

THE CORPORATION OF THE TOWNSHIP OF BROCK

CANNINGTON COMMUNITY CENTRE

PLANNING COMMITTEE

SESSION NINE

MONDAY, MAY 1, 2006

The Ninth Meeting of the Planning Committee of the Corporation of the Township of Brock, in the Regional Municipality of Durham, was held on Monday, May 1, 2006, in the Upper Auditorium of the Cannington Community Centre.

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

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| Staff Members present: | Deputy Clerk-Administrator Thomas G. Gettinby (recording the minutes) Clerk-Stenographer Susan Creighton Planning Consultant Valerie Cranmer of Valerie Cranmer & Associates |
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I. CALL TO ORDER

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

Chair O'Connor introduced members of the Planning Committee and municipal staff in attendance. He advised that the Official Plan Review process has been ongoing for some time, the Review Committee having held 13 committee meetings and three public sessions in each of the three urban areas. He acknowledged the presence of three of the Official Plan Review Steering Committee members, Ted Smith, Rick Cox and Monika Rogers. Following this evening's meeting, the proposed Official Plan will be referred to the Municipal Council for approval and then referred to the Region of Durham Planning Committee and Council.

He thanked those present for coming out to the meeting.

II. PURPOSE

TO HOLD A PUBLIC MEETING TO CONSIDER A NEW OFFICIAL PLAN FOR THE CORPORATION OF THE TOWNSHIP OF BROCK

The new Official Plan proposes general policies which will apply to all lands within the Township of Brock. In addition, specific development policies are proposed for the urban areas of Beaverton, Cannington, and Sunderland, including detailed land use classifications.

The purpose of this public meeting is to obtain public input in respect of the Official Plan, which, upon approval, serves to manage land uses and direct future growth to ensure the development of a healthy and sustainable community for the present and future residents of the Township. The draft Official Plan addresses the following matters: vision statement and strategic directions; economic development (agriculture, renewable fuel/energy, tourism); healthy communities (housing, recreation, community improvement, accessibility, cultural heritage, community design and facilities); detailed settlement area policies (residential, commercial, mixed use areas, employment areas, open spaces, Beaverton harbour, hamlets, and shoreline residential areas); servicing and infrastructure (utilities, waste disposal sites, transportation, wellhead protection); and development review and implementation.

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 a NEW Official Plan for the corporation of the Township of Brock.
2. There will be no decision made, on behalf of the Township of Brock, in respect of the Official Plan at this meeting.
3. The Township of Brock Planning Committee will consider the Official Plan at a later date, taking into consideration all input received. It is anticipated that Planning Committee and Council will consider adoption of the new Official Plan in June, 2006. If adopted, the Official Plan must be forwarded to the Region of Durham Planning Department for approval.
4. Persons who wish to be notified of further meetings of the Township Planning Committee and/or Council dealing with the new Official Plan must request to be notified in writing. Persons who speak to the Official Plan tonight and/or have made written submissions to the Township will automatically receive notice of future meetings dealing with the Official Plan.
5. If a person or public body files an appeal of a decision of the Region of Durham (as the approval authority) of the Official Plan AND has not made oral or written submissions to the Township prior to adopted, the Ontario Municipal Board may dismiss the appeal.
6. Upon adoption, the Official Plan will be forwarded to the Region of Durham Planning Department for approval. Once the Region makes a decision in respect of the Official; Plan, there is provision for appeals to the Ontario Municipal Board. Notification of a decision of the Region of Durham Planning Department MUST BE MADE IN WRITING to the Region of Durham Planning Department at the following address: 605 Rossland Road East, P.O. Box 623, Whitby, Ontario, L1N 6A3.
7. CHAIR LARRY O'CONNOR CALLED UPON THE APPLICANT AND/OR REPRESENTATIVE TO OUTLINE THE PROPOSAL FOR THE BENEFIT OF THOSE IN ATTENDANCE.

Municipal Planning Consultant Valerie Cranmer of Valerie Cranmer and Associates addressed those present, advising that as the result of this process she sees many familiar faces. She advised that the focus of the new official plan is on the three urban areas, five hamlets and four shoreline residential areas. The balance of the municipality is covered by the Regional Official Plan, although some agricultural policies have been included in the Brock Official Plan. In addition to the Brock Official Plan Review Steering Committee, input from the Technical Advisory Committee was available, the Technical Advisory Committee being comprised of key municipal staff, representatives from Durham Region Planning, Works and Economic Development Departments as well as the Lake Simcoe Region Conservation Authority. She acknowledged the attendance of Marlene Werry of the Regional Economic Development Department.

An important part of the official plan review process was the public input which was given serious consideration by the Steering Committee with every effort being made to incorporate this input into the plan to reflect the wishes of the public.

The Steering Committee faced major issues during this process, these being:

- 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 the new floodplain mapping on designated residential lands that resulted in a net reduction of developable lands in the urban centres.

Ms. Cranmer advised that the existing official plan was used as the basis for the new official plan, however there are a number of differences which she explained as follows:

Beaverton

The Beaverton Urban Area has been expanded to include the Beaver Avenue commercial area as an employment area. This action is controversial but felt to be very necessary and logical. She pointed out that this action may or may not be approved by Durham Region or the Province, however it is very important to council that it remain.

The Beaverton Harbour has been identified as a focal point of the community that would provide a variety of uses that would compliment the natural features of the harbour and enhance the water-oriented opportunities.

What was considered Special Purpose Commercial is now designated as Mixed Use Corridors, but the uses remain the same.

Cannington

Ms. Cranmer advised that the Cannington Urban area was a very difficult area for the committee to deal with, there being no capacity available for development and the negative impact on Cannington's Employment Lands due to the very restrictive uses set out in the Regional Well Head Protection Policy. The Employment Lands in Cannington have been adjusted to increase the size of MacLeod 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. Owners of designated employment lands in Cannington are being encouraged to speak with the Township and/or Region insofar as better use of their lands. 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 and residential development in Cannington must be on full municipal services in keeping with the Greenbelt Legislation, Places to Grow Legislation and the Provincial Policy Statement.

The municipality will continue to encourage Durham Region to bring more service capacity to the Cannington area. The public was advised that in order to expand the Cannington Urban Area an Environmental Assessment is required for servicing. The Steering Committee does not wish to see the Cannington area stagnate and as previously mentioned, will continue to pressure Durham Region to create more service capacity in the areas. She also noted that new flood plain mapping has also removed certain residential lands in the area.

Sunderland

Ms. Cranmer advised that there are few changes impacting the Sunderland Urban Area with the lands currently owned by Don and Mary Pindar and being used as a fuel depot and vehicle impound yard and a portion of the industrial lands south of Thompson Road being included within the urban boundaries, action which is supported by Staff of Durham Region.

Ms. Cranmer addressed the shoreline residential areas advising that Brock Official Plan policies in this area permit limited infill development and buildings no higher than three storeys.

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. Under the proposed Regional Official Plan, hamlets are permitted to expand their boundary once to a maximum of 25% of their existing size.

The Brock Official Plan contains a policy on renewable fuel and energy conversion systems to allow wind farms in the rural areas and the Prime Agricultural Areas by amendment to the zoning by-law subject to specific criteria.

A lot of emphasis has been placed on community design criteria to provide gateways to our communities and ensure that new development will contribute to maintaining the character of the communities.

Consideration has also been given to signage and environmental lighting.

Residential development will have a maximum density of 20 units per gross hectare and a maximum height of 5 storeys. The Province is however pushing for higher densities and

may consider the density in the Brock Official Plan too low. This could also be the case insofar as the maximum height limit.

8. CHAIR LARRY O'CONNOR OPENED THE MEETING TO THE PUBLIC TO RECEIVE INPUT CONCERNING THE TOWNSHIP OF BROCK OFFICIAL PLAN.

Mrs. Denise Marsh, 154 River Street, Sunderland, enquired why the Regional Official Plan takes precedence over the Brock Official Plan when there is conflict between the two plans and was advised by the Chair that the Province sets the policy in this regard. He further advised that another reason for the expertise of the Technical Advisory Committee was to ensure minimal conflict between the two plans.

Mrs. Marsh enquired whether the public has any appeal recourse insofar as changes to the BOP by the Region of Durham and was advised in the affirmative in that opportunity exists for more public input at Regional Planning Committee, Council and if necessary at the Ontario Municipal Board.

Mrs. Marsh commented that Vroomanton has been subdivided since the 1870's and why is it not being considered as a hamlet for development. Chair Larry O'Connor advised that neither Vroomanton nor Blackwater are designated hamlets, although the Steering Committee has recommended that Blackwater be designated as such, however to date, Durham Region has not approved this recommendation. Chair O'Connor further advised that throughout the process, focus was aimed mainly at the three main urban areas.

Mr. Herb Goldie, 345 Cameron Street East, Cannington, advised that he has previously spoken to this issue and has asked a simple question, for which he still does not have an answer, at Whitby, Uxbridge and Cannington, including the Mayor, Clerk-Administrator and Deputy Clerk-Administrator of the Township of Brock, which is as follows:

"Why were the 16 acres of property at 345 Cameron Street East that were in the Village of Cannington, removed from the Town of Cannington and removed from the urban plan?" He feels this is an important question that requires an answer as this could happen to someone else as well.

Chair Larry O'Connor addressed the question, advising that in 1974 when the Region of Durham was formed, urban boundaries were changed and the lands in question were taken out of the urban boundary. Chair O'Connor advised he does not know why this happened, to which Mr. Goldie advised that there should be some record of this action.

Mr. Goldie advised he was very glad to hear the municipal planning consultant advise that the municipality does not wish to see Cannington stagnate, however to date, no council past or present has taken action to see that this does not happen. He advised that this plan will go to Durham Region with no Council recommendation, advising further that this council will never know if they could have been successful in making a change because they did not try.

Mr. Goldie referred to a book entitled "*It Takes a Village to Raise A Child*", stating further that we all know the real issue is the village in which the child is raised. He asked do our leaders, lead, challenge, and develop? He advised it is apparent that Durham Region does not want Cannington or Sunderland to grow and has made no effort to increase service capacity in these two areas, while every effort has been made to permit growth in Beaverton. When providing input to the Official Plan Review Steering Committee, Mr. Goldie advised that all he ever heard was that it can't be done.

Mr. Goldie referenced the Greenbelt Legislation which speaks to an amendment process and that only Councillor Karen Windatt expressed an interest in exploring this avenue. In speaking with Regional Staff, Mr. Goldie was advised that if he were to appeal the amendment to the urban plan his appeal would carry more weight if it was supported by the municipal council. He advised it is his hope that council will modify the official plan and go forward with a plan to benefit Cannington as the official plan as proposed does nothing to benefit Cannington.

9. CHAIR LARRY O'CONNOR INQUIRED OF THOSE PRESENT IF ANYONE HAS ANY FURTHER INPUT TO MAKE AT THIS TIME, ADVISING FURTHER THAT FOLLOWING THIS EVENING'S MEETING, QUESTIONS/COMMENTS CAN BE SUBMITTED IN WRITING TO THE TOWNSHIP OF BROCK AND/OR THE REGION OF DURHAM.

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

III. ADJOURNMENT

Resolution No. 1-9

MOVED BY Karen Windatt that the Public Meeting of the Planning Committee as held with respect to the Township of Brock Official Plan, now be closed at 7:45 p.m.

MOTION CARRIED

CHAIR

SECRETARY