

The Corporation of the Township of Brock

Statutory Public Meeting Minutes

Electronically

Session Three

Monday, July 13, 2020

The Third Statutory Public Meeting of the Township of Brock, in the Regional Municipality of Durham, was held on Monday, July 13, 2020, electronically.

Members present:	Mayor:	Debbie Bath-Hadden
	Regional Councillor:	W.E. Ted Smith
	Councillors:	Mike Jubb
	Councillors:	Walter Schummer
		Cria Pettingill
		Lynn Campbell

Members absent:	Councillor:	Claire Doble (regrets)
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Staff Members present:	Clerk Becky Jamieson (recording the minutes) Clerk's Assistant Lesley Donnelly Planner Debbie Vandenakker CAO Ralph Walton
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1. Call to Order

Mayor Bath-Hadden called the meeting to order at 6:30 p.m.

2. Purpose of the Meeting and Overview of the Application(s)

To hold a public meeting to obtain public input in respect of (3) three applications for amendment to Zoning By-law Number 287-78-PL.

- (1) Bob Clark, Clark Consulting Services – on behalf of Darryl Phoenix
Part of Lot 22, Concession 6 (Sunderland), Township of Brock
File Number: 12-2019-RA

The amendment, upon approval, serves to rezone the subject land from Rural (RU) and Environmental Protection (EP) Zone categories, to Rural Exception (RU-X)(A) and Rural Exception (RU-X)(B) and Environmental Protection (EP) Zone categories. This will allow for the severance of a surplus farm dwelling and to prohibit future residential use on the retained agricultural lands (RU-X)(A) and prohibit livestock on the severed parcel (RU-X)(B).

- (2) Bob Clark, Clark Consulting Services – on behalf of Darmar Farms, Dale McFeeters
Part of Lot 23, Concession 12 (Cannington), Township of Brock
File Number: 02-2020-RA

The amendment, upon approval, serves to rezone the subject land from Rural (RU) and Environmental Protection (EP) Zone categories, to Rural Exception (RU-X) and Environmental Protection (EP) Zone categories. This will allow for the severance of a surplus farm dwelling and to prohibit future residential use on the retained agricultural lands.

- (3) Bob Clark, Clark Consulting Services – on behalf of Edward Arthur Holder
Lot 9, Concession 1 (Cannington), Township of Brock
File Number: 03-2020-RA

The amendment, upon approval, serves to rezone the subject land from Rural (RU) and Environmental Protection (EP) Zone categories, to Rural Exception (RU-X) and Environmental Protection (EP) Zone categories. This will allow for the severance of a surplus farm dwelling and to prohibit future residential use on the retained agricultural lands.

There will be no decision made on behalf of the Township of Brock in respect of the applications at this meeting.

The Council of the Township of Brock will consider the merits of these applications at a later date, taking into consideration all input received on the subject applications.

Persons who wish to be notified of further meetings of Council dealing with these rezoning applications must submit a written request. Persons who wish to be notified of the decision of these rezoning applications, if approved by Council, must submit a written request. Notification forms are available from staff in attendance.

If a person or public body does not make oral submissions at the public meeting or make written submissions to the Township of Brock before the by-law is enacted (if approved), the person or public body is NOT entitled to appeal the decision of the Council of the Township of Brock to the Local Planning Appeal Tribunal.

Further, the person or public body may NOT be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Board, there are reasonable grounds to do so.

In the event that the actual by-law is enacted by Council, it will be circulated in the formal manner under the provisions of the *Planning Act* and at that time, if objections are received, a hearing will be held before the Local Planning Appeal Tribunal, at which time the objectors will be informed of a hearing date.

3. Representation from Applicants to provide additional information

- (1) Bob Clark, Clark Consulting Services – on behalf of Darryl Phoenix
Part of Lot 22, Concession 6 (Sunderland), Township of Brock
File Number: 12-2019-RA

Ms. Jacqueline Mann, Planner, Clark Consulting Services, advised that Durham Region Land Division provided conditional approval for this surplus farm dwelling severance. She advised that, as per the Provincial Policy Statement, the retained farm parcel (RU-X)(A) would have no future residential uses and would be protected as agricultural land, while the severed parcel (RU-X)(B) would be prohibited from keeping livestock. She advised that the Environmental Protection (EP) category better reflects the natural heritage mapping from the Conservation Authorities.

Mayor Bath-Hadden opened the meeting to the public to receive input on the application.

There was no input from the public.

The CAO left the meeting at 6:40 p.m.

- (2) Bob Clark, Clark Consulting Services – on behalf of Darmar Farms, Dale McFeeters
Part of Lot 23, Concession 12 (Cannington), Township of Brock
File Number: 02-2020-RA

Mr. Hugh Stewart, Planner, Clark Consulting Services, advised that this application is for a surplus farm dwelling severance is located on property which is approximately 100 acres in size located at 396 Cameron Street, Cannington. He advised that the property is bisected from the southwest to the northeast by an old railway bed, the parcel to the east of the railway line is 22.23 hectares and the farmhouse to be severed is located on .4 hectares of property on the north side of Cameron Street and lies outside of the Lake Simcoe Region Conservation Authority (LSRCA) regulated area. He advised that the severed farmhouse parcel has no other buildings on that parcel of land, the retained farm

parcel (RU-X) would have no future residential uses as per the Provincial Policy Statement, and the concerns of the LSRCA have been addressed.

Mayor Bath-Hadden opened the meeting to the public to receive input on the application.

There was no input from the public.

- (3) Bob Clark, Clark Consulting Services – on behalf of Edward Arthur Holder
Lot 9, Concession 1 (Cannington), Township of Brock
File Number: 03-2020-RA

Mr. Hugh Stewart, Planner, Clark Consulting Services, advised that this application for a surplus farm dwelling severance is located on property on the north side of Thorah Concession 1, Cannington and that DS&B Farms Inc. proposes to purchase the retained agricultural lands from Mr. Holder. He advised that, as per the Provincial Policy Statement, there would be no future residential development on the retained agricultural lands. He advised that the severed parcel has a tributary of the Beaver River running north to south through it, there would be east and west entrances onto the retained agricultural land, and the pond located west of the farm dwelling would remain on the retained parcel as determined through consultation with LSRCA and Durham Region Land Division. Upon completion of the Regional Official Plan Amendment and Township Zoning By-law Amendment, the intention is for DS&B Farms Inc. to purchase the retained agricultural lands.

Mayor Bath-Hadden opened the meeting to the public to receive input on the application.

There was no input from the public.

4. Public Feedback and Questions

There were no members of the public electronically participating in the meeting.

5. Response to Questions from Staff/Applicant

None.

6. Adjournment

Resolution Number 1-3

MOVED by W.E. Ted Smith and seconded by Lynn Campbell that we do now adjourn at 6:50 p.m.

MOTION CARRIED

CHAIR

SECRETARY