

Township of Brock
1 Cameron Street East,
P.O. Box 10
Cannington, ON
L0E 1E0

October 26, 2021

Attention: Mayor Grant and Members of Council

Re: Sunderland Fairgrounds – Future Use and Potential Relocation Opportunities
Mac Innis Property – 994 River Street West, Sunderland

Dear Mayor Grant and Members of Council:

We are writing on behalf of our clients, the Mac Innis family, who are the owners of approximately 48 Hectares of land on western edge of Sunderland. A portion of their lands abut the south limit of the Sunderland EMS and Fire Stations.

The Mac Innis family has been interested in opening up a dialogue with the Township regarding the potential for a new and larger parkland/recreational complex in Sunderland. Miller Planning Services have been retained by the Mac Innis family to assist in this dialogue with the Township.

Council will note that we have filed a separate letter to you on behalf of the Mac Innis/ Baker families regarding the process of Regional Comprehensive Review.

As a basis to initiate the discussion regarding the potential relocation of the Sunderland Park/Recreational facilities our client has asked us to provide to this Council with this letter and the attached document.

We would kindly request on behalf of our clients that the Council of Brock Township received this document and if Council is supportive ask your staff to review the proposal and comment back to us so we may begin to commence discussions around this matter.

We thank you for your consideration in advance.

Sincerely,

A handwritten signature in black ink that reads "R. Miller". The signature is stylized, with a large "R" and a cursive "Miller".

Rodger Miller,
Principal



Prepared for Mr. D. Mac Innis

Mac Innis Proposal **Proposed Sunderland Park / Recreational Complex Relocation**

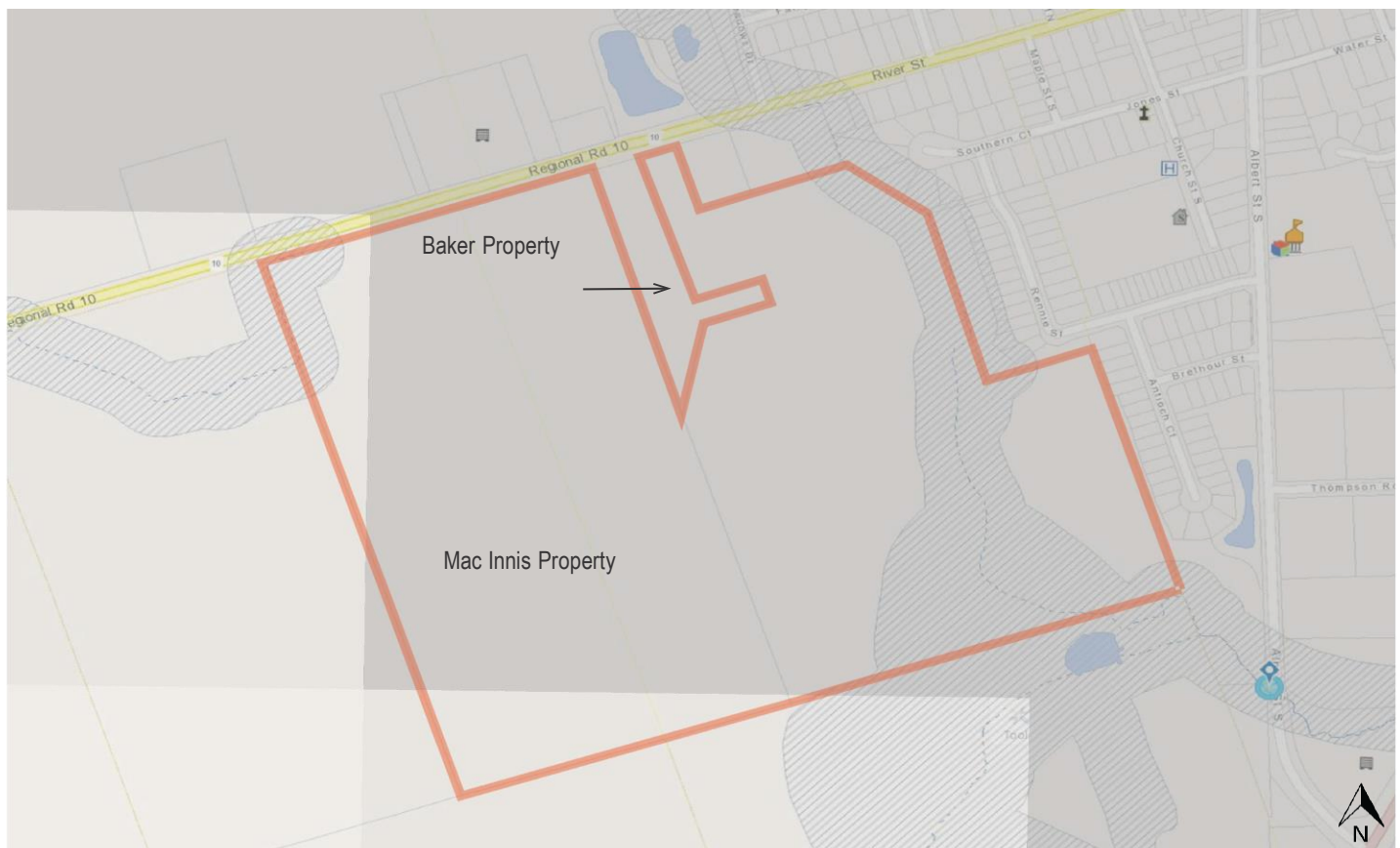
October 25 2021

Proposal to Council of Brock Township

This document has been prepared for discussion purposes with The Township of Brock.

The Mac Innis family are the Owners of approximately 48 Hectares of property on the western edge of the Sunderland Urban Area within the Township of Brock. (See Figure 1). Their property surrounds an adjacent property owned by the Baker family.

**Figure 1: Mac Innis and Baker Properties
River Street/ Regional Road # 10 Sunderland, Ontario**



The Sunderland Urban Area is the most southerly urban area in Brock Township and has been enjoying steady growth on a relative basis over the last decade. People looking to reside in the GTA are now considering the northern tier municipalities as alternative to the lake based suburban locations. Sunderland has realized the benefits of this interest. This additional growth has increased the Townships tax base and helped support the continuation of essential services in the community such as schools and community centers.

The Mac Innis Lands

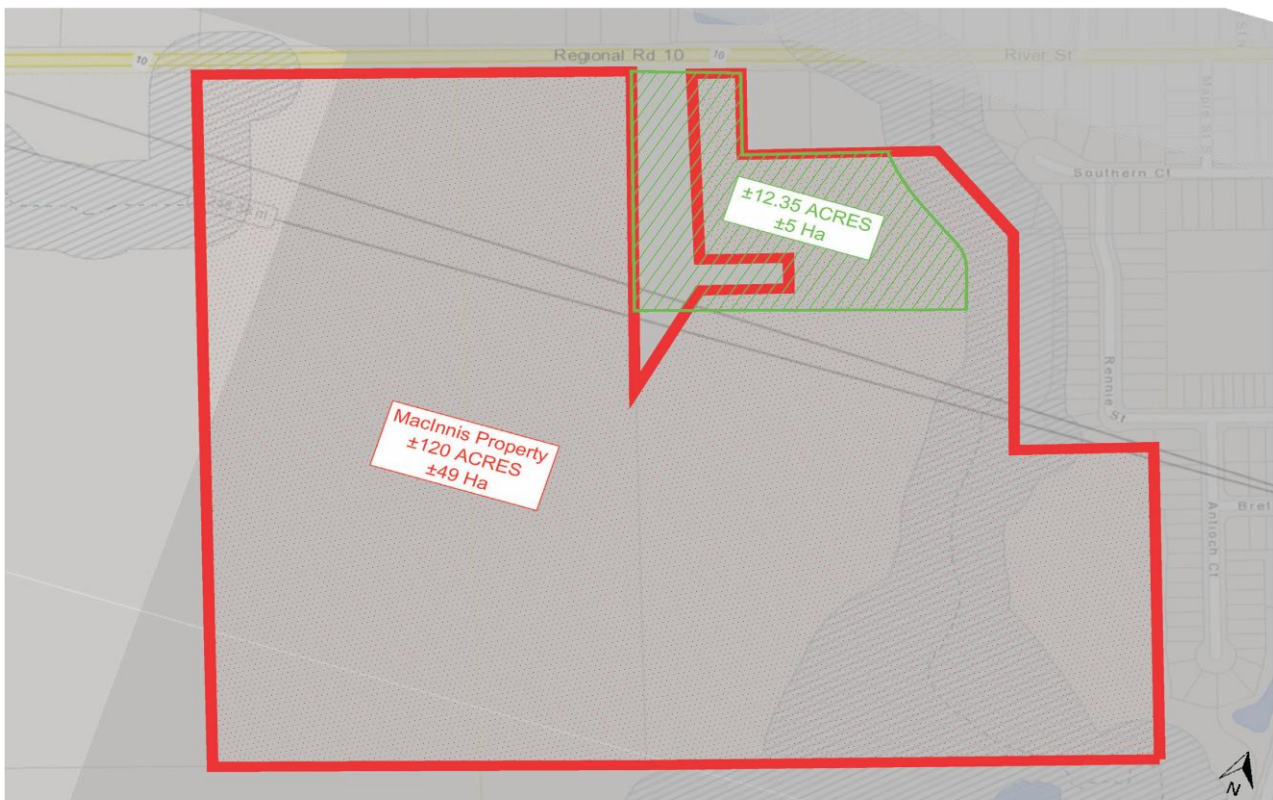
1.

The Mac Innis lands are located on the south side of River Street and along western edge of the existing urban area. The lands lie generally opposite the newer residential subdivisions to the east and north. The new EMC and Fire Hall facilities lie along the north east edge of this property.

As you are aware the Mac Innis family is seeking the support of the Township of Brock in advocating for a residential expansion of Sunderland on their and the Baker lands through the Regional Official Plan review. (See Figure 2). We believe that the expansion is supportable and warranted in order for Sunderland and Brock Township to meet the growth requirements to 2051.

Expansion of the Sunderland Urban Area to the west represents a logical extension. The recent additions of the EMC and Fire Hall locations along River Street to the west of these residential neighbourhood's reinforce the importance of this road in this urban area. Concentrating future growth areas to west would reinforce and support the existing commercial and public infrastructure of this community. Locating future growth areas south of River Street creates opportunities for pedestrian linkages and path systems to the existing local road network leading to the public school in Town and leads to more centrally located future development.

Figure 2: Location of Proposed Sunderland Urban Area Expansion



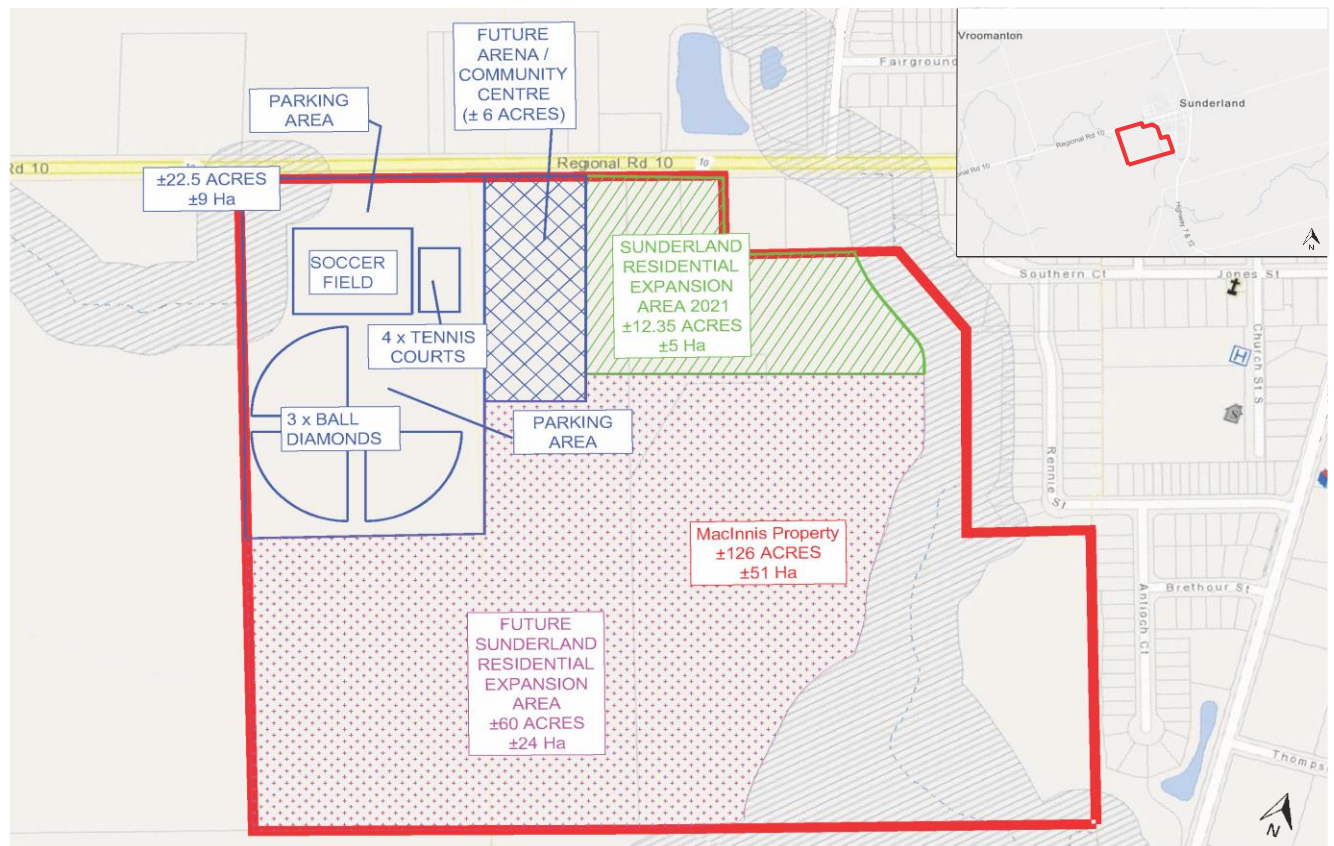
The Parkland Proposal

In addition to, yet separate from the submissions they have made to the Region of Durham and the Township regarding the Regional Official Plan review the Mac Innis family would like to dialogue with the Township regarding the potential relocation of the existing park and recreational facilities currently found in the Sunderland Fairgrounds. An opportunity exists to provide for updated and expanded programming on a larger parcel of land to serve the growing community. There is also an opportunity to move the existing lighted sports facilities away from the existing residences on the edge of the Fairgrounds and eliminate any negative impacts that currently exist. There is also an opportunity to allow for additional residential growth on these current Sunderland parklands in order to strengthen the settlement area for the future.

The Mac Innis family would like to explore with the Township the potential to relocate the existing 17 acre park facility to the western portion of their lands and expand the community's parkland and recreational facility to approximately 30 plus acres through a land exchange.

A preliminary concept has been developed showing the potential to locate and expand various park and recreational facilities on the lands.

Figure 3: Park Proposal Future Sunderland Recreational Complex and Playing Fields



As the preliminary concept shows there is ample space to locate 3 large light baseball diamonds, a soccer field, four tennis courts, parking areas and a separate 6 acre parcel for a recreational building. There would be ample opportunity to service the recreational needs of both existing and future residents of Sunderland and other portions of the Township's population on a relocated park facility.

A new expanded recreational centre and playing fields would allow the Township to update their program offerings to a variety of age groups and interests. Newer buildings could offer more accessible facilities which could provide activities for a wider more diverse populations with different abilities and needs. Newer facilities could also offer more multi-purpose spaces which could support year round programming for the Township as a whole.

This relocation would also allow for all major municipal facilities to be conveniently located side by each on River Street in Sunderland.

A relocation of the park / recreational facilities could, if needed, be completed in phases perhaps with the relocation of the playing fields first. Following this the recreational facility buildings could be replaced.

Sunderland Fairgrounds:

An aerial photograph of the existing fairgrounds park is provided below.

If the parkland and recreational facilities were to be relocated to the Mac Innis Lands the proposal for the existing lands would be to ensure that they are developed with compatible lot sizes and building forms.

There would also need to be recognition for existing significant trees and the potential to maintain some smaller park feature on site should that be required.

Our analysis of the site as shown in the figure is that the playing fields occupy some 11 acres; whereas the recreational facility and the parking occupy approximately 2.1 acres. The remaining 4 acres is occupied by a forested area and a junior playground.

Figure 4: Existing Sunderland Park



If the Township is receptive the Mac Innis family would like to enter into exploratory discussions regarding the potential relocation and expansion of Sunderland's current park and recreational facility onto their lands.

The Mac Innis family understands that the dialogue may require significant time for both parties to consider and pursue, and that there are land use planning matters to be reviewed as well.

If the Township is interested in pursuing this dialogue we would suggest that this is the appropriate time to commence that dialogue given the land use reviews that are currently underway.

We thank you for your consideration in advance.