



The Corporation of the Township of Brock

Council Minutes

January 24, 2022

Virtual Meeting

Members Present: Mayor John Grant
Regional Councillor Ted Smith
Ward 1 Councillor Michael Jubb
Ward 2 Councillor Claire Doble
Ward 4 Councillor Cria Pettingill
Ward 5 Councillor Lynn Campbell

Members Absent: Ward 3 Councillor Walter Schummer

Staff Present: CAO Ingrid Svelnis
Clerk/Deputy CAO Fernando Lamanna
Deputy Clerk Maralee Drake
Clerk's Assistant Deena Hunt
Fire Chief Rick Harrison
Director of Public Works Paul Lagrandeur
Interim Director of Finance/Treasurer Sheila Strain
Planner, Debbie Vandenakker

1. Call to Order & Moment of Silence - 6:00 p.m.

Mayor Grant called the meeting to order at 6:00 p.m. and a quorum was present.

2. Land Acknowledgement

It is important to begin each public gathering with a Land and Territorial Acknowledgement, to recognize the Indigenous people for being good stewards of the land and environment, here where we are meeting today. The Township of Brock has traditionally been a hunting and fishing ground for First Nations people. We reside on and benefit from the Williams Treaty Territories, on the land of the Mississaugas and Chippewas. May we share the land as long as the sun rises, the grass grows and river flows.

3. Disclosure of Pecuniary Interest and Nature Thereof

None.

4. Community Announcements

None.

5. Public Meeting

5.1 Explanatory Note

Mayor Grant read the following statement:

The purpose of this Statutory Public meeting is to consider an application for Plan of Subdivision and an application for a Zoning By-law Amendment in accordance with Section 16 of the Planning Act, R.S.O. 1990, as amended, and the Zoning By-law No. 287-78-PL, the comprehensive Zoning By-law, in accordance with Section 34 of the Planning Act, R.S.O. 1990, as amended.

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.

If a person or public body does not make oral submissions at a 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 Ontario Land Tribunal.

Further, the person or public body may NOT be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, 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 Ontario Land Tribunal, at which time the objectors will be informed of a hearing date.

5.2 Staff Presentation / Overview

Ms. Liz Howson, Planning Consultant provided the following information with respect to the application for Plan of Subdivision and Zoning By-law Amendment:

- The owners are Beaverton Mara Incorporated
- property location is Mara Road, Concession 6, part lots 13 & 14
- property size is 62.74 acres or 25.39 hectares
- upon approval, the amendment serves to rezone the subject land from Development (D) to Residential Type One Exception (R1-XX), Residential Type three Exception (R3-XX), Environmental Protection (EP), and Open Space (OS). The amendment will permit the development of the proposed Plan of Subdivision consisting of 120 freehold townhouse units and 306 single detached units (426 total residential units) with a 1.1 hectare (ha) park block provided as an expansion to the existing park in the Marydel Homes subdivision.

5.3 Consultant / Application Presentation

Mark Jacobs, Senior Planner, Biglieri Group advised that he is the consultant for Beaverton Mara Incorporated. He noted that in attendance were Charles Geng, President, Biglieri Group, Lorin Komers, and John Northcote, Traffic Consultant.

Mr. Jacobs made a presentation to Council with respect to the White's Creek Residential Development and outlined the following:

- the subject site is Mara Road, Beaverton, with a north property boundary of White's Creek, west boundary is Marydel subdivision, and downtown Beaverton is south of the site
- adherence to Planning Policies - Greenbelt Plan 2017, Durham Region Official Plan 2017, and Brock Official Plan 2018
- the types and sizes of residential housing and parking spaces

- roads to connect to Marydel subdivision and a new local road connecting to Mara Road
- a public park as well as an environmental protection block
- stormwater management pond shared with Marydel subdivision
- additional studies completed and available upon request
- the construction is anticipated for early 2024

Councillors discussed and deliberated the information provided and made the following inquiries:

- signalized intersection at Street A
- how many lots require variances
- alternative to stormwater management ponds
- Durham District School Board response to the application
- is the high density construction within the Township's targets
- does the parking meet the Township's current parking policy
- could there be 2 public green spaces
- the buffers from White's Creek
- the location of the townhouses within the subdivision plan

5.4 Public Questions

The Clerk/Deputy CAO read the electronic public comments received and noted that there were no registered speakers.

Mayor Grant provided an opportunity for members of the public in attendance to provide input.

5.4.1 Public Question - Monika Pettit

Dear Mayor Grant,

I have concerns and suggestions about the building plan of the new subdivision in Beaverton on Mara Road. A subdivision of that size needs more green space in order to create neighbourhoods (within this very large subdivision) where people feel connected with each other and which will improve social and physical well being.

I suggest that a large green space be located in the center reserved for common use such as playground, community garden etc. I am

aware of the green space along the river, but the need for a park area that is within easy walking distance for all residents is also needed. As development increases in our town it is crucial that we plan with the future in mind.

The township planning needs to insist that subdivisions serve the people and the community of today and tomorrow.

Ms. Pettit expressed concern that the 5% allocated for subdivision parkland would not increase with higher density construction. She noted that increasing the parkland could provide more common spaces for people who live in high density and create more vibrant neighbourhoods.

5.4.2 Public Question - Paul Nelson

Where are the conceptual sketches of the proposed Townhouse units in the initial Council presentation, including streetscape views?

Mr. Nelson expressed appreciation for the presentation noting that his concerns for green space, parking, density and timing were already submitted to the Planner and requested that they be included in the records. He noted that there are no pictures of what the townhouses would look like, and this much density could be too much to be a healthy neighbourhood given the increase in traffic, parking and snow removal.

5.4.3 Public Question - Anthony Munshaw and Kendra Lewis

My wife and I live directly across White's Creek from this proposed development on Mara Road. We have personal concerns as it is in such close proximity to our lovely, quiet piece of land, but also general concerns as residents:

1. What efforts will be made to accommodate current residents, residents of the subdivision that is under construction across town, and now this proposed development as far as schools, police, health care (no current doctor and nurse practitioner resigning, emergency services), etc.?
2. I heard that there were water issues in the homes in the new subdivision? If that's the case, is that something that can be rectified for these proposed homes? Considering it's in a similar area and I'm assuming it could happen as well.

3. It might be worth mentioning that during spring breakup one year we ended up with massive chunks of ice at the back of our property which is approximately 100 feet from White's Creek.
4. I thought that the land designation around our property on Durham Road 23 was designated as rural buffer therefore it could not be developed, but I'm wondering if that's something that could ever change in the future. We are just trying to consider our options as this, as well as the proposed subdivision across the creek will definitely have an impact on our desire to stay here.

6. Presentations

None.

7. Delegations / Petitions

None.

8. Ratification of COW Recommendations

Resolution: C-2022-01

Moved by Regional Councillor Ted Smith

Seconded by Councillor Jubb

BE IT RESOLVED THAT the Committee of the Whole Recommendations from the January 10, 2022 meeting be adopted.

CARRIED

9. Adoption of Minutes of Previous Meetings

Resolution: C-2022-02

Moved by Councillor Campbell

Seconded by Councillor Pettingill

BE IT RESOLVED THAT Council approves sections 9.1 and 9.2.

CARRIED

9.1 Minutes of previous Council Meetings

Resolution: C-2022-03