

To Whom it May Concern:

Please accept this submission to include the below properties within Beaverton's settlement area boundary as part of the Region of Durham's Municipal Comprehensive Review. This submission includes two properties, detailed below. While the rationale and justification for each property is largely the same, it is further requested that each property be evaluated individually, so that the decision to include one property within the settlement area is not contingent on the other. Each property already maintains a separate roll number.

Property	Roll No.	Legal Description	Current Region Official Plan Designation	Area	Frontage
A (north)	1839-010-004-46400	CON 7 3 PT LOT 13, 14 AND RP 40R7066 PART 7, 8 AND RP 40R17249 PART 2, 3	Major Open Space Area; Prime Agricultural Area	87.84 acres	+/- 585 m CON 7 +/- 587 REG RD 23
B (south)	1839-010-004-28300	CON 6 PT LOT 13 NOW RP 40R13595 PART 1	Major Open Space Area; Prime Agricultural Area	36.00 acres	+/- 585 m CON 7 +/- 394 m REG RD 23

Demonstrated Need for the Expansion

Durham Region's population is growing. According to the Technical Report - Durham Region Profile, prepared by the Region of Durham, the number of households in the Region increased 6.2% from 2011 to 2016. While there are high demands for housing, supply has not been able to keep pace, and this has factored into the cost of home ownership, which increased 368.5% from 2000 to 2019, according to the Region's Technical Report.

Brock, and Beaverton specifically, in the past few years has seen exceptional growth. While census data through to 2020 are not yet available, based on real estate trends, it is evident that there is a strong demand for housing in Beaverton. This demand and the growth in Beaverton has been further bolstered by the GTA-exodus triggered by the COVID-19 pandemic. In an article released by the Ontario Real Estate Association (<https://www.orea.com/News-and-Events/News-and-Press-Releases/Press-Releases/May-25-2021>), it was noted that according to recent research, the demand for more space, and the demand for detached homes has increased as a result of the pandemic. These homes, and this

space, we believe is more likely to be provided in areas like Beaverton, rather than in more urban areas. According to this article, 19% of home buyers are looking in rural areas, an increase of 3% from the previous year. Providing a smaller community atmosphere, Beaverton is still close enough to larger employment centres of the GTA while also providing the infrastructure and internet capabilities to facilitate work from home opportunities. With new school facilities in the works and access to the waterfront, Beaverton is in demand by young families and retirees alike.

There are undeveloped lands in the Beaverton settlement area; however as we understand most appear to have plans for subdivision development in place. We expect that even with the development of the remaining vacant lands within the urban area; this will not be enough to accommodate growth over the next 25 to 50 years. More land for development is going to be needed to accommodate the guaranteed demand for growth in the Brock and Beaverton area. While we do not have specific numbers, we expect this will be shown in any assessment completed by the Township or the Region.

Feasibility - Most Appropriate Locations

The northern area of Beaverton (historically Thorah) represents the most logical expansion area for the town, and also makes sense from a Township perspective.

Beaverton is a logical growth centre for the Township. It maintains the greatest employment potential, especially with the new development occurring on Highway 12. Being next to Lake Simcoe, it is also a natural draw for both residents and tourists. Looking at Beaverton specifically, expansion east of Highway 12 would not make logical sense, as Highway 12 and the associated traffic would create greater obstacles and hazards in accessing the downtown. The areas to the east and the south of the town are also largely wetlands and would present challenges to development. The northern area of the town represents fewer environmental constraints, while also being within the bounds of Highway 12 and presenting options for better connection to the established built area.

Infrastructure

There is no existing municipal water or sewage servicing on the properties. We expect that the development of the lands within the urban boundary immediately south of White's Creek will require new municipal servicing facilities. The subject properties would represent a logical expansion of those services. Beaverton also currently does not face any servicing capacity constraints, as is experienced in the other towns. We believe that servicing can appropriately be provided to the subject properties, across the river, as has been done in Cannington and has been done in the historical development of the town of Beaverton, which is already built on two sides of the Beaver River.

Key Hydrological Areas

White's Creek is the main environmental feature on the properties. Rather than a hindrance to development, we see the river as an excellent opportunity for parkland to complement any future development. The creek also presents opportunities for a network of trails, which could connect to any development proposed on the lands immediately to the south of the river, then providing safe options for active-transportation to connect to the downtown.

Prime Agricultural Areas

The subject properties are prime agricultural, but not specialty crop areas. There are no reasonable alternatives in the Township which would avoid either prime agricultural lands or environmental / wetlands.

Impacts on Agricultural Uses - MDS

There are no active livestock facilities within the vicinity of the subject properties which would trigger MDS setbacks. Any farms within 1,500 metres of the subject properties which could potentially house livestock in the future are more than 1,000 metres away.

Impact on Agricultural Uses - Adverse Impacts

There are no active agricultural operations to the south or the west of the subject property. To the north, there is only one small agricultural field. The agricultural operations to the east would not be impacted during or after any potential development, as these operations have equipment access from Concession 8, more northern portions of Regional Road 23 and access from Concession 7 further east of our properties.

While there may be increased traffic as a result of any development on the properties, we believe this traffic impact would be minimal when considering the increased traffic as a whole that will be experienced as the town grows.

Given natural topography, any development would drain away from the farm operations, and no impacts such as pooling would be expected.

There are no nearby livestock facilities that would receive increased complaints of noise or odour.

We would also like to note that, while the focus is on ensuring any eventual development does not hinder other agricultural operations, the proximity of these properties to the urban boundary has already impacted our agricultural operation. We have received complaints over normal farm practices, including spreading manure and spraying crops from the cottage development down the road. Each year trespassing issues on the properties become worse, increasingly more so as the northern limits of the Town continue to be developed. Unauthorized driving of

snowmobiles, dirt bikes and four wheelers causes damage to crops. With increasingly urban neighbours, misconceptions over agriculture have also caused issues with our operation, with complaints filed over phosphorus loading near the lake. Littering has caused damage to farm equipment. Previously, we had fences purposely opened and livestock released.

The properties are bound by urban development to the south, Lake Simcoe to the west, and to a large extent the north, and Regional Road 23 and past that, Highway 12 to the east.

Commuter and cottage traffic has also made it difficult to safely operate farm equipment, where access to our fields is required largely from Concession 7 (subject to the cottage traffic of Alsops Beach) and Regional Road 23 - which experiences large volumes of spillover from Highway 12 in the summer months.

The properties are trapped in a way where agriculture is becoming increasingly less viable.

Feasibility - Resources and Public Health and Safety

There are no identified aggregate resources of significance on the properties.

As noted, there is White's Creek on the south property. It is anticipated that any development as a result of the settlement area expansion would need to respect this feature. However, rather than hindering development, the creek provides a good feature for parkland, recreation and trail linkages to town, as described above. Any floodplain area associated with the river could also be incorporated into the park / recreational areas, similar to the existing development and recreational amenities provided on the south side of the Beaver River in Beaverton. No other hazards have been identified on our properties.

Feasibility - Greenbelt

Regarding the Greenbelt policies, the properties are within the Protected Countryside; as are all properties outside of the existing urban boundaries in Brock. There do not appear to be any alternatives that would avoid the Protected Countryside in Brock; however these properties would largely avoid the Natural Heritage System (save and except for the northern portion of the northern property, which could be maintained as woodland), and other sensitive environmental features (i.e. wetland complexes) that exist on other borders of the town. Regarding the Natural Heritage System, we also reiterate that if it is not possible to include the northern property as a result of this designation, that the southern property still be included/considered.

We recognize that the properties are greater than 10 hectares permitted under the Greenbelt Plan. However, to accommodate growth in Brock and within the Region over the next 50 years, we expect that more than 10 hectares would be required. However, we also suggest that given the presence of White's Creek on the southern property, and the woodland presence on the northern property, areas designated for growth within any expanded settlement area could be easily limited to no more than 50% of the lands as required by the Greenbelt Plan.

The inclusion of these lands within the urban area would provide opportunity for expanded residential and recreational (parkland) development, with the potential for active transportation linkages that would support a complete community. We expect servicing could be connected to that which is required for those lands directly south of Whites Creek, with a system similar to those which cross the Beaver River in Beaverton, and in Cannington.

Concluding Comments

Brock Township is growing, and Brock Township needs to grow. In order to keep our main streets vibrant and businesses open, we need the residents here to support these businesses. Growth and development in the Region of Durham cannot be completely concentrated in the south. Some development should and needs to occur in the northern areas of the Region, to ensure these areas can continue to thrive.

These properties would represent a modest expansion to the settlement area which could provide for residential growth complemented by appropriate open space and parkland, and provides opportunities for linkages to current and future development on the south side of White's Creek.

While we have enjoyed the farming opportunities on our properties, as the Town continues to be built out to our property lines, consequences to our right to farm have been experienced, and are only expected to continue to increase. These lands are bound by urban development, cottage development, Lake Simcoe and a busy transportation network, which when combined make conditions less than ideal for farming.

We therefore submit the request that these properties be considered for a settlement area boundary expansion.

If you have any questions, please let us know.

Kevin & Harriet Drake
Property Owners

