

THE CORPORATION OF THE TOWNSHIP OF BROCK

MUNICIPAL ADMINISTRATION BUILDING

PLANNING COMMITTEE

SESSION SIX

MONDAY, MARCH 20, 2006

The Sixth Meeting of the Planning Committee of the Corporation of the Township of Brock, in the Regional Municipality of Durham, was held on Monday, March 20, 2006, in the Municipal Administration Building Council Chamber.

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

I. CALL TO ORDER

Chair Larry O'Connor called the meeting to order at 10:00 a.m.

II. CONFIRMATION OF MINUTES

- (1) 4th meeting - February 20/06
- (2) 5th meeting - March 6/06

Resolution No. 1-6

MOVED BY Keith Shier that the minutes of the 4th and 5th meetings of the Planning Committee as held on February 20 and March 6, 2006, respectively, be adopted as typed and circulated.

MOTION CARRIED

III. HEARING OF DEPUTATIONS

- (1) **10:00 a.m.** - 952946 Ontario Inc., - Tom Tsampiras - Revised development proposal

Mr. Tom Tsampiras of 952946 Ontario Inc. and his Planner, Michael Smith, attended before the committee to present a revised development proposal on the lands also referred to as the Beaverton Harbour property. Mr. Smith advised that the development has been a work in progress with single family dwellings originally being proposed, followed by townhouses and garden apartments. Currently, due to the market, 21 single family dwellings on 45 foot lots are being proposed in addition to a 3 storey condominium apartment for adults, complete with elevator. The current condominium proposal is draft plan approved so the newly proposed draft plan of subdivision will need to be refiled. There will be a 20 metre width of right-of-way with a 40 metre cul-de-sac. Condominium parking will be mostly below ground level with some visitor parking above ground. Space has been allowed to accommodate a storm water pond, if required. A new shop is being constructed, however will not intrude on the subdivision development.

Mr. Tom Tsampiras provided a photo of the proposed detached condominiums advising that he had to achieve a 75% sales test in order to obtain financing. He advised that considerable monies have been spent or will be spent on the site to refurbish the clubhouse, install a pool and 250 feet of new retaining walls, as well as to construct a roof over the boat slips in order that the site is immaculate which will assist in marketing the homes. The single family dwellings are proposed to be 3000 feet plus in size with the condos to be approximately 1300 square feet in size. An indoor pool, gym and social room will be included within the condominium complex. Mr. Tsampiras advised that a

variance will be required for the shop he is proposing to construct as well as for the single family dwelling lot sizes as he is proposing 45 foot lots and the municipal zoning by-law requires a minimum of 50 foot lots. He advised that 45 foot lots are necessary in order to achieve density.

Councillor John Grant enquired whether staff require a motion at this time and was advised by the Chair that a motion at this time is not required as this presentation is for information purposes only. Councillor Grant enquired, based on the history of the property, as to the process to be followed and was advised by the Deputy Clerk that the existing plan of condominium will need to be amended to exclude all but the garden apartments. Upon submission of the proposed plan to Durham Region, it will be circulated to the commenting agencies, inclusive of the Township of Brock for input. Councillor Grant enquired whether there will be public consultation and was advised that the municipality will host a public meeting on behalf of Durham Region, however at this time, he does not know when this meeting will be held.

Councillor Grant enquired of Mr. Tsampiras as to the timeline he proposes to follow in this regard and was advised by Mr. Tsampiras that it is his intent to move aggressively and that he is currently in the process of getting the site ready. This will include completing the renovations to the marina, finalizing severances and completing the new shop. It is his hope to start servicing installation this fall. He will concentrate on the sale of the single family dwellings initially, followed by the sale and construction of the condominium apartments.

Councillor Grant commented that this plan finally appears to be moving forward and due to the issues at hand, strongly suggested that Mr. Tsampiras work closely with municipal staff.

Mayor Keith Shier requested clarification insofar as the entrances and exits to and from the proposed development and was advised the single family dwellings will front on a full municipal road with the apartments being on a private condominium road off Victoria Avenue adjoining the single family dwelling road. Mayor Shier also enquired respecting servicing and was advised that two subdivision agreements will be necessary one between the proponent and the Region to cover servicing and the second between the proponent and the municipality to cover road construction etc.

Chair Larry O'Connor thanked Mr. Tsampiras for his presentation, adding that he is glad to see the development moving forward.

(2) **10:15 a.m.** – Gerhard Schroeder – Sunpark Developments/Tim Horton's proposal

Mr. Gerhard Schroeder of B28050 Regional Road 15, R.R. #2, Beaverton, Ontario, attended before the committee with respect to the Sunpark Developments Inc. rezoning application 7-2003-RA, for property located at part lot 10, concession 5 in the former Township of Thorah area of the Township of Brock. In his presentation to the committee, Mr. Schroeder requested that prior to the committee making their final decision with respect to this proposal, that they consider his experience of more than 25 years as the Health and Safety and Environmental Protection Officer for a major local industry. He advised that in that position he investigated a number of accidents and incidents which taught him that there is communality between the majority of all investigated accidents in that they were preventable. Based on evaluated data which has been collected over more than 75 years, of 600-800 minor mishaps there are 30 property loss accidents, 10 significant injuries and one fatality or catastrophic loss. Recognizing the conditions that lead to minor occurrences and making the necessary corrections will significantly reduce the chance of a major loss accident occurring. Accidents typically happen because someone commits an unsafe act or because of the existence of an unsafe condition. Unsafe acts are usually caused by unsafe conditions that exist because of inferior design, lack of design, lack of concern or tolerance of deviation from established procedures, all existing conditions over which the perpetrator of the so-called unsafe act had no control. Mr. Schroeder advised that the Ministry of Transportation has set the space between an intersection and commercial entrance onto their highway at a considerable distance. He feels the same standards should be applied to Regional Road 15 where traffic density peaks match or even exceed those on the intersecting highway. He urged the members of the Planning Committee not to recommend the acceptance of a commercial design that does not meet the highest safety standards with regard to exit and entrance out of and into the line of traffic on the regional road, reiterating that accidents are the result of the conditions that we create and the behavior that we accept. In closing,

Mr. Schroeder advised that during the March 6, 2006 public meeting with respect to this proposal, no one opposed the establishment of a Tim Horton's restaurant, the opposition expressed being with respect to the location which has been chosen by the developer for the proposal. Mr. Schroeder thanked the committee for the opportunity to express his concerns.

IV. PETITIONS - N I L

V. COMMUNICATIONS REFERRED OR SUBMITTED TO COMMITTEE

369 Toronto – Planning and Transportation Committee Report 1, Clause 4 – The Proposed Growth Plan for the Greater Golden Horseshoe

476 Town of Whitby to Planning Reform Group – Bill 51 – Planning and Conservation Land Statute Law Amendment Act, 2005 Proposed Changes to the Planning Act, Province of Ontario

490 Anne MacDermid – proposal for grant from Greenbelt Foundation

530 Friends of the Greenbelt Foundation – Grant Program

Mayor Keith Shier requested further information with respect to communication number 530 and was advised by the Clerk-Administrator that the Friends of the Greenbelt Foundation is a private organization that has obtained seed money from the province. A grant proposal has been submitted as per communication number 490, however it is still unclear as to what will or will not be supported in the form of grant applications. Not a lot is currently known about the organization, however more information is expected. In the case of application submissions, the organization is requesting that applicants dialogue with them.

Mayor Keith Shier enquired whether municipal councils are eligible to apply and was advised that this group is currently looking to fund charitable, non-profit groups. Councillor John Grant added that incorporated volunteer groups, not individuals and registered charities may apply. Councillor Grant further commented that the information speaks of funding vibrant rural communities and what would the group consider their definition of community be? He questioned whether the proposal contained within communication 490 would be acceptable or would an application based on the municipality as a whole be more acceptable vs. just the Sunderland urban area.

544 Township of Brock Committee of Adjustment – Notice of No Appeal Filed – File No. A-1/06 – Rhead

557 Town of Ajax to Durham Clerk's Department – Town of Ajax Comments on the Durham Region Official Plan Review

Resolution No. 2-6

MOVED BY Reg Starr that Brock Township Planning Committee receive communications # 369, 476, 490, 530, 544, 557 for information and file.

MOTION CARRIED

389 T.G. Gettinby – Report 2006-PL-05 – Bill 56

Councillor Debbie Bath requested a review of Report 2006-PL-05 and was advised that Bill 51 has received first reading only and is an intense bill that will impact planning matters. The following highlights the content of the amendments to the Planning Act.

General

- Decisions must conform with Provincial Plans (Greenbelt, Places to Grow, Oak Ridges Moraine)
- Allows a local appeal body to be established by Council (no staff, council, Land Division Committee, Committee of Adjustment) for minor variances and LDC decisions (vs. OMB). This would be of some concern in a smaller municipality with respect to obtaining qualified people to sit as adjudicators on such a committee.

Official Plans and Amendments

- Open house required for plans and amendments – at least 7 days prior to formal public meeting – unless Council refuses application
- Appeals to OMB will be refused if no oral or written submission (except public agencies)
- No appeals permitted for policies to create 2nd units
- Additional parties cannot be added to an OMB hearing unless oral or written submissions made (except public bodies)
- New material cannot be introduced at OMB unless Board consents following consultation with local Council
- No appeals to OMB for amendments proposing to alter boundaries of settlement areas, establishment of settlement areas, removal of employment land (even if other lands are to be added), amending or revoking policies to permit two residential units which are refused by Council
- At the 5 year review of an OP, a meeting must be held and notice is to be published twice at least 30 days prior to the meeting
- Zoning by-laws to be amended within 3 years to confirm to Official Plan

The Deputy Clerk-Administrator advised that some of these bullets are supportable, however not those requiring open houses and public meetings which will just increase costs incurred.

Community Improvement

- Revised definition to address energy efficiency
- Allows upper tiers to adopt community improvement plans for matters prescribed in regulation (No regulations proposed at this time)
- Grants and loans expanded to allow preparation of environmental site assessments, site remediation, energy efficiency uses.

The Deputy Clerk-Administrator advised that staff will monitor this legislation as it moves through the house and that the information is for information only at this time.

Councillor Debbie Bath commented she is not thrilled with the information contained within the report in that after all the provincial downloading municipalities have incurred, the province is now taking away municipal input. She enquired whether the costs for open houses and public meetings will be to the municipality or to the developer and was advised that the municipality would look to pass these costs onto the applicant by increasing the cost of a zoning amendment application. Brock already has a policy in place that additional public meetings would be paid for by the applicant if driven by the applicant. Councillor Bath also expressed concern respecting a lack of qualified residents to form an appeal body and was advised by the Deputy Clerk-Administrator that an appeal body is not mandatory and that there are minimal minor variance appeals at the municipal level. He does not recommend that the municipality rush out to appoint an appeal body. Councillor Bath enquired whether action is required of the Planning Committee at this time and was advised that the report is for the information of the committee at this time, however the report could be submitted to the province recognizing the process and amendments prior to second reading.

Resolution No. 3-6

MOVED BY Reg Starr that Brock Township Planning Committee adopt the recommendations contained within Report 2006-PL-05, reference communication # 389.

MOTION CARRIED

Chair Larry O'Connor requested that a copy of this report be forwarded to the Ministry of Municipal Affairs & Housing and our local MP and MPP.

561 Valerie Cranmer & Associates – Report 2006-PL-06 – Durham Region Official Plan Review – Recommended Directions for Population, Employment and Urban Land

Municipal Planning Consultant Valerie Cranmer was present to discuss Report 2006-PL-06 with respect to recommended directions for population, employment and urban land in conjunction with the Durham Region Official Plan Review. Her report is as follows:

SUBJECT

DURHAM REGION OFFICIAL PLAN REVIEW – RECOMMENDED DIRECTIONS FOR POPULATION, EMPLOYMENT AND URBAN LAND

RECOMMENDATIONS

1. That Council endorse the recommendations contained in this report on the on the Recommended Directions for Population, Employment and Urban Land Components of the Durham Region Official Plan;
 2. That Report 2006-PL-06, be forwarded to the Planning Commissioner of the Region of Durham for consideration in the Review of the Durham Region Official Plan; and,
 3. That Report 2006-PL-06, be forwarded to the area municipalities in Durham Region.
-

ATTACHMENTS

No. 1: Durham Region Report 2006-P-10

REPORT

1. Background

The present Durham Region Official Plan was approved by the Minister of Municipal Affairs and Housing in November 1993. The Region initiated a review of the Official Plan in 2000. Since that time, the Township of Brock has been afforded four opportunities to provide formal comments to the Region. The most recent report was considered on February 20, 2006, when Planning Committee considered the proposed amendments for the transportation, commercial, rural and environmental components of the Durham Region Official Plan.

The purpose of this report is to address the recommended policy directions for the three remaining components of the Official Plan Review – Population, Employment and Urban Land. The policy directions contained in the Recommended Directions report are expected to form the basis of amendments to the Regional Official Plan. The Region's report regarding the Recommended Directions Report for Population, Employment and Urban Land issued by the Regional Planning Department in January 2006 is appended to this report as Attachment No. 1.

2. Specific Comments

The Region's report provides specific recommended policy directions that will form the basis for amendments to the Regional Official Plan. Each Recommended Direction is identified in this report with an analysis as to its impact on Brock Township. Where appropriate, revisions are recommended to the proposed policy directions to address the Township's concerns.

2.A Population Forecasts

i) Recommended Directions

- Include a planning horizon of 2031;
- Include urban and rural forecasts as summarized in Table 1;
- Include a policy to require regular monitoring/review of the forecasts coincident with the availability of the relevant Census of Canada data; and;

- Include a policy that requires area municipal official plans to be prepared/updated in accordance with the forecasts included in the ROP.

ii) Implications to Brock Township

- The population forecasts for Brock Township are based on the extremely slow rates of growth experienced by the Township in the past. The forecasts allow for approximately a growth of 100 people a year for the next 25 years. This population forecast is not realistic as it has not taken into account a number of factors. These factors include the development pressures now being experienced in Beaverton and Sunderland due to growth pressures in York Region, the reduced development potential in the Oak Ridges Moraine, the impact of the Greenbelt Plan in concentrating growth in the settlement areas and the future extension of Highway 404 through the Township.
- The Township of Brock has sufficient residential land designated within its urban areas to support additional residential development. However, if the anticipated growth for Brock is not appropriately indicated in the Durham Region Official Plan, the servicing constraints in Sunderland and particularly Cannington, may not be perceived as a priority by the Region and therefore may not be addressed in a timely manner to support future urban growth.

iii) Recommendation

- The Region is requested to re-examine the population forecasts for the Township of Brock to more appropriately address the anticipated rate of growth in Brock's urban areas over the next 25 years.

2B. Jobs to Population Ratio Target and Employment Forecasts

i) Recommended Directions

- Remove the employment targets by category and replace with a policy requiring the regular monitoring of employment growth as a proportion of population growth with the following forecasts as reference:

<u>Year</u>	<u>Employment</u>	<u>Jobs : Population</u>
2011	225,800	1: 2.9 (34%)
2021	306,600	1: 2.7 (36%)
2031	398,800	1: 2.6 (38%)

- Enhance the employment policies to emphasize the need to achieve the ratio of 1 job for every 2 persons; and,
- Include a policy recognizing that at least half of the forecast jobs will be in Employment Areas.

ii) Implications to Brock

- The Region has identified that in order to develop as a “complete community” in accordance with the Growth Plan, there needs to be more emphasis on jobs.
- In order for the Region to develop as a “complete community”, all the area municipalities must also be developed as “complete communities”. There should be recognition that the urban areas in Durham should not develop as predominantly residential communities and that there needs to be a balance between population and employment in each area municipality.
- It is doubtful if Brock could achieve the jobs to population target of 1 job for every 2 persons given the location of the Townships Employment Lands in Beaverton, Cannington and Sunderland and their severe constraints for development.

iii) Recommendation

- The Regional Official Plan should recognize the importance of achieving complete communities in each area municipality with an appropriate balance of

population and employment. This would provide a strong foundation for the Region being a “complete community”.

2.C Evaluation of Living Areas

i) *Recommended Directions*

- Revise existing policies to confirm that urban boundaries may only be amended through a comprehensive review undertaken by the Region, in consultation with the respective area municipality;
- Add a policy to require that the areas shall;
 - be sufficiently large to create a complete new community at the secondary plan level, or to complete an existing community;
 - be contiguous to existing urban areas;
 - allow for sequential development; and,
 - be serviced by full municipal water and sewer services.
- Replace policy 5.3.13 f) with a new policy that the consideration of urban boundary expansions will take into account the adjacent land uses and, where possible, will avoid Prime Agricultural Areas. Where it is not possible, the location of urban boundaries will make use of natural or man-made buffers to separate urban and agricultural uses, such as road allowances, valley lands or other natural features;
- Add a new policy that the consideration of boundary expansions for Living Area uses will be contingent upon the realization of the 20% intensification target in the existing designated urban areas or a demonstration that the municipality is moving significantly toward the target;
- Add a new policy requiring that designated Greenfield areas develop at a minimum density of 12 units per hectare (5 upa) for the urban areas in the three northern area municipalities;
- Add a new policy requiring that at least 30% of all new residential units produced be of a type other than single detached;
- Designate a built urban area boundary in accordance with the established 1991 built urban area boundary;
- Add a new policy which requires local official plans to include phasing policies to recognize the intensification and redevelopment objectives of the ROP through secondary plans;
- Add a new policy which requires that approved secondary plans build out to 75% of dwelling capacity prior to the approval of sequential secondary plans;
- Add a new policy which seeks to achieve the development of Regional Centres to a minimum overall Floor Space Index of 2.5; and,
- Add the following definition, “Floor Space Index means the ratio of gross floor area of a building to its respective lot area. For example, a lot with an area of 10,000 sq. m. would support a building of 25,000 sq. m or more.”

ii) *Implications to Brock*

- The Region is proposing that only the Region can conduct a comprehensive review that will result in a revision to the urban boundaries to increase Living Areas. This is not appropriate as it removes the responsibility and the ability of an area municipality to conduct its own comprehensive review and analysis of pertinent issues, such as a comprehensive Official Plan review, that could result in a revision to an urban area boundary.
- The requirement that areas subject to urban expansions should be large enough to complete a community at the secondary plan is not appropriate as it is the responsibility of an area municipality to determine what constitutes the area of a secondary plan. It is also noted that some municipalities, such as Brock, have not used the secondary plan approach in their official plans but consider the settlement area as a whole when considering applications.
- The provision of a density for greenfield development of 12 units per hectare (5 upa) for the three northern Townships is supported.
- Although a general policy that 30 % of all new residential units produced be of a type other than single detached can be supported, this will be a difficult target to fulfill in Brock, as most of the existing vacant residential land in Beaverton and Sunderland is draft approved with plans of subdivision that do not show the different housing types. This would force intensification proposals to provide the

required higher densities. The existing provision in the Zoning By-law that permits a second unit in a residential dwelling will not result in enough intensification to satisfy the target of 30%.

- A built urban area boundary for each urban area should be incorporated into an area municipal official and should be established at the time that the Region's Official Plan is adopted by Regional Council. It is not appropriate to use a 1991 built up area as a basis for intensification. It would not recognize the lands that have been developed in the Region over the last 15 years.
- The Region is requiring that their objectives regarding intensification and redevelopment should be incorporated into local official plans in their Secondary Plans. It is appropriate that the area municipality incorporate policies in their official plans, however, the area municipality should determine where in the document such policies should be located.
- It is questioned whether the requirement of a 75% build out of an area is achievable and realistic in light of the length of time required to proceed through the development approval process, especially if there is a secondary plan approval involved.
- Each of the three downtowns in Brock are designated Regional Centres. A minimum overall Floor Space Index of 2.5 is extremely unrealistic for these centres. A reduction of the Floor Space Index to 1 for the northern municipalities would result in a considerable change in character of the three urban areas.

iii) Recommendations

- The Region should recognize that urban boundaries may be amended through a comprehensive review conducted either by an area municipality or by the Region to add Living Areas to the Urban Areas.
- The requirement that an area to be considered in an urban expansion for Living Area be of sufficient size to complete a new community at the secondary plan level should be deleted from consideration for inclusion in the Regional Official Plan.
- The Region should add a policy requiring that local official plans designate a built urban area boundary for the purposes of determining intensification and that the date for that boundary to be based on the date that the revised Regional Official Plan receives adoption and should include all lands that are draft approved.
- The Region should add a policy that requires local official plans to include phasing policies to recognize the Region's intensification and redevelopment objectives without a reference to secondary plans.
- A policy regarding a minimum Floor Space Index should identify an exemption from the requirement for the three Regional Centres in Brock. Alternatively, the designation of the three centres as Regional Centres could be deleted.

2.D Employment Areas

i) Recommended Directions

- Add new policies to clarify that the redesignation of Employment Area lands to other urban designations can only be considered:
 - through a municipally-initiated comprehensive review,
 - only where the land is not required over the long term for employment purposes; and
 - where the conversion does not result in an expansion of the urban boundary to meet future employment needs; and
- Recognize that urban boundary expansions for Employment Areas may only be considered as part of a comprehensive review of all urban land requirements undertaken by the Region in consultation with the respective area municipality.

ii) Implications to Brock

- The Region's discussion of Employment lands does not recognize the recent comprehensive review of the Employment Lands in Brock and proposed implementation in the Brock Official Plan. This review has shown that the existing designated land for employment uses are severely constrained by a number of factors. These include: unserviceability, environmentally significant lands, and locations that do not provide the necessary visibility. Since the review, additional constraints relating to well head protection areas and uses permitted within these areas, have been identified and have a negative impact the Employment Lands in Cannington.

- The Region does not recognize the importance of the Hwy 48/404 on the future of employment development in Brock Township.
- The draft Official Plan proposes the redesignation of existing Employment Lands to more appropriate uses. The proposed inclusion of Beaver Avenue Area in to the Official Plan would not be permitted under the proposed revisions as it could be interpreted that the conversion would not occur if an expansion of the urban boundary to meet future employment needs results from that conversion. In addition, the proposed policy direction would unduly restrict conversion of Employment Lands in a manner that is not consistent with the PPS. The PPS allows for the conversion of employment lands to non-employment lands subject to certain criteria. The wording in the Region's Official Plan should more accurately reflect the provisions of the PPS so that an urban area expansion would be permitted to meet future employment needs.
- The Region is recommending that an urban boundary expansion for Employment Areas may only be considered as part of a comprehensive review of all urban land requirements undertaken by the Region. An area municipality should also be able to consider urban area expansions for Employment Lands as part of a comprehensive review, similar to that for Living Areas. As a basis for their Recommended Direction, the Region recently conducted a comprehensive review of the Employment Lands in Durham and the significant constraints and shortage of viable Employment Lands in Brock were not highlighted as an issue on a regional basis. The supply and viability of Employment Lands must be reviewed on an area municipal basis.

iii) Recommendations

- The Region should recognize that urban boundaries may be amended through a comprehensive review conducted either by an area municipality or by the Region to add Employment Lands to the Urban Areas.
- The Region should recognize that a conversion of Employment Lands to other designations may be permitted subject to the satisfaction of criteria identified in the PPS.
- The recommended direction that the redesignation of Employment Area lands to other urban designations can only be considered where a conversion does not result in the expansion of the urban area boundary to meet future employment needs.

3. Provincial Growth Plan

The Region's report contains numerous qualifications regarding the implications of the proposed Provincial Growth Plan on the proposed directions. The areas that may be most impacted are those of population and employment forecasts and intensification. It is recommended that Brock continue to support the Region with regard to their population and employment forecasts and their recognition of feasible intensification targets.

Councillor John Grant commented on the need to recognize the different levels of agricultural lands and was advised by Ms. Cranmer that this issue was addressed in a previous report. She further advised that staff have met with regional staff and a large number of Durham municipalities have the same concern. Durham Region is reconsidering this issue, however we will have to wait and see what is in their draft official plan.

Councillor John Grant advised that another area of concern is the concept of one job for every two people. He advised it would be nice but impossible to achieve.

Councillor Allan Simpson requested clarification with respect to the general policy that 30% of all new residential units produced be of a type other than single detached to which Ms. Cranmer advised that as per the Provincial Policy Statement, all new housing developments must have a higher density than can be achieved with single family dwellings. The 30% provision will be difficult for Brock to achieve because most plans of subdivision are for single family dwellings and the only way to meet the criteria will be for the developer to change the proposed plan to include town and link housing. Even though second units within a single family dwelling are permitted, it is still not enough to meet the 30% provision. Councillor Simpson enquired whether the municipality will be penalized and was advised by Ms. Cranmer that it is her hope that the Region will recognize that the northern municipalities will not be able to achieve the 30% provision.

Mayor Keith Shier enquired as to the consequences Brock might face in not meeting intensification targets and as well requested an explanation with respect to the 75% build out requirement and floor space index. Ms. Cranmer advised that Provincial directive is to intensify vs. expansion of urban boundaries. This would not impact Brock for 20 years

however when an urban area needs to expand to accommodate a subdivision, if intensification directives cannot be met the municipality could be penalized. To meet the intensification directives it may be necessary to tear down existing single family dwellings and replace them with apartments. Again it will be necessary to wait and see what is in the DOP and it is our hope that the Region will recognize that it will be difficult for Brock to meet the 30% requirement.

The 75% build out clause relates to future expansion. This could put the municipality in a bad position in that an approval process would be lengthy if the 75% provision needed to be met first.

The minimum floor space index of 2.5 is extremely unrealistic for each of the three downtown (regional centres) in Brock. A reduction in the floor space index to 1 in these areas could result in a considerable change in the character of the three urban areas. Ms. Cranmer gave an example of the municipal administration building being a .25% floor index. It is very probable that Durham Region will recognize this is not feasible in the three northern municipalities.

Mayor Keith Shier enquired how Uxbridge's intensification compares to Brock and was advised that Uxbridge Township is doing better due to the new developments which include housing units 4-5 storeys high. Brock is currently seeing only town and link housing, although one area of improvement is the Lakeview Manor rebuild project. Mayor Shier commented that higher housing densities in the form of apartment buildings bring increased costs to some municipalities in the form of full time fire departments and aerial ladders/equipment.

Councillor Debbie Bath enquired as to what a regional centre is and was advised by Ms. Cranmer it is a change in definition in that major centres have been changed to regional centres. This terminology has also been used in the BOP. Councillor Bath enquired whether the three northern municipalities are "on the same page" when it comes to regional centre requirements and was advised that Uxbridge Township has similar concerns respecting the floor space index, however she is not aware of any issues in this regard in Scugog Township.

Councillor Debbie Bath advised that Durham Region does not want to recognize the importance of Hwys. 404 and 48 and that they need to be constantly reminded in this regard. Ms. Cranmer advised that staff share the same frustration.

Councillor Debbie Bath enquired as to action to be taken insofar as employment lands and was advised by Ms. Cranmer that this has been included as part of the BOP review. Municipal staff have met with regional staff about the employment land issue and the constraints on our employment lands especially the impact of the well head areas on the employment lands in Cannington. Durham Region is looking for an update of the employment lands study already undertaken to include current constraints on existing lands and the need for additional lands. There is also the regional policy that communities must be developed as balanced communities in that in addition to housing, jobs are also provided. Councillor Bath commented that the balance cannot be achieved if there are no employment lands.

Resolution No. 4-6

MOVED BY Keith Shier that Report Number 2006-PL-06 be endorsed and directed as recommended back to the Region of Durham and to the area municipalities in Durham, re: communication # 561/06.

MOTION CARRIED

566 Valerie Cranmer & Associates – Report 2006-PL-07 – Steering Committee Recommended Brock Township Official Plan – February 2006

Chair Larry O'Connor recognized three members of the Brock Official Plan Review Steering Committee, Terry Clayton, Rick Cox and Monika Rogers. He thanked the members present as well as the Municipal Planning Consultant and Deputy Clerk-Administrator for their time and input during this process.

Ms. Cranmer spoke to the report acknowledging the work of the Steering Committee over the past 1.5 years and indicating that the Brock Official Plan is reflective of the residents of the municipality. She advised that the work with the Technical Advisory Committee is

not yet complete and that the public consultation input is important in order to move to the final stage of the plan. Ms. Cranmer highlighted the major issues facing the Steering Committee in its deliberations as follows:

- The regulations of the Greenbelt Plan and its constraints in developing a long term vision for the community;
- The need to have balanced urban centres with appropriately located Employment Areas;
- The servicing constraints in Sunderland and Cannington; and
- The impact of new floodplain mapping on designated residential lands that resulted in a net reduction of developable lands in the urban centres.

Ms. Cranmer explained that although the existing Official Plan was used as a basis for the Steering Committee Recommended Official Plan, there are a number of significant differences as follows:

- The three urban centres, Beaverton, Cannington and Sunderland are to be developed on full municipal services. Previously, residential development in Cannington could proceed on a variety of servicing options that permitted some private septic systems and/or private wells. These options are no longer available.
- The Beaverton Urban Area is expanded to include the Beaver Avenue commercial area as an Employment area.
- Although the focus of the Official Plan is on the Settlement Areas, policy directions are provided for the agricultural sector. While protecting Prime Agricultural Lands, secondary uses are permitted and agri-business and agri-tourism is encouraged subject to specific criteria.
- The development of renewable fuel and energy conversion systems is promoted in the rural area. Specifically wind farms are permitted in the Rural and the Prime Agricultural Areas by amendment to the Zoning By-law, subject to specific criteria.
- Specific policies with respect to community design have been incorporated that will provide gateways to our communities and ensure that new development will contribute to maintaining the character of the communities.
- Signage and environmental lighting is an important policy area. Direction is provided for the preparation of a Township Sign By-law and a Light Pollution By-law. Animated, portable or roof signs, as well as commercial billboards, are restricted from the Regional Centres.
- Residential development will have a maximum density of 20 units per gross hectare with a maximum height of 5 storeys. New residential development in the Shoreline Residential Areas retains the existing maximum height of 3 storeys.
- There is increased emphasis on residential intensification and redevelopment in accordance with the Provincial Policy Statement, the Growth Plan and the proposed Durham Region Official Plan.
- Areas that used to be considered Special Purpose Commercial are now designated as Mixed Use Corridors.
- The Beaverton Harbour Area is designated as a focal point for the community that would provide a variety of uses that complement the natural features of the area and enhance the water-oriented opportunities.
- Hamlet development will be capped at 25 % of the number of existing units in the individual hamlets. In the case of hamlets split by municipal boundaries, the size of the entire hamlet shall be considered in determining the ultimate size of the respective hamlets.
- The future extension of Highway 404 is supported.
- Well head protection areas are identified, with the uses restricted in accordance with the proposed Durham Region Official Plan.
- New drilled municipal wells are to be located outside of Urban Areas.
- The Employment Lands in Cannington, Map 2A, have been adjusted to increase the size of the community park to include the area where the regional wells are located and to redesignate two small parcels on the west side of Laidlaw Street as Residential.

6. Beaver Avenue

The urban area expansion to include the Beaver Avenue area as Employment Lands has been discussed with Provincial and Regional staff. It is acknowledged that the Greenbelt Plan allows for the consideration of the inclusion of the area into the Beaverton Urban Area due to Council's position on the issue prior to December 16, 2003. The

examination for the urban extension was conducted with the most up-to-date information from the Conservation Authority and in accordance with the existing policy regime. Recent discussions with the Ministry of Natural Resources have indicated that such an extension may not be permitted due to the recognition of this area in the Natural Heritage System in the Greenbelt Plan.

As this urban area expansion is critical to the continued viability of Brock Township as a balanced community within Durham Region and the GTA, it remains an important component of the Steering Committee Recommended Official Plan.

7. Future Expansion Areas

The Draft Official Plan that was released in October 2005 identified a number of Future Expansion Areas in Beaverton and Cannington. The Steering Committee, in recognition of the need to plan for a twenty year time frame as opposed to the 10 year time frame in the Greenbelt Plan, identified a number of areas where future growth could be directed. In the case of Beaverton, a number of areas for residential expansion were identified as well as Employment Lands in the vicinity of Beaver Avenue. Additional lands for Residential development were identified in Cannington as a replacement of lands deemed undevelopable within the existing urban area.

A number of submissions with respect to future expansions were received by the Steering Committee. Due to the provisions of the Greenbelt Plan, the Steering Committee was only able to receive these submissions. It should be noted that a future review of the Official Plan should include an investigation into appropriate urban expansions to accommodate future growth. One critical component of that review would be the provision of municipal water and sewer to the proposed areas as any future urban expansions must be on full municipal services.

7. Next Steps

With the completion of the Steering Committee Recommended Plan, it is now appropriate for Council to proceed with its own review and public consultation process. It is suggested that staff be authorized to proceed with the statutory public meeting, in accordance with the requirements of the Planning Act, to obtain comments from the public on this important document. Any comments or submissions received can be reviewed by Council in its deliberations for the adoption of the Official Plan. Once the Official Plan is adopted by Council, it must be forwarded to the Region of Durham for approval.

Steering Committee member Terry Clayton commented that provincial policy is very restrictive and smaller lots and more houses appears to be the method in which to meet intensification policy. He was glad to hear the comments pertaining to agricultural land categories and personally feels that the BOP is restrictive enough.

Mr. Rick Cox, member of the Steering Committee advised that he enjoyed the process and learned a lot. He acknowledged the response and input of the community.

Committee Member Monika Rogers advised that she enjoyed the experience, even though there was not always a general consensus. She acknowledged the team leaders, advising that there are already some recommendations for the next official plan review which will roll around quickly.

Chair/Regional Councillor Larry O'Connor commented that the Steering Committee often felt restricted by the Greenbelt Legislation, however that there were never any quorum problems and members were respectful of opinions given.

Mayor Keith Shier thanked the members of the Steering Committee who are in attendance. He enquired whether the BOP is in conflict with the Source Water Protection Act, Greenbelt Legislation, higher intensification and Beaver Avenue and was advised that the only conflict is Beaver Avenue.

Ms. Cranmer advised that the province may not appreciate the 25% cap on hamlet development, however to date the Region has not advised us otherwise. Everything else within the BOP complies with the DOP and provincial policy statements.

Mayor Keith Shier enquired whether there are concerns insofar as the Source Water Protection Act and was advised by Ms. Cranmer there are no concerns in the Sunderland Area however, the impact of well head protection on the employment lands in Cannington renders those lands south of the former railway line as unusable. Agricultural use of said lands would also be very restrictive. She did not however wish to take these lands out and will review the status of these lands when the employment area update is undertaken.

Councillor Reg Starr thanked the BOP Steering Committee for their work and requested clarification with respect to development on full municipal services. He feels it should be a high priority to expand services in the Cannington and Sunderland areas. Councillor Starr also enquired respecting the development of new wells outside of the urban areas and was advised by Ms. Cranmer that this policy was created because Durham Region was looking at a new well in the area of the Sunderland Fairgrounds and this would have restricted the use of the fairgrounds had a well been drilled there. It was for this reason the suggestion was made to look at new well sources outside of the urban areas and yet not impact agricultural uses.

Councillor Debbie Bath thanked the Steering Committee members for their efforts in this regard, commenting that reference to the Hwy. 404 expansion should be put in bold print. She enquired whether council will be required to do an annual report to evaluate residential housing and was advised by Ms. Cranmer that this will not be a lot of work in that the Building Department does reporting in this regard. The annual report will require a little more work involving the official plan.

Councillor Allan Simpson also thanked the Steering Committee members for their work. He referenced section 3.2.3.4 under Tourism, advising he is glad to see this section as we need to have tourism facilities to keep and attract people to the area to spend money. Ms. Cranmer advised that this section will remain in the BOP dependant on the flexibility and the agricultural designations in the DOP which could limited our options.

Councillor John Grant commented that the BOP recognizes the need for growth and a balanced community. He acknowledged that the Regional Chair acknowledged the need for balanced communities during his recent presentation to the Brock Council. Councillor Grant advised of his concern with respect to intensification and maintaining the character of our small towns in that this character would be lost if we are required to tear down existing buildings to meet intensification standards. He stressed the importance of employment lands, especially those in the area of Beaver Avenue which will be essential to providing a balanced community. Councillor Grant referenced section 5.10.2.1 pertaining to the servicing of limited development in the shoreline residential areas, enquiring whether an alternative water supply could be approved, as there are areas along the shoreline where a good source of water is just not available. Ms. Cranmer advised that this can be a consideration as provincial policy statement does permit a communal system, however the Region of Durham will only approve a communal system if there is a health issue. Councillor Grant commented that the technology is there to permit a private water system vs. a drilled well.

Councillor Karen Windatt expressed her appreciation to the Steering Committee and enquired of staff what the process will now be. She was advised by the Deputy Clerk-Administrator that the next step will be a public meeting to be held in April. Notice of the meeting will be circulated to those having made a presentation or requested to be notified as well as being posted on the municipal and library websites. Following the public meeting, the BOP will go to the Planning Committee for a recommendation to Council, which once adopted will go to the Region of Durham for approval. The process will take a little time.

Chair/Regional Councillor Larry O'Connor advised it is his hope that the BOP will go to the Region within the next couple of months for consideration by Regional Planning in the fall.

Councillor Windatt enquired whether the Region will send the BOP back with revisions and could a stalemate occur to which the Deputy Clerk-Administrator advised that there will be no stalemate and that parts of the BOP may be deferred for further consideration or it will be approved as modified. He reiterated that the Beaver Avenue issue is a major one that will require political presence at Regional Planning to show that the Brock Council does support this.

Councillor Windatt advised there are recommendations to council within the BOP, for example the implementation of a sign by-law. She enquired whether recommendations are expected or is it political will to which Ms. Cranmer advised that the wording is *council may not council shall*. She advised that the BOP is recognized as the intent of council.

Mayor Keith Shier commented that the BOP deals with villages and hamlets and as the result of the Greenbelt legislation and Source Water Protection Act, would it be beneficial for the BOP to deal with the entire municipality as we have large areas impacted by source water protection. The Deputy Clerk-Administrator responded by advising that the municipality is bound by the policies of the ROP for rural development, although there has been some suggestion for municipalities to have full OP coverage. The issue of source water has been a consideration in the ROP, however full impact of this legislation will not be felt for 2-3 years. The approach of the BOP is to deal with urban areas only and he is suggesting a wait and see approach with respect to the DOP and source water protection, followed by a review of the BOP. He advised as an example, that the Township of Uxbridge does not have full OP coverage their theory being why duplicate the ROP.

Resolution No. 5-6

MOVED BY John Grant that the Planning Committee receive Report 2006-PL-07 for information and approve the recommendations contained in the Report, reference communication 566/06.

MOTION CARRIED

Resolution No. 6-6

MOVED BY Reg Starr that we break for 5 minutes at 12:15 p.m.

MOTION CARRIED

Chair Larry O'Connor reconvened the meeting at 12:12 p.m. with the same members of committee and staff in attendance.

VI. REPORTS OF SUBCOMMITTEES - N I L

VII. GENERAL ITEMS & ENQUIRIES

- (1) Sunpark Developments Inc. – Applications to Amend the Durham Regional Official Plan and the Township of Brock Zoning By-law – Files: OPA 003-008, 7-2003-RA – Part Lot 10, Concession 5 (Thorah)

Resolution No. 7-6

MOVED BY Karen Windatt that the Brock Township Planning Committee include the additional use of a gasoline bar in the approval of the zoning application by Sunpark Developments Inc.

Councillor Karen Windatt advised that the intent of the above motion is to build on the motion previously passed approving an eating establishment. She advised that regional approval with respect to this file is still required. She commented that as the result of the second public meeting which was held that the public attending did not realize that an eating establishment had been approved and that the second meeting was to consider additional uses. She advised that the committee needs to decide whether they want commercial development on this corner. The addition of a gas bar would assist the developer in having a viable commercial development on that corner. She thanked Mr. Schroeder for the concerns he raised earlier in the meeting, adding that agencies such as the MTO, TSSA, Region of Durham Health Department and the LSRCA will all play an important role in keeping the area safe. Councillor Windatt advised that as the result of the public budget meeting held in 2005, the public advised that they wanted lower taxes and employment opportunities. This development proposal is an opportunity to provide both and clean up the corner. Because of the Greenbelt Legislation, this is currently the only opportunity for development on this corner.

Councillor John Grant requested clarification that in the event the motion passes that the C4 exception zone will permit an eating establishment and gas bar and no other uses, to which the Deputy Clerk-Administrator advised that if the associated OPA is denied, there will be nothing permitted on the site.

Councillor Grant noted that according to the plan presented at the recent public meeting there are to be two buildings and two entrances and is there anything to prohibit combining the two buildings? The Deputy Clerk-Administrator advised that the plan is conceptual at this time and that a detailed site plan will be created in compliance with Regional Works and the MTO. He noted that the extra entrance/exit could still be denied, to which Councillor Grant advised he has problems with the most westerly exit.

Councillor Karen Windatt enquired what would be the end result if the Region only approves one use on the subject lands and was advised that we can only assume that they would ask the municipality which use they prefer.

Councillor Allan Simpson enquired whether there will be a gas bar at the Loblaws development proposed on Beaver Avenue and was advised in the affirmative. He advised that he would like to see an additional use on the subject lands other than a gas bar.

Resolution No. 7-6

MOVED BY Karen Windatt that the Brock Township Planning Committee include the additional use of a gasoline bar in the approval of the zoning application by Sunpark Developments Inc.

MOTION CARRIED

- (2) Councillor Allan Simpson – Communication # 490 – Greenbelt Foundation Proposal

Councillor Allan Simpson thanked the Clerk-Administrator for the information researched pertaining to the Greenbelt Foundation and enquired whether further information will be forthcoming. He was advised that further information will be put forth by the author of communication # 490 at a later date.

- (3) Councillor John Grant – Sunpark Development Inc. Application

Councillor John Grant enquired as to the time line for the above-referenced application to go to Regional Planning and was advised by the Deputy Clerk-Administrator that a letter advising of the decision of the committee will be forwarded to Regional Planning and depending on the workload of Regional Planning Staff, it may be dealt with by Regional Planning as early as May.

Councillor Grant advised it is his hope that the application will be dealt with prior to the summer recess.

- (4) Chair/Regional Councillor Larry O'Connor – Community Health Centre Forum

Chair/Regional Councillor Larry O'Connor advised that a Community Health Centre Forum is being hosted on April 8, 2006 from 10 a.m. until 2 p.m. at the Cannington Community Centre for the purpose of reviewing the proposal submitted respecting the creation of a community health centre. He invited members of the committee to attend.

- (5) Public Questions and Clarification

Ms. Jay Yerema Weafer, 100 River Street, Sunderland enquired why in the BOP are the regional centres not being extended to Hwy. 12 and is it appropriate to include Pindar's fuel depot within the employment lands. She further enquired whether there will be opportunity for further input and was advised in the affirmative by the Chair in that a further public meeting to consider the BOP will be held in the near future.

Ms. Yerema Weafer agreed that the issue of density is serious in terms of meeting intensification targets and the additional pressures/expenses that the matter brings, for example a full time fire department and the related equipment to fight fires within apartment units. The Chair advised that this is but one reason why there will be a further public meeting pertaining to the BOP. He further noted that a 5 storey building would have a sprinkler system.

Ms. Yerema Weafer requested clarification that Resolution Number 7-6 was in fact passed to approve a gas bar in addition to the already approved use of an eating establishment, subject to regional approval and was advised in the affirmative. She advised that the issues raised by Mr. Schroeder are valid and that the committee needs to give careful consideration to a second entrance.

VIII. ADJOURNMENT

Resolution No. 8-6

MOVED BY Reg Starr that we do now adjourn at 12:45 p.m.

MOTION CARRIED

CHAIR

SECRETARY