

**The Corporation of the Town of South Bruce Peninsula
Minutes
September 20, 2022**

The Council of the Corporation of the Town of South Bruce Peninsula met on Tuesday September 20, 2022 in the Municipal Council Chambers.

1. Call to Order

Mayor Jackson called the meeting to order.

Time 9:00 am

2. Attendance and Regrets

All members present except Councillor McKenzie.

3. Declaration of Pecuniary Interest and General Nature Thereof

None noted at this time.

**4. Public Notice/General Announcements – Recognition of the Passing of
Doug Gilbert, Former Town Employee**

Mayor Jackson announced the passing of Doug Gilbert who was a retired Public Works employee. Mr. Gilbert worked for the Town for almost 30 years, starting with Amabel before amalgamation. He was a plow and grader operator. He retired in 2017 and looked forward to fishing. He was active in the Frank Street Baptist Church and took neighbours to appointments and shopping. He was a quiet man but always willing to help. He suddenly passed at the age of 71.

All observed a few moments of silence in honour of Mr. Gilbert.

5. Adoption of Minutes – Regular Council-September 6, 2022

R-334-2022

It was **Moved** by T. Bell, **Seconded** by K. Durst and **Carried**

That the minutes of the September 6, 2022 regular meeting of Council be adopted as received.

6. Adoption of Minutes – Committees of Council and Local Boards

R-335-2022

It was **Moved** by K. Durst, **Seconded** by T. Bell and **Carried**

That the minutes of Committees of Council and Local Boards as listed, be adopted as circulated:

Emergency Management Committee-June 9, 2022

7. Planning Public Meeting - File Z-2022-062, 174 Queen Street West

7.1 Presentation of Report by Bruce County Planning Staff

Planner Daniel Kingsbury explained that this is for a development at 174 Queen Street and is proposed to change the zoning from R1A to R4 with special provisions related to the number of units, the number of bedrooms and the type of septic system on the site. The property is 2.16 acres and there are two structures proposed. Planner Kingsbury explained the site plan indicating that there is a proposed stormwater management pond and two wells. Hepworth is a settlement area and growth is encouraged in this area. There is no municipal water and sewer services in Hepworth. The *Planning Act* requires a hydrogeological study and there is also a County Official Plan amendment required because the County Plan limits development of multi units in hamlets. The Province has a document called the D54 Guideline which outlines the level of nitrates which are acceptable at the property line. The advanced system proposed will remove 50% of the nitrates before they go into the leach field. Clarification has been sought from the Province regarding the nitrates and the Planning Department is in discussion with the Province at this time. The neighbouring wells will not be affected by this development. The commenting agencies noted some concern with the stormwater management plan submitted and this can be addressed through Site Plan Control. There is a similar multi unit development being constructed currently and another development across the road. Planting and screening is required and will be addressed through Site Plan Control.

7.2 Declare the Public Meeting to be Open to Consider Comments for File Z-2022-062, 174 Queen Street West

Mayor Jackson declared the public meeting to be open.

Time 9:13 am

7.3 Comments from Members of Council

A member of Council asked if it is possible that the groundwater exceeds the acceptable nitrate level before they even start the development. Planner Kingsbury said that in this particular area the base level is higher than he has seen, and this is why they are consulting with the Province. Ultimately it is Town Council's authority to approve this in accordance with technology available. They have drilled bore holes and tested and the level was 4.5mg/l before development.

A member of Council asked about the neighbour's comments about flooding. It was noted that the storm water management details will be discussed through Site Plan Control. Planner Kingsbury explained that he provided the reports submitted by the

proponent to the neighbours so that they are aware of the proposal and he did not hear back from them, but he tried to alleviate their concerns. The agencies were more concerned about where the stormwater would go but their concerns are not that great that they cannot be dealt with under Site Plan Control.

A member of Council wondered if there is a plan for a second phase on the property, indicating that the property is quite large and appears to be able to accommodate more housing. Planner Kingsbury explained that factoring in the wells, septic and stormwater management there may not be too much extra room however he is not aware whether or not they plan a second phase.

A member of Council discussed the two bedroom and the one bedroom unit restrictions and wondered if this was chosen by the developer. Planner Kingsbury said that this is to manage the flow rate, and this was the equation that the developer came up with to meet the Provincial guidelines. The member of Council asked if shovels in the ground showed that they would be under the Provincial guidelines, would they be able to change the number of bedrooms. Planner Kingsbury explained that if that becomes an option, a variance would be required.

7.4 Comments from Members of the Public

Bev Nicholson – represents the property owners. Ms. Nicholson explained the proposed planning amendments and indicated that the zoning amendment would limit the number of bedrooms. She introduced the professionals present at the meeting who performed studies in regard to the application. She asked that Council recommend to the County that this moves forward quickly.

A member of Council asked when this would move forward for construction.

Bev Nicholson – explained that they are proposing for the Spring but it would depend on the planning process.

A member of Council asked if these are single occupancy units.

Bev Nicholson – explained that the development is encouraging single floor single occupancy and similar to what is being built down the street.

Bev Nicholson – the current design does not have room for a second phase but if municipal servicing is brought to Hepworth, the design allows for a second phase.

7.5 Read Written Submissions Received (if not discussed in presentation of the planning report)

None.

7.6 Declare the Public Meeting to be Closed

Mayor Jackson declared the public meeting to be closed.

Time 9:25 am

7.7 Consideration of Decision

R-336-2022

It was **Moved** by T. Bell, **Seconded** by K. Durst and **Carried**

That Council received and considered the planning report for Zoning By-Law Amendment File Z-2022-062, 174 Queen Street West;

And that a public meeting was held on September 20, 2022;

And that all comments received were considered by Council as part of its deliberations on this matter;

And further that consideration of the necessary by-law to amend the Zoning By-Law as it relates to amendment File Z-2022-062, 174 Queen Street West is deferred pending a further County Planning staff report.

8. Planning Public Meeting – Files S-2022-016 and Z-2022-085, 453 Sauble Falls Parkway

8.1 Presentation of Report by Bruce County Planning Staff

Planner Daniel Kingsbury explained that this is for Sauble Falls Estates on the Sauble Falls Parkway. A 46 lot residential subdivision is proposed. They are large lots which are often referred to as estate lots. Today is the public meeting and Planner Kingsbury will come back with further information for Council to consider. Council will have the opportunity to endorse the draft plan of subdivision which will go to County Council. The Zoning By-Law amendment will be considered by South Bruce Peninsula Council. Bruce County Planning is still waiting on some agency comments but it is not anticipated that the proposal will change beyond it's current submission. A subdivision agreement will be required that would outline costs, engineering design, staging and phasing. The development will be subject to a number of other conditions of draft approval. Before creating the lots, the conditions must be satisfied. There are conditions related to the Town, GSCA and likely from the School Board and the County Transportation Department. With regard to the woodland feature currently on the property, the woodland is not considered significant based on size and it is less than 40 hectares however it does contain the habitat of the species known as the Oven Bird and the Black Bear which are addressed through the EIS. Development is permitted provided that there is 40% tree coverage remaining. GSCA has recommended a tree planting plan to address this. A number of public comments were received. The Official Plan directs that some growth would occur on these lands subject to natural heritage. There is a reasonable expectation that development would occur on the lands. The