



Committee Report

To: Councillor Steve Hammell, Chair and
Members of the Planning and Development Committee

From: Claire Dodds
Director of Planning and Development

Date: October 20, 2022

Re: Bruce County Official Plan Amendment C-2022-008 - Atchison
Gibbons

Staff Recommendation:

That Bruce County Official Plan Amendment C-2022-008 be approved; and

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

Summary:

The applicant proposes to construct two 5-unit townhouse structures serviced by private water and an onsite sewage disposal system in Hepworth. The proposed amendment to the County Official Plan is seeking relief from the Hamlet servicing policies, which limits residential development on private services to 5 lots or dwelling units per proposal. Note amendment C-2022-012-2 would remove this policy entirely from the plan.

A Public Meeting was held on September 20, 2022 for a Zoning Bylaw Amendment to permit the townhomes and establish site specific provisions. Local council can pass the zoning subject to this policy being addressed and confirmation of groundwater protection details.

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 given that it is in a settlement area, where community services are located, including an elementary school.

The proposal is strongly aligned with the Homes Guiding Principle in that it will increase the supply of townhouse units within the community.

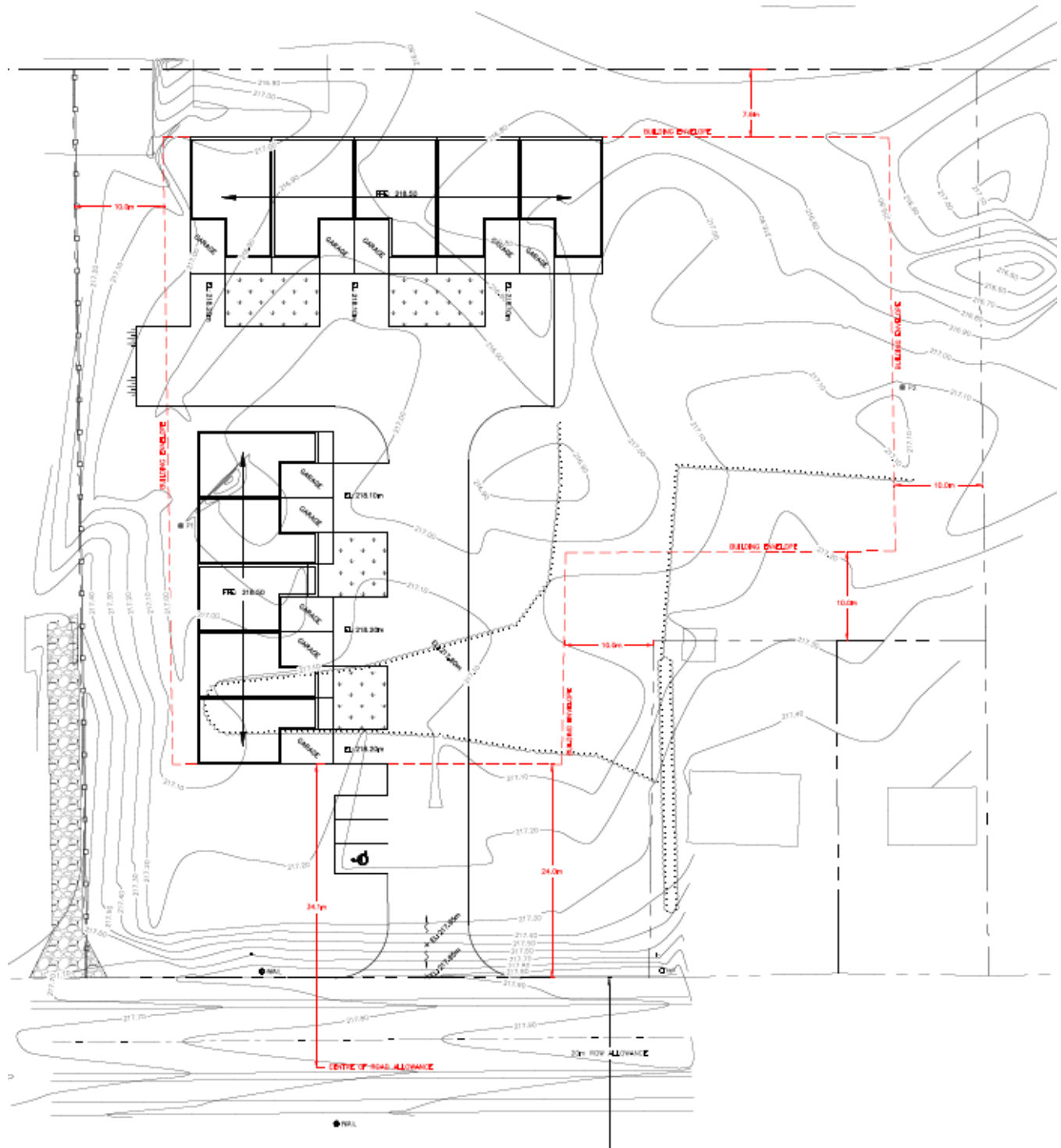
The proposal is aligned with the Community Guiding Principle by being located within a Settlement Area where it will support a range of community services and functions.

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

Airphoto



Site Plan



Planning Analysis

The following section provides an overview of the planning considerations for this application, including relevant agency comments (attached) and planning policy sections

Growth in Settlement Areas

The proposed development is located within Hepworth, which is considered to a settlement area. Locating development in settlement areas provides community and economic benefits of clustering and environmental benefits associated with reduced infrastructure and transportation needs. Both the County and Town 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. The proposed amendment contributes to this objective.

Onsite Servicing

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 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 or development agreements require these systems to be used.

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

- The units limit the number of bedrooms (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 per unit can also be specified in the zoning by-law amendment.

Planning staff are seeking clarification from the Ministry of Environment, Conservation and Park (MECP) regarding how base nitrate levels in groundwater factor into the D-5-4 Guideline. As of the date writing this report, clarification from MECP is still required before staff will be in a position to provide a recommendation on the associated Zoning Bylaw Amendment, which will establish a ceiling on the number of units and bedrooms to manage wastewater volumes arising from the development.

Water Supply

A Functional Servicing Study submitted in support of this application evaluates the suitability of the site to service the units with well water. Based on the results observed in test wells, the study determined that the units can be serviced by two onsite wells which are expected to achieve a flow rate of 23 to 45 L/min. The wells are proposed to be located in the southwest and northeast corners of the property, away from the proposed septic system and systems on adjacent properties.

The applicant has also submitted a Hydrogeological Report which found that adequate groundwater is available to service the site without impact nearby wells.

Stormwater Management

Buildings, driveways and parking areas can impact ability of rainwater to infiltrate the soil. A stormwater management plan has been prepared to manage stormwater impacts within the property. A stormwater management pond is proposed to be located in the rear of the property to manage stormwater quantity and quality. The County's Transportation Department has requested a more detailed stormwater management plan through the site plan control process to ensure there are no impacts to County Road 8.

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. An 8-unit townhome structure is currently under construction approximately 45 metres to the west of the subject property. The proposed buildings meet required zoning setbacks.

To maintain privacy for adjacent properties the Town's zoning by-law requires multifamily residential developments to include a planting area or fencing along the lot lines which can be implemented at the time of Site Plan Control.

Financial/Staffing/Legal/IT Considerations:

Potential Appeal to Ontario Land Tribunal

Report Author:

Daniel Kingsbury, Senior Planner

Departmental Approval:

Claire Dodds
Director of Planning and Development

Approved for Submission:

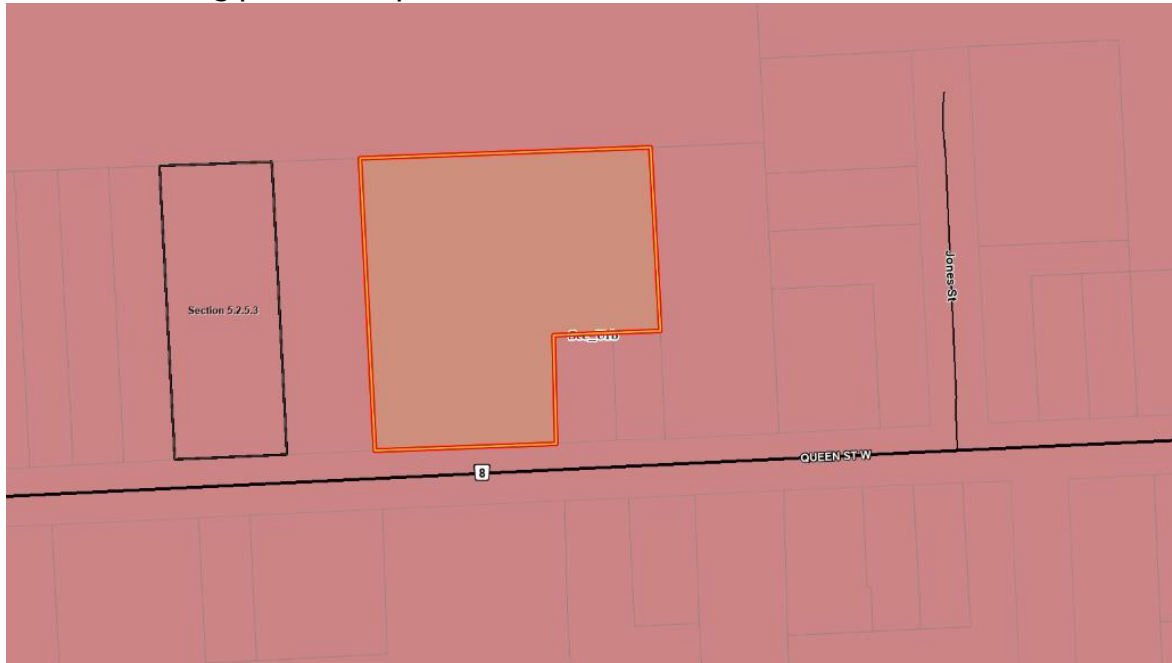
Derrick Thomson
Chief Administrative Officer

Appendices

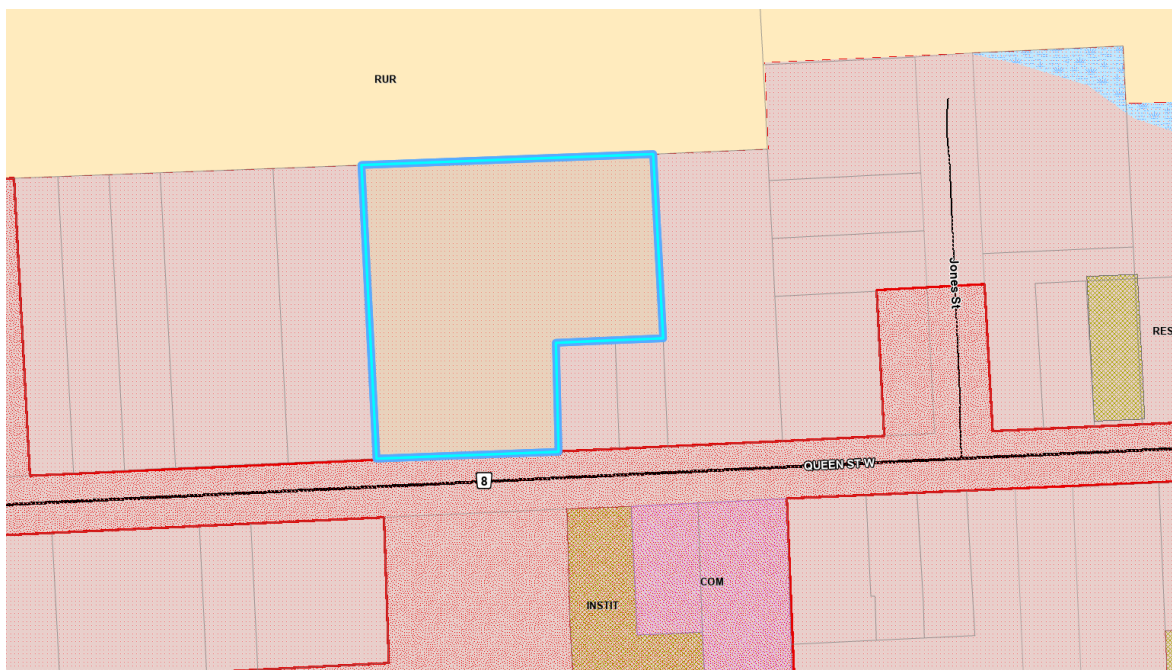
- County Official Plan Map
- Local Official Plan Map
- Local Zoning Map
- List of Supporting Documents and Studies
- Agency Comments

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)

