



Corporation of the Township of Brock

Staff Report to the Mayor and Members of Council

**From: Jamie Robinson Township Planning Consultant and
Robin Prentice Director of Development Services**

Title / Subject: Draft Plan of Subdivision (S-B-2022-01) and Zoning By-law Amendment (05-2022-RA) Applications, Rebanks Developments Inc., 84 Mclennans Beach Rd, Part of Lot 17, Concession 4 (Thorah), Township of Brock – Recommendation Report

Date of Report: March 15, 2024

Date of Meeting: March 25, 2024

Report No: 2024-DS-005

1.0 Issue / Origin

On March 10, 2022, applications for a Draft Plan of Subdivision and Zoning By-law Amendment were received respectively by the Region of Durham and the Township of Brock from SGL Planning and Design Inc. (the Agent) on behalf of Rebanks Development Inc. c/o Alex Rebanks (the Owner).

These Planning Act applications are to facilitate the development of a residential Plan of Subdivision that contains 63 dwelling units, a park block, internal road network and lands for stormwater conveyance.

The Region of Durham is the approval authority for the residential Draft Plan of Subdivision (DPS) application. The Township of Brock is the approval authority for the Zoning By-law Amendment.

The purpose of this report is to review and provide recommendations regarding the Draft Plan of Subdivision (S-B-2022-01) and Zoning By-law Amendment (05-2022-RA) applications.

2.0 Background

2.1 Proposal

The Subject Lands have a total area of 17.3 hectares (42.7 acres). The Subject Lands have frontage of approximately 298 metres on Mclennans Beach Road, as well as frontage on Thorah Concession Road 5 and Moorlands Drive.

The Subject Lands contain an agricultural field and hedgerow around the perimeter. The southern edge of the developable portion of the Subject Lands contains an existing barn. While the entire property is subject to the Zoning By-law Amendment application, only a portion of the property is subject to the Draft Plan of Subdivision application, which coincides with the developable portion of the property within the urban boundary, along with a trail connection along Thorah Concession Rd 5.

The purpose of the proposed applications is to facilitate a residential subdivision. The original Draft Plan that was submitted in 2022 proposed 86 dwelling units; comprised of 49 townhouse dwelling units, 34 semi-detached dwelling units, and 3 single detached dwelling units, as well as a new subdivision road, and the remaining agricultural lot. A statutory Public Meeting was held on May 30, 2022.

A revised development proposal was submitted to address comments received from the Region of Durham, Township of Brock, Lake Simcoe Region Conservation Authority (LSRCA), as well as the public. The revised Draft Plan (Attachment 1) proposes a total of 63 dwelling units comprised of 36 townhouses dwelling units, 6 semi-detached dwelling units, and 21 detached dwelling units, as well as a new subdivision road, and a park block. The proposed park block is 0.18 hectares (0.44 acres).

A summary of the revisions made to the Plan since its initial submission include:

- An overall reduction of 23 units, from 86 units to 63 units;
- A reduction in townhouses from 49 units to 36 units;
- A reduction in semi-detached dwellings from 34 units to 6 units;
- An increase in single detached dwellings from 3 units to 21 units;
- A 0.18 hectare park block has been included on the north east side of the subdivision;
- The removal of the private shared driveway for the single detached dwellings in the southeast corner of the developable lands. These 3 lots now have frontage on the public road;
- Lot frontages on the west side of the new road (Street A) have been increased from 7.5 metres to 12.2 metres to accommodate the single detached dwellings and 7.5 metres to 8.1 metres to accommodate the semi-detached dwellings;
- Modification of the stormwater management approach and the inclusion of a naturalized swale to manage existing drainage.

The purpose of the proposed Zoning By-law Amendment (ZBA) is to rezone the property to implement the Draft Plan of Subdivision. The Amendment would rezone the subject lands within the urban boundary to the following:

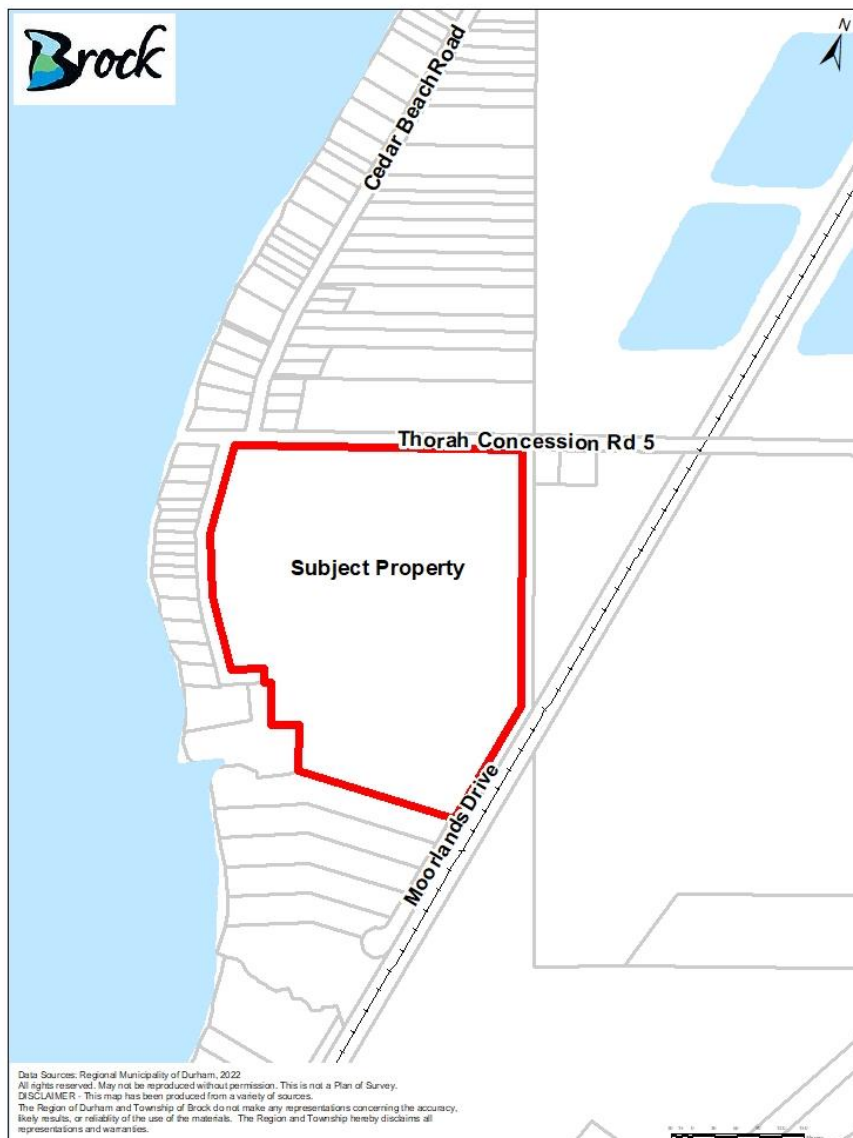
- Residential Type 1 Exception (R1-31, R1-32, R1-33) Zones to permit single detached dwellings;
- Residential Type 2 Exception (R2-12) Zone to permit semi-detached dwellings;
- Residential Type 3 Exception (R3-16) Zone to permit townhouse dwellings;
- Recreation (RE) Zone to permit the park block; and,
- Open Space Exception (OS-8) Zone to address the drainage swales.

The remaining lands within the Greenbelt will be rezoned to Rural Buffer with an exception (RB-9) to address the minimum lot area, Open Space Exception (OS-8) Zone for the trail along Thorah Concession Rd 5 and Environmental Protection (EP) zoning.

The proposed Zoning By-law Amendment is attached to this Report as Attachment 2.

2.2 Location and Context

Location:	Part of Lot 17, Concession 4 (Thorah), Township of Brock
Current & 2023 Region of Durham Official Plan (DROP) Designation:	Current Plan - Living Areas and Waterfront Areas 2023 Plan – Community Areas and Waterfront Areas
Township Official Plan:	Residential Area, Waterfront Areas
Zoning:	Development (D) and Environmental Protection (EP)
Present Use:	Agricultural and environmental
Adjacent Uses:	Residential, agricultural



3.0 Planning Policy Framework

3.1 Planning Act

Township Council, in carrying out its responsibilities under the Planning Act in considering a Draft Plan of Subdivision, shall have regard to “the health, safety, convenience, accessibility of persons with disabilities and welfare of the present and future inhabitants of the municipality,” among other matters, and a number of specific matters identified in Section 51(24) of the Act.

These matters have been reviewed in Attachment 6 to this report, which demonstrates that the proposed plan, as modified, has regard for matters in Section 51(24) of the Planning Act, including matters of Provincial interest referred to in Section 2 of the Act.

3.2 Provincial Policy Statement (2020)/Growth Plan for the Greater Golden Horseshoe (2020 Consolidation)

Development must be consistent with the PPS and conform to the Growth Plan.

The relevant policies of the PPS and the Growth Plan, direct development to settlement areas. In addition, efficient development and land use patterns are promoted, as well as affordable and market-based housing, while avoiding development and land use patterns which may cause environmental or public health and safety concerns. The proposed development reflects those directions as more specifically established in the Region of Durham Official Plan and the Township Official Plan which, as noted in the PPS, “are the most important vehicle for implementation of the Provincial Policy Statement” (Part I Preamble). The proposed development is consistent with the Provincial Policy Statement.

3.3 Greenbelt Plan (2017)

The Greenbelt Plan identifies where urbanization should occur in order to provide permanent protection to the agricultural land base and the ecological features and functions that occur in the rural landscape. The portion of the property proposed for development is located within the Beaverton Urban Area, which is identified as a “Town/Village” in the Greenbelt Plan. The rest of the subject property is within the Greenbelt Protected Countryside. This portion of the property will remain agricultural and is not proposed for development.

Towns/Villages within the Greenbelt Protected Countryside are subject to the policies of the Growth Plan, the Region of Durham’s Official Plan and the Township of Brock Official Plan. The proposed development confirms to the Greenbelt Plan.

3.4 Lake Simcoe Protection Plan

The Lake Simcoe Protection Plan (LSPP) is a comprehensive plan designed to protect and restore the ecological health of Lake Simcoe and its watershed. It applies to the Lake Simcoe watershed which includes the Subject Lands.

The LSPP includes four types of policies; the Lake Simcoe Protection Act, 2008 gives legal effect to three of these. The first two types of policies are “designated policies” – coded DP and “have regard to” policies – coded HR. The Act requires that decisions under the Planning Act or Condominium Act, 1998 or decisions under a “prescribed instrument” (e.g.

permission under the Conservation Authorities Act) conform to the applicable designated policies of the LSPP and have regard to the other applicable policies. As such, these policies would be applicable to the Subject Lands. If a conflict arises between a designated policy of the LSPP and a policy of another provincial plan, the provision giving the greatest protection to the ecological health of the Lake Simcoe watershed prevails. Based on a review of the LSPP policies, the proposed development conforms to the LSPP.

It should be noted that the Lake Simcoe Region Conservation Authority (LSRCA) reviewed the application in the context of the LSPP, as well as other Provincial Policies and their own regulations.

3.5 Current and 2023 Region of Durham Official Plan (DROP)

The current DROP was approved by the Minister of Municipal Affairs and Housing in 1993 and was subsequently amended (Amendments 114 and 128) based on a comprehensive review of the Plan. The amendments were approved in 2008 and 2013.

A proposed new DROP was adopted in May 2023 and has been submitted to the Province for approval. No significant changes have been made in the proposed Plan with respect to the portion of the subject lands which are located in the Beaverton Urban Area and designated “Living Areas” currently, and “Community Areas” in the 2023 DROP. The rest of the subject property that is located within the Greenbelt Protected Countryside is designated Waterfront Areas in both plans.

In both plans, Urban Areas are to be planned as complete communities including a full range of housing (Section 5.1.15 2023 DROP) with the objective of providing an appropriate range and mix of housing options, including special needs housing, affordable housing and additional residential units (Section 3.1 ii. 2023 DROP).

The proposed plan conforms to the Regional Official Plan.

3.6 Township of Brock Official Plan

The developable portion of the subject lands are in the Beaverton Urban Area and designated “Residential Area,” while the remaining lands outside of the Urban Area boundary are designated “Waterfront Area”. Map 1-C also identifies the developable portion as “Greenfield Area”.

The Official Plan seeks to promote a wide variety of housing types, densities and tenure to accommodate current and future residents. The draft plan proposes single detached, semi and townhouse dwellings which provides a range of unit sizes, housing forms and types and tenures that will satisfy the needs of residents.

Section 4.4.1 encourages residential development in Settlement Areas to be compact so that the use of existing and new infrastructure is optimized. The proposed development will utilize both existing and planned sewer and water services along Thorah Concession Road 5, which the Functional Servicing Report confirms can accommodate the proposed development.

Section 4.4.7 states that single detached dwellings will remain the predominant form of housing in the Township but that Council shall encourage the development of higher

density residential forms in appropriate locations in order to reduce the share of single detached dwellings relative to the total number of dwellings within the municipality. The single and semi-detached dwellings are proposed to be located adjacent to Mclennans Beach Road and transition to the townhouse dwellings adjacent to the rural buffer lands, which will balance the character of the existing development.

Section 4.4.8 states higher density residential development shall be encouraged to locate in areas having adequate municipal services, commercial amenities. Additionally, adequate off-street parking shall also be provided. The development is located in an area that is designated for residential development. Adequate off-street parking is provided in our application. The single and semi-detached dwellings all have space for 3 or more vehicles, with at least 2 parking spaces in the driveway. The design of the neighbourhood and sidewalk location have been taken into consideration to facilitate at least 2 parking spaces in the townhouse driveways as well.

Section 4.5.3 states that development of any recreation and open space uses shall be designed to enhance the natural environment wherever possible, to maintain the character of the landscape and to minimize disruption to surrounding existing land uses. The location of the proposed park block will provide connection to the existing trail and minimize disruption to surrounding existing land uses.

Section 5.2.3.3 states uses permitted in Residential Areas shall be in accordance with the applicable provisions of the Durham Regional Official Plan and may include single detached, semi-detached and townhouse dwelling units. The proposed unit types are permitted in Residential Areas of the Official Plan.

Section 5.2.3.4 anticipates 827 low density units and 60 medium density units in the Greenfield Areas of the Township to 2031. Additionally, this section states that within the Greenfield Areas, residential development may be permitted with a minimum density of 15 units per net hectare, with an average density of 20-25 units per net hectare. The revised plan proposes 63 units resulting in a density of 18.6 units per hectare, which is appropriate for the area.

Section 5.2.3.5 states that development of more intensive uses shall have adequate servicing capacity, be complimentary with the physical and built form of the surrounding areas, impact of traffic generated does not have undue impact on existing roads, and adequate off-street parking is provided. The proposed development will be adequately serviced and the proposed low density uses adjacent to Mclennans Beach Road will be complimentary to the physical and built form of the low density surrounding land uses. Additionally, the traffic study demonstrates that the impact of traffic generated from the proposed development will not have an undue impact on existing roads. Adequate off-street parking will be provided.

Section 5.2.3.6 states that due to servicing constraints, the densities of residential development requiring municipal water supply or sanitary sewers shall be governed by the area designated for residential use, the population forecasts in the Durham Regional Official Plan and the capacity of the municipal water and sewer system. The proposed development is located in an area designated for residential use and falls within the population forecasts.

Section 5.2.3.8 contains policies relating to residential development by plan of subdivision:

- a) the provision of phasing of development and connections with trails and walkways to ensure harmonious integrated of new development with existing development;
- b) the provision of street trees;
- c) a mix of housing forms throughout the proposed plan of subdivision;
- d) the provision of distinctive housing forms and innovative housing arrangements that foster neighbourhoods and communities;
- e) the need for noise and vibration attenuation measures for lands in the proximity of railway lines, major roads and highways;
- f) the need for buffers to separate residential uses from non-residential uses for the purposes of reducing or eliminating conflicts;
- g) the consideration of the Provincial Minimum Distance formulae for developments adjacent to existing agricultural operations; and,
- h) ensuring the subject lands meet Provincial standards for site contamination.

The proposed plan addresses the criteria as follows:

- The park block is located on the northeast side of the developable area and provides a trail linkage along Thorah Concession Rd 5. This connection will ensure the harmonious integration of the new with the existing development.
- The conditions of draft plan approval require a streetscaping plan that provides street trees of native species in accordance with the Township's Engineering Design Criteria to the satisfaction of the Township.
- The proposed development includes a mix of housing styles.
- The conditions of draft plan approval require the submission of detailed design drawings for all residential units to the Township for approval prior to any building permit being issued. Such designs are to be consistent with Architectural Control Guidelines approved by the Township, as well as with residential development in the surrounding area. Residential design will also be subject to review by a Control Architect.
- The Region of Durham and CN have reviewed the development with respect to noise and other compatibility issues and are satisfied with the proposal.
- The development is within a settlement area and Minimum Distance Separation setbacks are not required as it is generally understood that the long-term use of the land is intended to be for non-agricultural purposes.
- The conditions of draft plan approval require that prior to registration an environmental clearance will be provided to the Township for all lands to be conveyed to the Township.

The Subject Lands are located within Beaverton's Intake Protection Zone and is subject to the Township's source water protection policies. Section 6.4.2.3 states that Intake Protection Zones are intended to protect groundwater and surface water quality from

negative impacts. The proposed residential development does not result in a drinking water threat and conforms to the Source Protection policies of the Official plan.

3.7 Township of Brock Zoning By-law 287-78-PL

The Subject Lands are currently zoned “Development (D) Zone” and “Environmental Protection (EP) Zone” in the Township’s Zoning By-law 287-78-PL (as amended). The developable portion of the property currently zoned “D” is proposed to be zoned to appropriate Residential Holding zones, with the swale and trail in an Open Space (OS) Zone and park in a Recreation (RE) zone. The remaining lands are proposed to be zoned Rural Buffer (RB) and Environmental Protection (EP).

Please refer to Attachment 2 for the proposed Zoning By-law Amendment.

4.0 Summary of Key Land Use Planning Considerations

The Applicant has addressed the following issues related to the proposed development through technical analyses including additional work carried out in response to comments from the Region, Township, Conservation Authority and public:

1. Parkland Dedication

The original proposal did not include a park block. The Applicant has revised the proposal to include a park block on the northeast side of Street A. The park block is 0.18 hectares in size, which satisfies the required 5% parkland dedication requirement. The specific design of the park will be determined by the Township. The size and location of the park block is supported by Township staff. A trail is also proposed along Thorah Concession Rd 5 to Moorlands Dr to connect the park to the existing trail system around the lagoons.

2. Balancing Density with Character of the Area

The density of the development has been reduced from the original proposal of 86 units to 63 units. The density is now 18.6 units per net hectare. This conforms to the density requirements of the Official Plan which permit a minimum density of 15 units per net hectare in generalized areas and an average density of 20-25 units per net hectare. The proposed density is appropriate for the area and conforms to the Official Plan.

The distribution of unit types are in keeping with the surrounding area and are in conformity with the Official Plan.

3. Increased Traffic

The reduction in the number of units from 86 to 63 has reduced the amount of traffic to be generated by the development and the traffic study prepared in support of the application supports the proposed 63 units. Traffic calming measures are an ongoing consideration of the Township for roads throughout the Township and can be considered at detailed design for this area.

4. Road Connection to Mclennans Beach Rd

Provincial and local planning policies direct communities to be connected by integrating new developments with existing neighbourhoods. The proposed road connection to Mclennans

Beach Rd helps to improve interconnectivity between neighbourhoods from an automobile and pedestrian perspective. However, the road design and subdivision layout does not facilitate or encourage drivers to use McLennans Beach Rd as it would be a less direct route for the new residents.

Road connections are better with respect to municipal operations, waste pick-up, snow removal and emergency services access.

The fire department supports the proposed through road and would not support the option of 2 cul-de-sacs abutting one another, as proposed by local residents. A through road would be safer and allow for a more organized flow of traffic during evacuation procedure, when required. A locked gate between 2 cul-de-sacs would create a time delay in any type of emergency incident. The through roadway gives responding emergency vehicles options on the direction to approach the incident, whereas cul-de-sacs do not.

If the location of an emergency incident is not accurate, the cul-de-sac then becomes the means of turning fire vehicles around, which causes delays in response. The through road would not present that problem.

Traffic calming measures are an ongoing consideration of the Township for roads throughout the Township and will be considered at detailed design as outlined in the draft plan conditions.

5. Parking

The Zoning By-law requires 2 parking spaces for a single detached dwelling, semi-detached dwelling, and townhouse dwelling plus 0.5 spaces per dwelling unit for visitor parking for a total of 3 spaces per unit (up to 1 space is permitted in the garage). The single and semi-detached dwellings all have space for 3 or more vehicles, with at least 2 parking spaces in the driveway. The design of the neighbourhood and sidewalk location have been taken into consideration to facilitate at least 2 parking spaces in the townhouse driveways, along with a space within the garage.

6. Drainage

The Plan has been modified to include a naturalized drainage swale with runs east to west across the property. Existing drainage from the agricultural lot will continue to drain through the swale and across 44 and 48 McLennans Beach Rd as it currently does. Drainage from the new subdivision will be directed to a stormwater pipe on Thorah Concession Rd 5 prior to outletting to Lake Simcoe.

7. Private Road Development

The original proposal included the creation of 3 lots (Lots 61-63 on Site Plan) on a private road. The Township Zoning By-law does not support the creation of new lots of development on private roads. The Applicant has revised the proposal to remove the private shared driveway. The 3 lots now have frontage on a public road (Street A).

5.0 Public Comments

Public comments were submitted throughout the application process. 10 members of the public provided comments verbally at the Statutory Public Meeting on May 30, 2022. Written comment forms were received from 30 people.

The public comments and responses are summarized in Attachment 3, along with Township staff's response. Comments generally focused on the following topics:

- Traffic / road connection
- Natural heritage
- Stormwater / drainage
- Density of development
- Privacy
- Vegetation preservation
- Parking
- Character of the area

6.0 Agency Circulation Comments

The Draft Plan of Subdivision was circulated to the required agencies by the Region in accordance with the Planning Act. The Zoning By-law Amendment application was circulated to required agencies by the Township in accordance with the Planning Act. Through this process a detailed review of the technical background studies was carried out by the Region of Durham, as well as the Township and the Lake Simcoe Region Conservation Authority (LSRCA), among other agencies. The following provides a summary of agency comments and other Draft Plan conditions.

Region of Durham:

- **Durham Region
Planning & Economic
Development**
 - The proposed development is consistent with the policies of the PPS.
 - The proposed residential development conforms with the Greenbelt Plan.
 - The proposed residential subdivision contributes to providing greater housing options for the community and is consistent with the Growth Plan.
 - The proposed amendment conforms to the Regional Official Plan.
 - With respect to their Provincial Plan Review Responsibilities, the Region advised that all matters can be addressed through conditions of draft plan approval, including:
 - A Signed Site Screening Questionnaire was submitted in support of the application. All questions were answered "no". This addresses the Region's Soil and Groundwater Assessment Protocol.

- **Durham Region Planning & Economic Development**
 - A Stage 1 and 2 Archaeological Assessment has been completed and state no further archaeological work is required. This report is required to be submitted to the Province for review who will provide a letter to the Region.
 - A Revised Guideline D-4 Site Assessment (March 2022) was submitted that focused on the land use compatibility with the Lake Simcoe Water Pollution Control Plant (WPCP). The study concluded noise, odour and other air emissions have limited potential to impact the subject site.

- **Durham Region Transportation Planning**
 - A sidewalk should be included on at least one side of the street through the development, ideally on the west side of the road.
- **Durham Region Transit**
 - No comments.

- **Durham Region Works**
 - The Region provided input with respect to specific servicing and transportation requirements to be addressed through draft plan conditions.
 - The Owner shall submit plans showing the proposed phasing to the Region for review and approval, if this subdivision is to be developed by more than one registration.
 - The Owner shall grant to the Region, any easements required to provide Regional services for this development. The easements shall be in locations and of such widths as determined by the Region.
 - The Owner shall provide for the extension of sanitary sewer and water supply facilities that are required to service this plan and other developments external to this subdivision. Such facilities are to be designed and constructed according to the Region's standards and requirements.
 - Prior to entering into a Subdivision Agreement, the Region of Durham shall be satisfied that adequate water pollution control plant and

- **Durham Region Works**

water supply plant capacities are available to the proposed subdivision.

- Developer shall satisfy all requirements, financial and otherwise of the Region, including, but not limited to, execution of a Regional subdivision agreement.

**Lake Simcoe Region
Conservation Authority
(LSRCA)**

- Any outstanding technical comments can be addressed as part of detailed design.
- Provided conditions of draft plan approval to the Region, including the need for studies and plans to be provided as part of detailed design.

**Township of Brock
Engineering Consultant
(AECOM)**

- AECOM's comments will be addressed through the detailed design stage and are addressed through the draft plan conditions outlined in Attachment 5.

**Township of Brock
Fire Department**

- A through road would be safer and allow for a more organized flow of traffic during evacuation procedure, when required.

**Township of Brock
Public Works**

- A through road is required for snow removal and pedestrian traffic.

CN Rail

- Provided conditions of draft plan approval to the Region regarding warning clauses and noise and vibration measures for any lots within 300m of the railway corridor.

Hydro One

- No comments or concerns.

Durham District School Board

- No objection. Students generated from this development will attend existing neighbourhood schools.

Canada Post (CP)

- Mail delivery services will be provided through community mail boxes (CMBs) in the subdivision.
- Provided conditions of draft plan approval to the Region:
 - The developer will consult with CP to determine suitable locations for the CMBs.
 - CMBs will be shown on plans/maps available to potential homebuyers.

Canada Post

- Notice is required to be provided to homebuyers regarding mail delivery and the location of CMBs.
- Developer shall provide temporary site for CMB during construction.
- Developer shall construct site to CP specs for CMBs.

7.0 Financial / Budget Assessment

The required Subdivision and ZBA application fees have been received by the Township. Should these applications be approved, Development Charges would be paid at the building permit stage.

7.1 Asset Management

A number of new assets would come under the Township's ownership once this subdivision is constructed and assumed by the Township. Such assets would include a park block, a trail, stormwater management infrastructure, as well as roads and associated amenities (i.e. streetlights, sidewalks, street trees, etc).

8.0 Climate Change Impacts

Planning compact urban areas supports the development of healthy and complete, sustainable communities, while efficiently using land and resources. The proposed development will focus residential growth and development within an existing community while protecting environmental features and preserving agricultural land. Trails are included as part of the development to facilitate pedestrian movements.

9.0 Communications

A Statutory Public Meeting was held on May 30, 2022, in accordance with the Planning Act.

In accordance with the Planning Act, notice for the Statutory Public Meeting was provided to property owners within a minimum 120 metres of the subject property and interested parties who requested notice. Signs were also placed on the property to notify the general public of the application.

10 members of the public provided verbal comments at the public meeting held by the Township and written comments were received from 30 members of the public. An excerpt from the minutes of the statutory public meeting can be found in Attachment 4 and a summary of all public comments and responses can be found in Attachment 3.

10.0 Conclusion

Provincial, Regional, and Township planning policy direct development to settlement areas such as the Beaverton Urban Area. The Township Official Plan specifically designates the developable portion of the Subject Lands as "Residential Areas".

The applicant has addressed the issues related to the proposed development through extensive technical analyses including additional work carried out in response to comments from the Township, the Region and the public.

The revised draft plan reflects the results of that review process. The plan, together with appropriate Draft Plan Approval conditions (See Attachment 5) for recommendation to the Region and the proposed Zoning By-law Amendment, have been developed on behalf of the Township to address the identified issues.

Based on the review of the relevant policies, regulations and other background information; information submitted and heard at the public meeting and through written public and agency comments, it is our opinion, that the draft plan of subdivision and rezoning applications are consistent with the PPS, and in conformity with the Growth Plan, Greenbelt Plan, LSPP, DROP and the Township Official Plan.

11.0 Recommendation

Be It Resolved That report 2024-DS-005 regarding Draft Plan of Subdivision (S-B-2022-01) and Zoning By-law Amendment (05-2022-RA) Applications, Rebanks Development Inc., 84 McLennans Beach Rd, Part of Lot 17, Concession 4 (Thorah), Township of Brock - Recommendation Report, be received,

That staff be authorized to advise the Region of Durham that the Township has no objections to the granting of draft plan approval for Subdivision Application S-B-2022-01, subject to the conditions outlined in Attachment 5 to this report and any minor revisions to the satisfaction of the Director of Development Services;

That the application to amend Zoning By-law 287-78-PL (05-2022-RA) be approved; and,

That the Zoning By-law Amendment appended to this report as Attachment 2 be enacted approved.

Attachments:

- Attachment 1 – Proposed Draft Plan of Subdivision
- Attachment 2 – Proposed Zoning By-law
- Attachment 3 – Summary of Public Comments and Responses
- Attachment 4 – Excerpt from Public Meeting Minutes (May 30, 2022)
- Attachment 5 – Township’s Proposed Draft Plan Conditions
- Attachment 6 – Planning Act Section 51(24) Review