



**The Corporation of the Township of Brock  
Council Minutes**

**May 30, 2022**

**Foster Hewitt Memorial Community Centre  
176 Main Street, Beaverton, ON L0K 1A0**

Members Present: Mayor John Grant  
Regional Councillor Ted Smith  
Ward 1 Councillor Michael Jubb  
Ward 2 Councillor Claire Doble  
Ward 3 Councillor Walter Schummer  
Ward 4 Councillor Cria Pettingill  
Ward 5 Councillor Lynn Campbell

Staff Present: CAO Ingrid Svelnis  
Clerk/Deputy CAO Fernando Lamanna  
Deputy Clerk Maralee Drake  
Clerk's Assistant Deena Hunt  
Clerk's Assistant, Stefanie Stickwood  
Chief Building Official Richard Ferguson  
Planner, Debbie Vandenakker

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

Mayor Grant called the meeting to order at 6:05 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

The purpose of this Statutory Public meeting, in accordance with the Planning Act R.S.O. 1990, is to inform the public of the details of a proposed Plan of Subdivision Application and Zoning By-law Amendment Application at 84 McLennans Beach Road, Beaverton and to provide an opportunity for the public to make comments on the proposed applications. Members of Council were in attendance to observe and listen to comments.

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.

The applications that are the subject of this public meeting propose to establish 49 townhouse dwellings, 34 semi-detached dwellings, and 3 detached dwellings (86 total residential units). The subject lands are currently zoned Development (D) in the Township Zoning By-law, and are proposed to be rezoned to the following zones:

- Residential Type One Exception (R1-XX) to permit single detached dwellings;
- Residential Type Two Exception (R2-XX) to permit semi-detached dwellings;

- Rural Residential Exception (RR-XX) for the existing estate lot;
- Open Space Exception (OS-XX) for the open space areas; and,
- Environmental Protection (EP).

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.

There is a sign in sheet at the entrance. If you would like to receive notice of future meetings pertaining to these applications please indicate this on the sign in sheet. If you would like to be notified of the decisions on these applications, please also indicate this on the sign in sheet.

At any time in the future, you may contact the Clerk to request to be provided notice of future meetings or a copy of the decision.

## 5.2 Staff Presentation / Overview

Jamie Robinson and Chloe Spear, MHBC Planning Urban Design & Landscape Architecture

Jamie Robinson advised that MHBC was retained by the Township of Brock to review the subject applications noting that written public comments are encouraged for inclusion in the final report to Council. He provided a slideshow presentation which included geographical maps of the proposed application.

Mr. Robinson provided the following comments:

- Council will provide comments to the Region of Durham
- approval of the subdivision application rests with the Region of Durham
- Zoning By-law amendments rests with Brock Township

### **Resolution: C-2022-155**

**Moved by** Regional Councillor Ted Smith

**Seconded by** Councillor Schummer

BE IT RESOLVED THAT the MHBC presentation regarding the application for 84 McLennans Beach Road be received.

**CARRIED**

5.3 Consultant / Application Presentation

David Riley, SGL Planning & Design Inc., consultant for the applicant, provided a slideshow presentation which included:

- Site and surroundings (geographical map)
- policy framework
- Official Plan designations (Regional and municipal)
- housing context (for Beaverton area)
- proposal overview

Mr. Riley advised that the proposal considered the Planning Act and other policies and regulations of the Greenbelt Policy, Lake Simcoe Region Conservation Authority, and the Provincial Policy Statement. He advised that the subject lands fall within the residential designated area of Beaverton, the proposal conforms to development density targets, range of housing options as encouraged by Provincial Policy, and municipal parking provisions for new development. He advised that a naturalized swale on the greenbelt property would collect stormwater and drainage would be through underground pipes.

Alex Rebanks, applicant, advised that he purchased the subject land in 2021 from a group of McLennans Beach Road residents and that he also owns property in the neighbourhood. He advised that studies were undertaken to find a design to meet various requirements, most of the land would remain as greenbelt designation, having a road that loops around is preferred to a cul-de-sac, and the application involves only 20 percent of the land which has urban designation.

**Resolution: C-2022-156**

**Moved by** Councillor Doble

**Seconded by** Councillor Jubb

BE IT RESOLVED THAT the SGL Planning & Design Inc. presentation by David Riley with respect to 84 McLennans Beach Road be received.

**CARRIED**

## 5.4 Public Questions

### 5.4.1 Michael Sullivan - President, LandPro Planning Solutions

Mr. Sullivan advised that he was engaged by the McLennans Beach Road residents and provided a slideshow presentation which included comments with respect to:

- inadequate planning justification report
  - does not present a proper argument for the project location
  - site specific details were unclear in the report with respect to zoning changes
  - higher density locations, intensification targets, and development criteria of Township Official Plan not addressed
  - several technical reports are incomplete
- public engagement inadequate, should have had virtual meetings
  - letters of opposition need to be addressed
- project location concerns with respect to incompatibility with the established area and no waterfront access provided
- key issues
  - proposal is not compatible with the surrounding area
  - proposal is too dense
  - zoning has not been justified
  - 3 storey townhouses are highest dwellings in much of Beaverton
  - proposed landscaping measures are inadequate
  - shared driveway conflicts with Zoning and OP lot definition
- possible solutions
  - reduce townhouses and increase singles and semi-detached dwellings
  - remove 3 singles on a shared driveway

Mr. Sullivan advised that the application is not consistent with Provincial Policy Statement or Growth Plan and does not conform to Regional or Municipal Planning Policy or Zoning By-law. He encouraged the applicant to withdraw their application to allow for a re-design of the proposal and cautioned Council to refuse the application should there be no re-design of the proposal.

**Resolution: C-2022-157**

**Moved by** Councillor Jubb

**Seconded by** Councillor Pettingill

BE IT RESOLVED THAT the LandPro Planning Solutions presentation by Michael Sullivan with respect to Rebanks residential proposal for 84 McLennans Beach Road be received.

**CARRIED**

5.4.2 Paul Nelson - Beaverton resident

Mr. Nelson expressed concern for similar projects being permitted in the future noting that the project is incompatible with the surrounding area. He advised that the applicant initially indicated that there would be 14 homes noting that this proposal is requesting density 5 times higher than the surrounding area. He expressed concern for the proposal including a drainage right of way which would require ongoing maintenance and intrudes on 2 properties, as well as the impact to Lake Simcoe water quality. He expressed concern for the location of the private road which should be accommodated on the development lands, the increase in area traffic, the lack of public greenspace/trails, and for the impact to the environment/wildlife. He advised that the proposal is a burden on the already underserved community and does not deliver affordable housing noting that the application should be withdrawn and further community input incorporated into a redesigned proposal.

5.4.3 Elizabeth Johnston - Beaverton Resident

Mrs. Johnston advised that she and her husband oppose this proposal for Beaverton which is a bedroom community with limited health, police, and transit services. She noted that the proposed development is not tailored to the demographic buyer who are

young families seeking space for their children, and does not transition seamlessly with the existing neighbourhood of detached homes. She advised that the proposal does not conform to Brock's Official Plan (OP) section 4.1.1. and 4.1.2. with respect to healthy communities and quality of life. She advised that the proposal is in opposition to Section 4.9.4. of the OP which directs Council to ensure that natural features and functions are enhanced during the development of land and Section 5.2.3.8. to ensure harmonious integration with existing developments. She advised that zoning in Beaverton is predominantly R1 and R2 and expressed concern for increased traffic and noise in the area. She advised that the proposed drainage is inadequate given that the development is located within a source water intake protection zone and requested consideration of a plan redesign to include only R1 residential construction.

5.4.4 Doreen Belanger - Beaverton Resident

Mrs. Belanger advised that she and her husband oppose this high density proposal for the area which does not integrate well with the existing neighbourhood. She expressed concern for the impact on wildlife and the natural features of the area, traffic affecting safety of pedestrians, and requested consideration of a plan redesign.

5.4.5 Mark Robertson - Beaverton Resident

Mr. Robertson provided a brief video of Monarch butterflies common in the McLennans Beach Road area advising that the milkweed plant necessary for the butterflies survival has been removed and requested an independent peer review of the environmental studies. He advised that he spoke with the Chippewas of Rama First Nation who identified an artifact found in the proposed development area and requested a complete archaeological study. He noted that he opposes the proposal as it has been presented.

5.4.6 John Paul Beaudoin - Beaverton Resident

Mr. Beaudoin advised that he is speaking on behalf of his mother Heather Beaudoin, who believes that growth in Beaverton should be slow-paced and requires adequate services in place.

5.4.7 Brett Bloxam - Beaverton Resident

Mr. Bloxam advised that the traffic study was performed during peak weekday hours and does not reflect weekend traffic. He expressed concern for an anticipated increase in traffic given the proximity to the Nine Mile Road new development and requested a peer review of the traffic study. He expressed concern for the proposed stormwater swale model and whether there was consideration given to a 25 year plan noting that more severe weather events are occurring and the proposed swale design might not accommodate the volume of water in the future and would impact nearby properties.

5.4.8 Linda Reichert - Beaverton Resident

Ms. Reichert advised that the original proposal did not address the watershed and 6 months ago the developer requested a topographical survey of her lot which she consented to. She advised that she was informed that the drainage pipe exit could be located in the middle of her 100 foot lot frontage onto Lake Simcoe to which she advised the developer that she opposed that plan. She noted that subsequently, there is no watershed proposal for the development. She expressed concern for the subdivision road joining with McLennans Beach Road which would create a commuter route.

5.4.9 Keith Mewett - Non Brock Resident

Mr. Mewett advised that his grandparents are residents in the area and expressed concern for the environmental impact of tilling the field and the recent field spraying. He advised that at risk bird species in the area include the Meadowlark and Bobolink.

5.4.10 Dan Hanson - Beaverton Resident

Mr. Hanson expressed concern for the increase in development over the past several years noting that deer sighting has declined. He expressed concern for the safety of children at play with the increase of traffic accessing the town and that high density development is inappropriate in the south end of Beaverton. He requested a redesign of the plan.

5.4.11 Council Member Inquiries

- how does the application conform to the idea of a complete community as per Provincial Plans (Greenfield designation)



- who will monitor the temperature and quality of the stormwater that dispenses into Lake Simcoe
- how will this application be a logical extension of the neighbourhood
- how will habitat for endangered species be maintained
- does it conform to the municipal parking by-law (street parking)
- will there be an allocation of 5 percent parkland/greenspace
- how can concerns with respect to the cul-de-sac be addressed
- does it conform to the heights within the municipal by-law
- what lake access is available
- does it conform to the maximum lot coverage specifications for residential
- how will the municipality be impacted with respect to the proposed drainage - what is involved in assuming maintenance of a drain
- what is the target market of the application with respect to concerns expressed for increased traffic, greenspace, and safety for pedestrians

**6. Presentations**

None

**7. Delegations / Petitions**

None

**8. Ratification of COW Recommendations**

None

**9. Adoption of Minutes of Previous Meetings**

None

**10. Reports**

None

**11. Correspondence**

None

**12. Notices of Motions**

None

**13. By-Laws**

None

**14. Closed Session**

None

**15. Rise from Closed Session**

**16. Other Business**

None

**17. Public Questions and Clarification**

**Resolution: C-2022-158**

**Moved by** Councillor Pettingill

**Seconded by** Regional Councillor Ted Smith

BE IT RESOLVED THAT all public comments submitted pertaining to application number 05-2022-PL be received.

**CARRIED**

17.1 84 McLennan's Beach Road Proposed Development

Doreen Belanger

Communication Number 192/22

17.2 Drainage Concerns - 84 McLennan's Beach Road Proposed Development

Janet Swann

Communication Number 201/22

17.3 Proposed Rebanks INC. Development Plan at 84 McLennan's Beach Road

Lynn Longo

Communication Number 202/22

17.4 Subdivision and Zoning Bylaw Amendment

Hubert Coghill  
Communication Number 207/22

17.5 Additional Concerns

Doreen Belanger  
Communication Number 208/22

17.6 Letter of Objection to Rebanks Development Proposal - B84 McLennan Beach Road

David Moll and Janice Nixon  
Communication Number 220/22

17.7 84 McLennan's Beach Road, Beaverton Proposed Development

Communication Number 228/22  
Kristine Peticca

17.8 84 McLennan Beach Road Comment

Communication Number 226/22  
Linda Stevens

17.9 84 McLennan's Beach Road Development

Doreen Belanger  
Communication Number 238/22

17.10 Regarding 84 McLennan's Beach Road

John Mark and Diane Copper  
Communication Number 248/22

17.11 84 McLennan's Beach Road Opposition

David Martin  
Communication Number 249/22

17.12 84 McLennan Beach Road

Keith and Sara Gilson  
Communication Number 250/22

17.13 84 McLennan's Beach Road

Janice Hope  
Communication Number 251/22

17.14 84 McLennan Beach development

L. A. Reichert  
Communication Number 252/22

17.15 Housing development on McLennan's Beach, Beaverton

Cindy Hilder  
Communication Number 253/22

17.16 Application Number: 05-2022-RA McLennan Beach Road

Anne Marie Beaudoin  
Communication Number 254/22

17.17 Cedar Beach Road - Rebanks Development - Petition

Paul Nelson  
Communication Number 257/22

17.18 Cedar Beach Road Development Comment

Heather Beaudoin  
Communication Number 258/2

17.19 Questions regarding Cedar Beach Road Development

Keith Mewett  
Communication Number 259/22

17.20 Objection to McLennan's Beach Road Development

Andy Noordeh  
Communication Number 260/22

17.21 Objection to Rebanks Development

Paul Nelson  
Communication Number 261/22

17.22 Comment for McLennan Beach Development

Costa Marlet  
Communication Number 262/22

17.23 Opposition to Development

Marjorie Keast  
Communication Number 263/22

17.24 Proposed Development at 84 McLennans Beach Road

Sandra Cross  
Communication Number 264/22

17.25 Petition - 84 McLennan's Beach Road

Communication Number 265/22

17.26 Other Email Correspondence concerning 84 McLennan Beach Road  
Development

Communication Number 269/22

17.27 IMPORTANT (McLennan's Beach Road Re-development)

Jennifer Longo  
Communication Number 280/22

17.28 Rebanks proposed Development

Paula Lombardi, Siskinds Law Firm  
Communication Number 281/22

17.29 Rebanks Proposed Development, Planning Comments

Michael Sullivan, Land Pro Planning  
Communication Number 282/22

**18. Confirmation By-law**

By-law Number 3133-2022 - to confirm the proceedings of the Council of the Corporation of the Township of Brock at its meeting held on May 30, 2022.

**Resolution: C-2022-159**

**Moved by** Councillor Jubb

**Seconded by** Councillor Pettingill

BE IT RESOLVED THAT By-law Number 3133-2022, being a By-law to confirm the proceedings of the Council of the Corporation of the Township of Brock at its meeting held on May 30, 2022, be taken as read, enacted and signed by the Mayor and Clerk/Deputy CAO.

**CARRIED**

**19. Adjournment**

**Resolution: C-2022-160**

**Moved by** Councillor Campbell  
**Seconded by** Councillor Doble

BE IT RESOLVED THAT the meeting of Council adjourn at 7:50 p.m.

**CARRIED**

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Mayor

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Clerk