

The Corporation of the Township of Brock

Statutory Public Meeting Minutes

Electronically

Session Four

Monday, August 10, 2020

The Fourth Statutory Public Meeting of the Township of Brock, in the Regional Municipality of Durham, was held on Monday, August 10, 2020, electronically.

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

Staff Members present: Clerk Becky Jamieson
(recording the minutes)
Deputy Clerk Deena Hunt
Planner Debbie Vandenakker

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 consider an application for an amendment to Zoning By-law Number 287-78-PL.

- (1) Bob Clark, Clark Consulting Services – on behalf of Frank Mazzotta, Armour Heights Development
Part Lot 11, Concession 5 (Beaverton), Township of Brock
File Number: 04-2020-RA

The amendment, upon approval, serves to rezone the subject land from Rural Buffer (RB) to Highway Commercial Exceptions (C4-SX) and Environmental Protection (EP). The zoning will allow for a highway commercial retail development.

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

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

Persons who wish to be notified of further meetings of Council dealing with this rezoning application must submit a written request. Persons who wish to be notified of the decision of this rezoning application, 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

Mr. Bob Clark, Clark Consulting Services, advised that the subject lands of Beaverton Common Inc. are 9.1 hectares and a larger holding of 55.7 hectares would have future development. He advised that the subject lands are located within the Beaverton urban area and include the former rail line and sight triangles and fronts onto Highway 12/48. He advised that a major portion of the subject lands were originally deferred while the actual boundary of the natural heritage area was determined but the deferral designation has been removed.

Mr. Clark advised that the proposal for these currently vacant subject lands is for commercial development including 2 large retail spaces and a series of restaurants and an extensive parking area. In addition, access would be extended from Beaver Avenue. The lands would be temporarily serviced from a private septic system and groundwater until water and sewer has been extended to the area. He advised that the temporary septic area would be converted to employment lands once sewer and water has been extended to this area.

Mr. Clark advised that a significant portion of the larger holding would be environmentally protected in its natural state, Beaver Avenue is proposed to be extended to service mixed-use development, and the lands along the Beaver River would be naturalized and protected. He advised that the larger holding also consists of an employment area to the west, and the area along the extension of Beaver Avenue would be developed as residential. He advised that the area to the south would have a natural area created along the Beaver River and there is a proposal for long term care facilities to abut that natural area.

Mr. Clark advised that the Provincial Policy Statement, the Greenbelt Plan, the Growth Plan for the Greater Golden Horseshoe, the Durham Region Official Plan and the Brock Official Plan were reviewed to support this zoning application. He advised that the current zoning is Rural Buffer (RB) and the proposal is for Highway Commercial Special Exception (C4-x) permitting retail uses, Environmental Protection (EP), and Open Space (OS-x) for the temporary septic system. He advised that extensive studies were performed to ensure the viability of the site. He advised that following the zoning by-law amendment, there would be a detailed design, municipal consideration of site plan and ultimately the issuance of building permits.

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

4. Public Feedback and Questions

Ms. Tanya Grela, Beaverton resident – enquired with respect to the location of the Environmental Protection land to which Mr. Clark advised that natural heritage features have been defined within the Environmental Protection (EP) area and would be protected as Natural Heritage. He noted that the EP land extends north to Main Street and a substantial portion of the 55 hectares would be protected. He advised that future development proposals would provide further EP details.

Ms. Grela enquired with respect to the septic system and expressed concern for the effect on the environmentally protected areas. Mr. Clark advised that the proposed septic system would not be a permanent arrangement but is required until the water/sewer services are extended.

5. Response to Questions from Staff/Applicant

Mayor Bath-Hadden advised that site plan preparation would include septic system discussion between staff, Clark Consulting, and Armour Heights Development.

6. **Adjournment**

Resolution Number 1-4

MOVED by W.E. Ted Smith and seconded by Michael Jubb that we do now adjourn at 7:00 p.m.

MOTION CARRIED

CHAIR

SECRETARY