



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-2025-01) Application, B20 Beaver Avenue – Recommendation Report

Date of Report: April 7, 2025

Date of Meeting: April 28, 2025

Report No: 2025-DS-002

1.0 Issue / Origin

On January 27, 2025, an application to amend Zoning By-law 287-78-PL was received by the Township from Thorstone Consulting (the Agent) on behalf of 2841326 Ontario Inc. (the Owner). This application was submitted to request permission for additional uses to be permitted on the subject property and to recognize the location of the existing building.

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

2.0 Background

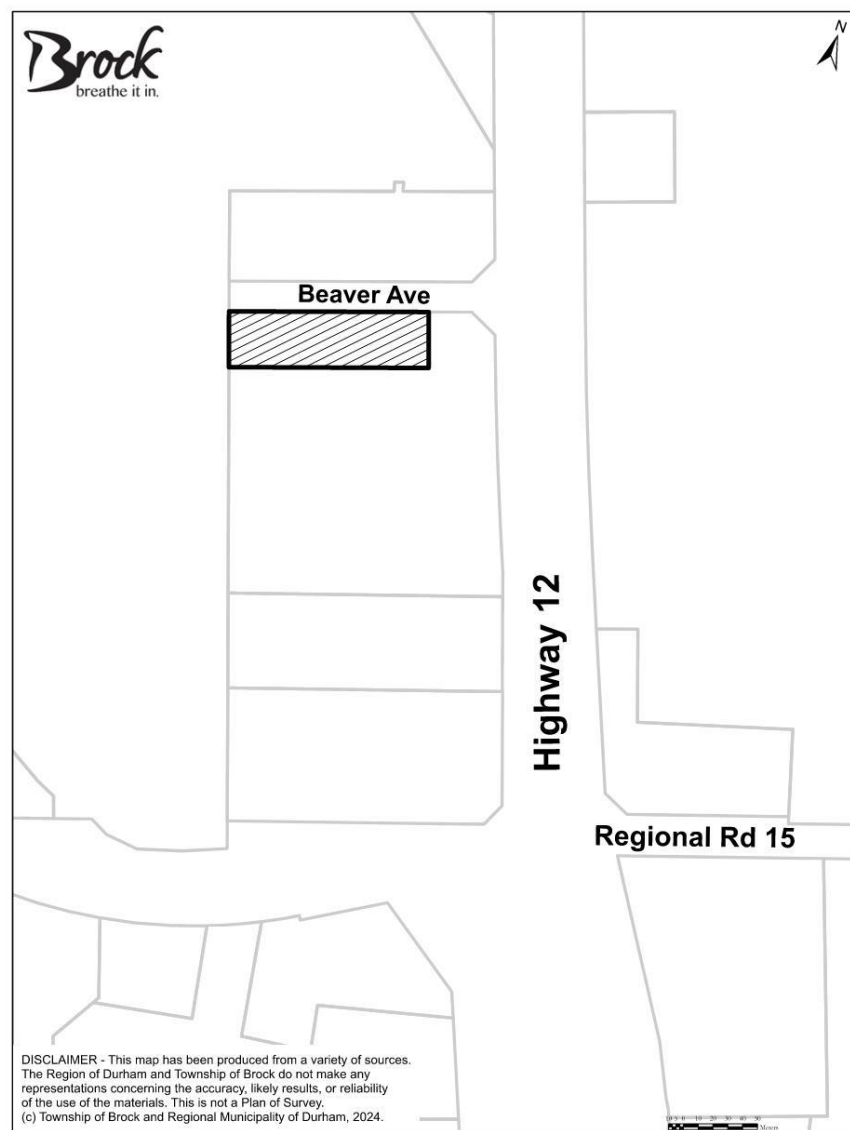
The purpose of the proposed Zoning By-law Amendment application is to rezone the property to a site specific C4 zoning (C4-XX) to permit a 6m front yard setback and to include a more fulsome list of permitted uses, with the following uses proposed to be added as permitted uses in addition to the uses noted above:

- Bakery
- Convenience Store
- Printing Establishment
- Retail Beverage Outlet
- Retail Commercial Establishment

2.1 Location and Context

Location:	Part of Lot 11, Concession 5
Official Plan Designation:	Beaverton Urban Area – Mixed Use Corridors
Zoning:	Highway Commercial (C4)
Present Use:	Commercial building
Adjacent Uses:	Agricultural, commercial, provincial highway

The property is currently serviced with a private sewage system and well until such time as municipal water and sanitary servicing is extended to this area.



3.0 Analysis

3.1 Planning Act, R.S.O. 1990, c.P.13, as amended

Township Council, in carrying out its responsibilities under the Planning Act in considering a planning application, shall have regard to matters of provincial interest.

Pursuant to Section 3(5) of the Planning Act, a decision of council of a municipality shall be consistent with provincial policy statements and shall conform with, or not conflict with, the provincial plans that are in effect.

3.2 Provincial Policy Statement, 2020/Provincial Planning Statement, 2024/Growth Plan for the Greater Golden Horseshoe

On October 20, 2024, the new Provincial Planning Statement, 2024 (PPS) came into effect, replacing the Provincial Policy Statement, 2020 and the Growth Plan for the Greater Golden Horseshoe. However, the policies of the Provincial Policy Statement, 2020 and Growth Plan continue to apply where specified in the Greenbelt Plan.

The 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 proposed development is intended to provide for the efficient use of land, and a mix of uses to accommodate projected commercial needs.

While municipal sewage and water services are the preferred form of servicing for settlements areas, Section 3.6.4 of the PPS, 2024 permits the use of private individual sewage and water services where municipal services are not available. The private servicing is proposed to be used on an interim basis until such time as municipal services are extended to this area.

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.

The proposed commercial uses are within a settlement area and will help to provide a mix of land uses and access to more local stores and services. The subject lands are outside of any significant natural heritage features and located along a goods movement corridor (Hwy 12).

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

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 subject lands are located within the Beaverton 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.

3.4 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 proposed uses are within a settlement area and intended for an existing building.

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

3.4 Envision Durham, Regional Official Plan, 2024 (DROP)

The DROP was approved by the Province on September 3, 2024. The subject lands are located in the Beaverton Urban Area and designated "Community Areas" in the DROP.

Community Areas are intended to develop as complete communities creating opportunities for residents to live, shop, work and access services and amenities within their community. Commercial uses are to be provided in appropriate locations, provided they are compatible with their surroundings.

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

3.5 Township of Brock Official Plan

The subject lands as located within the Beaverton Urban Area and are designated "Mixed Use Corridors."

One of the goals in the Township's Official Plan is to create strong, complete communities that having a balance between the residential, commercial and employment sectors, by:

- Ensuring the continued expansion of economic opportunities and diversification of the economic base in appropriate locations within Settlement Areas; and
- Supporting and encouraging the continuing vibrancy of the commercial centres in Beaverton, Cannington and Sunderland.

The objectives of the Mixed Use Corridors designation are to:

- a) recognize a diversity of uses within specific portions of the Urban Area along major corridors;
- b) provide for the appropriate integration of uses and to ensure new development is compatible with existing uses;
- c) maintain the commercial function and character of Regional Centres (i.e. the downtown cores); and
- d) promote transit supportive uses and high quality urban design.

The Official Plan notes that Mixed Use Corridors will be zoned for a variety of uses, with the predominant use being commercial.

The Mixed Use Corridors designation is meant to compliment the commercial uses within the downtown areas. The intent is not to duplicate the functions of downtown Beaverton but

complement the existing commercial structure by providing additional opportunities for large-format retail uses and other types of commercial uses that may not be feasible in the downtown.

Development within the Mixed Use Corridors designation shall address matters such as urban design, integrated access, landscaping, signage, compatibility and scale of development, which will be addressed through the site plan application.

Development within the Mixed Use Corridors is supposed to be serviced by municipal water and sewer systems. Any development proposal shall be reviewed with the Region of Durham to ensure the availability of adequate services. The private servicing for this site is proposed to be used on an interim basis until such time as municipal services are extended to this area.

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

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

B20 Beaver Avenue is currently zoned Highway Commercial (C4) and subject to the provisions in Section 9.25.3 of the Zoning By-law 287-78-PL. The C4 zone currently permits the following uses:

- Builder's Supply Dealer
- Business/Professional Office (accessory to a primary use)
- Eating Establishment
- Eating Establishment, Drive-In
- Farm Implement Dealer
- Landscape Contractor
- Marine Sales & Service
- Motel
- Motor Vehicle – Dealership
- Motor Vehicle – Gasoline Bar
- Motor Vehicle – Sales & Service
- Motor Vehicle – Service Station
- Nursery/Greenhouse – Commercial
- Veterinary Clinic
- Dwelling units in a portion of a non-residential building

The owner is requesting additional permitted uses to accommodate a variety of commercial uses within the existing building. The purpose of the proposed Zoning By-law Amendment application is to recognize the existing front yard setback (being 6m) and to include a more fulsome list of permitted uses on this property, with the following uses requested to be added as permitted uses in addition to the uses noted above:

- Bakery
- Convenience Store
- Printing Establishment
- Retail Beverage Outlet
- Retail Commercial Establishment

The proposed uses will offer a wider range of commercial uses that are suitable for the proposed highway commercial area and, in Township planning staff's opinion, conform with the policies of the Township's Official Plan. Please refer to Attachment 1 for the Zoning By-law recommended by Township staff.

3.7 Agency Circulation Comments

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

**Ministry of Transportation
(MTO)**

No comments received.

Region of Durham:

- **Development Advisory Services** No objection.
- **Transportation** No comments.
- **Works** No comments.
- **Health Dept.** No comments.
- **Transit** No comments.

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.

Hydro One

No comments received.

Durham District School Board

No comments.

**Durham Catholic District
School Board**

No comments received.

Township of Brock:

- **Building** No concerns with the proposing amendment.
Works involving change of use, plumbing, partitioning, renovations may require building permits and to ensure applicable permits are applied for where required.
Applicant and owner to be advised that any uses that impact the sewage system will require appropriate approvals.
- **Fire** No comments received.
- **Public Works** No comments received.

4.0 Related Policies / Procedures

Envision Durham – Durham Region Official Plan

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 March 24, 2025 in accordance with the Planning Act. Notice of the statutory public meeting was provided to surrounding property owners in accordance with the Planning Act and posted on the Township's website. Signs were also placed on the property to notify the general public of the application. No members of the public provided verbal comments at the public meeting.

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 2025-DS-002 regarding Zoning By-law Amendment (ZBA-2025-01) application for B20 Beaver Avenue – Recommendation Report, be received;

That application ZBA-2025-01 to amend Zoning By-law 287-78-PL be approved; and

That the Zoning By-law appended to this report as Attachment 1 be approved by Council.

Attachments:

Attachment 1 – Draft Zoning By-law