



THE CORPORATION OF

THE TOWNSHIP OF BROCK

IN THE REGIONAL MUNICIPALITY OF DURHAM

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OFFICIAL PLAN

OFFICE CONSOLIDATION COPY

MAY 9, 2007

As adopted by By-law Number 2006-2006-PL of the Corporation of the Township of Brock on June 26th, 2006 and as approved by the Regional Municipality of Durham on May 9th, 2007 with Modifications and parts Deferred for further consideration.

This edition has been prepared for the purpose of convenience only. For accurate reference, recourse should be made to the original Plan and amendments thereto as registered in the office of the Clerk of the Township of Brock.

THE CORPORATION OF THE TOWNSHIP OF BROCK

OFFICIAL PLAN

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Keith Shier, Mayor

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CORPORATION OF THE TOWNSHIP OF BROCK

ADOPTED OFFICIAL PLAN - JUNE 26, 2006

APPROVED - MAY 9, 2007

1. INTRODUCTION

1.1 CONTEXT OF THE PLAN

This document comprises the Official Plan for the Township of Brock. This Official Plan replaces the Official Plan of the Township of Brock that was approved by the Minister of Municipal Affairs and Housing on December 19, 1985. All of the approved Official Plan amendments have been incorporated into this Official Plan. The text and schedules constitute the Official Plan.

The purpose of an Official Plan is to manage land use and direct future growth to ensure the development of a healthy and sustainable community for the present and future residents of the Township. This Official Plan provides general policy direction for the entire municipality. The main focus of the Official Plan is to provide policy direction and designations for the settlement areas in Brock Township. Policy directions and designations for the rural area are contained in the Durham Regional Official Plan.

The majority of the population is located in the three urban settlements of Beaverton, Cannington and Sunderland, the hamlets and the shoreline residential areas on Lake Simcoe. **{The existing population of approximately 13,320 is expected to increase approximately 30 percent over the next twenty years - DEFERRAL #7}**. The majority of the growth in population will be directed to the settlement areas.

This Official Plan will guide Council in their review of land use planning issues. This includes proposals such as official plan and zoning by-law amendments, subdivision development, capital works projects, site plan agreements, development agreements and redevelopment.

When using the Official Plan, it may be necessary to refer to other relevant documents. These include any secondary or hamlet plans as adopted by Council; the Zoning By-laws and other By-laws of the Township; and the

Durham Regional Official Plan. This Plan has been prepared in conformity with the Durham Regional Official Plan. In the event of any conflict between this Plan and the Durham Regional Official Plan, the provisions of the Regional Plan shall prevail. 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.

1.2 PLANNING FRAMEWORK

This Official Plan is based on a detailed analysis of the existing local planning policy framework in conjunction with a review of the physical, environmental, social and economic conditions of the Township and extensive public input. To ensure the Official Plan reflects the special qualities of Brock Township, a community-based Steering Committee, consisting of well-known residents of the community, guided the public consultation process and the development of the Official Plan. Community involvement is integral to the formulation of policies that will guide the development of the area for the next twenty years. To assist the Steering Committee, the following documents were prepared and discussed in detail at workshops held in the three urban centres: Beaverton, Cannington and Sunderland.

- Community Profile
- Background Paper: Options for Economic Development
- Discussion Paper on Policy Issues
- Questionnaire on Policy Issues
- Draft Official Plan issued in October 2005
- Steering Committee Recommended Official Plan issued in February 2006

In addition, this Official Plan has been prepared within a framework of Provincial, Regional and Township Policies including:

- 2005 Provincial Policy Statement
- Greenbelt Act, February 24, 2005
- Greenbelt Plan, February 28, 2005
- Places to Grow Act
- Places to Grow - Proposed Growth Plan for the Greater Golden Horseshoe, November 2005

- Lake Simcoe Environmental Management Strategy Implementation Program
- Region of Durham Official Plan, November 1993, (as amended); and,
- Durham Regional Official Plan Review Reports
- Township of Brock Municipal Housing Statement

1.3 BASIS OF THE OFFICIAL PLAN

The Official Plan is based on the following principles:

- To provide a long-term strategic policy framework that will balance population and economic growth with the need to protect the natural environment, by guiding the decisions affecting the use of land;
- To focus residential development in the settlement areas;
- To encourage economic development in appropriate locations;
- To maintain a high quality of life and secure the health, safety, convenience and well-being of the present and future residents of the area; and,
- To encourage development that is environmentally and economically sustainable.

1.4 PLANNING HORIZON

{The land use planning period for this Official Plan is to the year 2025 - DEFERRAL #7}. In accordance with the provisions of the Planning Act, a special meeting of Council will be held to determine the need for a review of this Official Plan within five years from the date of the approval of this Official Plan by the Region of Durham.

Amendments to the Official Plan can be initiated by the municipality or private interests at any time. It is the intention of Council to process any amendments received in a timely manner. These amendment applications will be subject to an appropriate public review process.

In accordance with the provisions of the Greenbelt Act, expansions of the three urban centres of Beaverton, Cannington and Sunderland cannot be considered until the year 2015. Any proposal for expansion must be considered in conjunction with a comprehensive official plan review and must address the requirements of the Greenbelt Act and the corresponding Greenbelt Plan and the Durham Regional Official Plan.

1.5 ORGANIZATION AND APPROACH

The Official Plan is divided into the following sections:

Section 2, **Vision and Strategic Directions**, reflects the values and principles of the residents of Brock. They focus on enhancing the quality of life, creating a balanced community while developing a dynamic and diversified economy. The natural, cultural and heritage resources of the Township are to be strengthened and public areas are to be enhanced. The rural character and agricultural lands are to be protected. The land use policies and designations are to be consistent with the Strategic Directions in implementing the Vision.

Section 3, **Economic Development**, provides key policies for improved economic vitality by promoting the municipality as a place to work, invest in and prosper. Increased economic development is essential for achieving a balanced community.

Section 4, **Healthy Communities**, contains policies addressing housing, recreation and open space, education and other community facilities, fire and emergency services, community improvement areas, heritage conservation and archaeological preservation and community design.

Section 5, **Settlement Area Land Use Policies**, provides land use designations and policies to achieve a well balanced community that offers a variety of settlement areas to live and work, diverse recreational opportunities, and the protection and enhancement of the natural features. These policies will focus on the three urban centres, the five hamlets and the shoreline residential areas.

Section 6, **Servicing and Infrastructure**, provides policies for the transportation system, including roads, bridges, transit, trails. In addition, policies regarding utilities, alternative and renewable energy systems, municipal services and stormwater management are addressed.

Section 7, **Development Review**, outlines the requirements relating to

applications for amendment to this Official Plan, information necessary for the review of development applications and the procedures for peer review are identified.

Section 8, **Implementation**, describes the development approval process and the various planning procedures that the Township will use to implement this Plan.

Section 9, **Interpretation**, provides guidance on how land use boundaries, roads, stated measurements and quantities may be interpreted with some flexibility.

2. VISION AND STRATEGIC DIRECTIONS

2.1 VISION STATEMENT

The vision for the Township of Brock was developed through extensive consultation with the residents:

The Township of Brock is one municipality, comprised of a number of communities that are complementary, linked, innovative and cooperative in supporting the residents who live, work and raise families in a safe environment where industry, commerce and agriculture continue to prosper.

2.2 STRATEGIC DIRECTIONS

2.2.1 The Strategic Directions reflect the values and principles of the residents of the Township of Brock and are intended to achieve the Vision. These Strategic Directions are interrelated and deal with the most important aspects of life in the Township and include: maintaining and enhancing the quality of life, creating a balance within each of the urban communities, economic development, the natural and cultural environment, and the agricultural community. These Strategic Directions form the basis of the policies of this Official Plan.

2.2.2 **Strategic Direction - Enhancing the Quality of Life**

2.2.2.1 Through careful planning, growth will be managed to retain the “small town” character of the municipality, while encouraging economic development in the settlement areas, and which supports the agricultural community.

2.2.2.2 **Objectives**

- To create healthy communities by focusing residential and economic activities in the settlement areas;

- To promote compact urban form through the provision of a diverse mix of housing types and land uses;
- To encourage the intensification and redevelopment of the existing built-up areas;
- To promote good urban design for the residential neighbourhoods and business areas;
- To ensure that the community is fully accessible, vibrant, environmentally responsible, innovative and creative;
- To provide efficient and cost-effective infrastructure and transportation;
- To support the continuation of the agricultural operations in the Township as an important component of the quality of life.

2.2.3 **Strategic Direction – Creating a Balance**

2.2.3.1 Strong, complete communities will be created that have a balance between the residential, commercial and employment sectors.

2.2.3.2 **Objectives**

- To ensure the continued expansion of economic opportunities and diversification of the economic base through the provision of appropriate locations within the Settlement Areas.
- To provide an adequate supply and mix of housing types and tenures to supply the needs of the residents of the Township.
- To support and encourage the continuing vibrancy of the commercial centres in Beaverton, Cannington and Sunderland.
- To develop communities where people of all ages, backgrounds and capabilities can meet their individual needs for human development throughout the various stages in their lives by providing opportunities for

employment, learning, culture, recreation and spiritual, emotional, physical and social well being.

- To ensure that the level of community services provided by the various levels of government and other relevant agencies address the needs of existing residents and new growth in a financially sound and efficient manner.

2.2.4 **Strategic Direction - Developing a Dynamic and Diversified Economy**

2.2.4.1 Brock Township will achieve its equitable share of regional economic growth in manufacturing, tourism, agriculture and commercial development. In achieving this Strategic Direction, Council will work in partnership with the Region of Durham and local community groups.

2.2.4.2 **Objectives**

- To focus the location of the majority of new business and job creation in the communities of Beaverton, Cannington and Sunderland;
- To encourage the creation of additional employment opportunities;
- To continue to support and enhance the resource based industries of agriculture, aggregate production and tourism in a manner that is compatible with the rural and scenic character of the Township;
- To actively promote the Township as a desirable community to live, work and play; and,
- To ensure that the appropriate infrastructure is available to serve the needs of the community. This includes the active promotion of the extension of Highway 404 through Brock Township.

2.2.5 **Strategic Direction – Strengthening and Integrating Natural, Cultural and Heritage Resources**

2.2.5.1 Brock Township’s natural, historical and cultural setting is an important asset enhancing the quality of community life and supporting economic and tourism development.

2.2.5.2 **Objectives**

- To preserve, protect and enhance the significant features, functions and attributes of the natural environment so that it will continue to sustain life, maintain health, preserve the visual landscape and provide a high standard of living;
- To ensure that the relationship between the natural and built environments, and the principle of preserving resources and protecting the natural environment for future generations, will form a basis for the planning and development of the Township;
- To protect the woodlands and tree coverage, particularly in the Settlement Areas;
- To recognize that Lake Simcoe, and the associated rivers, streams and wetlands are essential to the quality of life in the Township and to its economic prosperity;
- To recognize, conserve and promote cultural heritage resources and archaeological sites and to perpetuate their value and benefit to the community; and,
- To promote and support excellence in community design and building architecture.

2.2.6 **Strategic Direction – Enhancing Public Areas**

2.2.6.1 The Lake Simcoe waterfront, the downtowns and other unique locations in the municipality will be developed to support tourism development and improve recreational and cultural opportunities.

2.2.6.2 Objectives

- To ensure that development along the Lake Simcoe shoreline will protect and restore the shoreline;
- To pursue a program to increase the opportunities for public access to the waterfronts of Lake Simcoe, Talbot River, and the Trent-Severn System;
- To support and promote the continued focus of commercial activity in the downtown cores of Beaverton, Cannington and Sunderland; and,
- To develop a trail system within and between the settlement areas and the key natural features.

2.2.7 Strategic Direction - Protecting Rural Areas and Agricultural Lands

2.2.7.1 Rural life and the agricultural industry are vital economic and cultural components of the community.

2.2.7.2 Objectives

- To protect the prime agricultural lands from urban development;
- To recognize and support the agricultural industry and its associated services as an important economic activity;
- To support farm practices that will protect the long-term productivity of agricultural lands and minimize impacts on the environment; and,
- To support the continued prosperity of agriculture with complementary agri-business activities and agri-tourism.

3. ECONOMIC DEVELOPMENT

3.1 ECONOMIC DEVELOPMENT GOALS

- 3.1.1 Brock Township will pursue economic development to its fullest potential, in a manner that enhances the natural resources, with due consideration for the environment, the social needs of the community and its sustainability over time.
- 3.1.2 To develop the Township's economic potential to the fullest by encouraging the continued expansion of economic opportunities in key sectors including manufacturing, agriculture and tourism.
- 3.1.3 The Township recognizes that continued enhancement of the community's quality of life is critical to achieving its economic goals and will continue its efforts to enhance the Regional Centres of Beaverton, Cannington and Sunderland and their commercial, residential and community functions.
- 3.1.4 The Township will work cooperatively with the Region of Durham to promote private investment in these sectors and to effectively market the municipality.
- 3.1.5 The Township, with the support of the Region, will continue to plan for and make public investments in infrastructure, transportation and public spaces and facilities supportive of economic growth.

3.2 SECTORAL POLICIES

3.2.1 Agricultural Lands

- 3.2.1.1 Agriculture is and will continue to be a significant economic sector and the Township will:
- Designate and protect prime agricultural land for long-term agricultural use; and,

- Promote farm practices that maintain and enhance natural resources.

3.2.1.2 The Durham Regional Official Plan provides policies and designations for the rural portion of the Township. The predominant use of land within the Prime Agricultural Area as designated on Schedule A-1 of the Durham Regional Official Plan shall be agriculture and agriculture-related uses.

3.2.1.3 Permitted agricultural uses include the growing of crops, including nursery and horticultural crops, raising of livestock and poultry and other animals for food, fur and/or fiber, as well as aquaculture; apiaries, agro-forestry; and maple syrup production. Agriculture-related uses are those farm-related commercial and farm-related industrial uses that are small scale and directly related to the farm operation and are established in proximity to the farm operation.

3.2.1.4 All types, sizes and intensities of agricultural uses are permitted and shall follow normal farm practices as established by provincial statute. All applications for development in the rural area shall be in accordance with the Nutrient Management Act regulations and the Provincial Minimum Distance Separation formulae in order to minimize conflicts between livestock facilities and development, as amended from time to time.

3.2.1.5 Secondary uses are uses that are secondary to the principal use of the property, including but not limited to, home occupations, home industries, and uses that produce value-added agricultural products from the farm operation on the property. Such uses shall be permitted in the Rural System and Prime Agricultural Areas, subject to the following conditions:

- The use is compatible with, and does not hinder, surrounding agricultural operations;
- Complies with the Provincial Minimum Distance Separation formulae; and,
- Does not adversely affect the cultural and rural character of the area or the natural environment.

3.2.1.6 The Township shall promote greater economic activity from agriculture by supporting the establishment and expansion of agri-businesses such as implement dealers, product handling and storage and food processing. These uses will be encouraged to locate in the Urban Areas where municipal services are available. These uses will be permitted in the rural area subject to:

- Meeting the criteria set out for agriculture-related uses in section 3.2.1.5;
- An assessment of water and wastewater needs and the demonstration of the ability to provide the required services;
- An assessment of the impact on surface and groundwater resources as well as any natural features that may be dependent on these water resources; and,
- The preparation of studies and plans to address development matters including but not limited to a stormwater management report and may be subject to a site plan agreement.

3.2.1.7 A separate lot may be created by consent where a residence surplus to a farming operation as a result of farm consolidation, which may include farm holdings which are either abutting or non-abutting, provided that new residential dwellings are prohibited on any vacant remnant parcel of farmland created by the severance.

3.2.2 Renewable Fuel and Energy Conversion Systems

3.2.2.1 The Township supports the development of renewable fuel and energy conversion systems. Such systems include but are not limited to the production of bio fuels and the use of wind power.

3.2.2.2 The Township will promote the development of alternative and renewable energy systems in the Rural System and Prime Agricultural Areas subject to:

- Meeting the criteria set out for agriculture-related uses in section 3.2.1.5;
- An assessment of water and wastewater needs and demonstration of ability to provide these services;

- The preparation of studies and site plans to address land use compatibility and development matters including but not limited to height, noise levels, vibration, an assessment of dust, odour and resulting effluent, setbacks and drainage;
- A visual representation of the impact to illustrate the proposed turbine height, colour and appearance in the landscape; and,
- Additional locational criteria may be defined in the zoning by-law

3.2.2.3 Commercial generating systems (“wind farms”) which consist of more than one turbine and are intended to feed into the transmission grid of Hydro One, may be permitted by amendment to the Zoning By-law in the Rural System and Prime Agricultural Areas subject to the following:

- a) submission of a planning study to address such matters as impact on the landscape and adjacent land uses together with the mitigation of same;
- b) submission of an environmental impact study that assess the impact on environmental features and natural system corridors. The impact on bird use, movement and migration should be specifically addressed.
- c) submission of detailed drawings prepared by a professional engineer which shall illustrate the location of the turbines, height and span, and the height of existing buildings within 500 metres of the intended location;
- d) submission of a noise/vibration report demonstrating compliance with Ministry of Environment regulations;
- e) appropriate setbacks from property lines and Settlement Areas, having regard for the Ministry of Environment guidelines on compatibility between industrial facilities and sensitive land uses;
- f) proof of a connection to the grid with an established utility; and,

g) execution of a site plan agreement.

3.2.2.4 Small-Scale Generating Systems, consisting of one turbine that provide electricity for the property owner, are permitted as an accessory use in the Rural System and Prime Agricultural Areas in accordance with the provisions of the Zoning By-law and may be subject to a site plan agreement.

3.2.3 Tourism

3.2.3.1 Tourism will be an increasingly significant economic sector in the Township.

3.2.3.2 The Township will work cooperatively with the Region of Durham to promote and market local tourism as part of a broader rural economic strategy.

3.2.3.3 The Township, with the support of the Region, will continue to plan for and make public investments that support tourism development including: signage; beautification of key areas of the Township such as the Central Areas and the waterfronts; enhancement of cultural and natural heritage assets; and, creation of trails, public open spaces and facilities.

3.2.3.4 The Township will promote private investment in a range of destination-quality tourism facilities including: visitor accommodation, resorts and other hospitality facilities; golf and other recreational facilities; agri-tourism; and, cultural and heritage facilities.

3.2.3.5 Both urban and rural locations are appropriate for this type of investment and the Township will assist potential investors to identify appropriate sites having regard for the provisions of the Greenbelt Plan.

3.2.3.6 Development, in a location that is not serviced with municipal water and sewage facilities, will require an amendment to the Official Plan and will be subject to zoning and site plan control. For sites that will be developed on private wells and septic systems, an assessment of water and wastewater needs and demonstration of ability to provide these services will be required.

3.2.4 Home Occupations

- 3.2.4.1 The Township recognizes the important contribution that home occupations can make to the local economy and encourages this form of economic activity.
- 3.2.4.2 Home occupations are permitted in all residential areas with the exception of multi-residential (R3 as defined in the Zoning By-Law).
- 3.2.4.3 The business operation shall be secondary to the primary residential use, as defined in the Zoning By-law; and, shall meet certain requirements pertaining to the impact of the use on the residential character of the subject property and the neighbourhood, as established in the Zoning By-law.
- 3.3.4.4 A limited number of employees, primarily from the home, shall be employed in the business.
- 3.3.4.5 Home occupations shall include businesses such as bed and breakfast accommodation, but shall not include medical offices, medical facilities and group homes.