



The Regional Municipality of Durham
To: The Planning Committee
From: Commissioner of Planning
Report No.: 2007-P-33
Date: April 24, 2007

SUBJECT:

Approval of the Township of Brock Official Plan

RECOMMENDATIONS:

- a) THAT the Township of Brock Official Plan as adopted on June 26, 2006, be modified as shown in Attachment 1 to Commissioner's Report No. 2007-P-33, and as thus modified, be approved save and except for the deferrals shown on Attachments 2 and 3 to Commissioner's Report No. 2007-P-33;
 - b) THAT written notice of the above decision be given pursuant to the provisions of the Planning Act, as amended;
 - c) THAT as the deferrals are resolved, the Commissioner of Planning be authorized to approve the related deferred portions of the Township of Brock Official Plan, as shown in Attachments 2 and 3 to Commissioner's Report No. 2007-P-33; and
 - d) THAT a copy of Commissioner's Report No. 2007-P-33 be forwarded to the Township of Brock and the Ministry of Municipal Affairs and Housing.
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REPORT:

1. PURPOSE

- 1.1 The purpose of this report is to consider the approval of the Township of Brock Official Plan, in the Region's capacity as the delegated approval authority.

2. PREPARATION OF THE TOWNSHIP OF BROCK OFFICIAL PLAN

- 2.1 The Township of Brock initiated an Official Plan review in October of 2004. The Township, with the assistance of a planning consultant, formed two working groups for the review and consultation process. In addition, the Township held a series of public workshops.
- 2.2 A Steering Committee of local residents was established to work with the Township and the Township's consultant on formulating the policies of the Official Plan. A Technical Advisory Committee was established with members of each of the consulting agencies, including the Region of Durham Planning and Works Departments, and Lake Simcoe Region Conservation.
- 2.3 Throughout the process of creating this Official Plan, members of the Technical Advisory Committee were given opportunities to comment and suggest revisions to proposed policies formulated by the Steering Committee. A representative from the Ministry of Municipal Affairs and Housing was also invited to participate in the working sessions.

Township of Brock Official Plan Adoption

- 2.4 In accordance with the Planning Act, a statutory public meeting was held by the Township on May 1, 2006. Subsequently on June 26, 2006, the Council of the Township of Brock adopted a new Official Plan and forwarded it to the Region of Durham for approval. The new Township of Brock Official Plan provides planning policy for the urban areas of Beaverton, Cannington, and Sunderland, hamlets and shoreline developments, as well as some general rural policies that reflect Provincial and Regional policies.
- 2.5 The adopted Township of Brock Official Plan was received by the Region of Durham on July 12, 2006. Justification reports for the proposed expansion to the Beaverton Urban Area and the proposed Main Central Area expansions were also forwarded to the Region for review.

Region of Durham Review

- 2.6 Following receipt of the Township of Brock Official Plan, the Region circulated the adopted Plan to the appropriate agencies for comment. This circulation resulted in the issuance of a Post-Circulation letter, dated January 8, 2007, to the Township of Brock proposing 28 modifications and a deferral to the Plan.
- 2.7 The modifications reflect wording changes for policy clarity, refinements for Regional and Provincial policy conformity, and submissions from the Regional Works Department and the Lake Simcoe Region Conservation Authority.

Modifications Agreed to by the Township

- 2.8 The Council of the Township of Brock agreed to 27 of the 28 of the modification proposed by the Region. The proposed modifications and the Township comments are outlined in Attachment 1 to this report.

Modifications Not Agreed to by the Township

- 2.9 Modification 15., as outlined in Attachment 1, is for the deletion of policy 6.4.3 from the Township of Brock Official Plan which deals with the placement of municipal wells in and around settlement areas. The deletion of this policy continues to be requested by the Region.

Additional Modification Proposed

- 2.10 The Ministry of Municipal Affairs and Housing provided comments to the Region on the Township of Brock Official Plan on April 3, 2007. The majority of the comments from the Ministry were recognized by the modifications previously provided to the Township for their consideration.
- 2.11 Following discussions with the Ministry of Municipal Affairs and Housing, the Region is in agreement that certain policy sections could be improved by adding additional detail from the Provincial Policy Statement and Greenbelt Plan. It is proposed that the following be added as the last line of the last paragraph in section 1.1 Context of the Plan:

29. "The policies of this Official Plan implement many elements 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 Township of Brock, the Region of Durham, and the Province."

3. **SUBMISSIONS**

- 3.1 A number of written submissions were received by the Township in response to the review and adoption of the new Township of Brock Official Plan. A summary of the submissions, the Township's response, and the recommended course of action are contained in Attachment 4. The written submissions can be viewed at the Regional Planning Department.

4. **APPROVAL OF THE TOWNSHIP OF BROCK OFFICIAL PLAN**

- 4.1 The Region has determined that the adopted Township of Brock Official Plan, as modified, is in conformity with the Regional Official Plan, save and except the lands associated with the Beaverton Urban Area expansion which is subject to Commissioner's Report No. 2007-P-33, and the deferred items as outlined in the following section. The new Township of Brock Official Plan provides a progressive focus for the future of the urban communities of Beaverton, Cannington and Sunderland, as well as enhancing the rural and natural character of the Township as a whole.

5. **DEFERRALS**

- 5.1 The Plan was reviewed in accordance with general planning principles, and to ensure conformity with the Regional Official Plan and Provincial policies. The following seven deferrals reflect outstanding mapping and text sections of the Township of Brock Official Plan that can be resolved through further discussions; further analysis by the Region; and/or by resolution of policy appeals on Regional Official Plan Amendment 114.

Map Deferral**5.2 D1 Map 1A - Beaverton Urban Area Expansion**

The Township of Brock has requested the expansion of the Beaverton Urban Area for Employment Area uses. A justification report was provided by the Township for this proposal. In addition to being included in the Township of Brock Official Plan, the expansion requires an amendment to the Regional Official Plan (OPA 2007-001). The area under review by OPA 2007-001, as outlined in Commissioner's Report No. 2007-P-33 is deferred until a decision has been made on this amendment. At the time of writing this report several general inquiries had been made, however no site specific submissions were received.

Text Deferrals**5.3 D2 Hamlets 5.9.2.5**

The Ministry of Municipal Affairs and Housing has appealed the hamlet policies of the Region of Durham Official Plan as outlined in Amendment 114. The related policies in the Township of Brock Official Plan are therefore deferred until such time as the Regional appeal has been resolved. This deferral was agreed to by the Council of the Township of Brock as part of the Region's Post-Circulation comments.

5.4 D3 Community Facilities 4.11.3

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.

5.5 D4 Recreation and Open Space policy 4.5.4

The permissions for "redevelopment" in certain urban areas may be subject to floodway restrictions. This policy should be deferred for further discussion as it may not be in conformity with the Hazard Land policies of the Provincial Policy Statement.

5.6 **D5 Residential Areas 5.2.3.4 and D6 Employment Areas 5.6.3.6**
These sections of the Township of Brock Official Plan are related to the density and type of land use permitted in the established settlement areas. The Region's analysis of the Growth Plan has not been completed, therefore the deferral of these policies is recommended until the appropriate balance of population and employment is determined.

5.7 **D7 Introduction**
The third paragraph of Section 1.1 identifies the existing Township population as 13,320 with an expected increase of 30 percent over the next twenty years and the first paragraph of Section 1.4 identifies the planning period as the year 2025. The Region's analysis of the Growth Plan has not been completed, therefore the deferral of the population forecast and the planning period are recommended.

6. **NOTICE OF MEETING**

6.1 The Township of Brock Official Plan is being considered under the Planning Act, as amended. In accordance with Regional Council procedure, written notification of the meeting time and place at which Planning Committee and Council will consider the Township of Brock Official Plan has been sent to all who made oral or written submissions or requested notification.

7. **NEXT STEPS**

7.1 The recommendation of the Planning Committee is scheduled to be considered by Regional Council on May 9, 2007.

7.2 Once Regional Council has rendered a decision with respect to the Township of Brock Official Plan, and the Regional Clerk has issued a concurrent "Notice of Decision", the twenty-day appeal period will begin during which any interested party can submit a notice of appeal of the Township of Brock Official Plan, in whole or in part, to the Ontario Municipal Board. If no notices of appeal are received, Regional Council's decision will become final.

A.L. Georgieff, M.C.I.P., R.P.P.
Commissioner of Planning

RECOMMENDED FOR PRESENTATION TO COMMITTEE

Garry H. Cubitt, M.S.W.
Chief Administrative Officer

- Attachments:
1. Proposed Modifications to the Township of Brock Official Plan
 2. Map Deferral to Map 1A – Beaverton Urban Area
 3. Text Deferrals to the Township of Brock Official Plan
 4. Summary of Written Submissions Received in the Preparation of the Township of Brock Official Plan

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