



## Committee Report

To: Warden Mitch Twolan  
Members of the Planning and Development Committee

From: Kara Van Myall  
Director of Planning and Development

Date: June 20, 2019

Re: BRKOPA-15-19.34 Snyder Farms Ltd. co Clancy

### Recommendation:

That Amendment Number 15 to the Walkerton Community Official Plan be approved; and

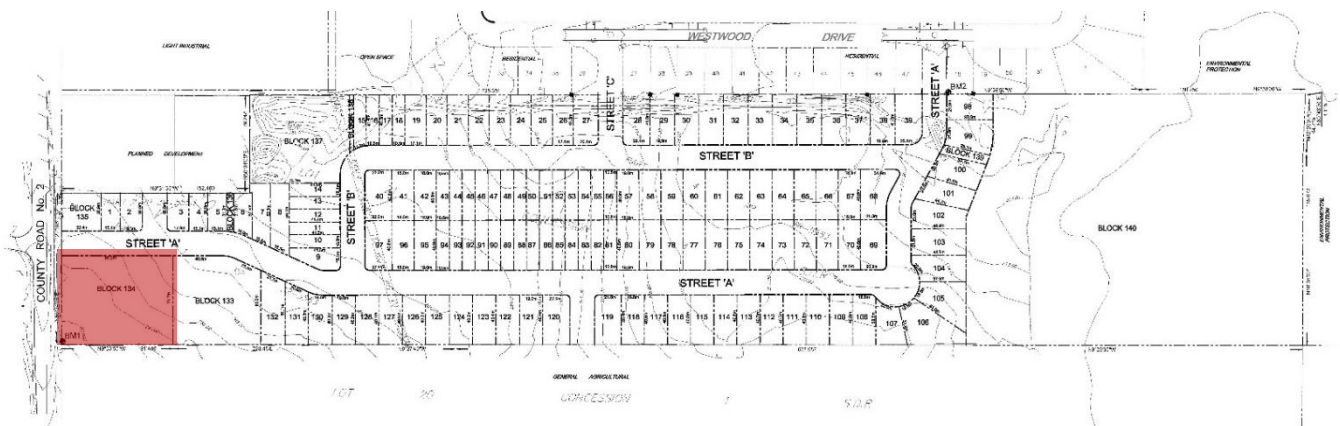
That the Director or Manager of Land Use Planning be authorized to sign the appropriate approval or decision sheet.

### Executive Summary:

The Amendment applies to Block 134 of the draft approved Plan of Subdivision located at Part Lot 2, Concession 1 SDR, RP;3R5553 Parts 1 TO 4.

The application proposes to:

- Amend the Local Official Plan to to permit an increased density from 50 units per ha. to 100 units per ha. This will allow the developer to construct two apartment buildings 30 units each and four-storeys high. The first storey of each building will be used for parking.



The application is consistent with the Provincial Policy Statement and conforms to the intent and purpose of the County Official Plan.

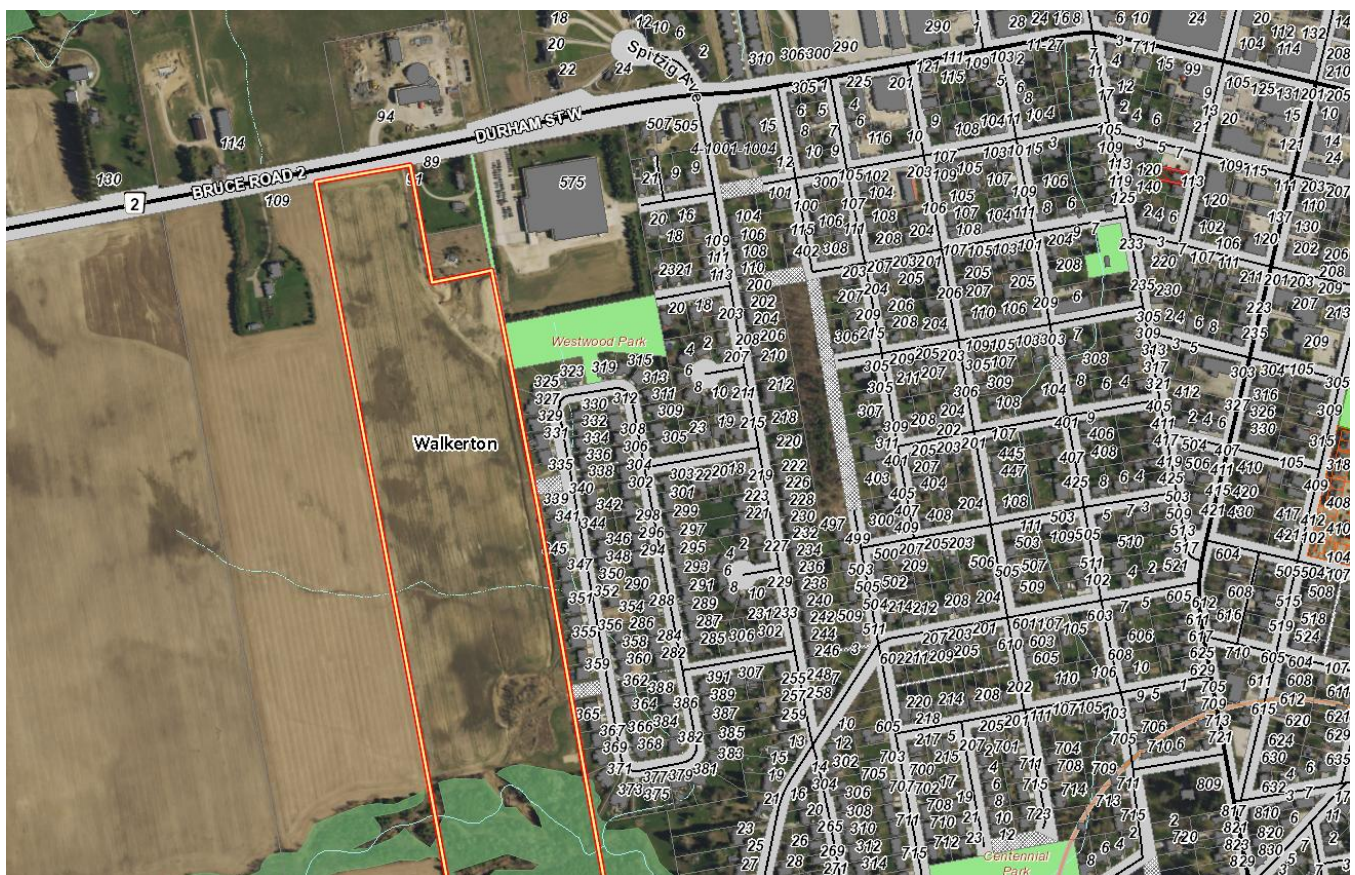
## Background:

The subject lands are in a draft approved subdivision that was approved in April of 2019. The lands are located at Part Lot 2, Concession 1 SDR, RP;3R5553 Parts 1 TO 4. The Plan of Subdivision includes several different types of housing including single-family, townhouses and two proposed apartment buildings of 30 units each, 4 storeys high.

## Description of Proposal

The maximum density permitted in the High-Density Residential section of the Walkerton Community Official Plan is capped at 50 units per ha. The applicant has proposed to amend this provision to permit a maximum of 100 units per ha.

## Airphoto



## Provincial Interests

See Appendix 1.

The application is consistent with the Provincial Policy Statement

## County Official Plan

The County Official Plan (BCOP) directs the majority of permanent population growth to primary urban communities such as Walkerton.

The BCOP requires subdivisions to have a density target of no less than 15 dwelling units per gross developable hectare (6.1 dwelling units per gross developable acre). The proposed overall density for the subdivision is 15.69 units per hectare and the proposed apartment buildings make up a portion of this. Therefore, the approval of this OPA would allow the developer to achieve the density goal, meeting the County requirement.

The proposed amendment is consistent with the intent and purpose of the County Official Plan.

### **Local Official Plan**

The amendment will permit a site-specific change that allows Block 134 on the Plan of Subdivision an overall net density of 100 units per. ha. All other policies of 3.1.9 a) High Density Residential will apply.

The proposed amendment is consistent with the intent and purpose of the Local Official Plan

### **Zoning by-law**

The lands were subject to a Zoning By-law Amendment that was approved March 28, 2019. The Official Plan Amendment is in compliance with the zoning by-law.

### **Agency Comments**

Brockton: Clerk had no comments

Historic Saugeen Metis: - no objection or concerns

Hydro One: No comments

Bruce County Transportation & Environmental Services: No comments

SVCA:

- Based on our preliminary review of the aforementioned plans/documents, it appears Block 134 is located outside of the Hurricane Hazel Flood Event.
- In the opinion of SVCA staff, the Significant Natural Heritage Features affecting the property (Draft Plan of Subdivision 41T-18-1.34) include Fish Habitat and potentially the Habitat of Endangered Species and Threatened Species. It is also noted that the Walkerton Natural Heritage System (WNHS), as shown on Schedule 'C' of the Walkerton Community OP identifies not evaluated wetlands, streams and wooded areas on and adjacent to the subject property.
- Block 134 of Draft Plan of Subdivision 41T-18-1.34 is not located within a SVCA Regulated Area. As such, construction of the proposed apartment buildings will not require a permit from SVCA.
- The proposed OPA is acceptable to the SVCA

### **Public Comments**

Although there were several comments made during the subdivision and zoning portions of this application regarding the density, at the time of preparation of this report, no comments had been received from the Public specifically about the Official Plan Amendment.

### **Planning Analysis and Comments:**

This Official Plan Amendment would permit a well-rounded development that supports a mix of housing and makes efficient use of municipal infrastructure. This Amendment would help create a complete community that supports a wider range of types, styles, ownership options and prices of residences.

The location of the proposed apartment building is appropriate due to its access onto Bruce Road 2 which does not require the residents of the apartment buildings to drive through the subdivision.

By permitting increased density on Block 134, the development will be following all other policies in the Walkerton Community and Bruce County Official Plans.

### **Financial/Staffing/Legal/IT Considerations:**

Potential Appeal to Local Planning Appeals Tribunal

Written by:

Dana Kieffer, M.Sc.,

Planner, Planning and Development

## Appendix 1 - Provincial Policy Statement 2014

Applies?	Section	Policy	Comment
	<b>1.0</b>	<b>Building Strong Communities</b>	
x	1.1	Managing & Directing Land Use To Achieve Efficient Development & Land Use Patterns	
x	1.1.3	Settlement Areas	
	1.1.4	Rural Areas in Municipalities	
	1.2	Coordination	
	1.3	Employment Areas	
x	1.4	Housing	
	1.5	Public Spaces, Parks and Open Space	
	1.6	Infrastructure and Public Service Facilities	
	1.6.4	Sewage and Water	
	1.6.5	Transportation Systems	
	1.6.6	Transportation and Infrastructure Corridors	
	1.6.7	Airports	
	1.6.8	Waste Management	
	1.7	Long-Term Economic Prosperity	
	1.8	Energy and Air Quality	
	<b>2.0</b>	<b>Wise Use and Management of Resources</b>	
	2.1	Natural Heritage	
	2.2	Water	
	2.3	Agriculture	
	2.3.3	Permitted Uses	
	2.3.4	Lot Creation and Lot Adjustments	
	2.3.5	Removal of Land from Prime Agricultural Areas	
	2.4	Minerals and Petroleum	
	2.4.2	Protection of Long-Term Resource Supply	
	2.4.3	Rehabilitation	
	2.4.4	Extraction in Prime Agricultural Areas	
	2.5	Mineral Aggregate Resources	
	2.5.2	Protection of Long-Term Resource Supply	
	2.5.3	Rehabilitation	
	2.5.4	Extraction in Prime Agricultural Areas	
	2.5.5	Wayside Pits/Quarries, Portable Asphalt Plants / Concrete Plants	
	2.6	Cultural Heritage and Archaeology	
	<b>3.0</b>	<b>Protecting Public Health and Safety</b>	
	3.1	Natural Hazards	
	3.2	Human-made Hazards	