a formal manner under the provisions of the Planning Act and at that time, if objections are received, a hearing will be held before the Ontario Municipal Board, at which time the objectors will be informed of a hearing date.
7. 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 & Company Inc. spoke on behalf of the applicant, Mr. Ken May, who was also in attendance. Also present was Mr. Tony Morrow of Fairgate Homes. Mr. Schollen advised that the property in question is located on the west side of Albert Street in Sunderland and although there are more lands to the north, they are not under consideration as part of this evening's presentation. Mr. Schollen advised that an Environmental Impact Study has been undertaken as the first step to develop the site limits, the key features being the wood lot located to the west of the subject lands which is not owned by the applicant, and the tributary and wetlands to the south of the subject lands. Upon completion of the Environmental Impact Study the road and storm water management plan were determined. The storm water pond and road layout have been changed from the original plan, in addition to the park block which has also been moved. As per public input at the February 13, 2006 public meeting regarding the lands to the north, some single family dwellings have been changed to town houses. Referring to the outline of the proposed plan of subdivision, Mr. Schollen pointed out the proposed locations of the linked townhouses and single family dwellings, advising further that there will be a trail linking the storm water pond to the park. Photos of the linked townhouses and the single family dwellings were also on display, these being traditional in style and to be built by Fairgate Homes which has a very good building reputation. Mr. Schollen advised that the linked townhouses will fit in well with the existing community. He further advised that both these lands and the block to the northwest will be connected to the storm water pond. This block will be constructed first with the lands to the northwest to follow. Mr. Schollen advised he would be pleased to entertain questions.

Councillor Allan Simpson enquired as to the location of the storm water pond and was advised that it will be located in the southeast corner of the property with the water to discharge into the river.

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

Ms. Denise Marsh, 163 River Street, Sunderland noted that the amendment references the same by-law number as was referenced during the public meeting for the Kaitlin Subdivision proposal, and enquired whether approval of this amendment will give automatic approval to the Kaitlin proposal, to which the Deputy Clerk-Administrator advised that this zoning application is specific to the subject property and if passed has no application to other lands. Ms. Marsh voiced her approval for the plan of subdivision.

Mr. Harry Nixon, S2015 Regional Road 13, Sunderland enquired as to the acreage of the parcel of land in question and was advised by Mr. Schollen it is 16.5 acres. Mr. Nixon enquired as to the size of the parkland and the storm water pond and was advised the parkland is .662 hectares or 1.4 acres in size and that the storm water pond is .519 hectares or 1 acre in size.

Mrs. Denise Wilson, 154 River Street, Sunderland, enquired as to the lot sizes and was advised by Mr. Schollen that the single family dwellings are to be located on lots 50' by 110', although the pie shaped lots located on the cul de sac will be deeper with a little less frontage. The link housing lots will be 25 feet wide and 125 feet deep. Mrs. Wilson commented that seniors in the area would like transitional housing and is that the intent of the link housing. She further commented that this was mentioned during the previous public meeting and that she is disappointed nothing has been included in this plan as she does not feel that link housing is suitable for seniors.

Mr. Tony Morrow of Fairgate Homes advised it has been their experience that seniors prefer small bungalows on a lot 50' by 110' which gives them room for a garden and a two car garage.

Mrs. Wilson advised that the link housing has been situated behind established homes, as was the case with the Kaitlin subdivision proposal, however the Kaitlin Group agreed to relocate their link housing. Mr. Tony Morrow advised that the link housing has been situated in this location as they would be adjacent to current higher density uses and they feel this is an appropriate use of the lands. When developing a subdivision, developers tend to gravitate from high density to lower density with town homes being considered mid density. He feels the housing style is appropriate for the area, the housing structure being similar to a single family dwelling and that they will mix well with the materials (brick, stone, siding) to be used within the development.

Mrs. Wilson mentioned previous reference to homes similar to those in Southern Court and was advised that they will be developed separately and are not currently under consideration.

Chair Larry O'Connor enquired where the 1200 square foot bungalows will be situated and was advised they can be situated on any single family dwelling lot as requested by a purchaser as they like to mix and integrate housing uses.

Mr. Robert MacDermid, 151 River Street, Sunderland, commented that unless provincial policy changes, there is the potential for only three subdivision developments within the Sunderland area. He advised that this is all of the housing stock the area has and this proposal will take up approximately 1/3 or slightly less of the developable lands. The decisions made by this committee will be important to the future of the community. He feels that the density of the proposed development needs to be higher, especially to justify public transportation in that lower densities will never bring enough residents to warrant more than one GO bus in the area. Mr. MacDermid commented that developable lands are being used up with no mixed housing uses and that as per the Planning Act affordable housing is needed. He asked the committee members what they feel affordable housing is, emphasizing a need for same or younger residents will leave for south Durham Region where it is more readily available. He suggested that the committee give serious consideration to affordable, mixed housing uses and transportation. Mr. MacDermid commented that this development could be anywhere in Ontario and that it lacks originality. He advised that Sunderland needs homes that reflect its rural architecture, are unique, and energy and water efficient.

With respect to the use of the storm water pond, most are signed "Keep Out" and it is misleading to suggest it will be part of recreational uses within the development.

Chair Larry O'Connor advised Mr. MacDermid that there will be no debate during this meeting and suggested that Mr. MacDermid advise the developer what a suitable density for the development would be, to which Mr. MacDermid asked to what extent can the public comment on density as compared to the rights of a developer with respect to density.

The Deputy Clerk-Administrator advised that the density target as set out in the adopted Brock Official Plan is 7 units per acre, gross, which includes roads, sidewalks and boulevards.

Mr. MacDermid commented that the existing density of Sunderland is higher now than that required in the Brock Official Plan and that this development, as proposed, will reduce Sunderland's density which is not in accordance with provincial policy.

Chair Larry O'Connor again encouraged Mr. MacDermid to say what the density should be, advising that the developer has included more link housing within the plan to increase density.

Mr. MacDermid advised more rental accommodation in the form of 2-3 storey low-rise apartments is needed within the development and that the density should be twice that of Sunderland's existing density.

Mr. Stan Parish, 42 Albert Street, Sunderland, advised that he is a life long resident of Sunderland and that he is not in favour of higher density nor link housing within the development, as he lives next to the development and the Maple Glen Seniors' Apartments and he does not wish to have the view from the Senior's Apartments blocked by link housing. He suggested that the link/high density housing be put along the west side of the property so as not to block the view.

Mr. Parish commented that the proponent has not addressed the water which runs from the west creating a potential flooding problem. He further commented that the homes are nice, however, not the type he would move into and that single storey homes suitable for seniors are needed in the area.

Mr. Schollen clarified the storm water management strategy, advising that water must be handled internally to the storm water ponds, subsequently being discharged to the south. Ditching along Albert Street will be improved. The hydraulic models prepared for storm water quality and quantity control for the site and along Albert Street have been approved by the LSRCA.

Chair Larry O'Connor reiterated Mr. Parish's concern with respect to the potential for heavy run-off from Church Street onto the subject lands and into the proposed link houses within the development and was advised by Mr. Schollen that this has been a consideration and factored into the external flows when creating the storm water plan.

Ms. Elka Smith, S11400 Hwy. 12, R.R. #4, Sunderland, enquired whether the storm water pond will be fenced to keep children out and was advised that the pond will be designed as a natural feature, with a gradual slope that will be heavily planted. It will not be fenced and will look like part of the park. From a public safety point of view, the design is accepted by the Ministry.

Mr. Harry Nixon, S2015 Region Road 13, Sunderland, commented that he has been exposed to two recent developments, this one and the Kaitlin subdivision proposal and that this development has been undertaken as it should be. He noted that the owner has attended two public meetings, taking notes and trying to accommodate the concerns of the area residents and to form a partnership with them. Although he understands there is a process which must be followed, he urged the committee to move quickly to accommodate a good developer. He thanked Mr. May for his work to date on the proposed development.

Chair Larry O'Connor reiterated that no decision will be made at this evenings meeting and reread items 3 and 4 from the purpose sheet and as outlined above.

9. There being no further input concerning the subject application, Chair Larry O'Connor requested a motion to close the meeting.

III. ADJOURNMENT

Resolution No. 1-13

MOVED BY Debbie Bath that the Public Meeting of the Planning Committee as held concerning Zoning Application File Number 8-95-RA – Schollen & Company Inc. on behalf of 667287 Ontario Limited (Urban Farms), now be closed at 7:45 p.m.

MOTION CARRIED

CHAIR

SECRETARY