



## Committee Report

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

**From:** Kara Van Myall  
Director of Planning and Development

**Date:** September 19, 2019

**Re:** SBOPA15

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### Recommendation:

That Amendment Number 15 to the Municipality of South Bruce Official Plan be approved;  
and,

That the Director of Planning and Development be authorized to sign the decision sheet.

### Executive Summary:

The subject lands are located on the corner of Wilmar Drive and Concession 12 at 198 Concession 12, in the Village of Formosa, Municipality of South Bruce.

The application proposes to:

Amend the Local Official Plan to allow for a four-townhouse unit, each on individual lots.

- The proposed dwellings will be serviced by individual sanitary service connections and a communal well.
- The South Bruce Official Plan states that development of new lots shall be a minimum of 0.20 ha (0.5 acres) on municipal sanitary service only.
- The northern and southern lots are proposed to be approximately 4026 ft<sup>2</sup> (0.09 ac.) and the middle two lots are proposed to be approximately 2376 ft<sup>2</sup> (0.05 ac.).

This report and recommendation deals with the Local Official Plan Amendment application.

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

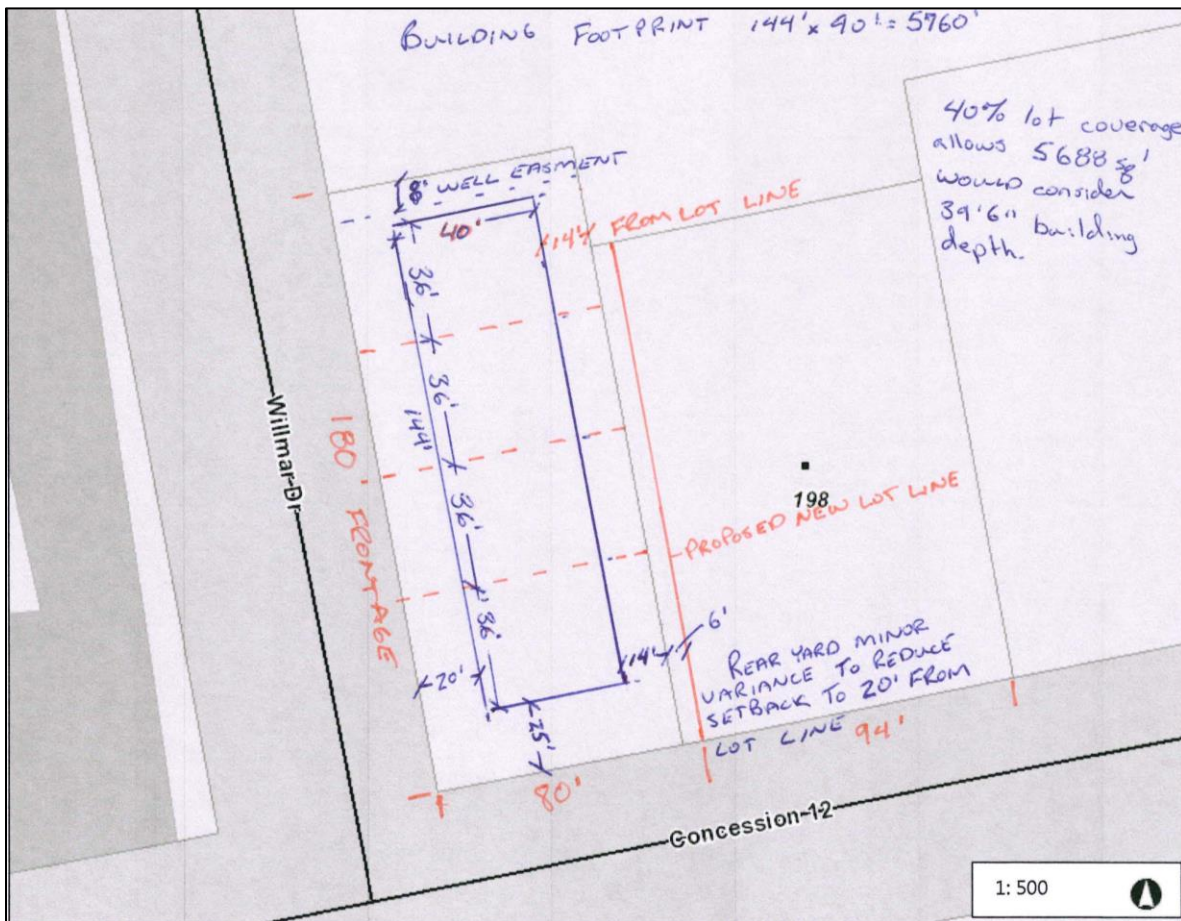
### Description of Proposal

The lands are in the hamlet of Formosa, at the northeast corner of Concession 12 and Willmar Dr. There is 36.7 m of frontage onto Concession 12.

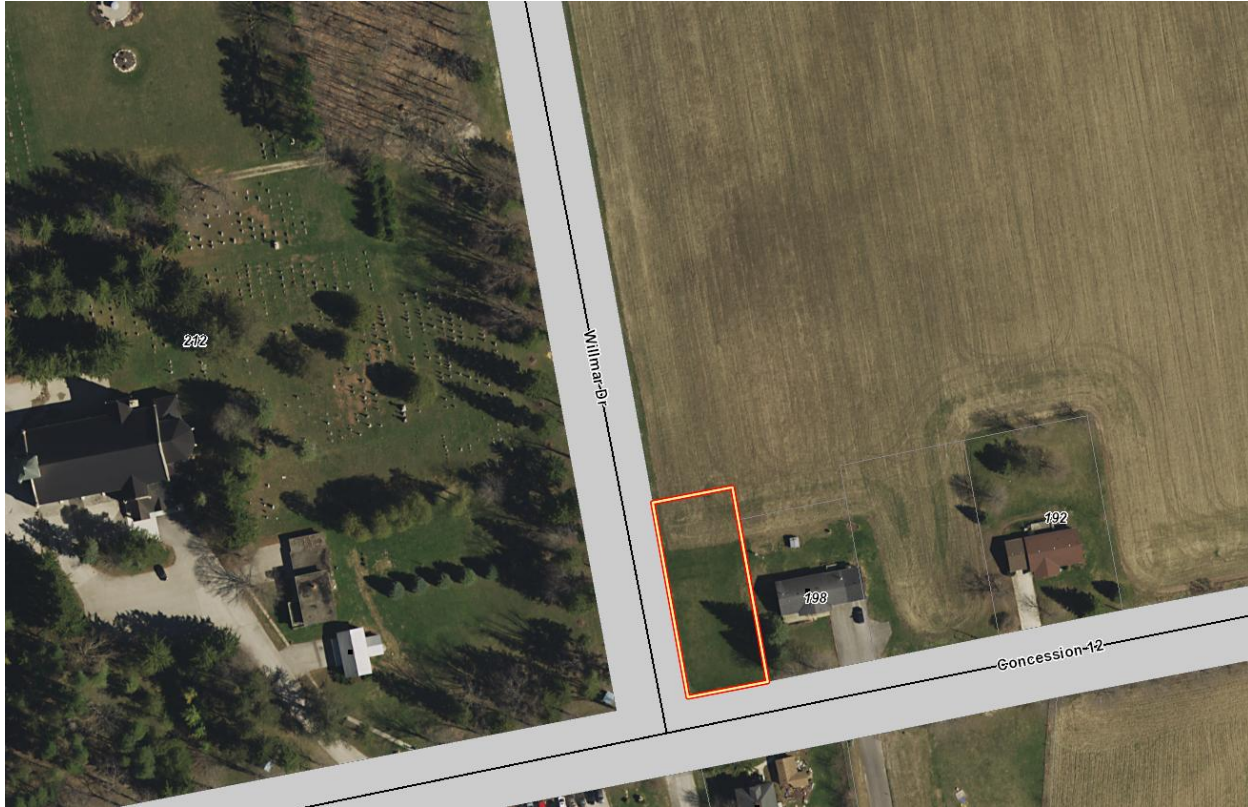
The subject lands are located East of Immaculate Conception Catholic Church. Surrounding the properties are residential and agricultural uses. Immaculate Conception School is located to the South across Concession 12.

- The residential development will front onto Willmar Dr.
- There would be a total of 4 units that will be freehold (individually owned and on separate lots)
- Each unit will have an individual driveway onto Willmar Dr.
- A series of easements will be included with the consents for the water lines from the communal well and to access the rear yards of the two centre units.
- Each unit will have an individual sanitary sewer connection.
- The four proposed lots will be serviced by one communal well. The total area for this well to service will be (0.33 ac.)

The applicant will be required to submit a lot grading and drainage plan as a condition of consent. The image below highlights the details of the application.



## Airphoto



### Provincial Interests

See Appendix 1.

The application is consistent with the Provincial Policy Statement.

### County Official Plan

Under the Bruce County Official Plan, the lands are designated 'Secondary Urban Community'. The majority of population growth is directed to the Primary and Secondary Urban Communities and the objective of the Plan is to ensure there is a range of housing types and tenures to meet the needs of residents. Intensification is an objective of the Plan.

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

### Local Official Plan

The density proposed is at 20.8 units per ha which is in the low-density range and below the 35 units per ha generally considered to be characteristic of medium density housing. Because of the relatively low density (although of a housing form that is typical of medium density), and because the Plan allows for development on the basis of partial municipal servicing, staff are satisfied that the proposal is consistent with the South Bruce Official Plan.

Generally, infilling and intensification will be permitted only when the site has access to full municipal services, but the Plan acknowledges that until such time as full services are available, development on partial municipal services and private services will be considered.

Policies specific to Medium Density Residential (Section 4.2.3.2) state that “All new medium density development shall be serviced with municipal sewer and water services.” Development of new lots shall be a minimum of 0.20 ha (0.5 acres) on municipal sanitary service only.

The lands are also designated ‘Residential’. Policies relating to Medium Density Residential development (development containing three or more dwelling units) are as follows:

- Density - generally a maximum density of 35 units per ha
- Compatibility with existing uses
- Height - maximum three stories
- Adequate off-street parking and circulation
- Appropriate buffering, landscaping and grading
- Medium density housing will be placed in a separate zone
- Medium density housing shall be subject to site plan control.

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

### **Zoning by-law**

Municipality of South Bruce Council recommended the related file South Bruce Zoning By-law Amendment Z-23-19.01 for approval on June 25, 2019.

### **Agency Comments**

Saugeen Valley Conservation Authority: The proposed amendment is acceptable to SVCA staff.

Hydro One: no comments

Historic Saugeen Metis: no comments or concerns

Bruce Grey Catholic District School Board: Concerns regarding the proposal.

- Buses cannot stage on Concession 12 as per by-law
- Bus staging for Immaculate Conception School is along this street (Willmar). Please investigate the width of this street.

### **Comments:**

By Bylaw 2009-61, the Municipality requires buses for Immaculate Conception School to stage on Wilmar Drive rather than Concession 12. Planning staff did a drive by at 3:30 p.m. on a school day and found one bus parked on the West side of Wilmar Drive about 100m from the stop sign.



The shoulders are not large enough for the bus to pull fully off the road but Planning staff had no issues getting around the bus and sight lines were sufficient in both directions. This is a temporary issue (approximately 15 minutes per school day) and there could be up to three buses staging at one time. At the time of the site visit, the bus was not in front of the proposed development and furthermore, the drivers stay in or close to the bus so if there ever was an issue, they could drive around the block or move the bus if needed.

The property will be placed under site plan control as per the recommendation from the CBO and a lot grading and drainage plan will be a condition of consent.

### **Public Comments**

No comments were received at the time of writing this report.

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

The South Bruce Official Plan provides for medium density forms of housing and staff are supportive of this form of housing for the area as it allows for a greater diversity of housing within the Formosa settlement area and gives opportunity for housing affordability, which is consistent with the Plan.

The northern and southern lots are proposed to be approximately 4026 ft<sup>2</sup> (0.09 ac.) and the middle two lots are proposed to be approximately 2376 ft<sup>2</sup> (0.05 ac.). This Official Plan Amendment will address the size of the lot, but the overall intent of the Plan is maintained.

### **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	
	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	
x	1.6	Infrastructure and Public Service Facilities	
x	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	