



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/2024/03) Application, 21025 Lake Ridge Road – Recommendation Report

Date of Report: November 27, 2024

Date of Meeting: December 16, 2024

Report No: 2024-DS-015

1.0 Issue / Origin

On September 27, 2024, an application to amend Zoning By-law 287-78-PL was received by the Township from S. Balasingam (the Owner and Applicant). This application was submitted to facilitate the severance of the property located at 21025 Lake Ridge Road in Wilfrid.

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

2.0 Background

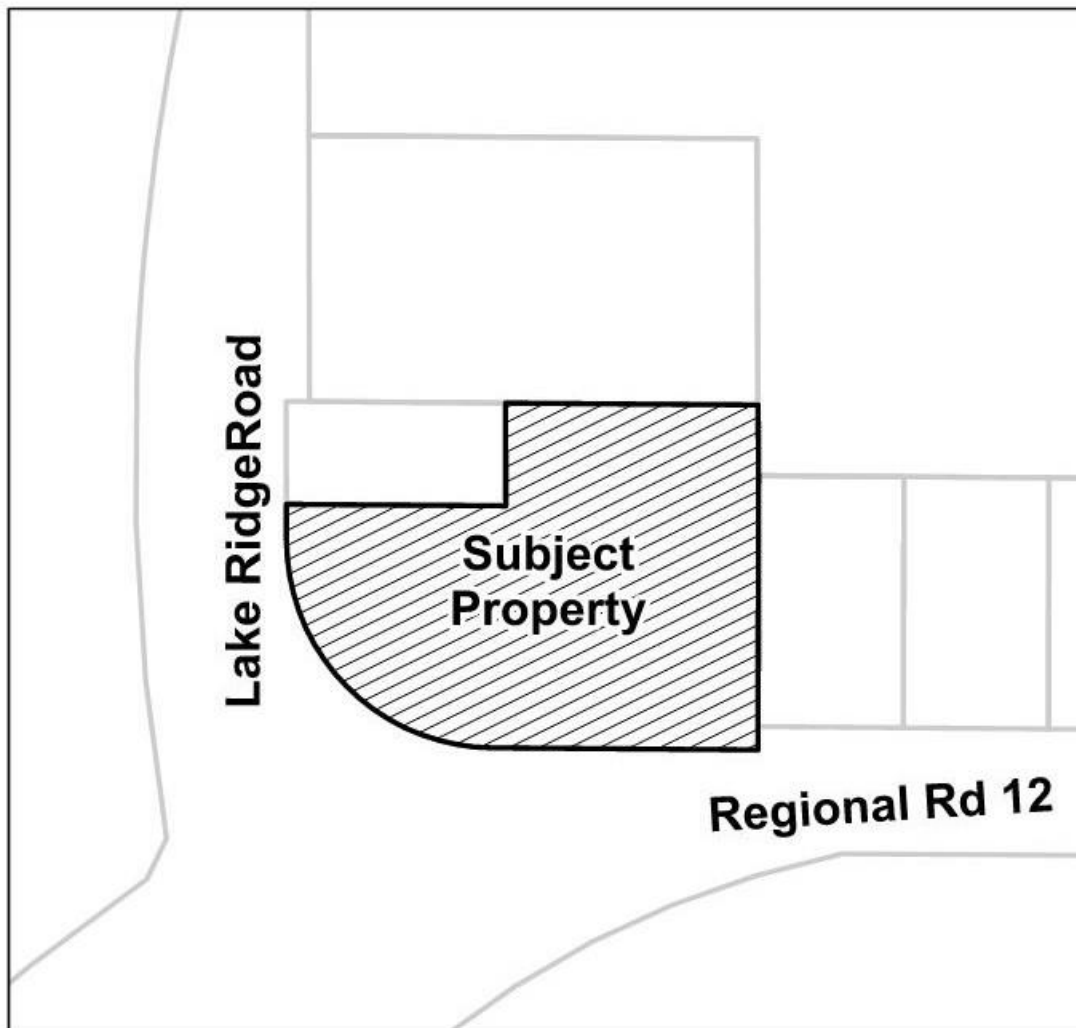
2.1 Proposal

On December 4th, 2023, the owner obtained provisional consent approval (LD 067/2023) to split the subject property into two parcels of land. The approval was subject to several conditions from a few different agencies (see Attachment 2) and the owner has two years to fulfill those conditions. One of the Township's conditions included the need for a zoning by-law amendment application, as the proposed severed and retained lots do not meet the minimum required lot frontage or lot area of the Township's Zoning By-law. Therefore, the purpose of the zoning by-law amendment application is to address the minimum lot area and frontage, as well as setbacks to facilitate a severance of the property. The subject property is currently occupied by two buildings.

2.2 Location and Context

Location:	Part of Lot 1, Concession 12 (21025 Lake Ridge Rd)
Official Plan Designation:	Hamlet (Wilfrid)
Zoning:	Hamlet Residential Exception 3 (HR-3)
Present Use:	Residential
Adjacent Uses:	Residential, agricultural, rural lands
Lot Area:	6,297.9 m ²
Lot Frontage:	89.89m

The property is currently serviced with a private well and septic system.



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 infill within a hamlet area which helps to protect agricultural lands outside of the hamlet area.

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, including hamlets, where there are to be a mix of land uses to efficiently use land and minimize impacts on the environment and agricultural resources.

The subject site is located within the hamlet of Wilfrid. The proposal would support an infill severance within the hamlet area, at a scale that is appropriate for the area.

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.

According to the Growth Plan, a Hamlet is considered a rural settlement. Section 2.2.1.2(b) of the Growth Plan permits limited development within rural settlement areas.

The subject site is located within the hamlet of Wilfrid and the proposed rezoning will facilitate the creation of one new residential lot.

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 came 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 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 the PPS, 2020 and Growth Plan continue to 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 hamlet of Wilfrid which is identified as a “Hamlet” in the Greenbelt Plan.

Settlement Areas within the Greenbelt Protected Countryside, including Hamlets, 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 is located within an established hamlet area.

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

3.7 Region of Durham Official Plan (DROP)

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

The subject site is located within the hamlet of Wilfrid, and designated “Hamlet” in the DROP. Section 6.5 of the DROP outlines the policies for rural settlements, which includes hamlets. Modest infill growth is permitted within hamlets, subject to the ability to service the growth with individual on-site water and on-site sewage services. The applicant would need to demonstrate that each proposed lot can support a well and septic system.

Development within hamlets is encouraged to be compatible with surrounding uses and the rural landscape, consisting of housing types appropriate for private servicing. The

proposed zoning provides for one additional residential lot within a hamlet that is compatible with the surrounding residential lots.

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 are located within the hamlet of Wilfrid and designated "Hamlet" in the Township's Official Plan.

Limited development is permitted within Hamlets, which may include residential uses, be of a compact manner and compatible with surrounding land uses and serviced by individual wells and private septic systems.

The proposed zoning will facilitate the severance of the property with one single detached dwelling on each lot. Both lots would be serviced by a well and septic system.

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 Hamlet Residential Exception 3 (HR-3) in the Township's Zoning By-law 287-78-PL, as amended, which permits one single detached dwelling. The HR-3 zoning requires a minimum lot area of 6,000m² and a minimum lot frontage of 55m.

The property is proposed to be rezoned to Hamlet Residential Exception Six (HR-6) and Hamlet Residential Exception Seven (HR-7) to facilitate a severance of the property. Site specific provisions are proposed for the severed and retained lots to address the minimum frontage and area requirements, as well as recognize the setbacks to the existing structures. Please refer to Attachment 1 for the proposed Zoning By-law.

The chart below provides a comparison of the proposed site-specific provisions to the existing HR-3 and overall HR zone in the Township's Zoning by-law 287-78-PL, as amended.

	HR-3 Zone	HR Zone	HR-6 Zone	HR-7 Zone
Min. Lot Area	6,000 m ²	2,787 m ²	2,787 m ²	1,470 m ²
Min. Lot Frontage	55m	36m	36m	36m
Min. Front Yard	11m	11m	11m	11m
Min. Rear Yard	8m	8m	8m	4m
Min. Interior Side Yard	5m	5m	4.8m (north) 3.4m (south)	1.9m (west) 5m (east)
Min. Exterior Side Yard	11m	11m	11m	11m

3.10 Agency Circulation Comments

The application was circulated to the required agencies in accordance with the Planning Act. The majority of the agency comments reflect the conditions that were applied through the conditional approval of the consent application.

Region of Durham:

- **Planning & Economic Development**

The Region has no concerns with the zoning by-law amendment as it conforms with the DROP and Regional policies, subject to satisfying the Regional conditions applied to the consent application.

A Site Screening Questionnaire must be provided to the satisfaction of the Region.

Given its location on the corner of two arterial roads, a Noise Impact Study is required to be provided to the Region's satisfaction.
- **Transportation**

No comments or objection.
- **Works**

No objection to proposed rezoning. The applicant is required to satisfy all the requirements of the related severance application.
- **Transit**

No comments or objection.
- **Health**

No objections to the rezoning. The Health Department's conditions issued in relation to the related severance application must still be met.

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.

Durham District School Board

No comments.

Durham Catholic District School Board

No comments received.

Township of Brock:

- **Building**

No concerns with the proposed rezoning.

Provided some comments regarding the structure on the proposed retained lot. The appropriate permits and approvals are required.
- **Fire**

No comments received.
- **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, while protecting the environment and public health and safety.

7.0 Communications

A statutory public meeting for the ZBA application was held on November 18, 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. Signs were also placed on the property to notify the public of the application.

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-015 regarding Zoning By-law Amendment (ZBA/2024/03) application for 21025 Lake Ridge Road – Recommendation Report, be received;

That application ZBA/2024/03 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 December 16.

Attachments:

Attachment 1 – Draft Zoning By-law

Attachment 2 – Consent Application LD 067/2023 Decision (including conditions)