



Committee Report

To: Warden Janice Jackson
Members of the Planning and Development Committee

From: Mark Paoli
Land Use Planning Manager

Date: December 17, 2020

Re: Draft Plan of Subdivision S-2020-006 (Hellyn Development Inc.) and
Consent B-2020-062 (Brubacher)

Staff Recommendation:

That Draft Plan of Subdivision S-2020-006 (Hellyn Development Inc.) be approved subject to the Conditions of Draft Approval; and,

That Consent B-2020-062 (Brubacher) be approved; and,

That the Director or Manager of Land Use Planning be authorized to sign the Decision Sheets and the Draft Plan.

Summary:

Hellyn Development Inc. is proposing to develop 5.1 hectares of land in Lucknow as a subdivision comprising 28 detached dwelling lots, 4 townhouse blocks, and 1 stormwater management block. The consent will create an easement for drainage from the development to Bruce Road 86.

Alignment with Guiding Principles:



GOOD GROWTH

To put growth in the right locations with the right services



AGRICULTURE

To support our key economies, including supporting a thriving agriculture community



CONNECTING

To improve our ability to move people, goods, and information between communities



HOMES

To increase the supply and mix of homes



BUSINESS

To create opportunities for a diversity of businesses, jobs, and employers



COMMUNITIES

To create wellbeing through access to healthy complete communities



HERITAGE

To identify and manage
our cultural heritage
resources



NATURAL LEGACY

To manage natural resources
wisely for future generations

-  Not applicable
-  Not aligned
-  Aligned
-  Strongly aligned

The subject lands are in the Village of Lucknow and designated Residential. This is a logical infill project in the Settlement Area that makes efficient use of land and infrastructure. Therefore, the plan is strongly aligned with the Good Growth guiding principle.

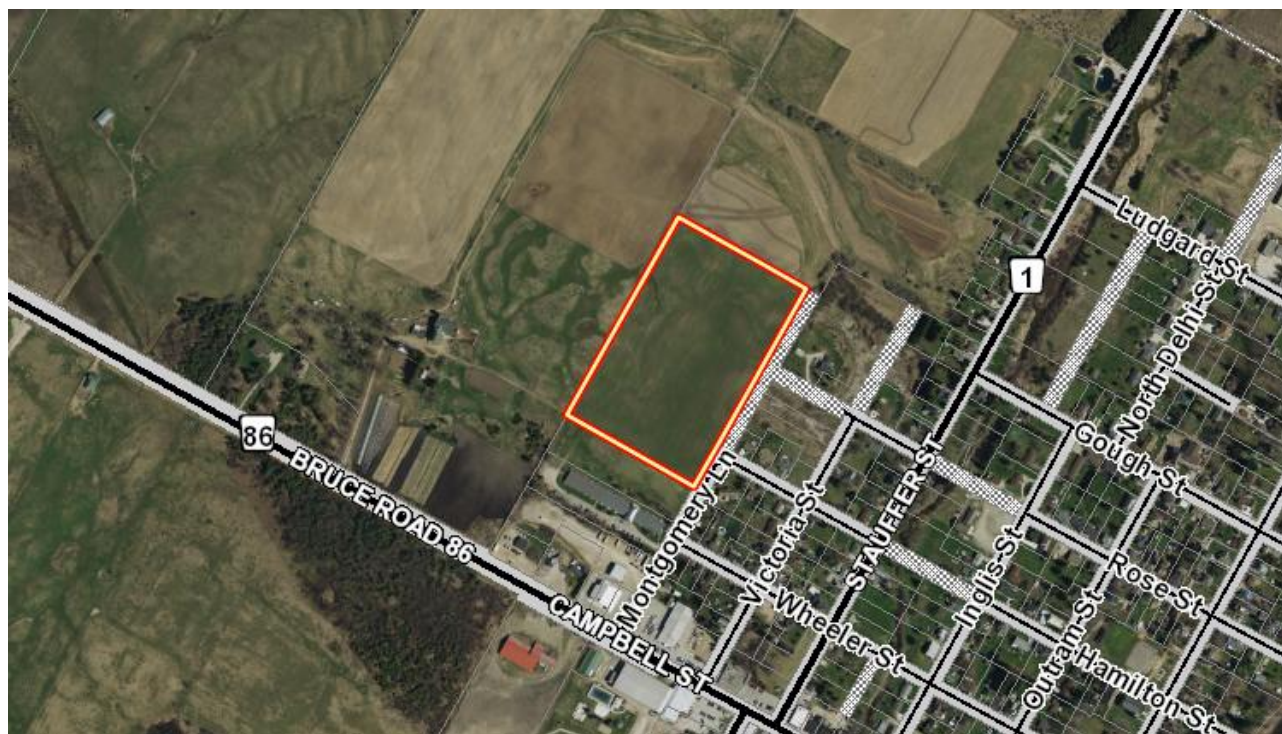
The proposed development would increase the supply and mix of homes in this area of Bruce County by providing 28 detached dwelling lots and between 38 and 46 townhouse dwellings for a total of 66 to 74 residential units. This is strongly aligned with the Homes guiding principle.

Given new municipal streets will also be constructed, with two connections to Montgomery Lane at Hamilton Street and Rose Street, the subdivision is aligned with the Connecting guiding principle.

The proposal is also aligned with both the Heritage and Natural Legacy guiding principles as potential concerns about archaeological resources, natural heritage features and functions, and stormwater management have been addressed through supporting studies. A Stage 1 and 2 Archaeological Assessment identified no archaeological materials, features or sites. A supplementary assessment will be conducted on the lands required for the easement per conditions of approval. A Species at Risk Assessment concluded that the draft plan of subdivision is unlikely to impact habitat occupied by Species at Risk in Ontario. Other natural heritage mitigation measures, such as stormwater quality and quantity control, will also be incorporated in the development through conditions of approval.

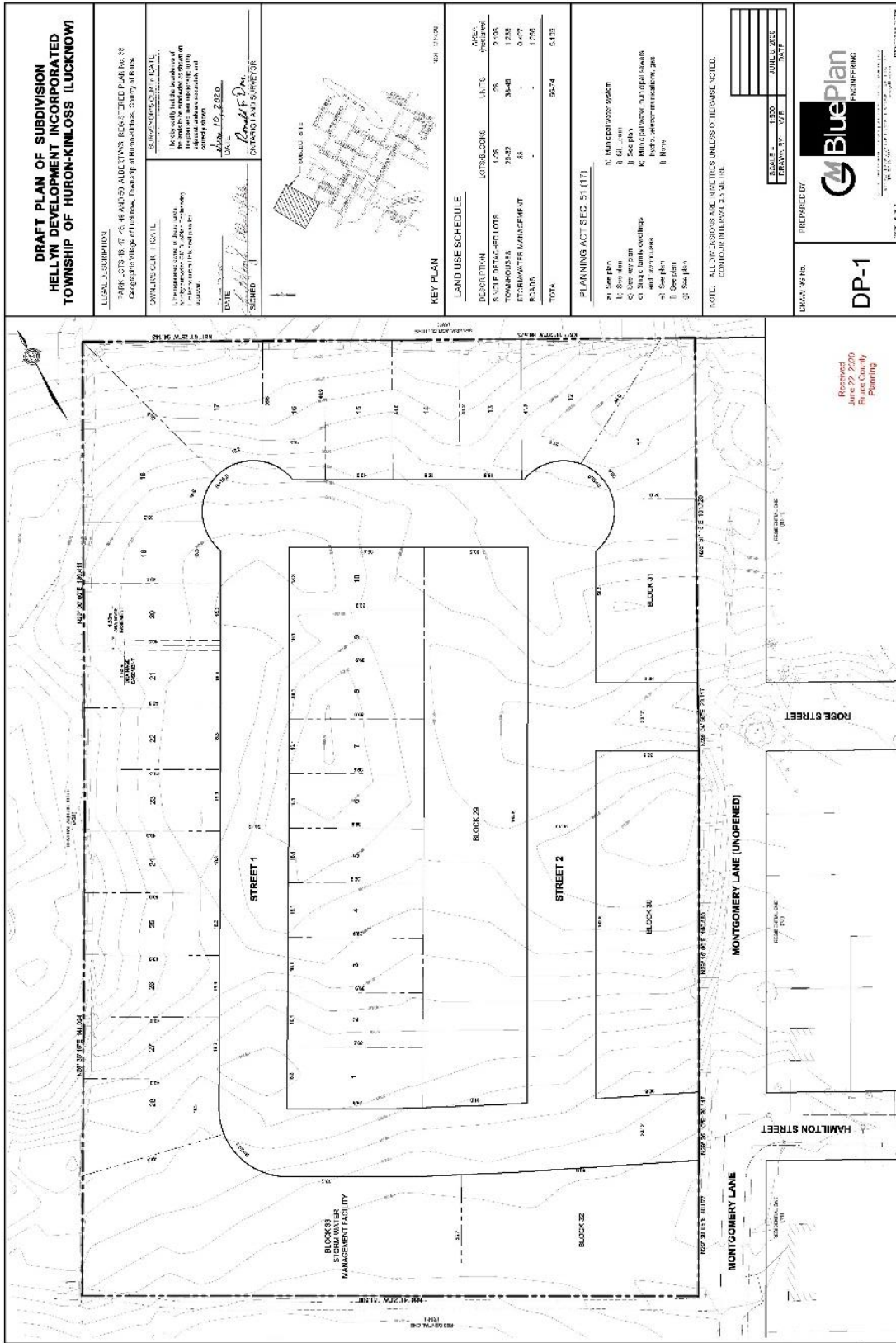
On balance, this proposal is aligned with the Guiding Principles and the Vision of a healthy, diverse and thriving future.

Airphoto

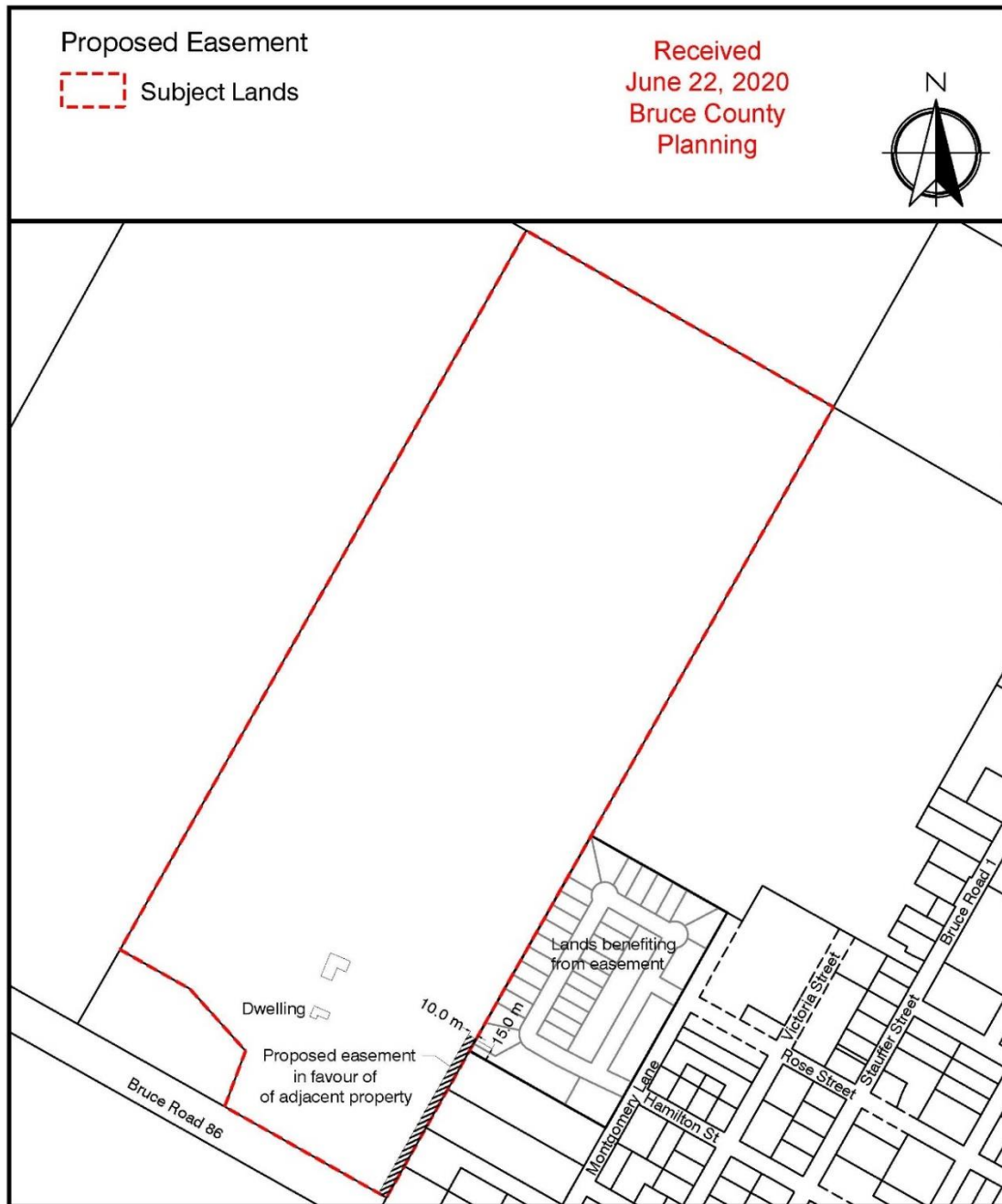


Draft Plan

*For Representation Only - Draft Plan attached separately



Site Plan - Easement



1288 Bruce Road 86
Lucknow, ON

RD **RON DAVIDSON**
LAND USE PLANNING CONSULTANTS INC.
OWEN SOUND, ONTARIO
SCALE 1:6000

Planning Analysis:

The following section provides an overview of the planning considerations that were factored into the staff recommendation for these applications, including relevant agency comments, public comments (attached) and planning policy sections.

Efficient Use of Land and Infrastructure

The property is located on the west side of the Village of Lucknow within the Settlement Area. The lands are designated Primary Urban Communities in the County of Bruce Official Plan and Residential in the Township of Huron-Kinloss Official Plan. The goals and objectives of both the County and local Official Plans direct much of the future growth to Primary and Secondary Urban Communities, such as the Village of Lucknow.

Directing new development and intensification to Settlement Areas is supported to ensure the wise use of land and resources, to promote efficient development patterns, protect resources (e.g., natural and agricultural), ensure effective use of infrastructure and public facilities, and minimize unnecessary public expenditures.

The lands are currently zoned for residential purposes as are the surrounding lands within the village boundaries. The property is proposed to be developed as a residential subdivision consisting of 28 detached dwelling lots and 4 townhouse blocks. The development form, including the single-family dwelling and townhouse format, are compatible with the surrounding lands while conforming with the density targets established in the County and local Official Plans.

Density targets are a tool to achieve efficient use of land and infrastructure. The Bruce County Official Plan and the Township Official Plan require the residential portion of all multi-unit developments that will be serviced with municipal sewer and water to achieve a density of 15 units per gross developable hectare. For the subject proposal, a density of 14.1 to 15.8 units per gross developable hectare is proposed, which is in keeping with the target. The variation is due to the range of units proposed in the townhouse blocks. The developer will not be constructing the units and therefore only an approximate number has been provided at this time until the final width of the units is determined. Due to the variation in density proposed, meeting this density target is a requirement of the Holding provision in the Zoning By-law.

It should be noted that a higher density may be achieved over time as the zoning for the residential portions of the site does permit accessory secondary units within single detached dwellings and street fronting townhouse dwellings. The maximum density permitted within the Village of Lucknow is 43 units per gross developable hectare, which will not be exceeded in this case even if secondary units were created in each dwelling unit in the Plan area.

The site is currently accessed from Montgomery Lane near the intersection with Hamilton Street. The proposed subdivision includes the creation of a new road network which would connect to Montgomery Lane at Hamilton Street and the unopened portion of Montgomery Lane at Rose Street. The new road pattern will integrate efficiently with the existing street network through the extension of both Hamilton Street and Rose Street to the site.

Similarly, the lands will be connected to the existing municipal water and sewer services through extension of these services to the site. Full municipal water and sewage services are the preferred form of servicing in the Township, with Lucknow being one of two fully serviced Settlement Areas in the Township. This makes it the appropriate location for a new development such as the one proposed.

Therefore, this residential development proposal would be an efficient use of land and infrastructure.

Range and Mix of Housing Types

The proposed development also provides an appropriate range and mix of housing types to meet the projected requirements of current and future residents. It also meets the County and Township target requiring 30% of proposed dwelling units to be medium density or higher. In this case, the medium density component of the subject development represents 58% to 62% of the dwelling units proposed.

Sewer and Water Services

As noted earlier, full municipal water and sewage services are the preferred form of servicing in the Township. A Functional Servicing Report has been prepared on behalf of the applicant which speaks to the proposed services.

The report establishes that sanitary servicing will be provided by extending the existing municipal gravity sewer from Hamilton Street into the site. A new sanitary sewer will be installed along the new public streets, which will be assumed by the municipality. The report concludes that there is sufficient capacity at the pumping station as well as at the wastewater treatment facility to accommodate the proposed development. This has been confirmed by Township staff.

The report also identifies that water servicing can be provided by extending the existing municipal watermain on Hamilton Street and Rose Street into the site. The watermain will be assumed by the Township. The report goes on to note that an analysis will need to be completed in consultation with Township staff to ensure adequate water supply and pressure are available. The Township confirmed this through a meeting with the applicant and County. It was also noted that the Township is planning to replace the existing water tower in Lucknow when funding becomes available, but the timing of this is unknown. Considering this, a Holding provision was included in the site-specific Zoning By-law as it relates to water services to ensure that development cannot proceed on the site until water capacity and pressure are confirmed. The development can also be phased as needed for this reason. The preparation of a phasing plan is included in the conditions of approval attached to this report.

Stormwater Management

In order to control flooding, ponding, erosion and sedimentation, and to provide protection of water resources and natural habitat dependent upon watercourses and other water bodies for their existence, the local Official Plan requires that stormwater management strategies be provided for new development in Settlement Areas.

The Functional Servicing Report submitted in support of the subject applications indicates that stormwater from the development will be directed to a proposed stormwater management facility on Block 33, which is in the southwest corner of the Draft Plan. Municipal storm sewers will be installed along the proposed streets to collect stormwater from minor storm events, which will be directed to the stormwater management facility. Major design storms will be conveyed overland and on road surfaces and will also be directed to the stormwater management facility.

Water from the stormwater management facility will be discharged to a neighbouring property. The consent application was submitted to grant an easement across the neighbouring adjacent agricultural lands at 1288 Bruce Road 86 for drainage purposes to allow for stormwater to be directed from the proposed subdivision development to the Bruce Road 86 ditch.

A landowner on the south side of Bruce Road 86 has expressed a concern with the direction of stormwater to this area as the landowner currently experiences flooding of their property. The landowner does not object to the development but is seeking appropriate drainage management as expressed in the attached comment letter. That landowner's property is partially within the floodfringe of the nearby watercourse and regulated by Maitland Valley Conservation Authority (MVCA). The consulting engineer has advised that the design of the stormwater management system meets municipal and provincial standards and will not worsen the existing flooding conditions on that site. Despite this response, the adjacent landowner's concerns remain outstanding.

MVCA has also reviewed the proposal and identified no objection to the applications. MVCA has requested a condition be included as part of the draft plan approval as it relates to the outlet for the stormwater management facility.

County planning staff are satisfied with the information provided by the consulting engineer and note that additional design considerations for the stormwater management system, including those lands within the easement contemplated at 1288 Bruce Road 86, will be addressed through the detailed design of the subdivision and satisfying the conditions of approval.

Natural Heritage

An Environmental Impact Study was not required in support of the subject applications based on early consultation with Saugeen Valley Conservation Authority (SVCA) as no natural features were identified on or adjacent to the subject lands, but a Species at Risk Assessment was later prepared to demonstrate consistency with the natural heritage policies of the County and Township. Through review and analysis of the site information, imagery and field investigations, the report concluded that the proposed draft plan of subdivision is unlikely to impact habitat occupied by Species at Risk in Ontario. This satisfies the applicable policies related to endangered and threatened species. The applicant was directed by SVCA to contact the Ministry of the Environment, Conservation and Parks (MECP) which has regulatory responsibility in this area to confirm the conclusions of the report.

Archaeology

A Stage 1 and 2 Archaeological Assessment was prepared in support of the subject applications as the lands fall within an area of high archaeological potential as they are within 300 m of a water body. No archaeological materials, features or sites were located during the assessment. The report concluded that no further assessment was required. However, it was noted by Township staff that the assessment only covered the Draft Plan area and not the proposed stormwater outlet and easement proposed on the neighbouring agricultural lands. A condition has been included in the attached draft plan and consent conditions requiring completion of an archaeological assessment on those lands prior to development or site alteration occurring.

Related Application Approvals

Council of the Township of Huron-Kinloss passed a resolution recommending approval of the Draft Plan of Subdivision on October 14, 2020 and passed the related Zoning By-law Amendment (Z-2020-045) on October 19, 2020. The Township of Huron-Kinloss also signed the verification sheet for the consent on November 12, 2020 confirming acceptance of the recommended conditions.

Financial/Staffing/Legal/IT Considerations:

Potential Appeal to Local Planning Appeal Tribunal (LPAT).

Report Author:

Coreena Smith, Senior Development Planner

Departmental Approval

Mark Paoli, Land Use Planning Manager

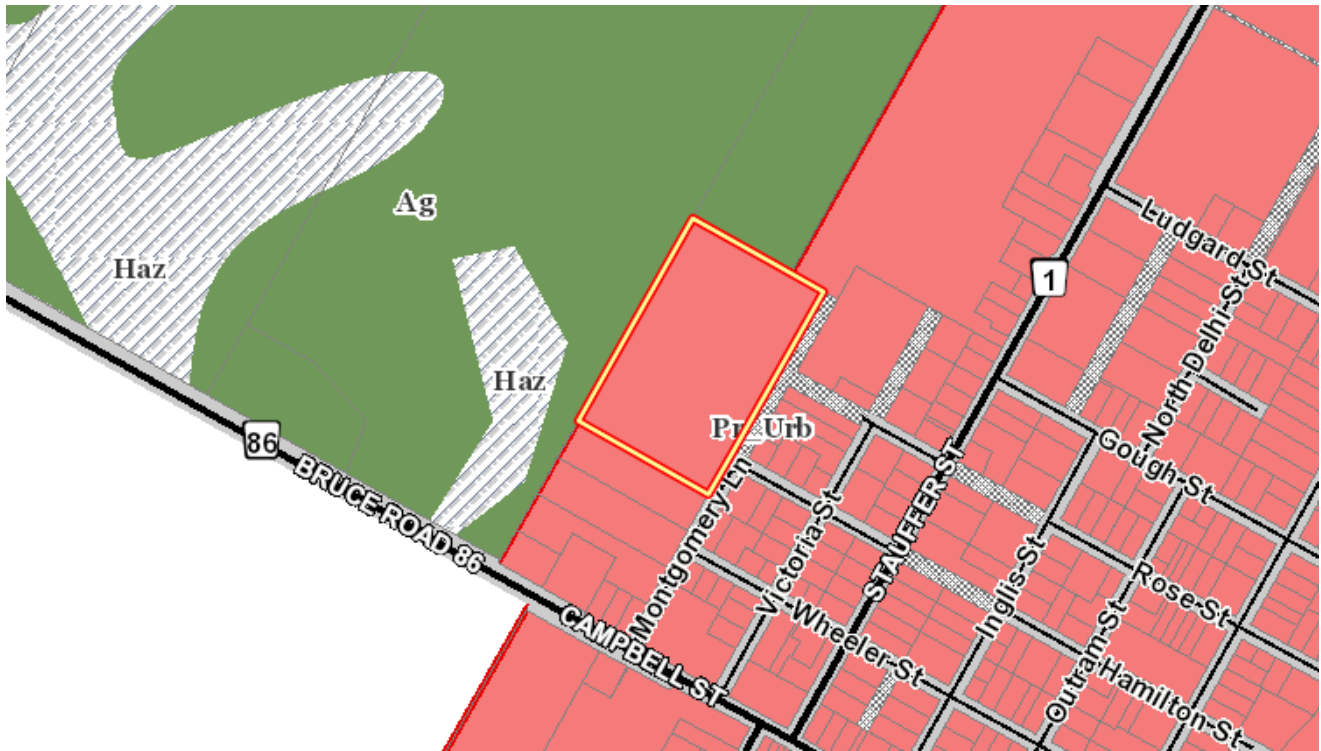
Approved for Submission

Sandra Datars Bere, CAO

Appendices

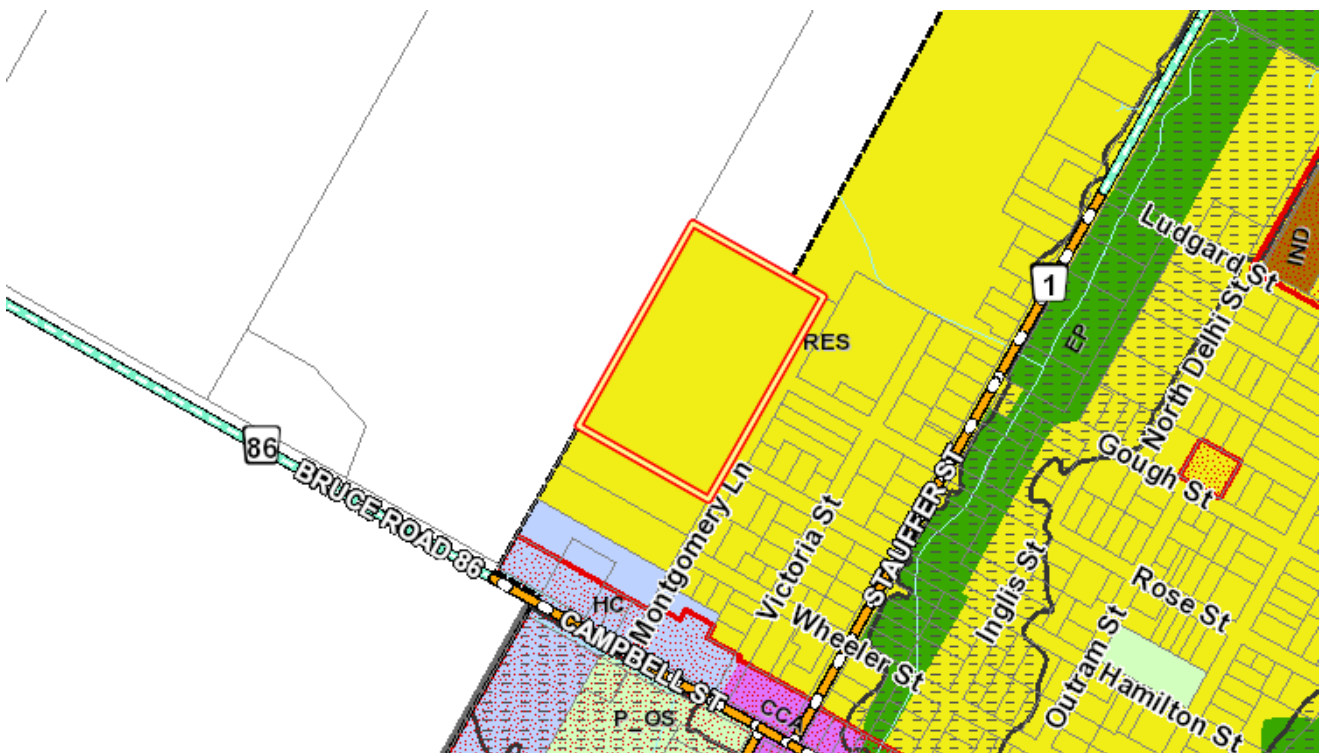
- County Official Plan Map (below)
- Local Official Plan Map (below)
- Local Zoning Maps (below)
- List of Supporting Documents and Studies (below)
- Summary of Agency Comments (below)
- Public Comments (attached)
- Public Meeting Minutes (attached)
- Township of Huron-Kinloss Certified Resolution (attached)
- Township of Huron-Kinloss Signed Verification (attached)
- Draft Decision Sheet - Subdivision (attached)
- Conditions of Draft Approval (attached)
- Draft Plan of Subdivision (attached)
- Draft Decision Sheet - Consent (attached)

County Official Plan Map



Subdivision Lands Designated Primary Urban Communities; and Consent Lands Designated Agricultural Areas and Hazard Land Area

Local Official Plan Map

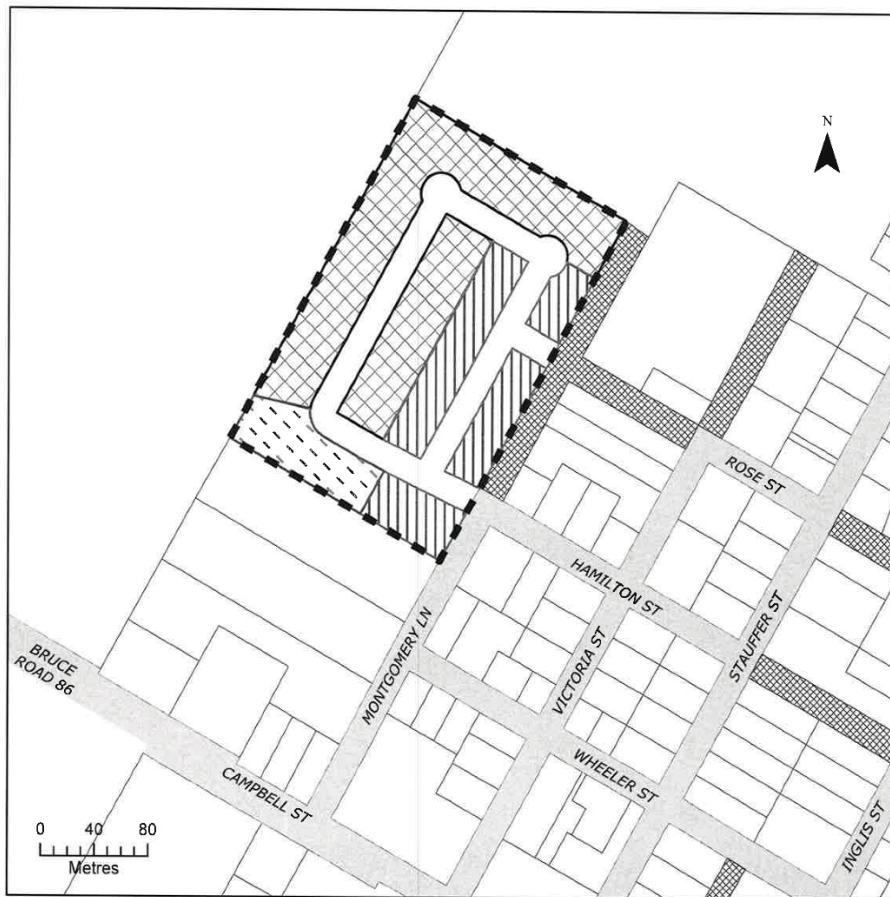


Subdivision Lands Designated Residential

Local Zoning Map

Schedule 'A'

Plan 36 Park Lot 46 To 50; Albert W/S (Lucknow); Roll # 410712000215200
Township of Huron-Kinloss (geographic Village of Lucknow)



-  Subject Property
-  Lands to be zoned R1-25.149-H - Residential One Special Holding
-  Lands to be zoned R3-25.149-H - Residential Three Special Holding
-  Lands to be zoned OS - Open Space

This is Schedule 'A' to the zoning by-law
amendment number 2020-104 passed this
19th day of October, 2020

Deputy -
Mayor [Signature]
Clerk [Signature]

File: Z-2020-045

Applicant: Hellyn Development Inc.
c/o Ron Davidson Land Use Planning Consultant Inc.

Date: October, 2020

Subdivision Lands Zoned Residential One Special Holding, Residential Three Special Holding
and Open Space

Local Zoning Map



Consent Lands Zoned General Agriculture and Environmental Protection

List of Supporting Documents and Studies

*Available in full on the Bruce County website (<https://brucecounty.on.ca/living/land-use>)

- Planning Report, Proposed Residential Plan of Subdivision, Park Lots 46-50 Albert W/S, Registered Plan 36, Geographic Village of Lucknow, Township of Huron-Kinloss, County of Bruce, prepared by Ron Davidson Land Use Planning Consultant Inc., dated June 16, 2020.
- Functional Servicing Report, Hellyn Development Incorporated, Township of Huron-Kinloss, prepared by GM BluePlan Engineering, dated June 10, 2020.
- Stage 1 and 2 Archaeological Assessment, Proposed Residential Development, Plan 36, Park Lot 46 to 50, Albert W/S, Village of Lucknow, Part Lot 62, Concession 1, GT of Huron, Municipality of Huron-Kinloss, Bruce County, prepared by Scarlett Janusas Archaeology Inc., dated October 24, 2019.
- Species at Risk Assessment, Draft Plan of Subdivision, Part of Lot 62, Concession 1, Kinloss, prepared by Aboud & Associates Inc., dated September 9, 2020.
- Draft Plan of Subdivision, Hellyn Development Incorporated, Township of Huron-Kinloss (Lucknow), prepared by GM BluePlan Engineering, dated June 8, 2020.
- Conceptual Grading and Servicing Plan, Hellyn Development Inc., Township of Huron-Kinloss, prepared by GM BluePlan Engineering, dated June 10, 2020.

Summary of Agency Comments

Township of Huron-Kinloss

Clerk: The developer will be required to enter into a subdivision agreement to satisfy all servicing and financial requirements.

Municipal Engineer: Several comments and questions were outlined in a letter from the Township dated September 8, 2020. A virtual meeting was held on October 5, 2020 to discuss these matters and the applicant's responses. Some of the comments have been incorporated into this report and the draft plan conditions, while others will be addressed through the detailed design of the subdivision.

B.M. Ross and Associates Limited

At this time, given that the proposed subdivision and by-law amendment will be serviced by municipal services, B.M. Ross and Associates Limited has no comments. Should there be any changes to the proposed method of servicing in the future, they would appreciate the opportunity to comment.

Bruce County Transportation & Environmental Services

Bruce County Transportation & Environmental Services does not require a Stormwater Management Report as the Functional Servicing Report satisfies the County concerns regarding any stormwater impacts on the County's drainage system. The County has no issue with traffic that would require a Traffic Impact Study.

Bluewater District School Board

The School Board requests that conditions be included as part of draft plan approval as it relates to the potential accommodation of students in temporary facilities, the location of student pick up points, and the provision of sidewalks and pedestrian linkages to promote safe walking routes. These have been incorporated in the draft plan conditions.

Bruce-Grey Catholic District School Board

No comments.

Historic Saugeen Metis

No objection or opposition.

Maitland Valley Conservation Authority (MVCA)

As it relates to natural hazards and MVCA's regulatory responsibilities, MVCA has no objection to these applications. MVCA has requested a condition be included as part of the draft plan approval as it relates to the outlet for the stormwater management facility. This condition has been incorporated in the attached draft plan conditions.

Saugeen Valley Conservation Authority (SVCA)

As it relates to natural heritage, SVCA staff find the applications acceptable.

Based on subsequent review of the Species at Risk Assessment prepare by the applicant's consultant, the SVCA advised that it cannot provide technical clearance on Species at Risk (SAR), which is the Ministry of the Environment, Conservation and Parks (MECP)'s regulatory responsibility. The applicant needs to contact MECP directly. However, SVCA staff can advise the report does state in the conclusion that "Through background review and analysis of the provided site information, imagery, and field investigations, it has been determined that the proposed draft plan of subdivision is unlikely to impact habitat occupied by Species at Risk in Ontario", which would clear Provincial and Official Plan policies for Endangered and Threatened Species.

Canada Post

This subdivision will receive their mail at the local post office via post office boxes. No need for community mailboxes to be installed unless there is a dramatic change in lot numbers.

Hydro One

Hydro One has no comments or concerns at this time. Their preliminary review considers issues affecting Hydro One's 'High Voltage Facilities and Corridor Lands' only.

Union Gas

With regards to the Draft Plan, it is Enbridge Gas Inc.'s (operating as Union Gas) request that as a condition of final approval that the owner/developer provide to Union Gas the necessary easements and/or agreements required by Union Gas for the provision of gas services for this project, in a form satisfactory to Enbridge Gas Inc. These have been incorporated in the draft plan conditions.