
From: Catherine Rose, MCIP, RPP
Chief Planner

Subject: Zoning By-law Amendment Application A 10/21
1023343 Ontario Inc.
4973 Brock Road

1. Purpose of this Report

The purpose of this report is to provide preliminary information regarding an application for Zoning By-law Amendment, submitted by 1023343 Ontario Inc., to facilitate an infill residential development. This report contains general information on the applicable Official Plan and other related policies and identifies matters raised to date.

This report is intended to assist members of the public and other interested stakeholders to understand the proposal. The Planning & Development Committee will hear public delegations on the application, ask questions of clarification, and identify any planning issues. This report is for information and no decision on this application is being made at this time. Staff will bring forward a recommendation report for consideration by the Planning & Development Committee upon completion of a comprehensive evaluation of the proposal.

2. Property Location and Description

The subject lands are located at the northeast corner of Old Brock Road and Wellington Street within the Hamlet of Claremont (see Location Map, Attachment #1). The site has an area of approximately 0.27 of a hectare with approximately 47 metres of frontage along Old Brock Road and 57 metres of frontage along Wellington Street.

There is an existing two-storey detached dwelling located at the northwest corner of the property with an attached deck that wraps around the west, south and east walls of the dwelling. A small portion of the deck is located beyond the front property line and encroaches onto the Old Brock Road right-of-way.

The surrounding land uses are as follows (see Air Photo Map, Attachment #2):

North: Immediately to the north are one and two-storey detached dwellings fronting onto Old Brock Road and Central Street. At the southeast corner of Central Street and Old Brock Road is a two-storey mixed-use building with commercial uses at grade (including a convenience store, LCBO and Beer Store) and residential units on the second floor.

South: To the south, across Wellington Street, are two-storey detached dwellings fronting onto Old Brock Road and Wellington Street. Further south is a commercial property currently occupied by the Claremont Masonic Hall.

West & East: To the west, across Old Brock Road, and immediately to the east are one and two-storey detached dwellings.

3. Applicant's Proposal

The applicant has applied for a zoning by-law amendment to rezone a portion of the property from a commercial zone category to a residential zone category to facilitate the future severance of the property to create a total of two residential lots fronting onto Old Brock Road (see Submitted Site Plan, Attachment #3). Details of the proposed lots are as follows:

	Lot Area	Lot Frontage
North Lot (Part 1)	1,367.5 square metres	23.6 metres
South Lot (Part 2)	1,390 square metres	24.2 metres

On the proposed north lot (Part 1), the existing two-storey detached dwelling and the attached deck are proposed to remain. The lot is proposed to be serviced by the existing septic system and a new well. The north lot is proposed to be accessed through an existing driveway fronting Old Brock Road.

On the south lot (Part 2), a new detached dwelling is proposed. The lot is proposed to be serviced by a new septic system and a new well. A new driveway is proposed for the south lot fronting Old Brock Road.

The applicant is proposing to create the lots through a future land severance application to the Region of Durham.

4. Policy Framework

4.1 Oak Ridges Moraine Conservation Plan

The Oak Ridges Moraine Conservation Plan designates the subject property as "Countryside Area – Rural Settlement". New lots may be created in Countryside Areas for minor infill within Rural Settlements. The Plan states that a lot may be created only if there is enough net developable area on both the severed lot and the retained lot to accommodate proposed uses, buildings and structures and accessory uses without encroachment on key natural heritage features or key hydrologic features.

The applicant's proposal will be assessed against the provisions of the Oak Ridges Moraine Conservation Plan during the further processing of the application.

4.2 Durham Regional Official Plan

The Durham Regional Official Plan designates the subject property as “Oak Ridges Moraine Areas – Hamlet”. Minor residential infill, consisting predominantly of single-detached housing, is permitted within Hamlets. In considering Hamlet development, the following principles should serve to guide the preservation, cultural attributes and historic heritage of the community:

- simplicity of form;
- predominance of residential units;
- larger lots that accommodate private services;
- almost exclusively single detached dwelling form;
- few facilities; and
- views and vistas of the countryside.

The applicant’s proposal will be assessed against the policies and provisions of the Durham Regional Official Plan during the further processing of this application.

4.3 Pickering Official Plan

The Pickering Official Plan designates the subject property as “Rural Settlements – Oak Ridges Moraine Rural Hamlets”. This designation provides opportunities for redevelopment and infilling within the existing hamlet boundary, permitting a variety of uses including residential, employment, commercial, community, cultural and recreational.

The Claremont Settlement Map (Schedule IV – 10 to the City’s Official Plan) designates the subject lands as “Hamlet Commercial”. Permissible uses within the Hamlet Commercial designation include retail, office, business, personal services and employment uses, residential uses, home occupations and community, cultural and recreational uses including community gardens and farmers’ markets.

The Claremont Settlement policies encourage opportunities to enhance the historic village through general or site-specific zoning that allows for the introduction of arts and craft studios, custom workshops and small-scale commercial enterprises on suitable sites, providing the historic character of the village and the interests of neighbouring residents are respected. In addition, the policies encourage retail, shopping, office and other business uses to locate in the hamlet commercial area surrounding Central Street and Brock Road. For residential infilling, the policies encourage providing a wider variety of housing forms within the Hamlet, particularly to meet the needs of young people and senior citizens.

Old Brock Road and Wellington Street are identified as local roads within the Pickering Official Plan, designed to carry local traffic and provide access to individual properties, to other local roads and collector roads. Local roads generally have a right-of-way width of up to 20 metres.

The applicant’s proposal will be assessed against the policies and provisions of the Pickering Official Plan during the further processing of this application.

4.4 Zoning By-law

The subject property is currently zoned “ORM-C2” – Oak Ridges Moraine – General Commercial Zone and “ORM-R5” – Oak Ridges Moraine – Hamlet Residential Five Zone within Zoning By-law 3037, as amended by By-law 6640/06 (see Zoning Map, Attachment #4). Permitted uses within the ORM-C2 Zone include an accessory dwelling unit, automobile service station, bake shop, business office, clinic, day nursery, dry cleaning and laundry collection station, financial institution, hotel, parking station, personal service shop, place of amusement, professional office, public parking lot, restaurant, retail store and taxicab stand or station. Permitted uses within the ORM-R5 Zone include a detached dwelling and home-based business.

The applicant is requesting to rezone the portion of the subject property currently zoned ORM-C2 to ORM-R5 to recognize the existing detached dwelling on the proposed north lot (Part 1), and to permit a detached dwelling use on the proposed south lot (Part 2). In addition, the applicant is requesting the following site-specific exceptions:

- reduce the minimum lot area requirement from 1,390 square metres to 1,360 square metres for the proposed north lot (Part 1); and
- reduce the minimum front yard setback requirement from 9.0 metres to 1.0 metre to recognize the siting of the existing dwelling on the proposed north lot (Part 1).

5. Comments Received

5.1 Public Comments

Notice of the Electronic Statutory Public Meeting regarding this application was provided through a mailing to all properties within 150 metres of the subject lands (in total, notice was mailed to 68 property owners and to the Claremont and District Community Association). A public meeting notice sign was erected at the property on December 3, 2021, located along the Old Brock Road frontage.

As of the date of this report, no comments have been received from the public.

5.2 Agency Comments

5.2.1 Enbridge Gas Inc.

- Enbridge Gas Inc. has no objections to the proposed development, and reserves the right to amend development conditions.
- It is the responsibility of the applicant to verify that the existing gas servicing does not encroach on more than one property when severing the existing land parcel.

5.2.2 Other Agencies

As of the date of this report, no comments have been received from the Region of Durham Planning Department or the Region of Durham Health Department.

5.3 City Department Comments

5.3.1 Engineering Services

As of the date of this report, no comments have been received from Engineering Services.

5.3.2 Fire Services

- The Fire Services Department has no objections to the proposed development.

6. Planning & Design Section Comments

The following is a summary of key concerns/issues or matters of importance raised to date. These matters, and others identified through the circulation and detailed review of the proposal, are required to be addressed by the applicant before a final recommendation report to Planning & Development Committee:

- ensure conformity with the policies in the Oak Ridges Moraine Conservation Plan, Durham Regional Official Plan and Pickering Official Plan;
- ensure the proposed zoning change from commercial to residential is desirable and consistent with the Pickering Official Plan and the Claremont Settlement policies;
- ensure both the severed and retained parcels meet the Region of Durham's minimum lot size policies related to private septic and well services;
- establish appropriate zoning restrictions to recognize the existing dwelling with attached deck that is proposed to remain on the north lot (Part 1) and identify if an encroachment agreement exists for the deck encroaching onto the Regional-owned right of way;
- ensure the design and siting of the proposed new dwelling on the south lot (Part 2) is compatible with the established character of the Hamlet; and
- review the proposed building materials and architectural treatment of the proposed new dwelling on the south lot (Part 2) to ensure the design maintains the character of the Hamlet of Claremont.

Further issues may be identified following receipt and review of comments from the circulated departments, agencies and public. The City Development Department will conclude its position on the application after it has received and assessed comments from the circulated departments, agencies, and public.

7. Information Received

Copies of the plans and studies submitted in support of the application are listed below and available for viewing on the City's website at pickering.ca/devapp or at the offices of the City of Pickering, City Development Department:

- Environmental Sustainability Report, prepared by D.G Biddle & Associates Limited, dated August 2021;
- Functional Servicing and Stormwater Management Report, prepared by D.G Biddle & Associates Limited, dated August 2021;

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- Hydrogeological Assessment, prepared by Cambium Inc., dated August 24, 2021;
 - Noise Impact Study, prepared by D.G Biddle & Associates Limited, dated August 2021;
 - Phase I ESA, prepared by GeoPro Consulting Limited, dated May 21, 2021;
 - Phase II ESA, prepared by GeoPro Consulting Limited, dated June 8, 21, 2021;
 - Planning Justification Report, prepared by D.G Biddle & Associates Limited, dated May 2021;
 - Preliminary Grading & Servicing Plan prepared by D.G Biddle & Associates Limited, dated August 2021;
 - Record of Site Condition, dated April 9, 2021; and
 - Site Plan, prepared by D.G Biddle & Associates Limited, dated March 2021.

8. Procedural Information

8.1 General

- written comments regarding this proposal should be directed to the City Development Department;
- oral comments may be made at the Electronic Statutory Public Meeting;
- all comments received will be noted and used as input to a Recommendation Report prepared by the City Development Department for a subsequent meeting of Council or a Committee of Council;
- any member of the public who wishes to reserve the option to appeal Council's decision must provide comments to the City before Council adopts any by-law for this proposal; and
- any member of the public who wishes to be notified of Council's decision regarding this proposal must request such in writing to the City Clerk.

9. Owner/Applicant Information

The owner of this property is 1023343 Ontario Inc., who is represented by D. G. Biddle & Associates Limited.

Attachments:

1. Location Map
2. Air Photo Map
3. Submitted Site Plan
4. Zoning Map

Prepared By:

Approved/Endorsed By:

Original Signed By

Original Signed By

Isabel Lima
(Acting) Planner II

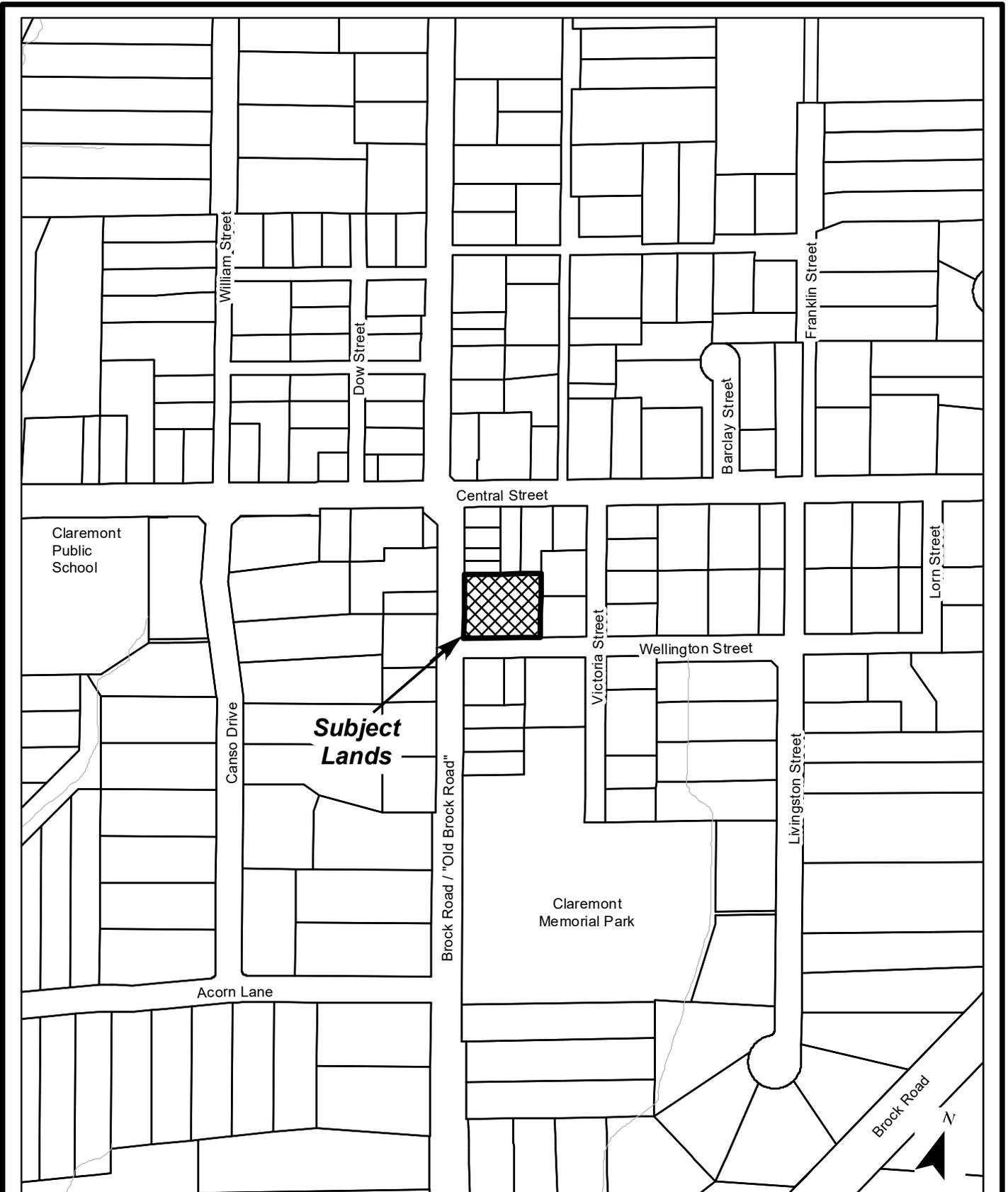
Catherine Rose, MCIP, RPP
Chief Planner

Original Signed By

Nilesh Surti, MCIP, RPP
Manager, Development Review
& Urban Design

IL: Id

Date of Report: December 21, 2021

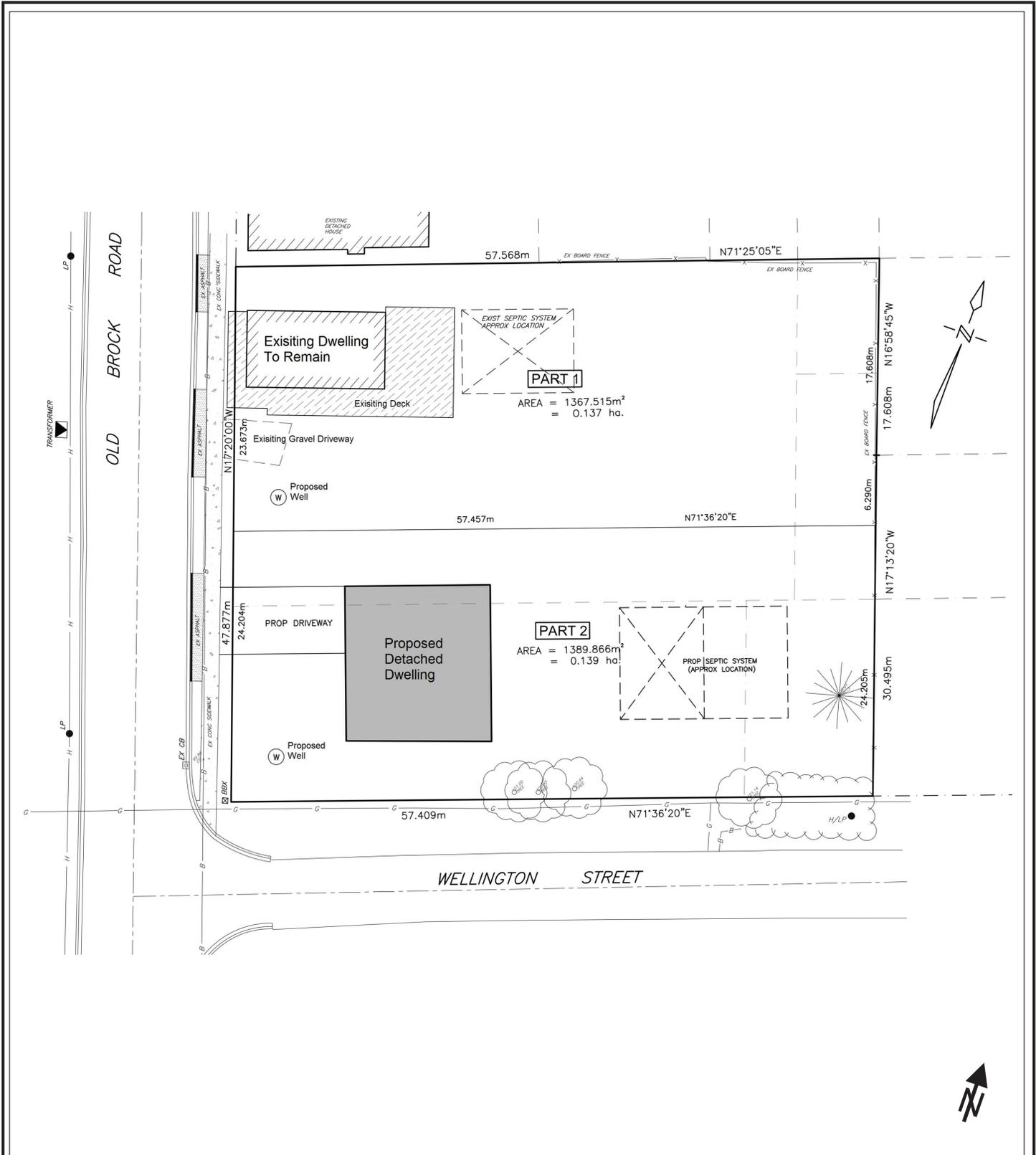


 <p>PICKERING City Development Department</p>	<p>Location Map</p>
	<p>File: A 10/21</p>
	<p>Applicant: 1023343 Ontario Inc</p>
	<p>Municipal Address: 4973 Brock Road ("Old Brock Road")</p>
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	<p>SCALE: 1:4,000</p>
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City of
PICKERING
 City Development
 Department

Air Photo Map	
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City of
PICKERING
City Development
Department

Submitted Site Plan

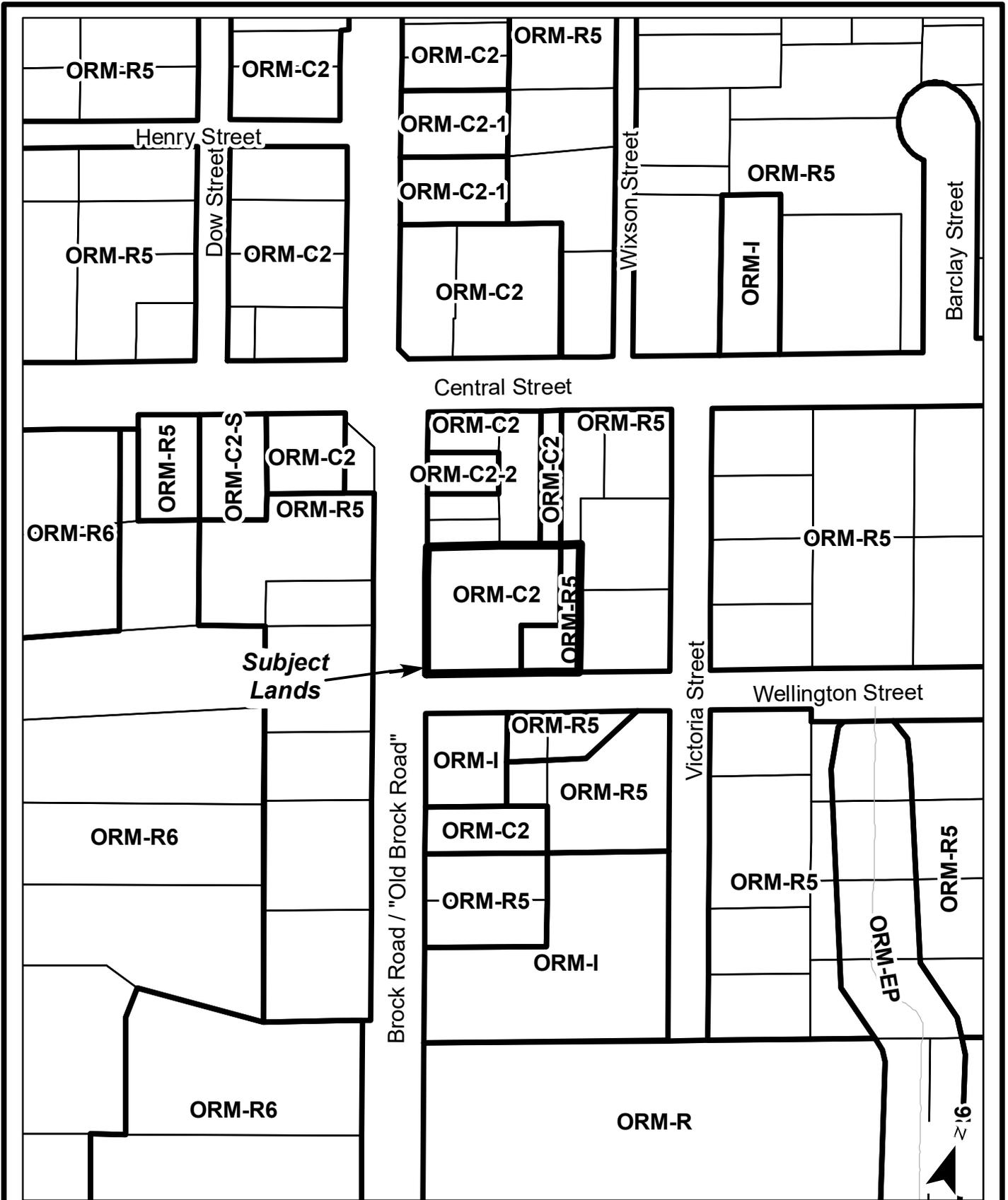
File No: A 10/21

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FULL SCALE COPIES OF THIS PLAN ARE AVAILABLE FOR VIEWING AT THE CITY OF PICKERING
CITY DEVELOPMENT DEPARTMENT.

DATE: Dec. 13, 2021



<p>PICKERING City Development Department</p>	<p>Zoning Map</p>
	<p>File: A 10/21</p>
	<p>Applicant: 1023343 Ontario Inc</p>
	<p>Municipal Address: 4973 Brock Road ("Old Brock Road")</p>
<p><small>This zoning map is a graphical representation of the zoning schedules and is not a plan of survey. The zoning schedules in Zoning By-Law 3037, as amended, are the official schedules. In any situation where the zoning schedules are found to differ from this map, the text of the signed By-Law, as amended, will take precedence in the interpretation of zoning.</small></p>	<p>Date: Dec. 08, 2021</p>
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