



Committee Report

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

From: Mark Paoli
Director of Planning and Development

Date: June 17, 2021

Re: Bruce County Official Plan Amendment C-2021-010 - Ioannidis

Staff Recommendation:

That Bruce County Official Plan Amendment C-2021-010 - Ioannidis be approved; and

That the By-law be forwarded to County Council for adoption.

Summary:

The applicant proposes to construct an eight-unit townhouse project on the subject property in Hepworth, serviced by 2 onsite wells and an onsite sewage disposal system. Each townhouse would have one bedroom.

The County Official Plan Amendment requests relief from Hamlet servicing policies which limit development proposals on private services to 5 lots or dwelling units per application.

The related Zoning By-law Amendment would establish site-specific R4 zoning to permit 8 townhouse units on private services, require a sewage treatment system that is certified to remove 50% of nitrogen from the wastewater, and establish a site plan control area. A public meeting for the zoning change is scheduled for South Bruce Peninsula Council June 15, 2021.

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

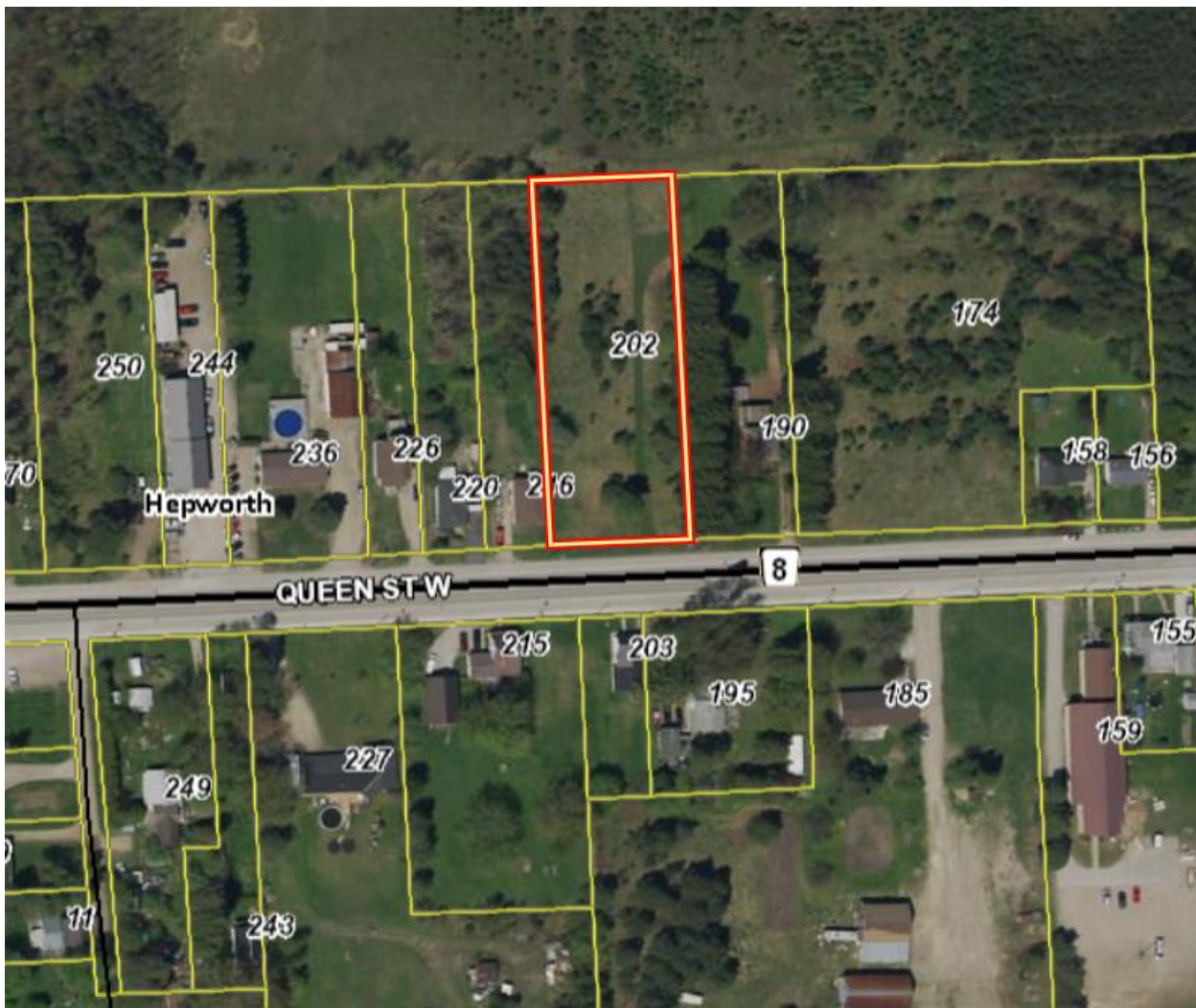
The proposal is aligned with the ‘Good Growth’ guiding principle in that it proposes infilling development that is supported by a hydrogeological report.

The proposal is strongly aligned with the ‘Homes’ guiding principle in that it increases supply of modestly sized rental townhouse residential units which are in short supply in the community.

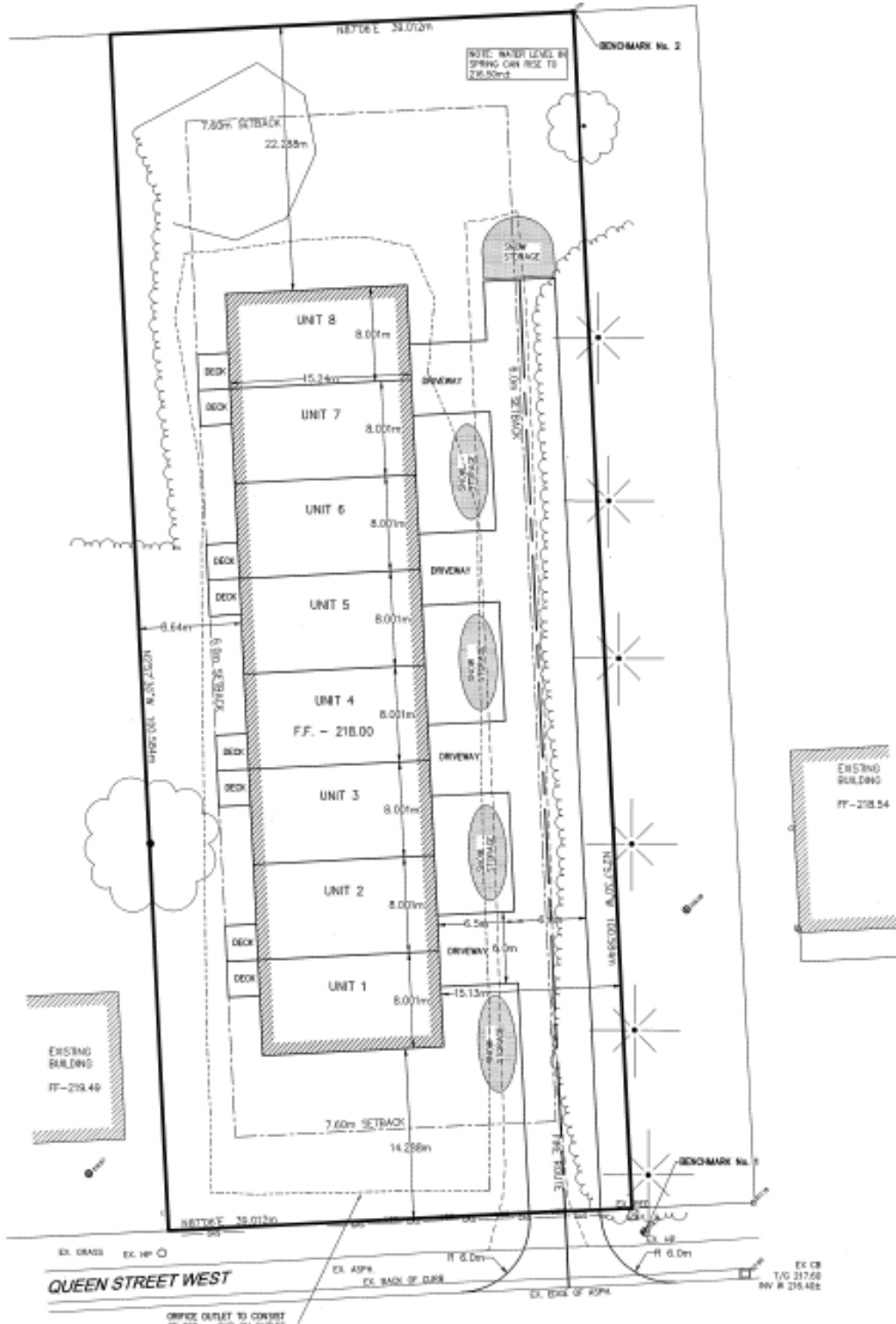
The proposal is aligned with the ‘Communities’ guiding principle in that it increases development within a settlement area, increasing the base to support a range of community services and functions.

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

Airphoto



Site Plan



COMPARISON		
1	REGULATED	PROVIDED
2	ZONE	ON-CENTER TENNESSEE RESIDENTIAL SMALLING
3	MIN. LOT FRONTAGE	30.7m
4	MIN. LOT AREA	3070.00 SQ. METERS
5	MIN. LOT COVERAGE	20%
6	MIN. FRONT YARD	1.0m
7	MIN. REAR YARD	1.0m
8	MIN. INTERIOR SIDE YARD	0.5m
9	MIN. EXTERIOR SIDE YARD	1.0m
10	MIN. BACKYARD	1.0m

SITE PLAN
SCALE 1:250

Planning Analysis

The following section provides an overview of the planning considerations that factored into the staff recommendation for this application, including relevant planning policy sections.

Growth in Settlement Areas

Locating development in settlement areas provides community and economic benefits of clustering and environmental benefits associated with reduced infrastructure and transportation needs. Official Plans encourage most growth to occur in settlement areas, and for these areas to provide a range of uses and dwelling types that are suitable to the area and the available servicing.

Onsite Water Supply and Wastewater Treatment

Servicing is an important consideration as it determines the ability to develop, manage environmental impacts and impacts the density of development. In settlement areas, full services are preferred with partial or private services considered where these are not available and where site conditions are suitable for the long-term provision of partial or private services with no negative impacts.

Negative impacts can include groundwater contamination (from larger volumes of wastewater) and risks to multiple households if drinking water supplies are not adequately treated before use.

To address these risks the Planning Act requires consideration of servicing options and hydrogeological reports for development proposals on private services that exceed 4500 litres per day (typically between 4 and 5 dwelling units). The Ontario Safe Water Drinking Act also requires additional treatment and monitoring when 6 or more dwelling units are connected to a single water supply.

The County Official Plan also includes a policy (4.7.5.5.3 (ii)) that limits development in Hamlet areas on Private Services to 5 lots or units in a single proposal. This is the policy that requires the amendment for the project to proceed. Wastewater treatment and drinking water are discussed further below:

Wastewater Treatment

Potential for negative impacts of onsite sewage disposal systems is evaluated using Ministry of Environment Guideline D5-4, developed in 1996. This guideline is primarily interested in Nitrates that are present in sewage wastewater as a groundwater contaminant, and considers background nitrate levels, soil conditions, annual precipitation, and ability for precipitation to infiltrate into the ground (depending on surface cover).

This information is used to estimate if lot size and conditions are adequate to effectively dilute nitrates in wastewater to an acceptable concentration at the property boundary - i.e. so that a new development does not contaminate groundwater supply for adjacent properties.

If the quality of the wastewater can be improved before it is sent to the tile bed, less dilution is required, and thus less area is required. Technological advances in onsite

wastewater treatment systems now provide for significantly improved wastewater quality. Most recently, systems can pursue 3rd party certifications for the wastewater quality.

The County Official Plan permits development based on advanced sewage disposal systems if zoning requires these systems to be used.

The hydrogeological report identifies that the proposed eight-unit development can maintain drinking water quality parameters at the lot line if:

- The units are limited to one-bedroom each (to reduce total sewage flow); and
- The sewage treatment system can achieve 50% nitrogen removal.

50% nitrogen removal aligns with a certification standard that can be set out in the zoning by-law amendment. The number of bedrooms can also be specified in the zoning by-law amendment.

Water Supply

The applicant has submitted correspondence from the Ministry of Environment, Conservation, and Parks that outlines that development of two separate wells and water supply systems, each serving 4 units, would not be subject to the additional treatment and monitoring requirements. The wells will be located front of the property and the onsite sewage system at the rear, and wells will meet required setbacks from septic systems on surrounding properties.

The applicant has also submitted a hydrogeological report and servicing options statement which finds that adequate groundwater water supplies are available for the proposed eight-unit development.

Stormwater Management

A larger building and associated driveway and parking area can impact ability of rainwater to infiltrate the soil. A stormwater management plan has been prepared to manage stormwater impacts within the property. Town and Conservation Authority Staff and County Transportation and Environmental Services which has jurisdiction over Queen Street/ Bruce County Road 8 have no concerns.

Neighbourhood Compatibility

Low-height residential uses are generally compatible with other residential uses. The immediate area includes mostly single-family dwellings with a multi-unit building approximately 170m to the west. The proposed building is 1-storey and meets required zoning setbacks. The front yard setback is balanced between those of buildings on either side.

As the units are oriented east-west, access and amenity areas are located within side yards. To maintain privacy for adjacent properties the Town's zoning by-law requires multifamily residential developments to include a planting area [hedge] along the lot lines which can be implemented at the time of Site Plan Control.

Planning Opinion

The proposed amendment would permit eight units on the subject property instead of five. The Planning policy is intended to address servicing considerations. These considerations are addressed through having two separate water supply systems, limiting the size of the units, and requiring advanced treatment of wastewater before it is discharged to the filter bed. The amendment facilitates increased supply of a form of housing that is in limited supply and has appropriately addressed planning considerations.

Financial/Staffing/Legal/IT Considerations:

Potential Appeal to Local Planning Appeal Tribunal

Report Author:

Jack Van Dorp
Manager of Land Use Planning

Departmental Approval:

Mark Paoli
Director of Planning and Development

Approved for Submission:

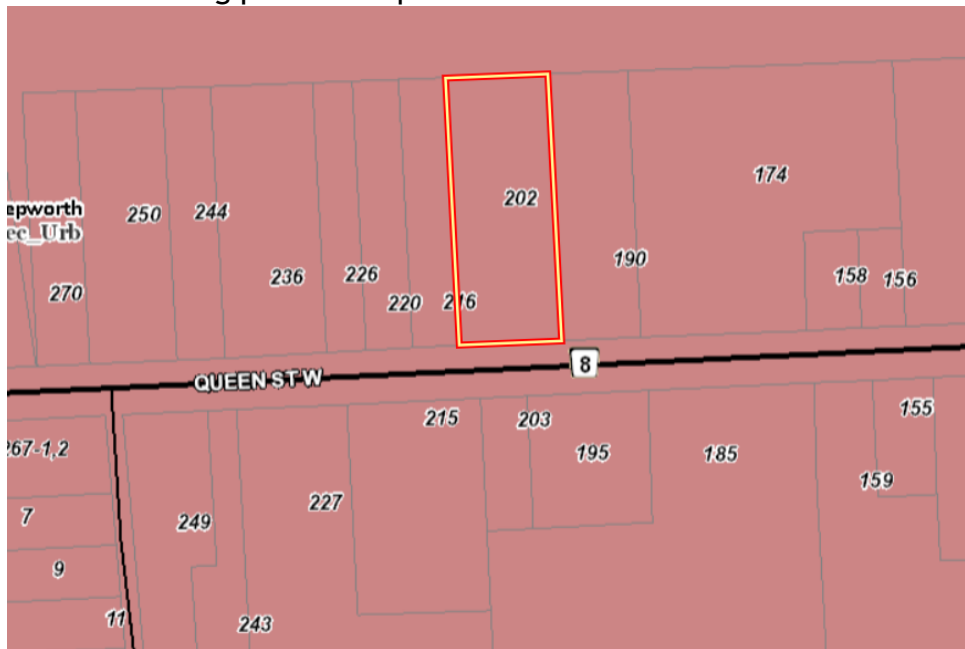
Sandra Datars Bere
Chief Administrative Officer

Appendices

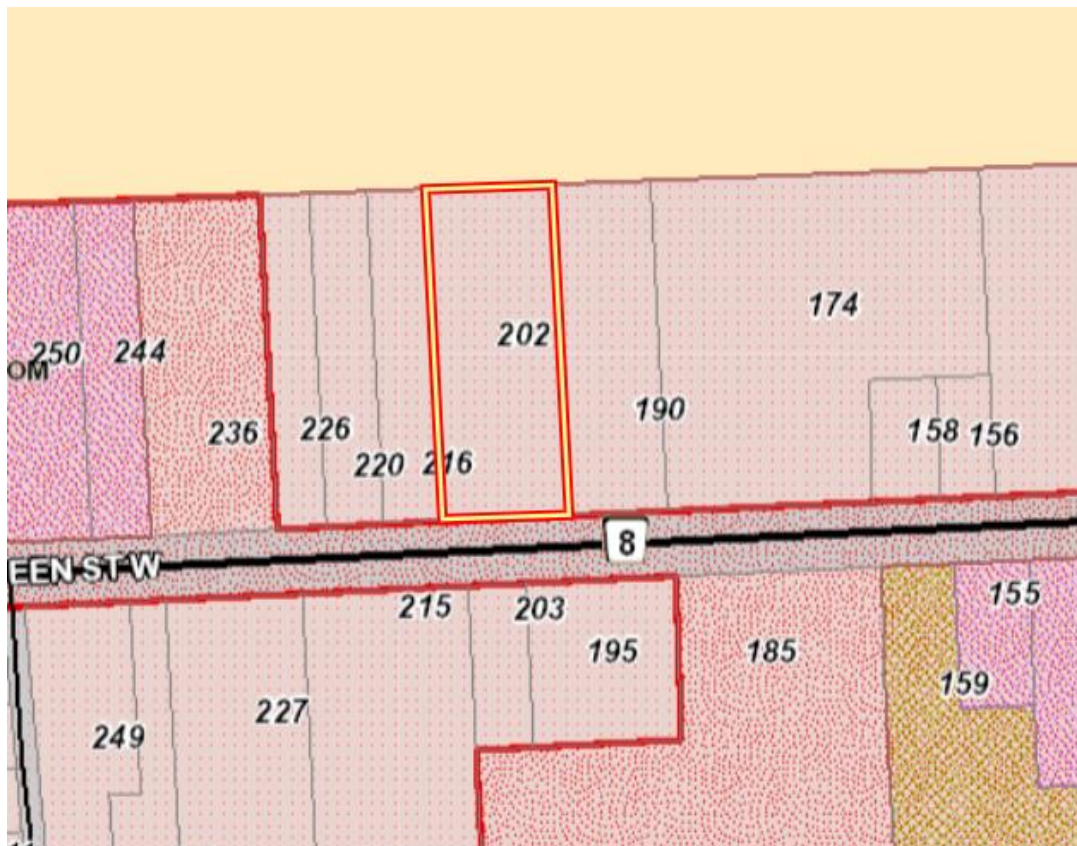
- County Official Plan Map
- Local Official Plan Map
- Local Zoning Map
- List of Supporting Documents and Studies
- Agency Comments
- Draft By-law, Schedule, and Decision Sheet (attached)
- Notice of Meeting (attached)

County Official Plan Map (Secondary Urban Communities)

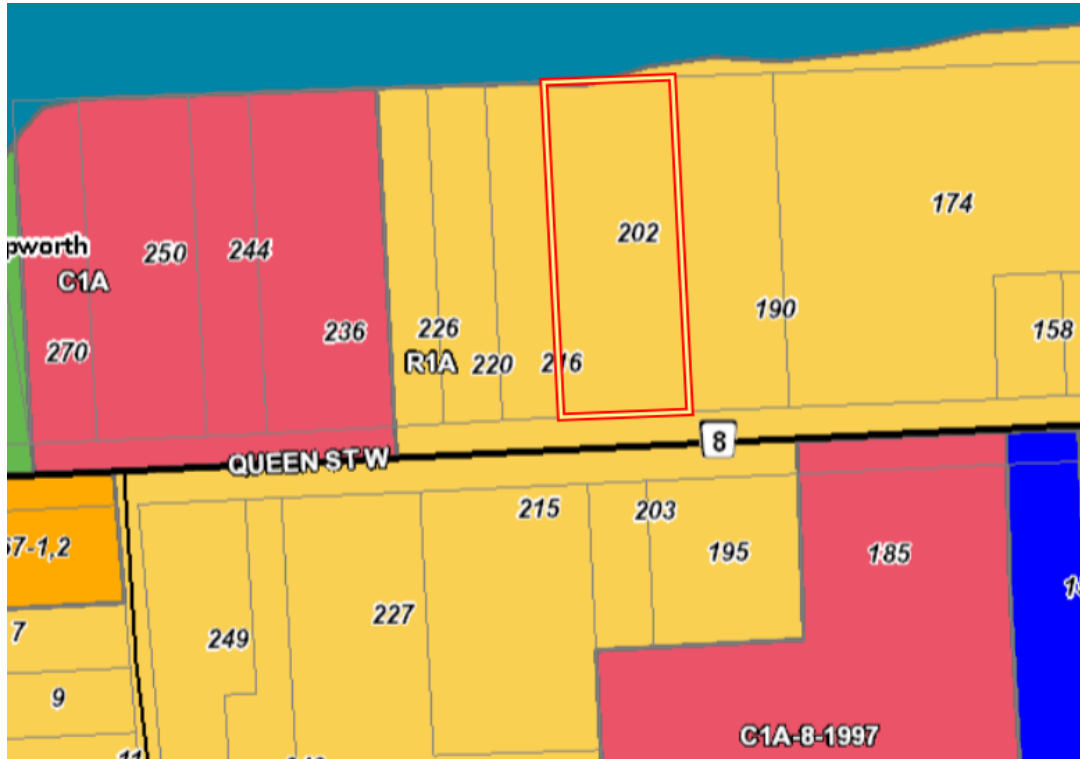
Note: For servicing policies Hepworth is included with Hamlets



Local Official Plan Map (Residential)



Local Zoning Map (R1A Un-Serviced Detached Residential)



Supporting Documents and Studies

- Hydrogeological Study - Site Servicing and Karst Assessment (February 2021)
- Stormwater Management Report (August 2020)
- Site Plan and Site Servicing Plan (April 28, 2020)

Agency Comments

Grey Sauble Conservation Authority (attached):

- No objection; implement design plans through Site Plan Control
- No Natural hazards or natural heritage features identified.
- Engineered site plan addresses PPS 'Water' policies.
- Property is not subject to drinking water source protection plan.

Town of South Bruce Peninsula:

- No objection as long as proposed services can accommodate all units.
- A planting strip will be required and should be shown on the site plan.

Bruce County Transportation and Environmental Services:

- No comments