



Corporation of the Township of Brock

Staff Report to the Mayor and Members of Council

From: Robin Prentice, MCIP, RPP

Position: Director of Development Services

Title / Subject: Zoning By-law Amendment (ZBA-2024-02) Application, 15-17 Munro Street West – Recommendation Report

Date of Report: October 7, 2024

Date of Meeting: October 21, 2024

Report No: 2024-DS-009

1.0 Issue / Origin

On August 16, 2024, an application to amend Zoning By-law 287-78-PL was received by the Township from M. Watts (the Owner and Applicant). This application was submitted to legalize and permit four residential units in the existing building at 15-17 Munro Street West in Cannington.

The purpose of this report is to provide a recommendation regarding the Zoning By-law Amendment application.

2.0 Background

2.1 Proposal

The subject property is currently occupied by one building with four dwelling units. The purpose of the zoning by-law amendment application is to legalize four units within the existing residential building. Currently the Township's records only speak to three units within the building.

2.2 Location and Context

Location: Part of Lot 20, Concession 11 (15-17 Munro Street West)

Official Plan Designation: Cannington Urban Area
Regional Centre – MC2-Residential

Zoning: General Commercial (C1) and Residential Type 3 (R3)
Present Use: Residential
Adjacent Uses: Residential
Lot Area: 524 square metres
Lot Frontage: 30 metres

The property is currently serviced with municipal water and sanitary sewers.



3.0 Analysis

3.1 Planning Act, R.S.O., 1990

Township Council, in carrying out its responsibilities under the Planning Act in considering a planning application, shall have regard to matters of provincial interest, such as the orderly development of safe and healthy communities and the adequate provision of housing, among other matters.

The proposed zoning by-law amendment supports residential intensification within the downtown of a settlement area, encouraging the efficient use of existing water and sewer infrastructure.

It is Planning Staff's opinion that the proposed zoning by-law amendment found in Attachment 1 has regard for matters of provincial interest referred to in Section 2 of the Planning Act.

3.2 Provincial Policy Statement (2020)

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. It provides for appropriate development while protecting resources of provincial interest, public health and safety, and the quality of the natural and built environment. All planning decisions within the Province shall be consistent with the PPS.

The PPS directs growth to settlement areas where there are to be a mix of land uses to efficiently use land and minimize impacts on the environment.

The subject site is located within the Cannington settlement area. The proposal would legalize existing intensification within the settlement area, at a scale which is locally appropriate.

It is Planning Staff's opinion that the proposed zoning by-law amendment found in Attachment 1 is consistent with the PPS, 2020.

3.3 Growth Plan for the Greater Golden Horseshoe (2019)

The Growth Plan contains policies to guide land use planning and development. The principles of the Growth Plan include building compact and complete communities with a diverse mix of land uses, including a range and mix of housing types, high quality public open spaces and easy access to local stores and services.

Section 2.2.1 – Managing Growth notes that complete communities shall feature a diverse mix of land uses and housing options, with a more compact urban form.

The subject site is located within the Cannington settlement area, within a delineated built-up area. Intensification is encouraged within the built-up area. The proposal supports an increased range and mix of housing options within Cannington.

It is Planning Staff's opinion that the proposed zoning by-law amendment found in Attachment 1 conforms to the Growth Plan.

3.4 Provincial Planning Statement (2024)

On October 20, 2024, the new Provincial Planning Statement, 2024 comes into effect, replacing both the Provincial Policy Statement, 2020 and the Growth Plan for the Greater Golden Horseshoe. However, lands within the Greenbelt Plan Area will continue to be subject to the policies of the PPS, 2020 and Growth Plan. As the entire Township of Brock is located within the Greenbelt Plan Area, the policies of PPS, 2024 do not apply.

3.5 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 subject lands are located within the Cannington Urban Area, which is identified as a "Town/Village" in the Greenbelt Plan.

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.

It is Planning Staff's opinion that the proposed zoning by-law amendment found in Attachment 1 conforms to the Greenbelt Plan.

3.6 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 subject property is located more than 120 metres from the nearest watercourse and there are no additional buildings or structure proposed that would increase the impervious surface on this site.

It is Planning Staff's opinion that the proposed zoning by-law amendment found in Attachment 1 conforms to the LSPP.

3.7 2024 Region of Durham Official Plan (DROPP)

The DROPP was approved by the Province on September 3, 2024.

The subject site is located within Cannington, and designated "Rural Regional Centre" in the DROPP. Rural Regional Centres are intended to be focal points for urban activities and centralized hubs for commercial uses such as retail shopping and service uses, public service facilities and the establishment of community hubs, office uses, and residential and mixed-use development.

Policies outlined within Section 5 of the DROPP promote intensification within urban areas and development that optimizes infrastructure. The proposed zoning provides for

intensification within a compact form that optimizes existing infrastructure and offers a mix of housing types in this area.

It is Planning Staff's opinion that the proposed zoning by-law amendment found in Attachment 1 conforms to the DROP.

3.8 Township of Brock Official Plan

The subject lands as located within the Cannington Urban Area and are designated "Regional Centre – MC2-Residential."

Within the residential component of Regional Centres, the predominant function shall be for higher density residential uses, such as semi-detached, duplex, row and apartments. The proposal will legalize 4 apartments within an existing building, which helps to support intensification within the Regional Centre. The site is also located in close proximity to local schools, parks and open spaces, as well as shops within the downtown.

It is Planning Staff's opinion that the proposed zoning by-law amendment found in Attachment 1 conforms to the Township's Official Plan.

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

The Subject Lands are currently zoned General Commercial (C1) and Residential Type 3 (R3) in the Township's Zoning By-law 287-78-PL (as amended). The property is proposed to be rezoned to Residential Type 3 Exception 17 (R3-17) to permit 4 residential units within the existing building. Site specific provisions are also proposed to address the minimum gross floor area and existing yard encroachments for porches, steps, patios and decks. No new structures are proposed. Please refer to Attachment 1 for the proposed Zoning By-law.

3.10 Agency Circulation Comments

The application was circulated to the required agencies in accordance with the Planning Act.

Region of Durham:

- **Planning & Economic Development**

A Site Screening Questionnaire was provided to the satisfaction of the Region.

The proposed zoning supports residential intensification within the settlement area of Cannington. The Region is supportive of the proposal as it conforms to Regional and Provincial plans and policies.

- **Transportation**

No comments.

- **Works**

No objection to proposed rezoning.

<ul style="list-style-type: none"> • Transit 	No comments. Site is serviced by rural OnDemand transit services.
Enbridge Gas Distribution	No objection. Reserve the right to amend or remove development conditions. This response does not signify an approval for the site/development.
Elexicon	<p>No objection to 4 residential units within the existing structure on the subject land.</p> <p>The applicant shall consult with Elexicon Energy Inc. concerning the availability of supply voltage, service location, metering, costs and any other details. These requirements are separate from and in addition to those of the ESA. Elexicon Energy Inc. will confirm the characteristics of the available electrical supply and will designate the location of the supply point to the applicant. Elexicon Energy Inc. will also identify the costs that the applicant will be responsible for.</p>
Durham District School Board	No comments.
Durham Catholic District School Board	No comments received.
Township of Brock:	
<ul style="list-style-type: none"> • Building 	<p>Building permit required.</p> <p>Site plan to be provided to demonstrate sufficient parking provided on site.</p>
<ul style="list-style-type: none"> • Fire 	No comments received.
<ul style="list-style-type: none"> • Public Works 	No comments received.

4.0 Related Policies / Procedures

Township of Brock Official Plan
Township of Brock Zoning By-law 287-78-PL, as amended

5.0 Financial / Budget Assessment

The required zoning by-law amendment application fees have been received by the Township.

5.1 Asset Management

N/A

6.0 Climate Change Impacts

Efficient land use and development patterns support sustainability by promoting strong, liveable, healthy and resilient communities, protecting the environment and public health and safety, and facilitating economic growth.

7.0 Communications

A statutory public meeting for the ZBA application was held on September 23, 2024 in accordance with the Planning Act. Notice of the statutory public meeting was provided in accordance with the Planning Act and posted on the Township's website. A sign was also placed on the property to notify the general public of the application. One member of the public provided verbal comments at the public meeting to ask questions about the permits and inspections required and any associated penalties in establishing the fourth unit without the required approvals. Staff note should the zoning by-law be adopted by Council, the owner will then proceed to obtain all required permits and approvals through the Township's building and fire departments.

8.0 Conclusion

The content in this report is intended to provide sufficient information to Council to make a decision on the Zoning By-law Amendment application. It is staff's opinion that the proposed amendment found in Attachment 1 is consistent with the PPS, and conforms with the Growth Plan, Greenbelt Plan, Region of Durham Official Plan and Township Official Plan.

9.0 Recommendation

Be it resolved that Report 2024-DS-009 regarding Zoning By-law Amendment (ZBA-2024-02) application for 15-17 Munro Street West – Recommendation Report, be received;

That application ZBA-2024-02 to amend Zoning By-law 287-78-PL be approved; and

That the zoning by-law appended to this report as Attachment 1 be brought forward to Council for adoption at the Council meeting on October 21.

Attachments:

Attachment 1 – Draft Zoning By-law