

TEXT DEFERRALS TO THE TOWNSHIP OF BROCK OFFICIAL PLAN

	POLICY	RECOMMENDATION
D2	Hamlets 5.9.2.5 “The growth of each hamlet will be capped at approximately 25 percent of the number of existing units in the individual hamlets (2005). 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 Ministry of Municipal Affairs and Housing has appealed certain hamlet policies of the Region of Durham Official Plan as outlined in Amendment 114. The related policies in the Brock Official Plan are therefore deferred until such time as the Regional appeal is resolved. This deferral was agreed to by the Council of the Township of Brock as part of the Region’s Post-Circulation comments.
D3	Community Facilities 4.11.3 “The Greenbelt Plan supports the location of recreational, tourism and institutional uses within Rural Areas. Council may consider the development of a recreational community facility in a central location within the Rural Area. This facility will be linked to the Settlement Areas with roads and the proposed trail system. This facility would be located in accordance with the General Policies and Natural Heritage Policies of the Greenbelt Plan.”	Further discussion between the Region and the Township should take place to discuss the location of a community facility outside the designated urban areas. Development of this use is restricted by the Prime Agricultural designation in the Rural System of the Regional Official Plan.
D4	Recreation and Open Space policy 4.5.4 “Existing development subject to riverine or lake flood or erosion hazards may be considered for redevelopment , replacements or additions provided that the effects to public safety and property damage can be managed or mitigated.”	The permissions for “redevelopment” should be deferred as this section may not be in conformity with the floodway restrictions in the Hazard Land policies of the Provincial Policy Statement:
D5	Residential Areas 5.2.3.4 “Residential development may be permitted with a maximum density of 20 units per gross hectare and with a maximum height of 5 storeys above grade”	This policy should be deferred until the Regional analysis and review of the <i>Growth Plan (2006)</i> has been completed.

D6	Employment Areas 5.6.3.6 “The reuse and/or redesignation of existing vacant Employment Lands that are deemed unsuitable for industrial use due to location and/or are subject to significant development constraints is encouraged.”	This policy should be deferred until the Regional analysis and review of the <i>Growth Plan (2006)</i> has been completed.
D7	1.1 Context of the Plan “The existing population of approximately 13,320 is expected to increase approximately 30 percent over the next twenty years.” 1.4 Planning Horizon “The land use planning period for this official plan is the year 2025”.	This policy should be deferred until the Regional analysis and review of the <i>Growth Plan (2006)</i> has been completed.