

BY-LAW NUMBER 34-2016
OF
THE REGIONAL MUNICIPALITY OF DURHAM

Being a by-law to adopt Amendment #162 to the Durham Regional Official Plan

WHEREAS the Planning Act, R.S.O. 1990, c.P.13, as amended, authorizes the Regional Municipality of Durham to pass by-laws for the adoption or repeal of Official Plans and amendments thereto; and

WHEREAS Amendment #162 to the Durham Regional Official Plan is exempt from approval of the Minister of Municipal Affairs and Housing by Ontario Regulation 525/97, as amended by Ontario Regulation 344/98, made pursuant to Section 17(9) of the Planning Act;

NOW, THEREFORE, BE IT ENACTED AND IT IS HEREBY ENACTED as a By-law of the Regional Municipality of Durham by the Council thereof as follows:

1. Amendment #162 to the Durham Regional Official Plan is hereby adopted.
2. The Clerk of the Regional Municipality of Durham is hereby authorized and directed to give Notice of Adoption of the aforementioned Amendment to the Durham Regional Official Plan in accordance with the procedure adopted by Council for exempt amendments.
3. This By-law shall come into force and take effect on the day of final passing thereof.

This By-law Read and Passed on the 29th day of June, 2016.

R. Anderson, Regional Chair and CEO

D. Wilcox, Regional Clerk

Amendment #162 to the Durham Regional Official Plan

Purpose: The purpose of this Amendment to the Durham Regional Official Plan is to permit, as an exception,

- a. the development of a Paramedic Station on a site designated as Prime Agricultural Areas in the ROP; and
- b. to allow the proposed Paramedic Station to connect to existing municipal water and sanitary sewer services.

Location: The subject site is located on the south side of Regional Road 10, immediately west of the Sunderland Urban Area in the Township of Brock. The site is legally described as Part Lot 11, Concession 5, in the former Township of Brock.

Basis: The Durham Regional Official Plan encourages municipal facilities to locate within Urban Areas, but allows them in any designation provided they are compatible with and have minimal impact on their surroundings. Such facilities may be considered in the Prime Agricultural Areas, as an exception, provided:

- a) there are no reasonable alternative locations which avoid Prime Agricultural Areas;
- b) they are directed to lower priority agricultural lands;
- c) they are located adjacent to an arterial road;
- d) they do not disrupt the agricultural community;
- e) they are located in accordance with the Provincial Minimum Distance Separation formulae; and
- f) they are pursuant to a demonstrated need in the local community.

Through the review of technical reports the application was evaluated based on the criteria of the Official Plan. It was determined that the proposed expansion meets all applicable Official Plan policies and Provincial legislation.

Amendment: The Durham Regional Official Plan is hereby amended by adding a new exception Policy 5.4.7 to read as follows:

“Notwithstanding Policy 5.3.5, or any other policy of this Plan to the contrary, a Paramedic Station is permitted within the Prime Agricultural Areas designation on a parcel municipally known as S1050 Regional Road 10, being Part of Lot 11, Concession 5, in the former Township of Brock, in the Township of Brock, identified as Assessment No. 18-39-050-005-03102. Said Paramedic Station shall be permitted to connect to the existing municipal water and sanitary sewer services that are located within the Regional Road 10 right-of-way.

The development of the Paramedic Station on full municipal services shall be subject to the fulfillment of the following conditions to the satisfaction of the approval authorities:

- a) submission of a site plan application to the satisfaction of the Township of Brock;

- b) conveyance of a two metre road widening across the entire frontage of the subject property to the Region of Durham for the purpose of widening Regional Road 10;
- c) a stormwater management plan to the satisfaction of the Lake Simcoe Region Conservation Authority; and
- d) submission of a Stage 1 and 2 Archaeological Assessment to the Ministry of Tourism, Culture and Sport. No grading or other soil disturbances shall take place on the subject property prior to a letter of clearance from the Ministry of Tourism, Culture and Sport.”

Implementation: The provisions set forth in the Durham Regional Official Plan regarding the implementation of the Plan shall apply in regards to this Amendment.

Interpretation: The provisions set forth in the Durham Regional Official Plan regarding the interpretation of the Plan shall apply in regards to this Amendment.