

PROPOSED MODIFICATIONS TO THE TOWNSHIP OF BROCK OFFICIAL PLAN

	POLICY/MAP MODIFICATIONS	REGION OF DURHAM COMMENTS	TOWNSHIP OF BROCK COMMENTS
1.	3.2.3.4/3.2.3.5	Delete reference to 'adult lifestyle development' – does not conform with the Regional Official Plan and the Greenbelt Plan.	Agree with the proposed modification.
2.	4.5.4 ADD sections d) & e) d) vehicles and people will have safe access to habitable buildings during times of flooding; and e) there shall be no significant increase in either upstream or downstream flooding, taking into account cumulative impacts.	Modification requested by LSRCA to ensure conformity with the PPS.	Agree with the proposed modification.
3.	4.10.3 REPLACE 'The impact of lighting <u>may</u> need to be assessed...' WITH 'The impact of lighting <u>should</u> be assessed...'	Regional Official Plan and Community Strategic Plan strongly encourage the evaluation of light pollution for new development.	Agree with the proposed modification.
4.	4.11.3 – 'The Greenbelt Plan supports the location of recreational, tourism and institutional uses within Rural Areas'	Review intent of Rural Areas	The use of the term 'Rural Areas' was reviewed and the word 'Areas' is replaced with 'System' to be consistent with the Durham Regional Official Plan.
5.	5.2.3.8 ADD section h) h) ensuring the subject lands meet provincial standards for site contamination.	The addition of this policy is to further outline the Regional requirements for the submission of development applications.	Agree with the proposed modification.
6.	5.6.3.1 DELETE 'Limited development within the Beaver	The subject area is proposed to be incorporated in the	Agree with the proposed modification.

	Avenue Employment Area may be permitted on the basis of private septic systems and private drilled wells.'	Beaverton Urban Area and should be developed on full municipal services. It is preferred that all urban area development is constructed with full municipal services when capacity is available. A privately serviced development could be considered on a site specific basis in consultation with Region and Township.	
7.	5.6.3.9 REPLACE '...and the Lake Simcoe Region Conservation Authority to determine the limits of the Open Space area and the required setbacks from development ...' WITH '...and the Lake Simcoe Region Conservation Authority to determine the limits of the Open Space area, <u>the required setbacks for development and mitigative measures.</u> '	Modification requested by LSRCA	Agree with the proposed modification.
8.	5.6.4.1 b) DELETE 'Dry industrial uses are defined as those which do not use water for washing, cooling or processing'	Ministry of the Environment has a detailed listing of permitted uses that should be referred to in coordination with the Region for each perspective land use, rather than using a general statement for defining 'dry industrial uses'.	Agree with the proposed modification.
9.	5.11 DELETE	The Future Development Areas identified on Map 1-A have not be defined or justified through an investigation of the future needs of the Beaverton Urban Area. The Future Development Areas are	Agree with the proposed modification.

		also proposed to be deleted from Map 1-A, therefore the policies denoted in 5.11 are not required.	
10.	6.3.1.1 IDENTIFY 'The roads shown on Maps 1-A, 2-A and 3-A are comprised of arterial roads, collector roads and local roads.'	Roads are not identified on the Maps or noted on the Map legend. The transportation network should be referenced on the mapping, or a roads map should be added to the document.	The arterial, collector and local roads have been identified on Maps 1-A, 2-A and 3-A.
11.	6.3.1.3 f) TEXT 'The minimum intersection spacing along collector roads...'	Text clarification is needed in each of the road policy sections. For example, the required spacing should be identified for the type of road or separated to the appropriate section.	Section 6.3.1.3 should be revised by deleting a) which refers to conceptual collector roads and d) which provides intersection spacing along collector roads. These policies are from the existing Brock Official Plan and are no longer required. The remaining 2 subsections should be renumbered.
12.	6.3.1.5 REPLACE 'This shall include <u>signalization improvements, if warranted and the provision of sidewalks...</u> ' WITH 'This <u>may include geometric changes, ancillary lands, the provision of sidewalks and traffic control changes, if warranted.</u> '	Text changes to provide policy clarification.	Agree with the proposed modification.
13.	6.3.2.1 REPLACE '...and enhance the <u>existing</u> GO Bus transit services within the Township...' WITH '...and enhance <u>GO Bus and Durham Region</u> transit services within the Township.'	Text changes to include the provision of Durham Region transit services.	Agree with the proposed modification.
14.	6.4.2 REPLACE 'The zones have been defined	Text changes to reflect the Wellhead Protection	Agree with the proposed modification. New

	by <u>50 day, 2 year, 10 year and 25 year</u> groundwater travel times...' WITH 'The zones have been defined by <u>100m, 2 year, 5 year and 25 year</u> groundwater travel times.'	Study results noted in Durham Regional Amendment No. 114. New mapping is also pending.	mapping should be provided to the Township as soon as it is available.
15.	6.4.3 DELETE 'When locating new drilled wells to service Cannington and Sunderland, the Region shall identify locations such that the well and wellhead protection area are outside of the Urban Areas. The locations of future wells in these Settlement Areas shall make every effort to minimize impact on municipal parkland facilities, urban development or rural activities.'	As requested by the Region of Durham Works Department to prevent undue restrictions on future well location, without performing scientific evaluation of the potential site.	Due to the intensification requirements of the Province and the small size of the urban areas in Brock, it is recommended that 6.4.3 remain as adopted by Council.
16.	7.2.2 d)i) REPLACE ' <u>...the adequacy of the existing and the potential impact upon the roadway system in relation to the development of such proposed areas;</u> ' WITH ' <u>...the adequacy and potential impact of the proposed development on the existing transportation network;</u> '	Text changes to provide policy clarification.	Agree with the proposed modification.
17.	7.2.2.d)ii) REPLACE ' <u>...the convenience and accessibility of the site for vehicular, bicycle and pedestrian traffic and the traffic safety.</u> ' WITH ' <u>...the availability of safe and convenient access for vehicular, bicycle and pedestrian traffic as appropriate for the proposed use.</u> '	Text changes to provide policy clarification.	Agree with the proposed modification.

18.	Map 1-A Beaverton Urban Area – delete Future Employment Area in northeast north of White’s Creek	The direction of future growth for the community should be completed by comprehensive study, and justification for the identification of this area was not provided.	Agree with the proposed modification. Revised Map 1-A is attached.
19.	Map 1-A Beaverton Urban Area – delete Future Residential Area in northeast	The direction of future growth for the community should be completed by comprehensive study, and justification for the identification of this area was not provided.	Agree with the proposed modification. Revised Map 1-A is attached.
20.	Map 1-A Beaverton Urban Area – delete Future Residential Area in southeast	The direction of future growth for the community should be completed by comprehensive study, and justification for the identification of this area was not provided.	Agree with the proposed modification. Revised Map 1-A is attached.
21.	Map 1-A Beaverton Urban Area – delete Future Residential Area in the southwest	The direction of future growth for the community should be completed by comprehensive study, and justification for the identification of this area was not provided.	Agree with the proposed modification. Revised Map 1-A is attached.
22.	Map 1-A Beaverton Urban Area – expand site specific ‘Mixed Use’ designation to create a corridor on Osborne Street.	The Region is in agreement with the identification of ‘Mixed Use’ development on Osborne Street. In accordance with the direction of Regional Official Plan policy, it is recommended that a ‘Mixed Use Corridor’ be identified.	Agree with the proposed modification. Revised Map 1-A is attached.
23.	Map 1-B Beaverton Regional Centre – Revise site specific land use designation from ‘Residential’ to ‘Open Space’ between Beaver River and Victoria	Requested by the Lake Simcoe Region Conservation Authority	Agree with the proposed modification. Revised Map 1-A is attached.

	Avenue.		
24.	Map 2-A Cannington Urban Area – Delete Residential Expansion to the west – Saginaw/Barkey	The direction of future growth for the community should be completed by comprehensive study, and justification for the identification of this area was not provided. Furthermore the Greenbelt Plan places extensive restrictions on the expansion of settlement areas into the Natural Heritage System designation.	Agree with the proposed modification. Revised Map 2-A is attached.
25.	Map 2-A Cannington Urban Area – Delete Residential Expansion to the east – Goldie	The direction of future growth for the community should be completed by comprehensive study, and justification for the identification of this area was not provided. Furthermore the Greenbelt Plan places extensive restrictions on the expansion of settlement areas into the Natural Heritage System designation.	Agree with the proposed modification. Revised Map 2-A is attached.
26.	Map 2-A Cannington Urban Area – Delete Residential Expansion to the south – Grills	The direction of future growth for the community should be completed by comprehensive study, and justification for the identification of this area was not provided. Furthermore the Greenbelt Plan places extensive restrictions on the expansion of settlement areas into the Natural Heritage System designation.	Agree with the proposed modification. Revised Map 2-A is attached.
27.	Map 2-B – Cannington Regional Centre – Revised designation in north east from ‘Open	Requested by the Lake Simcoe Region Conservation Authority.	Agree with the proposed modification. Revised Map 2-A is attached.

	Space' to 'Residential'		
28.	Map 2-B – Cannington Regional Centre – Revised designation in south from 'Open Space' to 'Residential'	Requested by the Lake Simcoe Region Conservation Authority.	Agree with the proposed modification. Revised Map 2-A is attached.

Additional Modification Proposed

29.	Addition to 1.1 Context of the Plan: "The policies of the Official Plan implement many policies of the Provincial Policy Statement and the Greenbelt Plan. A further amendment to this Official Plan is anticipated to address any outstanding matters following the completion of further consultation with the Region of Durham and the Province."	Requested for consideration by the Ministry of Municipal Affairs and Housing.	New proposed modification. A resolution from the Township of Brock Council is not provided.
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