



Planning Report

To: Municipality of Brockton Council

From: Coreena Smith, Senior Development Planner

Date: June 8, 2021

Re: Draft Plan of Subdivision S-2021-003 and Zoning By-law Amendment Z-2021-006 (Walker Hill Development Inc.)

Recommendation:

That Draft Plan of Subdivision Application S-2021-003 and Zoning By-law Amendment Application Z-2021-006 be received for information; and

That staff provide a report regarding the public meeting and a recommendation regarding the applications at a subsequent meeting.

Summary:

Walker Hill Development Inc. is proposing to develop a 6.61-hectare parcel of land in Walkerton into a residential subdivision comprising:

- 30 single detached dwelling lots;
- 5 lot enlargements of neighbouring properties;
- 1 semi-detached dwelling block consisting of 2 units;
- 12 multi-unit dwelling blocks consisting of approximately 49 townhouse dwelling units;
- 1 block for stormwater management purposes;
- 1 block for walkway purposes; and
- 1 internal road connecting to Old Durham Road to the south.

Eighty-one new residential units are proposed.

The applicant proposes to re-zone the lands from PD - Planned Development to R1-XX - Residential: Low Density Single Special on the single and semi-detached dwelling lots, and R2-XX - Residential: Low Density Multiple Special on the townhouse blocks.

The purpose of this public meeting is to present the proposal to Council and to obtain feedback from members of the public. It is intended that staff will return in the near future with a recommendation report which will address comments arising from the public meeting.

Airphoto



Planning Analysis:

The following section provides an overview of the planning considerations that were factored into the staff recommendation for these applications, including relevant agency comments (attached), public comments (attached) and planning policy sections.

Efficient Use of Land and Infrastructure

The property is located on the east side of Walkerton within the Settlement Area. The lands are designated Primary Urban Communities in the Bruce County Official Plan and Residential in the Walkerton Community Official Plan. The goals and objectives of both the County and local Official Plans direct much of the future growth to Primary Urban Communities, such as Walkerton.

Directing new development and intensification to Settlement Areas is supported to ensure the wise use of land and resources, to promote efficient development patterns, protect resources (e.g., natural and agricultural), ensure effective use of infrastructure and public facilities, and minimize unnecessary public expenditures.

Density targets are a tool to achieve efficient use of land and infrastructure. The Bruce County Official Plan and the local Official Plan require the residential portion of all multi-unit developments that will be serviced with municipal sewer and water to achieve a density of 15 units per gross developable hectare. For the subject proposal, a density of 12.3 units per gross developable hectare is proposed. The density proposed is less than the Official Plan target due to the irregular shape and sloping topography of the west side of the site. The applicant identified that this makes the use of those lands problematic for higher density development. As a result, larger lots are proposed in this location to address the grading and lot configuration challenges. This reduces the overall density of the development below the targeted 15 units per gross developable hectare.

The Walkerton Official Plan also identifies a maximum density of 35 units per net hectare for medium density residential proposals. 'Net density' is defined as the density of the residential development on the site, not including roads, parks and schools (this differs from the 'gross density' calculation under the County Official Plan noted above, which excludes natural hazards and other similar environmental lands). The medium density component of the proposed development is 31.7 units per net hectare, which is below the maximum identified in the local Official Plan.

The proposed residential units will be accessed by a new road to be built to municipal standards with an intersection at Old Durham Road, east of Walker Street. The development will utilize and expand upon the existing municipal street network.

Similarly, the lands will be connected to existing municipal water and sewer services through extension of these services to the site. Full municipal water and sewage services are the preferred form of servicing in Walkerton. This makes it the appropriate location for a new development such as the one proposed.

Some of the neighbouring landowners have expressed a concern with the density of the development proposed. As noted above, density and intensification ensure the efficient use of land and infrastructure which is achieved on this site, while generally meeting the minimum and maximum density targets set by the County and Municipality.

Land Use Compatibility

Compatibility of the proposed development with adjacent lands has also been identified by neighbouring landowners as a concern.

The subject lands are designed Residential in the Walkerton Community Official Plan and zoned Planned Development in the Municipality's Zoning By-law. The Planned Development zone restricts the use and development of vacant land until an appropriate development proposal is submitted. The subject property is proposed to be developed as a residential subdivision consisting of 30 single detached dwelling lots, 1 semi-detached dwelling block, 12 multi-unit dwelling blocks and 5 lot enlargements of neighbouring properties. The applicant proposes to rezone the lands to Residential: Low Density Single and Residential: Low Density Multiple with special provisions to conform with the Residential designation in the Official Plan.

The surrounding lands to the west, south and southeast are zoned for Urban Open Space, Medium Density Residential and Low Density Residential uses. These neighbouring lands consist of a municipal park, a multi-unit residential development and single-family homes. The proposed development, including the single-family, semi-detached and street townhouse formats, are compatible with these surrounding uses.

The lands to the north and northeast of the site are zoned for Business Park uses. With the exception of some existing solar panels, much of the surrounding Business Park lands are currently vacant. The proponent has identified that the Business Park lands include yard regulations that specifically apply when abutting a residential zone or use to address compatibility issues such as noise. The proponent further notes that the existing industrial buildings in the surrounding area are over 120 metres away from the proposed development and conform to the Zoning By-law provisions relating to buffers between industrial and residential uses/zones. These provisions require either a 20 or 70 metre buffer to a principle industrial use building depending on the class of industry proposed. The applicant will be requested to provide additional information to confirm that the proposed residential development will not preclude future business owners from siting new buildings or otherwise using their lots for their intended business park purposes on the neighbouring lands. The details of that response will be presented in a future planning report.

Range and Mix of Housing Types

The proposed development provides a range and mix of housing types and lot sizes to meet the projected requirements of current and future residents. The lot sizes meet or exceed the minimum requirements set out in the Zoning By-law. The proposal also meets the County and Municipal target requiring 30% of proposed dwelling units to be medium density

or higher. In this case, the medium density component of the subject development represents 60% of the dwelling units proposed.

Affordability

The affordability policies of the County Official Plan are intended to provide overall direction for growth and development, and guidance to local Official Plans. These policies include that housing should be affordable to residents of the County, with 30% of new residential development and residential intensification affordable to family incomes up to the 60th percentile, and that local plans should require 30% of new development to be available as rental housing. This is a target for all of development in Bruce County, and is not expected to be met through every site-specific development.

Similarly, the Walkerton Community Official Plan also sets a target of 30% of new housing to be provided as affordable housing. As with the County Plan target, this is for all development and is not expected to be met through every site-specific development.

Aside from opportunities to incentivize affordable development, the implementation policies of the County Official Plan and local Official Plan do not provide specific direction regarding affordability for individual proposals.

The County Official Plan supports affordability by applying minimum densities and requiring a medium or high-density component for serviced projects with more than 10 units. The applicant has indicated that they are meeting the affordability targets through the provision of 49 medium density townhouse units "which will help to keep the dwellings affordable to those with medium to lower income levels, including first time home buyers and seniors." The townhouses will be developed and sold in a freehold format.

Aside from constructing an apartment building, the medium density component of the proposed development is among the most affordable market-based development types that could be achieved for this site. The townhouse building form has lower material, development, and land costs, while remaining consistent with the building scale for the area.

The applicant will be asked for additional information about the price points of these units and other options that could be considered to meet the Municipal affordability targets. This could include rental opportunities or the creation of secondary suites, which are permitted within single detached dwellings, semi-detached dwellings and street fronting townhouse dwellings subject to specific provisions in the Zoning By-law. Additional information on this will be presented in a future planning report.

Zoning By-law Amendments

As noted earlier in this report, the applicant proposes to re-zone the lands from PD - Planned Development to R1-XX - Residential: Low Density Single Special on the single and semi-detached dwelling lots, and R2-XX - Residential: Low Density Multiple Special on the

townhouse blocks. Special provisions are proposed for each of the zones to reflect the amendments noted below relating to maximum lot coverage and exterior side yard setbacks:

Lots 1 to 30 - Single Detached Dwelling Lots

Proposed Zone	Zoning Regulation	Required	Proposed	Difference
R1-XX	Maximum Lot Coverage	30%	40%	+10%
	Maximum Lot Coverage for Accessory Buildings and Structures	5%	10%	+5%

Block 39 - Semi-Detached Dwelling Units

Proposed Zone	Zoning Regulation	Required	Proposed	Difference
R1-XX	Maximum Lot Coverage	30%	55%	+25%
	Minimum Exterior Side Yard	4.3m	3.8m	-0.5m

Block 38 - Townhouse Dwelling Units

Proposed Zone	Zoning Regulation	Required	Proposed	Difference
R2-XX	Maximum Lot Coverage	35%	55%	+20%
	Minimum Exterior Side Yard	6.0m	3.8m	-2.2m

Blocks 31 to 37 and 40 to 43 - Townhouse Dwelling Units

Proposed Zone	Zoning Regulation	Required	Proposed	Difference
R2-XX	Maximum Lot Coverage	35%	55%	+20%

The applicant has identified that the proposed changes to the maximum lot coverage are to allow for flexibility in the future dwelling designs (e.g., a bungalow versus a two-storey dwelling).

The proposed increase in the maximum lot coverage for accessory buildings and structures on the single detached dwelling lots is in response to current trends for in-ground pools and other private recreational/amenity buildings and structures.

The applicant has identified that the proposed lot coverages are similar in nature to other recent developments in Walkerton. The County can confirm that there have been approvals in-town that have allowed for increases to the maximum lot coverage for residential purposes, up to 40% for primary structures in some instances. These have been evaluated on an individual site basis. The applicant will be asked to provide comparable proposals in Walkerton and Bruce County so that it can be documented and more fully evaluated in a future planning report.

The applicant has further identified that the requested reduction in the proposed exterior side yard on Blocks 38 and 39 is to allow for a larger semi-detached dwelling unit and townhouse dwelling unit on each of those corner blocks, thus maximizing the use of the land. One of the main purposes of exterior side yards (the yard between the dwelling and the street that runs beside the dwelling) is to maintain sight lines at intersections and along streets. The applicant has identified that this change will have minimal impact on the internal road and visibility given the configuration of those blocks in relation to the street.

All other zoning provisions for the respective residential zones are proposed to remain unchanged.

The proposed zoning for the walkway block and stormwater management block will need to be confirmed by the applicant. These blocks are currently shown as being within the proposed R1-XX - Residential: Low Density Single Special zone and may be more appropriately placed in another zone.

A draft zoning by-law amendment, along with conditions of draft approval, will be provided in a future planning report. The current draft zoning by-law schedule is attached to this report as a reference.

[Sewer and Water Services](#)

As noted earlier, full municipal water and sewage services are the preferred form of servicing in the Municipality. A Functional Servicing Report has been prepared on behalf of the applicant which speaks to the proposed services.

The report establishes that sanitary servicing will be provided by connecting to the existing municipal sewer on Old Durham Road via easements over Lots 5 and 30. A new sanitary sewer will be installed along the new public street, which will be assumed by the municipality. The report concludes that there is sufficient capacity available to accommodate the proposed development.

The report also identifies that water servicing can be provided by creating a looped system in the subdivision which connects to the existing municipal watermains on Old Durham Road and Eastridge Road via an easement over Block 45. The watermains will also be assumed by the Municipality.

Brockton staff have provided comments on the water and sewer servicing strategy described above. The applicant is working with the Municipality to provide, among other things, engineering information to confirm the need for a servicing block versus an easement over Lots 5 and 30 and to confirm that the size of Block 45 is sufficient. The applicant's response to these comments may result in minor amendments to the Draft Plan which will be outlined in a future planning report.

Stormwater Management

In order to control flooding, ponding, erosion and sedimentation, and to provide protection of water resources and natural habitat dependent upon watercourses and other water bodies for their existence, the County and local Official Plans require that stormwater management strategies be provided for new development in Settlement Areas.

The Functional Servicing Report and Stormwater Management Report submitted in support of the subject applications indicates that most of the stormwater from the development will be directed to an existing stormwater management facility in the municipal park to the west through Block 44. Municipal storm sewers will be installed along the proposed street to collect stormwater from minor storm events, which will be directed to the stormwater management facility. Major design storms will be conveyed overland and on road surfaces and will also be directed to the stormwater management facility or to the Old Durham Road road allowance. The existing 'dry' stormwater management facility will be enlarged to accommodate the proposed development. There will also be a connection to the existing storm sewer along Old Durham Road to accommodate the proposed southern lots and blocks. Easements will be required in some areas for stormwater servicing purposes.

Brockton staff have provided several comments relating to stormwater management that will need to be addressed by the applicant either before draft plan approval or as a condition of approval. Among the matters identified was the need to address external drainage entering the site, and confirmation that Block 44 is appropriately sized for overland stormwater flow, maintenance and pedestrian access purposes. Responses to these comments and any resulting changes to the Draft Plan, if any, will be outlined in a future planning report.

Roadways and Access

The County Official Plan requires applicants to supply information on the number, width, location and proposed grades and elevations of any proposed roads, the adequacy of them and the means by which the internal roads in the subdivision will connect with the established street network in the area and the adequacy of those external roads to accommodate the proposed development.

As noted earlier, a new internal road will be constructed on the site to service the development which will connect to the existing municipal road network at Old Durham Road, east of Walker Street. Old Durham Road connects to Bruce Road 4 to the south via Walker Street and Ontario Road. Bruce Road 4 is a direct link to downtown Walkerton to the west and Hanover further to the east. The new internal road will be constructed to full municipal standards by the applicant and ultimately assumed by the Municipality.

Neighbouring landowners have expressed concern with the location of the proposed intersection at Old Durham Road for safety, privacy, noise and lighting reasons. During the pre-consultation process, the preferred entrance point to the subdivision was at Walker Street. The entrance was relocated to the east due to grading constraints on the western portion of the site. The applicant indicated in their formal submission that having the entrance at the Walker Street intersection would require sections of the internal subdivision road and adjacent driveways to exceed the maximum slope requirements permitted by the Municipality. Relocation of the entrance to its current position allowed the slope of the road and the adjacent driveways to stay within maximum allowable limits while still maintaining the overall drainage patterns of the site.

Some of the neighbouring landowners have also expressed a concern with the amount of private vehicle and construction traffic that would be added to Old Durham Road, which has a current speed limit of 40km/hour and no sidewalks.

To address issues raised by the public, the applicant will be asked to provide additional information on the location of the access, alternative access points considered (including those suggested by the public), and criteria used to select the preferred location. The applicant will also be asked to respond to issues relating to traffic volumes, safety, sightlines and associated noise and lighting created by the increased traffic. These comments and any resulting changes to the Draft Plan, if any, will be outlined in a future planning report.

Natural Heritage

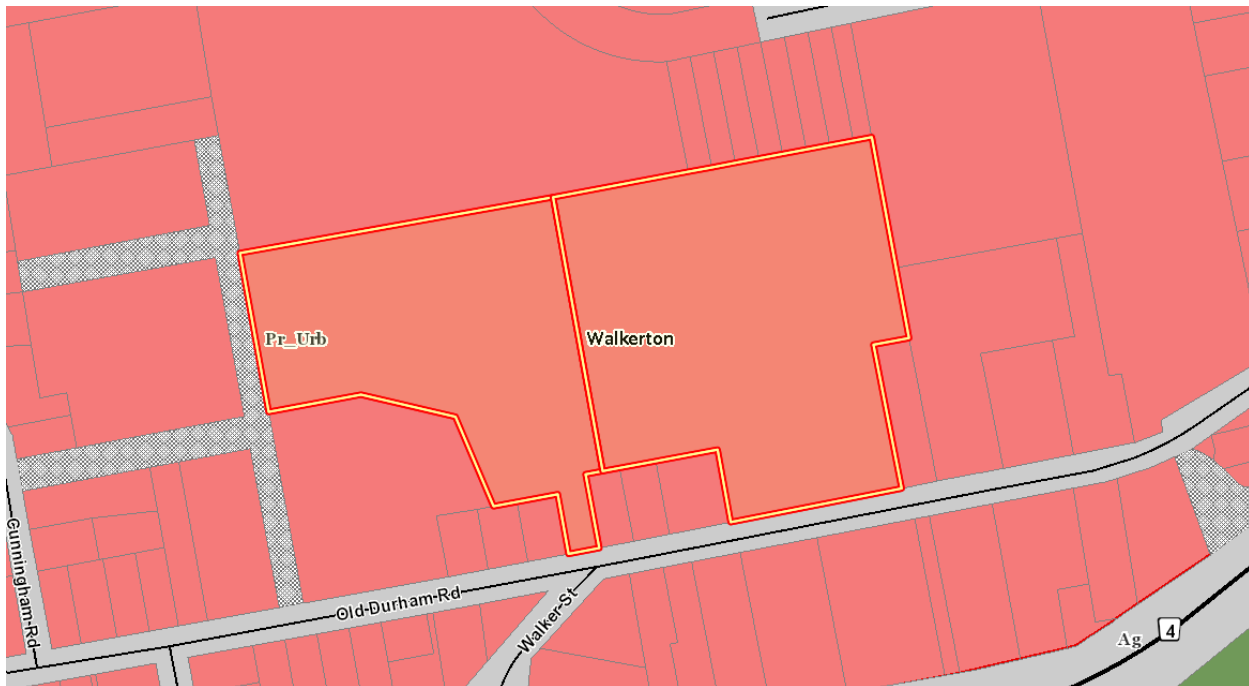
The natural heritage features identified as potentially affecting the subject property included significant wildlife habitat and the habitat of endangered and threatened species. The Bruce County Official Plan and Walkerton Community Official Plan generally prohibit development within the natural heritage features and their adjacent lands unless it has been demonstrated that there will be no negative impacts to the natural features or their ecological functions. An Endangered Species Act Status report was prepared for the applicant to demonstrate consistency with the natural heritage policies of the County and Municipality. The report found potential Bobolink and Meadowlark habitat within the development area. The applicant opted to address the habitat potential as though it had been confirmed for protected species. The applicant entered into an agreement to create 7 hectares of compensation habitat for these species on a property near Creemore, east of Walkerton. The report also identified a potential bat maternity roosting site on an adjacent property that will not be impacted by the proposed development. The report was generally found to be acceptable to Saugeen Valley Conservation Authority (SVCA) staff, who provide natural heritage review comments on behalf of the County. SVCA staff recommended that the Ministry of Environment Conservation and Parks (MECP) provide confirmation that the

endangered and threatened species policies and compensation have been satisfactorily addressed.

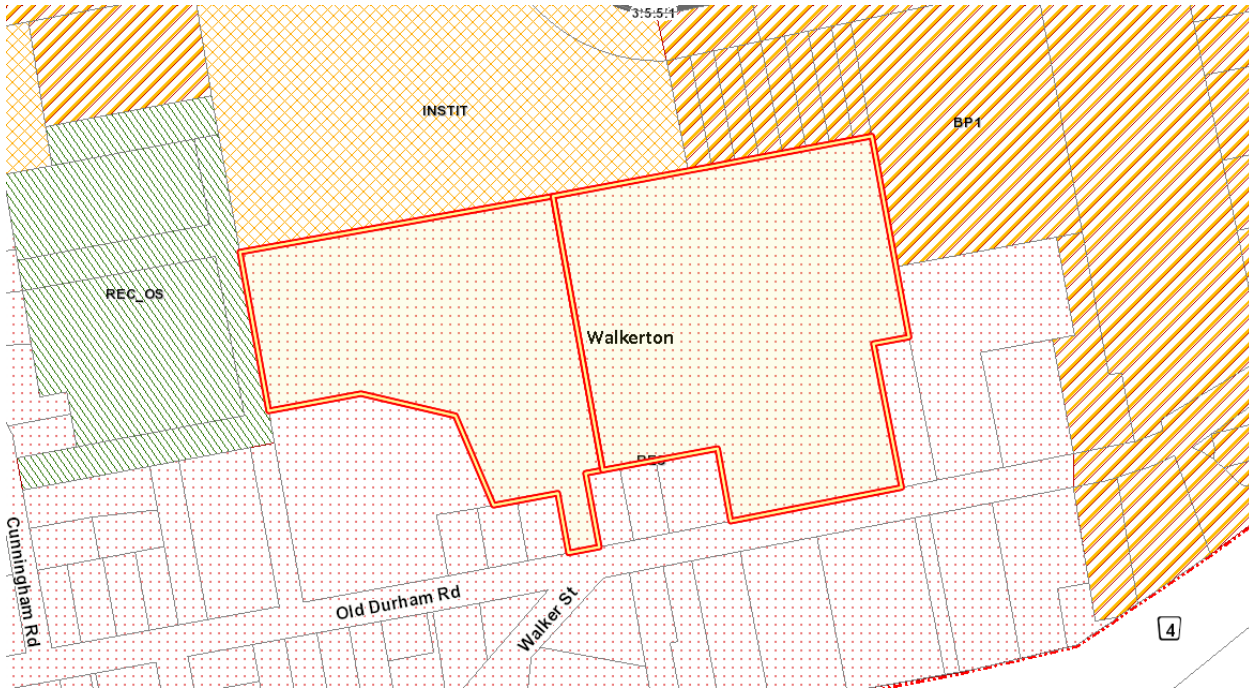
Appendices

- County Official Plan Map
- Local Official Plan Map
- Local Zoning Map
- List of Supporting Documents and Studies
- Draft Plan of Subdivision
- Draft Zoning By-law Schedule
- Agency Comments
- Public Comments
- Public Notice

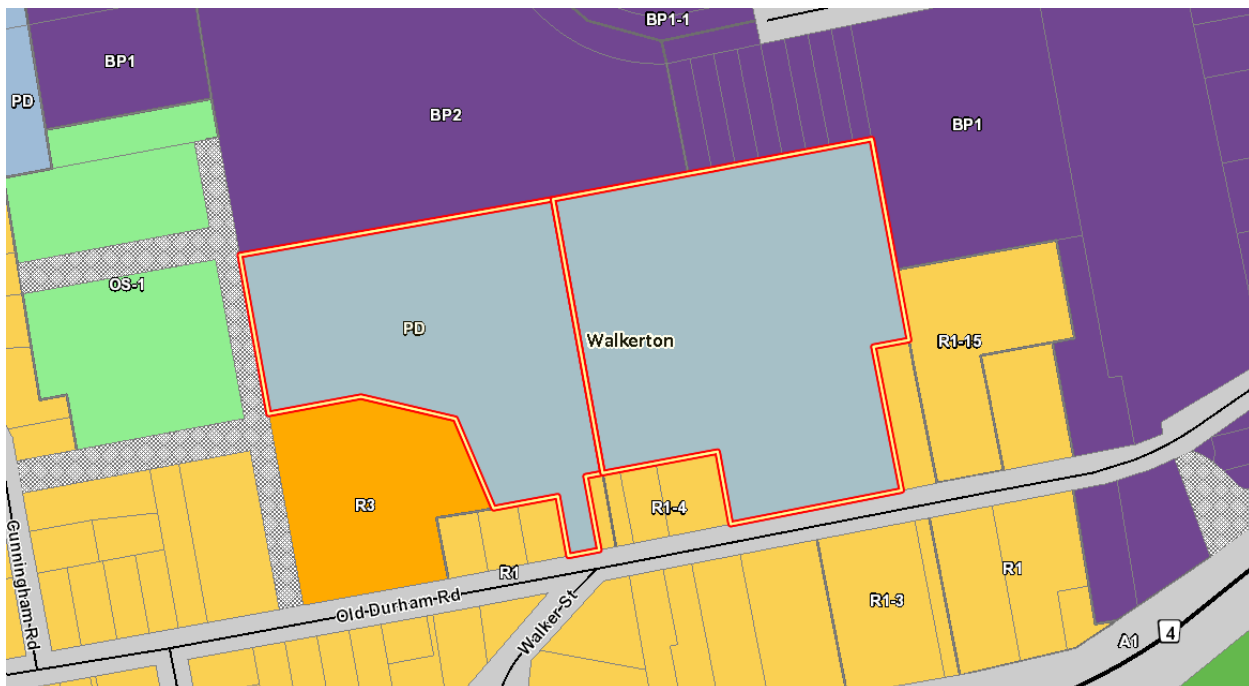
County Official Plan Map (Designated Primary Urban Communities)



Local Official Plan Map (Designated Residential)



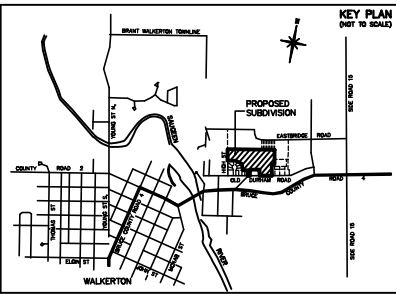
Local Zoning Map (Zoned PD - Planned Development)



List of Supporting Documents and Studies

*Available in full on the Bruce County website ([Land Use Planning - Brockton | Bruce County](#))

- Subdivision Application Form;
- Draft Plan of Subdivision;
- Easement Instruments;
- Planning Report;
- Correspondence referred to in the Planning Report;
- Phase 1 Environmental Site Assessment;
- Geotechnical Investigation Report;
- Slope Stability Rating Chart;
- Preliminary Plans and Profiles;
- Functional Servicing Report;
- Stormwater Management Report; and
- Endangered Species Act Status Report.



LEGEND

- R1 DENOTES URBAN RESIDENTIAL (LOW DENSITY SINGLE)
- R2 DENOTES URBAN RESIDENTIAL (LOW DENSITY MULTIPLE)
- R3 DENOTES URBAN RESIDENTIAL (MEDIUM DENSITY)
- BP DENOTES URBAN INDUSTRIAL
- PD DENOTES PLANNED DEVELOPMENT
- DENOTES PROPOSED TOWNHOUSE PROPERTY LIMIT
- - - DENOTES PROPOSED SUBDIVISION BOUNDARY
- DENOTES PROPOSED LOT/BLOCK LINE
- DENOTES ZONING LIMITS
- DENOTES PHASE BOUNDARY
- DENOTES CONTOUR AND ELEVATION



**DRAFT PLAN OF SUBDIVISION
WALKER HILL DEVELOPMENT**
OF PART OF
**PARK LOT 48
REGISTERED PLAN No. 162**
(FORMERLY IN THE TOWN OF WALKERTON)
AND PART OF
**LOT 32, CONCESSION 1
NORTH OF THE DURHAM ROAD**
(GEOGRAPHIC TOWNSHIP OF BRANT)
**MUNICIPALITY OF BROCKTON
COUNTY OF BRUCE**

SCALE 1:750
0 20 40 60 80
METRIC

METRIC:

DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

DRAFT APPROVAL SIGNATURE BLOCK

APPROVED IN ACCORDANCE WITH SECTION 51(3) OF THE PLANNING ACT, RSO, 1990, CHAPTER P.13, AS AMENDED, THIS _____ DAY OF _____ 2020

SECRETARY-TREASURER OF THE LAND DIVISION COMMITTEE
COUNTY OF BRUCE

OWNER'S CERTIFICATE

I, THE REGISTERED OWNER OF THE LANDS HEREBY AUTHORIZE (D)GULBERT LTD., O.L.S. TO SUBMIT THIS PLAN FOR APPROVAL.

DATE _____ HMANSU SHAH, PRESIDENT
WALKER HILL DEVELOPMENT INC.

SITE DATA

PHASE 1
RESIDENTIAL LOTS (ZONE R1)
SINGLE DETACHED - LOTS 1 TO 5, BLOCKS 46 TO 50

PHASE 2
RESIDENTIAL LOTS (ZONE R1)
SINGLE DETACHED - LOTS 23 TO 30
RESIDENTIAL LOTS (ZONE R2)
MULTI-FAMILY - BLOCKS 31 TO 38
STORM WATER MANAGEMENT - BLOCK 44

PHASE 3
RESIDENTIAL LOTS (ZONE R1)
SINGLE DETACHED - LOTS 8 TO 22
SEMI-DETACHED - BLOCK 39
RESIDENTIAL LOTS (ZONE R2)
MULTI-FAMILY - BLOCKS 40 TO 43
WALKWAY - BLOCK 45

NOTES:

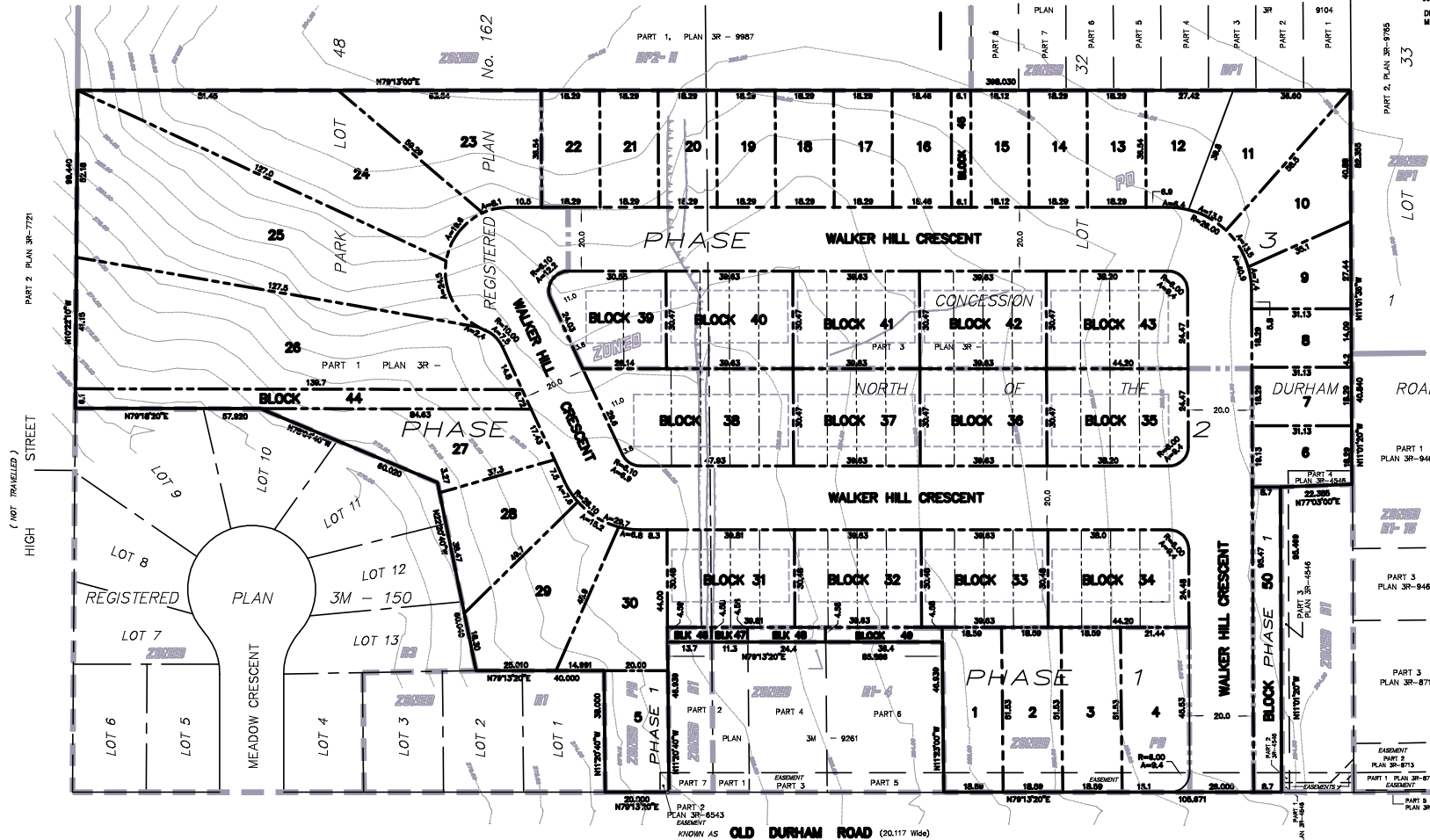
ALL BUILDING SETBACKS WILL COMPLY WITH CURRENT R1 & R2 ZONING PROVISIONS EXCEPT AS FOLLOWS:
BLOCK 39 (AS SHOWN)

BLOCKS 34, 39 & 43 WILL BE DIVIDED INTO INDIVIDUAL TOWNHOUSE PARCELS (SHOWN HEREON) THEREFORE THE SOUTH LIMIT OF WALKER HILL CRESCENT WILL BE CONSIDERED THE FRONT YARD BOUNDARY.

BLOCKS 35 & 38 WILL BE DIVIDED INTO INDIVIDUAL TOWNHOUSE PARCELS (SHOWN HEREON) THEREFORE THE NORTH LIMIT OF WALKER HILL CRESCENT WILL BE CONSIDERED THE FRONT YARD BOUNDARY.

ZONING AMENDMENT ADDRESSING PROPOSED MAXIMUM LOT COVERAGE AS SHOWN ON PROVISIONS TABLE APPLY TO THE FOLLOWING:

- R1 - SINGLE DETACHED LOTS 1 TO 30 - PROPOSED 40% MAX. LOT COVERAGE
- R1 - SEMI-DETACHED BLOCK 39 - PROPOSED 55% MAX. LOT COVERAGE
- R2 - TOWNHOUSE (STREET) BLOCKS 31 TO 38, 40 TO 43 - PROPOSED 55% MAX. LOT COVERAGE



ADDITIONAL INFORMATION

- REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT
- (a) AS SHOWN
 - (b) AS SHOWN
 - (c) AS SHOWN
 - (d) SEE SITE DATA
 - (e) AS SHOWN
 - (f) AS SHOWN
 - (g) AS SHOWN
 - (h) MUNICIPAL WATER AVAILABLE
 - (i) SILTY CLAY
 - (j) AS SHOWN ON PLAN
 - (k) MUNICIPAL SERVICES INCLUDE WATER, SEWER, GARBAGE COLLECTION
 - (l) LOTS 1, 2, 3 & 4, BLOCK 50 & WALKER HILL CRESCENT ARE SUBJECT TO EASEMENT
 - (m) LOT 5 IS SUBJECT TO EASEMENT OVER PART 2, PLAN JR-6543

RELEVANT SITE INFORMATION		
PROPOSED USE OF LOT	No. of Lots/Blocks	AREA
DWELLING - SINGLE DETACHED RESIDENTIAL - LOTS 1 TO 30	30	3,392 HA
DWELLING - SINGLE DETACHED RESIDENTIAL - BLOCKS 46 TO 50	5	0,123 HA
DWELLING - SEMI-DETACHED RESIDENTIAL - BLOCK 39	1	0,099 HA
DWELLING - TOWNHOUSES - BLOCKS 31 TO 38, 40 TO 43	12	1,548 HA
STORM WATER MANAGEMENT - BLOCK 44	1	0,086 HA
MUNICIPAL WALKWAY - BLOCK 45	1	0,022 HA
MUNICIPAL STREET - WALKER HILL CRESCENT	1	1,342 HA
TOTAL SUBJECT LANDS	50	6,612 HA

RESIDENTIAL 'R1' & 'R2' ZONE PROVISIONS			
	SINGLE DETACHED	SEMI-DETACHED (STREET)	TOWNHOUSE (STREET)
LOT AREA (MIN.)	465.0 m ²	232.5 m ²	155.0 m ²
LOT FRONTAGE (MIN.)	15.0 m	7.5 m	7.5 m
FRONT YARD (MIN.)	6.0 m	6.0 m	6.0 m
REAR YARD (MIN.)	7.5 m	7.5 m	7.5 m
SIDE YARD (MIN.) - EXTERIOR	4.3 m	4.3 m	6.0 m
SIDE YARD (MIN.) - INTERIOR	1.2 m	1.2 m	3.0 m
LOT COVERAGE (MAX.)	35.0%	30.0%	35.0%
PROPOSED (MAX.) (LOTS 1 TO 30)	40.0%		
PROPOSED (MAX.) (BLOCKS 31 TO 43)		55.0%	55.0%

REVISION				
DATE	REV. NO.	DESCRIPTION	BY	APPROVED

SURVEYOR'S CERTIFICATE

I CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED ON THIS PLAN AND THEIR RELATIONSHIP TO ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN.

DATE _____ D.A. GULBERT
ONTARIO LAND SURVEYOR

D. GULBERT LTD. ONTARIO
ONTARIO LAND SURVEYOR
GOERCH, ONTARIO PHONE: 519-524-5321
LAND SURVEYOR

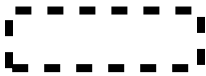
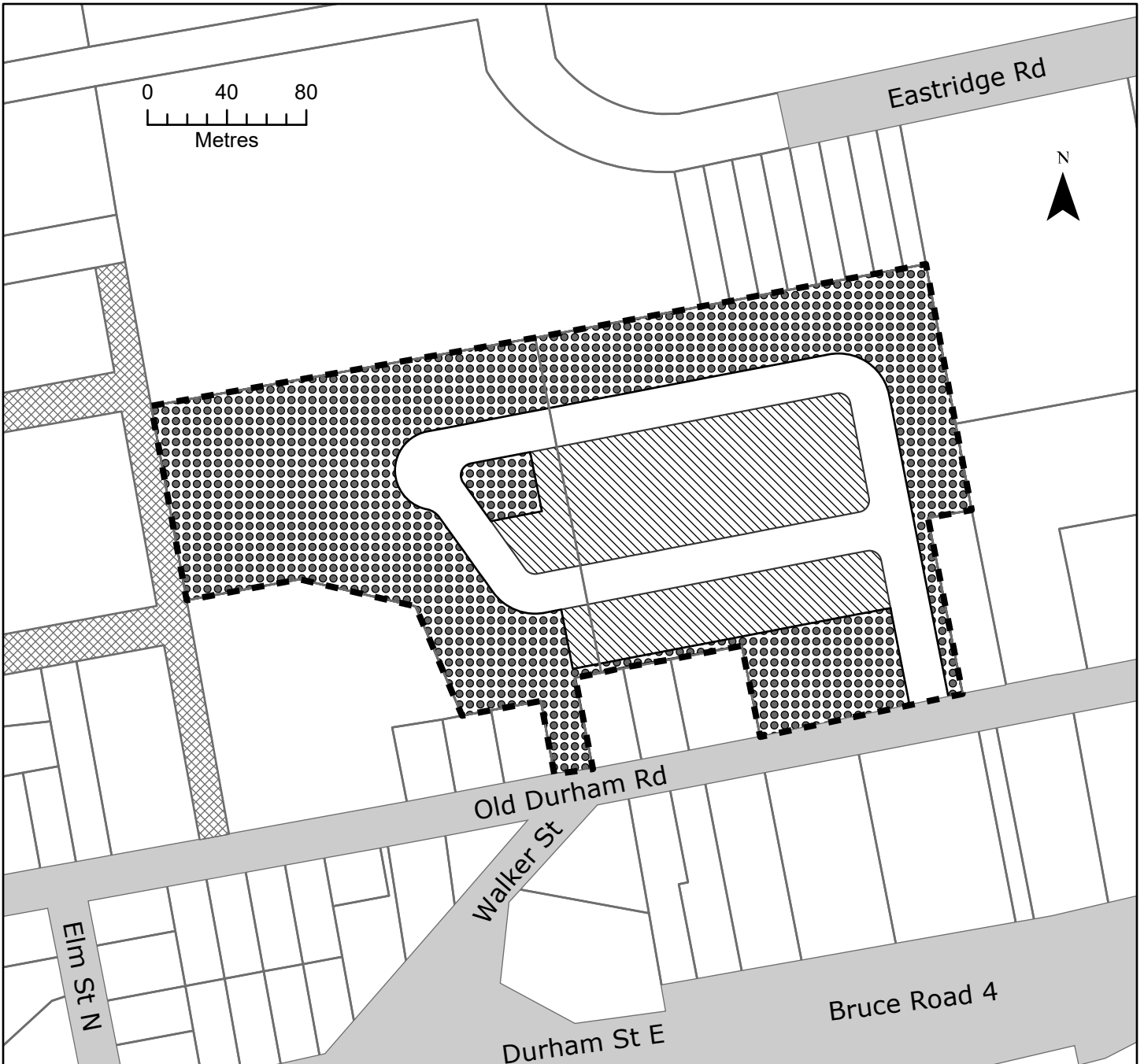
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CHECKED BY: DAC FILE: BR-01N-32-1 R/L 0

Schedule 'A'

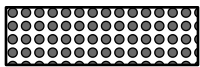
PLAN 162 PT PARK LOT 48 RP;3R6543 PARTS 1 AND 2 - Roll # 410436000101801

CON 1 NDR PT LOT 32 - Roll # 410434000206800

Municipality of Brockton (geographic Town of Walkerton)



Subject Properties



Lands to be zoned R1-XX - Residential: Low Density Single Special



Lands to be zoned R2-XX - Residential: Low Density Multiple Special

This is Schedule 'A' to the zoning by-law
amendment number _____ passed this
_____ day of _____

Mayor _____

Clerk _____

Agency Comments

Municipality of Brockton

From: [Fiona Hamilton](#)
To: [Candace Hamm](#); [Coreena Smith](#)
Cc: [Sonya Watson](#); [dweltz](#); [Greg Furtney](#)
Subject: Municipality of Brockton Comments - Walker Hill Subdivision Application
Date: Monday, April 19, 2021 1:47:55 PM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)

**** [CAUTION]: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Hello Candace and Coreena:

The comments on behalf of the Municipality of Brockton in relation to the Walker Hill Subdivision Application are summarized below. If you have any questions or concerns, Coreena, please do not hesitate to contact me and we can arrange for a meeting if necessary.

We have had a some very productive pre-consultation meetings with the Walker Hill Development Inc. group and Brockton looks forward to this development coming to fruition. The following comments relate to items that will require further discussion. Any further servicing and stormwater management details can be resolved during the Subdivision Agreement process.

- A Block is needed on Lot 30 and Lot 5 for storm and sanitary, which has been discussed with the Developer's Engineer, who will prepare a proposal based on the depth and separation of the sewers.
- The Old Durham Road storm sewer needs further investigation as it may not turn down Walker Road.
- It is noted that there is a gas easement along the north side of Old Durham Road. There is a large Bell line in this area as well.
- Lot grading will be difficult on this highly sloped site. Grading and drainage must account for external drainage to the north and rear yard drainage will be needed along the south side.
- The SWM pond will be a "dry" pond.
- Calculations in the Final SWM report will be required to confirm that Block 44 is of sufficient width for the overland flow route for access for maintenance. Further this Block will serve as a suitable walking path to access Cunningham Park for pedestrian access and a surface treatment will be required.
- Block 46 will also be a pedestrian access and will also require a concrete sidewalk surface application
- As agreed upon in pre-consultation meetings no parkland area is included in this subdivision due to availability in close proximity. Cash in Lieu of Parkland will be required.
- Fees in accordance with the Consolidated Fees and Charges By-law in place at the time of Approval for Subdivision Development will be required.
- A 0.3 metre reserve will be required along the East side of Lot 4 and along the West side of Block 50.
- A 0.3 metre reserve will be required along the exterior sideyard for all corner lots.
- A means of controlling drainage from Lots 11-24 will be required to account for external runoff that will flow to the new subdivision be discussed in preparation of the final SWMP plan.
- Due to the servicing and access required through Lot 5 and Lot 30 a block rather than an

easement will be required. This may leave Block 5 as an unbuildable lot.

- Rear Yard Drainage for Lots 27-30 and Lots 31-34 will need further consideration but can be discussed in preparation of the final SWMP plan.

Fiona

Fiona Hamilton

Clerk

Phone: 519-881-2223 Ext. 124

Email: fhamilton@brockton.ca

Municipality of Brockton

100 Scott Street, P.O. Box 68,
Walkerton, ON N0G 2V0

Toll-Free: 1-877-885-8084

Fax: 519-881-2991

Brockton.ca



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Individuals who submit letters and other information to Council should be aware that any personal information contained within their communications may become part of the public record and may be made available through the Council Agenda process.

Confidentiality Note:

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1078 Bruce Road 12, P.O. Box 150, Formosa ON Canada N0G 1W0
Tel 519-367-3040, Fax 519-367-3041, publicinfo@svca.on.ca, www.svca.on.ca

SENT ELECTRONICALLY ONLY CJSmith@brucecounty.on.ca and bcplwa@brucecounty.on.ca

April 23, 2021

County of Bruce Planning Department
30 Park Street
Walkerton, Ontario
N0G 2V0

ATTENTION: Coreena Smith, Planner

Dear Ms. Smith,

RE: Draft Plan of Subdivision S-2021-003; and Proposed Zoning By-law Amendment Z-2021-006 (Walker Hill Development Inc.)
Unassigned civic address
Roll No. 410436000101801; and 410434000206800
Part of Lot 32 Concession 1, N.D.R Geographic Township of Brant; and Part of Park Lot 48, Registered Plan No. 162 Geographic Town of Walkerton
Municipality of Brockton

Saugeen Valley Conservation Authority (SVCA) staff has reviewed the above-noted applications as per our delegated responsibility from the Province to represent provincial interests regarding natural hazards identified in Section 3.1 of the Provincial Policy Statement (PPS, 2020) and as a regulatory authority under Ontario Regulation 169/06 (SVCA's Development, Interference with Wetlands, and Alterations to Shorelines and Watercourses Regulation). SVCA staff has also provided comments as per our Memorandum of Agreement (MOA), dated September 2019, with the County of Bruce representing natural hazards, natural heritage, and water resources; and the application has also been reviewed through our role as a public body under the *Planning Act* as per our Conservation Authority Member approved Environmental Planning and Regulations Policies Manual, amended October 16, 2018.

Purpose

A Draft Plan of Subdivision application has been submitted to create a residential subdivision consisting of detached, semi-detached and townhouse dwelling units. A Zoning By-law Amendment application has also been submitted to facilitate the proposed development.

The following documents were submitted with the applications:

1. Subdivision Application Form
2. Draft Plan of Subdivision
3. Easement Instruments
4. Planning Report
5. Correspondence referred to in the Planning Report



Watershed Member Municipalities
Municipality of Arran-Elderslie, Municipality of Brockton, Township of Chatsworth, Municipality of Grey Highlands,
Town of Hanover, Township of Howick, Municipality of Morris-Turnberry, Municipality of South Bruce,
Township of Huron-Kinloss, Municipality of Kincardine, Town of Minto, Township of Wellington North,
Town of Saugeen Shores, Township of Southgate, Municipality of West Grey

6. Phase 1 Environmental Site Assessment
7. Geotechnical Investigation Report
8. Slope Stability Rating Chart
9. Preliminary Plans and Profiles
10. Functional Servicing Report
11. Stormwater Management Report.

In accordance with the Memorandum of Agreement (MOA), dated September 2019, with the County of Bruce the SVCA is not required to review stormwater management, geotechnical/slope reports, etc. or other technical reports when the property does not contain any natural hazard features, natural heritage features and/or when the outlet for stormwater management is beyond/outside of an SVCA Regulated Area. Therefore, SVCA staff has not reviewed above referenced reports/documents except for the planning report and the Phase 1 Environmental Site Assessment (section 2.10.1-SVCA, and 2.10.2-MNRF). SVCA understand that the above referenced documents/ reports will be reviewed by the approval authority (County of Bruce and/or Municipality of Brockton).

Furthermore, though not listed on the Bruce County website as a related report to the applications, Bruce County planning staff have requested SVCA to review the following report: Proposed residential sub-division by Walker Hill Development Inc. on Old Durham Road, Walkerton - Endangered Species Act Status, MTE File No.: 45259-200, dated June 25, 2020 by MTE Consultants.

Background

According to SVCA files, SVCA staff provided preliminary details and email correspondence regarding the property(s) on two occasions to,

1. Re/Max realtor Renate Sieber-Schlegel, dated November 12, 2019; and
2. MTE regarding stormwater management criteria, dated October 18, 2019.

Recommendation

The proposed Draft Plan of Subdivision; and proposed Zoning By-law Amendment are generally acceptable to SVCA staff. However, SVCA staff recommend that the following recommendation be included in the conditions for draft plan approval:

1. Confirmation with the Ministry of Environment Conservation and Parks (MECP) be received that endangered species and threatened species policy and compensation have been addressed.

Delegated Responsibility and Advisory Comments

SVCA staff has reviewed the applications through our delegated responsibility from the Province to represent provincial interests regarding natural hazards identified in Section 3.1 of the PPS, 2020. We have also reviewed the applications through our responsibilities as a service provider to the County of Bruce in that we provide expert advice and technical clearance on *Planning Act* applications with regards to natural hazards, natural heritage, and water resources as set out in the PPS, 2020, County Official Plan and/or local official plans. Comments below only include features/technical requirements affecting the property.

Natural Hazards:

The properties do not contain any natural hazard features of interest to the SVCA.

Provincial Policy Statement – Section 3.1

Section 3.1.1 of the PPS 2020 states in part that development shall generally be directed to areas outside of: b) hazardous lands adjacent to river, stream and small inland lake systems which are impacted by flooding and erosion hazards; and c) hazardous sites. The properties do not contain any natural hazards as defined in the PPS 2020. It is the opinion of SVCA staff that the applications are in consistent with the PPS 2020.

County of Bruce OP and Municipality of Brockton OP Policies

Section 5.8 of the County of Bruce OP and the Section 3.7 of the Community of Walkerton OP generally direct development to be located outside of Hazardous Land and Environmental Protection areas. It is the opinion of SVCA staff that the applications appear to be consistent with the policies of the Bruce County OP; and the Municipality of Brockton OP.

Natural Heritage:

As part of SVCA staff's desktop review the following significant natural heritage features were identified as potentially affecting the property: significant wildlife habitat, and habitat of endangered species and threatened species.

Provincial Policy Statement – Section 2.1

Section 2.1 of the PPS 2020 states in part that development shall not be permitted in significant wildlife habitat, and habitat of endangered species and threatened species, and the adjacent lands to the above referenced features except in accordance with policies found in section 2.1.

County of Bruce OP and Municipality of South Bruce OP Policies

Section 4.3 of the Bruce County OP and Section 5.12 of the Municipality of South Bruce OP generally prohibit development within the natural heritage features and their adjacent lands, as stated above, unless it has been demonstrated through an acceptable EIS that there will be no negative impacts to the natural features or their ecological functions.

As mentioned above, the following report titled: Proposed residential sub-division by Walker Hill Development Inc. on Old Durham Road, Walkerton - Endangered Species Act Status, MTE File No.: 45259-200, dated June 25, 2020 by MTE Consultants has been reviewed by SVCA staff. The report is generally acceptable to SVCA staff. However, SVCA staff recommend that confirmation with the Ministry of Environment Conservation and Parks (MECP) be received that endangered species and threatened species policy and compensation have been addressed.

Statutory Comments

SVCA staff has reviewed the applications as per our responsibilities as a regulatory authority under Ontario Regulation 169/06 (SVCA's Development, Interference with Wetlands, and Alterations to Shorelines and Watercourses Regulation). This regulation, made under Section 28 of the *Conservation Authorities Act*, enables SVCA to regulate development in or adjacent to river or stream valleys, Great Lakes and inland lake shorelines, watercourses, hazardous lands and wetlands. Subject to the CA Act, development taking place on or adjacent to these lands may require permission from SVCA to confirm that the control of flooding, erosion, dynamic

beaches, pollution or the conservation of land are not affected. SVCA also regulates the alteration to or interference in any way with a watercourse or wetland.

The subject properties are not within the SVCA Approximate Regulated Area/Approximate Screening Area associated with Ontario Regulation 169/06. As such, development and/or site alteration on the properties does not require permission (permit) from SVCA.

Summary

SVCA staff has reviewed these applications in accordance with our MOA with the County of Bruce, and as per our mandated responsibilities for natural hazard management, including our regulatory role under the *Conservation Authorities Act*.

The proposed Draft Plan of Subdivision; and proposed Zoning By-law Amendment are generally acceptable to SVCA staff.

Given the above comments, and subject to the above-mentioned recommendations, it is the opinion of the SVCA staff that:

- 1) Consistency with Section 3.1, Natural Hazard policies of the PPS, 2020 has been demonstrated.
- 2) Consistency with Section 2.1, Natural Heritage policies of the PPS, 2020 has been demonstrated, with the exception of endangered species and threatened species policies, which the applicant must address directly with the MECP.
- 3) Consistency with local planning policies for natural hazards and natural heritage has been demonstrated, with the exception of endangered species and threatened species policies, which the applicant must address directly with the MECP.

Recommended Condition for Draft Approval

1. Confirmation with the Ministry of Environment Conservation and Parks (MECP) be received that endangered species and threatened species policy and compensation have been addressed.

Please inform this office of any decision made by the Municipality of Brockton and/or the County of Bruce with regard to these applications. We respectfully request to receive a copy of the decisions and notices of any appeals filed. Should you have any questions, please contact the undersigned.

Sincerely,



Michael Oberle
Environmental Planning Technician
Saugeen Conservation
MO/

cc: Fiona Hamilton, Clerk, Municipality of Brockton (via email)
Dan Gieruszak, Authority Member, SVCA (via email)

Candace Hamm

Subject: FW: Request for Agency Comments S3 Z6 Walker Hill Development Inc

From: ONTUGLLandsINQ <ONTUGLLandsINQ@enbridge.com>

Sent: Wednesday, March 24, 2021 1:22 PM

To: Candace Hamm <CHamm@brucecounty.on.ca>

Subject: RE: Request for Agency Comments S3 Z6 Walker Hill Development Inc

**** [CAUTION]: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Thank you for your correspondence with regards to draft plan of approval for the above noted project.

It is Enbridge Gas Inc.'s (operating as Union Gas) request that as a condition of final approval that the owner/developer provide to Union the necessary easements and/or agreements required by Union for the provision of gas services for this project, in a form satisfactory to Enbridge.

Should you require any further information, please contact the undersigned.

Barbara M.J. Baranow
Analyst Land Support

Enbridge Gas Inc.
50 Keil Drive North, Chatham, ON N7M 5M1

Integrity. Safety. Respect.

March 25, 2021

Candace Hamm
Applications Technician
Planning and Development
Corporation of the County of Bruce

Reference: **S-2021-003 Walker Hill**

Dear Candace,

Thank you for contacting Canada Post regarding plans for a new development in the City of Walkerton. Please see Canada Post's feedback regarding the proposal, below.

Service type and location

1. Canada Post will provide mail delivery service to the development through centralized Community Mail Boxes (CMBs).
2. If the development includes plans for (a) multi-unit building(s) with a common indoor entrance, the developer must supply, install and maintain the mail delivery equipment within these buildings to Canada Post's specifications.

Municipal requirements

1. Please update our office if the project description changes so that we may determine the impact (if any).
2. Should this development application be approved, please provide notification of the new civic addresses as soon as possible.

Developer timeline and installation

1. Please provide Canada Post with the excavation date for the first foundation/first phase as well as the date development work is scheduled to begin. Finally, please provide the expected installation date(s) for the CMB(s).

Please see Appendix A for any additional requirements for this developer.

Regards,

Ryan Sumler

Ryan Sumler
CANADA POST CORPORATION
Delivery Planning
955 Highbury Avenue
LONDON ON N5Y 1A3
tel: 519-319-6865
fax: 519-457-5412
e-mail: ryan.sumler@canadapost.ca

Appendix A

Additional Developer Requirements:

- The developer will consult with Canada Post to determine suitable permanent locations for the Community Mail Boxes. The developer will then indicate these locations on the appropriate servicing plans.
- The developer agrees, prior to offering any units for sale, to display a map on the wall of the sales office in a place readily accessible to potential homeowners that indicates the location of all Community Mail Boxes within the development, as approved by Canada Post.
- The developer agrees to include in all offers of purchase and sale a statement which advises the purchaser that mail will be delivered via Community Mail Box. The developer also agrees to note the locations of all Community Mail Boxes within the development, and to notify affected homeowners of any established easements granted to Canada Post to permit access to the Community Mail Box.
- The developer will provide a suitable and safe temporary site for a Community Mail Box until curbs, sidewalks and final grading are completed at the permanent Community Mail Box locations. Canada Post will provide mail delivery to new residents as soon as the homes are occupied.
- The developer agrees to provide the following for each Community Mail Box site and to include these requirements on the appropriate servicing plans:
 - Any required walkway across the boulevard, per municipal standards
 - Any required curb depressions for wheelchair access, with an opening of at least two metres (consult Canada Post for detailed specifications)
 - A Community Mailbox concrete base pad per Canada Post specifications.

From: circulations@wsp.com
To: [Planning Applications Walkerton](#)
Subject: Draft Plan of Subdivision (S-2021-003) and ZBLA (Z-2021-006), Walker Hill Development, Brockton.
Date: Monday, April 12, 2021 5:02:16 PM

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2021-04-12

Planning Department

**Brockton
Walkerton, ON, N0G 2V0**

Attention: Planning Department

Re: Draft Plan of Subdivision (S-2021-003) and ZBLA (Z-2021-006), Walker Hill Development, Brockton.; Your File No. S-2021-003,Z-2021-006

Our File No. 90099

Dear Sir/Madam,

We have reviewed the circulation regarding the above noted application and have no objections to the application as this time. However, we hereby advise the Owner to contact Bell Canada at planninganddevelopment@bell.ca during detailed design to confirm the provisioning of communication/telecommunication infrastructure needed to service the development. We would also ask that the following paragraph be included as a condition of approval:

“The Owner agrees that should any conflict arise with existing Bell Canada facilities where a current and valid easement exists within the subject area, the Owner shall be responsible for the relocation of any such facilities or easements at their own cost.”

It shall also be noted that it is the responsibility of the Owner to provide entrance/service duct(s) from Bell Canada’s existing network infrastructure to service this development. In the event that no such network infrastructure exists, in accordance with the Bell Canada Act, the Owner may be required to pay for the extension of such network infrastructure.

If the Owner elects not to pay for the above noted connection, Bell Canada may decide not to provide service to this development.

To ensure that we are able to continue to actively participate in the planning process and provide detailed provisioning comments, we note that we would be pleased to receive circulations on all applications received by the Municipality and/or recirculations.

Please note that WSP operates Bell’s development tracking system, which includes the intake

of municipal circulations. WSP is mandated to notify Bell when a municipal request for comments or for information, such as a request for clearance, has been received. All responses to these municipal circulations are generated by Bell, but submitted by WSP on Bell's behalf. WSP is not responsible for Bell's responses and for any of the content herein.

If you believe that these comments have been sent to you in error or have questions regarding Bell's protocols for responding to municipal circulations and enquiries, please contact planninganddevelopment@bell.ca.

Should you have any questions, please contact the undersigned.

Yours truly,

Ryan Courville
Manager - Planning and Development
Network Provisioning
Email: planninganddevelopment@bell.ca

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-LAEHhHzdJzBITWfa4Hgs7pbKl

Historic Saugeen Metis (HSM)

From: [Chris Hachey](#)
To: [Planning Applications Walkerton](#)
Subject: Request for Comments - Brockton (Walker Hill Dev.) - Draft Plan of Subdivision and Zoning By-law Amendment
Date: Thursday, April 15, 2021 9:21:15 AM

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Your File: S-2021-003
Z-2021-006

Our File: Brockton Municipality

Ms. Smith,

The Historic Saugeen Métis (HSM) Lands, Resources and Consultation Department has reviewed the relevant documents and have no objection or opposition to the proposed Draft Plan of Subdivision and Zoning By-law Amendment as presented.

Thank you for the opportunity to review this matter.

Regards,

Chris Hachey

Coordinator, Lands, Resources & Consultation
Historic Saugeen Métis
email: hsmlrcc@bmts.com
phone: 519-483-4000
site: saugeenmetis.com
address: 204 High Street Southampton, ON

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Candace Hamm

Subject: FW: Request for Agency Comments S3 Z6 Walker Hill Development Inc
Attachments: Application S3 Z6 Walker Hill Development Inc.pdf; Subdivision Application S3 Walker Hill Development Inc.pdf; Request for Agency Comments S3 Z6 Walker Hill Development Inc.pdf; Notice of Complete Application S3 Z6 Walker Hill Development Inc.pdf

From: Al Hastie <al_hastie@bgcdsb.org>
Sent: Monday, April 19, 2021 2:47 PM
To: Planning Applications Walkerton <PlanningApplicationsWalkerton@brucecounty.on.ca>
Subject: Fwd: Request for Agency Comments S3 Z6 Walker Hill Development Inc

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No Comments

Al Hastie

Manager of Facility Services



Bruce-Grey Catholic District School Board
799 16th Ave., Hanover, ON N4N 3A1
519-364-5820 ext. 277
al_hastie@bgcdsb.org



Bluewater District School Board

P.O. Box 190, 351 1st Avenue North
Chesley, Ontario N0G 1L0
Telephone: (519) 363-2014 Fax: (519) 370-2909
www.bwdsb.on.ca

April 16, 2021

County of Bruce
Planning & Development Department
30 Park Street, Box 848
Walkerton, ON N0G 2V0
bcplwa@brucecounty.on.ca

Dear Planning Department,

RE: S-2021-003 & Z-2021-006 – Walker Hill Development Inc.

Thank you for circulating the Draft Plan of Subdivision for the Walker Hill Development subdivision. The Bluewater District School Board (BWDSB) has reviewed the draft plan of subdivision and amendment to the zoning by-law, located in the Municipality of Brockton. The applicant wishes to develop 30 single detached dwellings, 2 semi-detached dwellings, and 49 townhouse dwellings.

BWDSB has no objection to this development. BWDSB requests the following conditions be included as part of draft plan approval:

1. "That the owner(s) agree in the Subdivision Agreement to include in all Offers of Purchase and Sale a statement advising prospective purchasers that accommodation within a public school in the community is not guaranteed and students may be accommodated in temporary facilities; including but not limited to accommodation in a portable classroom, a "holding school", or in an alternate school within or outside of the community."
2. "That the owner(s) shall agree in the Subdivision Agreement to include in all Offers of Purchase and Sale a statement advising prospective purchasers that student busing is at discretion of the Student Transportation Service Consortium of Grey-Bruce."
3. "That the owners(s) agree in the Subdivision Agreement to include in all Offers of Purchase and Sale a statement advising prospective purchasers that if school buses are required within the Subdivision in accordance with Board Transportation policies, as may be amended from time to time, school bus pick up points will generally be located on the through street at a location as determined by the Student Transportation Service Consortium of Grey Bruce."
4. "That the owner(s) shall agree in the Subdivision Agreement to provide sidewalks and pedestrian linkages throughout the subdivision, to promote active transportation and safe walking routes."

Please provide BWDSB with a copy of the Notice of Decision, including a copy of the draft approved conditions for our files. Once the Subdivision Agreement has been registered, please provide BWDSB with a copy of the registered agreement in electronic format. Once the Plan has been registered please provide BWDSB with a copy of the registered plan in electronic format.

Please do not hesitate to contact us by telephone at 519-363-2014 ext. 2101 or by email at shelley_crummer@bwdsb.on.ca if you have any questions, concerns or for more information.

Sincerely,

Shelley Crummer
Business Analyst

c.c.: Coreena Smith, Senior Planner, County of Bruce
Rob Cummings, Superintendent of Business Services
Dennis Dick, Manager of Plant Services
Jayme Bastarache, Supervisor Project Development

Candace Hamm

Subject: FW: Bruce - Roll 410436000101801 and 410434000206800 - S-2021-003

From: Dolly.Shetty@HydroOne.com <Dolly.Shetty@HydroOne.com> **On Behalf Of** LandUsePlanning@HydroOne.com
Sent: Friday, April 9, 2021 1:08 PM
To: Candace Hamm <CHamm@brucecounty.on.ca>
Subject: Bruce - Roll 410436000101801 and 410434000206800 - S-2021-003

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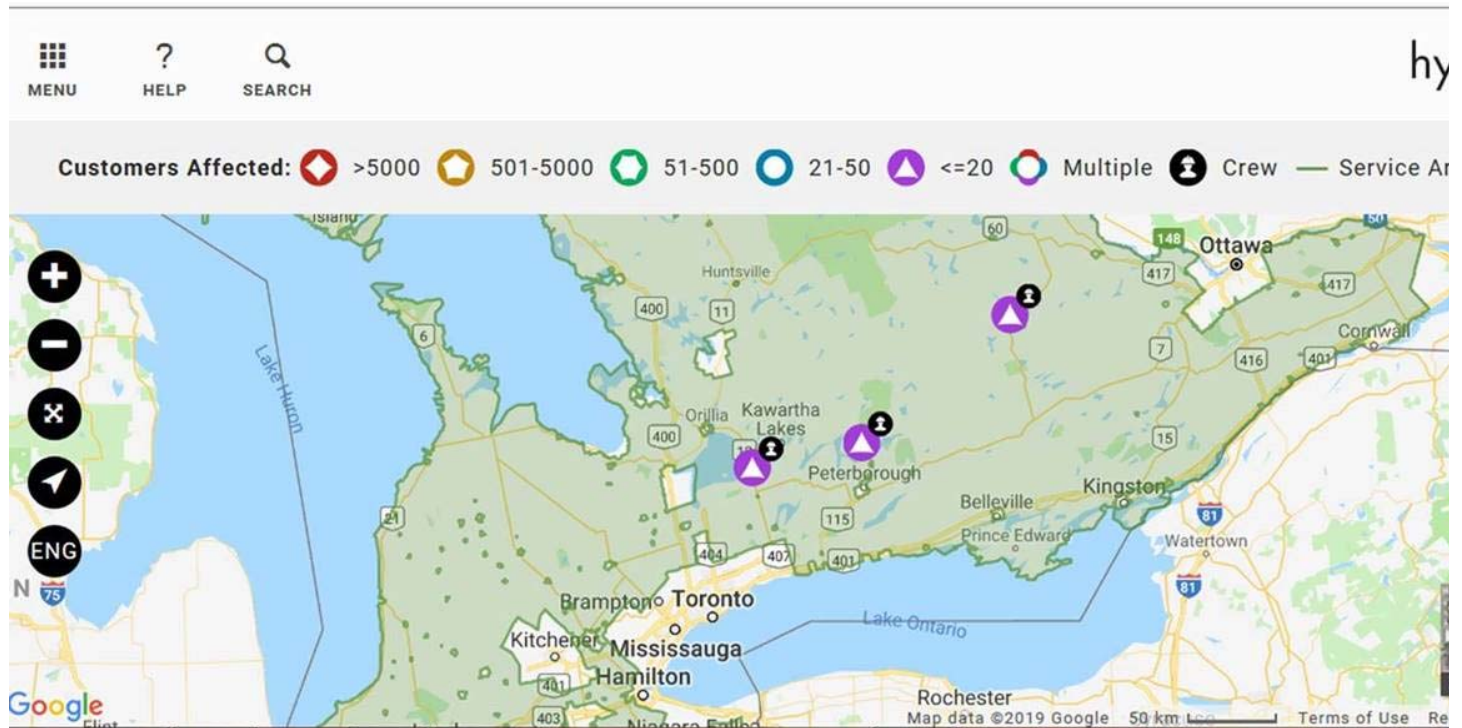
Hello,

We are in receipt of Application S-2021-003 dated March 24, 2021. We have reviewed the documents concerning the noted Plan and have no comments or concerns at this time. **Our preliminary review considers issues affecting Hydro One's 'High Voltage Facilities and Corridor Lands' only.**

For proposals affecting 'Low Voltage Distribution Facilities' please consult your local area Distribution Supplier.

To confirm if Hydro One is your local distributor please follow the following link:
<http://www.hydroone.com/StormCenter3/>

Please select " Search" and locate address in question by entering the address or by zooming in and out of the map



If Hydro One is your local area Distribution Supplier, please contact Customer Service at 1-888-664-9376 or e-mail CustomerCommunications@HydroOne.com to be connected to your Local Operations Centre

Thank you,

Best Wishes,

Dolly Shetty

Real Estate Assistant | Land Use Planning

Hydro One Networks Inc.

185 Clegg Road (R32)

Markham, ON | L6G 1B7

Email: Dolly.Shetty@HydroOne.com



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Public Comments

From: [REDACTED]
To: [Planning Applications Walkerton](#)
Subject: Application concerns
Date: Wednesday, April 7, 2021 7:06:36 PM

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This message is to inform Bruce County Planning that I do not agree with the following:

- a) access to the Draft Plan of a Subdivions on Old Durham Road.
This road is very steep and would not be safe. Instead we propoze that the access be off of East Ridge Road.
- b) the number of duplexes purposed are rather high.

We also wish to be informed of any decisions by the County of Bruce /Municipality of Brockton.

Mike and Julie Rowe

[REDACTED]
Walerton, ON
[REDACTED]

From: [REDACTED]
To: [Planning Applications Walkerton](#)
Subject: File # S-2021-003 & Z-2021-006
Date: Monday, April 12, 2021 9:00:56 PM

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Attention: Coreena Smith

Please accept this as my request to “Stay in the loop” regarding the noted File # S-2021-003 & Z-2021-006.

Thank you,
Reta Cunningham

[REDACTED]
Walkerton, On. N0G 2V0
[REDACTED]

Sent from my iPad

From: [REDACTED]
To: [Planning Applications Walkerton](#)
Subject: Proposed Walker Hill Development
Date: Tuesday, May 18, 2021 12:56:43 PM

**** [CAUTION]: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Good afternoon,

We are residents of Old Durham Road and we would like to express some concerns we have with the subdivision that is proposed on Old Durham Road, file numbers S-2021-003 & Z-2021-006.

Our main concern is with the amount of traffic this is going to add to Old Durham Road. There already is an issue with vehicles speeding up and down the hill well above the speed limit, even with the speed limit being lowered to 40 km/h. And with there being only one entrance for the entire subdivision, that is going to add a lot more vehicles onto Old Durham Road.

We have young school aged children that take a bus to school, and we walk up the hill to the bus stop that is located just past where the entrance to the subdivision is proposed. There aren't any sidewalks on this portion of Old Durham Road, and in the winter the paved shoulder is usually covered in snow forcing us to walk on the road to get to the bus stop.

Our last concern is about the width of the lots facing on to Old Durham Road. Those lots are quite narrow and we feel they should be widened to better reflect the existing neighbourhood.

We would also like to be notified of the County's decision of this property.

Thank you for your time,
Erica Beitz

Sent from [Mail](#) for Windows 10

[REDACTED]
Walkerton, Ontario
NOG 2V0

May 26, 2021

The County of Bruce,
Planning and Development Department,
30 Park Street, Box 848
Walkerton, Ontario
NOG 2V0

Attention: Coreena Smith,
Planner

Subject: Walker Hill Development
Draft Plan of Subdivision
File Numbers: S – 2021 – 003 and Z – 2021 – 006

After receiving the initial notice at the end of March concerning the proposed Walker Hill Development, we submitted a short memo to the Planning and Development Department outlining our initial concerns about the development.

After further consideration of the Walker Hill Development that has been proposed for our neighbourhood, we prepared a more detailed response concerning our objections and concerns including suggestions for how our concerns could be addressed. These have been outlined below.

1. WE OBJECT TO THE PROPOSED LOCATION OF THE ACCESS ROUTE ONTO OLD DURHAM ROAD

WHY?

a) Significant Negative Impact on Our Property

- The proposed access route onto Old Durham Road will directly line up with our present driveway on the south side of Old Durham Road.
- The significant increase in traffic caused by residents exiting and entering the proposed subdivision as well as other vehicles servicing the new housing will negatively impact both the safe access to our property and the overall enjoyment of our property.
- The level of privacy that we have enjoyed on our property to this point will be lost as a result of the large number of vehicles that will eventually be driving directly at our property from the north as

they exit the development onto Old Durham Road. It could eventually feel like hundreds of strangers were coming to visit each day!

- Significant light pollution will be generated on our property during the day and particularly at night from vehicles entering and exiting the new development. Our current plantings of trees will not prevent this.
- An Increase in noise at the front of our property is inevitable due to the significant increase in vehicular traffic. We use the front of our property to provide us with a relatively quiet environment. Our backyard which lies just to the north of County Road 4 is subject to a much higher level of the noise generated by traffic on that road.
- If construction equipment and vehicles are also going to be accessing the property during the construction stages via this same road, the issues outlined above will be compounded.

b) Serious Safety Issues

- The proposed access location is on a section of Old Durham Road that has poor sight lines and steep gradients. The location proposed will be located just over the crest of the hill creating a hidden intersection. These characteristics combine to make it unsafe for vehicles travelling west on Old Durham Road as well as for future residents of the Walker Hill Development who will be making turns either to the west or to the east onto Old Durham Road.
- The fact that many drivers do not always come to a full stop at stop signs before making turns from a side road onto a main road will only increase the chances for accidents at this intersection. It is also evident that few drivers using Old Durham Road adhere to the 40 km/hour posted speed limit. The risk of accidents will only increase with the addition of more traffic entering onto Old Durham Road from a less than safe location.
- On a more personal level, we must enter Old Durham Road directly across from the proposed Walker Hill Crescent entrance. We expect that we could run into conflicts with traffic exiting the development. At the present time, because of the site line issue, we have to take great care before making turns onto Old Durham Road. Having to deal with what could be a large amount of traffic coming from the north will only increase the risks for us and our visitors.
- During the winter months, ploughs have to make sure that Old Durham Road is clear of snow and ice to enable traffic to make it up the steep hill without getting stuck. As a result, our driveway, which has a significant slope upwards gets plugged up at the entrance with the ploughed snow. This requires us to do snow removal several times a day to keep the front part of the driveway clear. To do this, the equipment has to be driven onto the road. We have concerns that this operation will become a lot more dangerous with the increase in traffic generated in the same area as our driveway.

Suggestions for Dealing with These Two Issues

- a) The proposed development plan could be modified to take advantage of the much safer route connecting to the existing Eastridge Road to the north. This road is totally flat and has excellent site

lines. Such an alternative would allow traffic from the development safer access to the rest of the Town's road system. It would also allow residents of the development easy access to the new playing fields located on Eastridge Road.

- b) The proposed development could be modified to use the original access location which was intended to line up with the existing Walker Street/Old Durham Road Intersection.
- c) The access location for the proposed development could be moved further to the west along Old Durham Road where there is level access to the proposed development and better site lines for other vehicles using Old Durham Road.

2. WE HAVE CONCERNS ABOUT THE DENSITY OF THE PROPOSED DEVELOPMENT

WHY?

- The proposal includes the construction of 81 residential units consisting of 49 townhouses (60.5%), one semi-detached dwelling, and 30 single detached units (37%) the majority of them on lots narrower than existing lots in the neighbourhood.
- This mixture of housing being proposed which has significantly more townhouse units compared to single detached dwellings is not compatible with the existing housing in the neighbourhood.

Suggestions for Dealing with This Issue

- a) We feel that the proposed density of the new development could be made more compatible with the existing neighbourhood by reducing the number of townhouses to a more appropriate level.
- b) These could be replaced by additional single-detached homes or semi-detached homes on larger lots.
- c) Further, lots facing onto Old Durham Road could and should be widened to reflect the larger lots already existing on Old Durham Road.

We trust that this identifies for the record our concerns about the present proposal. We wish to be involved in all stages of this project as it continues to evolve. We trust that our objections and concerns can be resolved.

Thank you for your attention to this matter that is of great concern to us.

Yours truly,



W. E. Piggott, P.Eng.



Barbara. L. Hunsberger



County of Bruce
Planning & Development Department
30 Park Street, Box 848
Walkerton, ON N0G 2V0
brucecounty.on.ca
226-909-5515



May 19, 2021

File Numbers: S-2021-003 & Z-2021-006

Public Meeting Notice

You're invited to participate

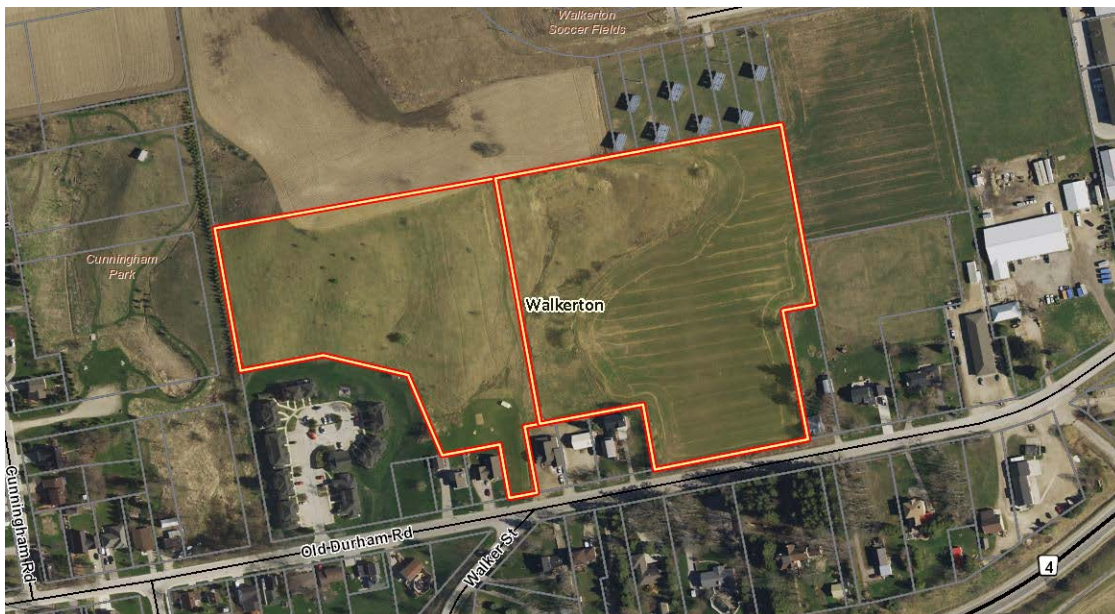
Tuesday, June 8, 2021 at 7:00 pm

As a result of the COVID-19 Pandemic, the Municipality of Brockton council meetings are being held in electronic format. For information on how to participate in the public hearing, please refer to the following page or visit the municipal website at:

<https://www.brockton.ca/en/our-services/Current-Council-Meeting-Agenda.aspx>.

Please contact the Municipality of Brockton at fhamilton@brockton.ca or 519 881 2223 ext 124 if you have any questions regarding how to participate in the meeting.

A change is proposed in your neighbourhood: A Draft Plan of Subdivision application has been submitted to create a residential subdivision consisting of detached, semi-detached and townhouse dwelling units. A Zoning By-law Amendment application has also been submitted to facilitate the proposed development.



PLAN 162 PT PARK LOT 48 RP;3R6543 PARTS 1 AND 2 (Walkerton); and
CON 1 NDR PT LOT 32 (Brant), Municipality of Brockton
Roll Numbers 410436000101801 and 410434000206800

COVID-19 Notice: Bruce County Planning offices are closed to the public until further notice. Our staff would be pleased to connect with you by email or phone.

Learn more

You can view more information about the application at <https://brucecounty.on.ca/living/land-use>. Our staff would be pleased to connect with you by email (bcplwa@brucecounty.on.ca) or phone (226-909-5515). Once our offices re-open, information about the application will be available in person at the County of Bruce Planning Office noted above, between 8:30 a.m. and 4:30 p.m. (Monday to Friday).

The Planner on the file is: Coreena Smith

Have your say

Comments and opinions submitted on these matters, including the originator's name and address, become part of the public record, may be viewed by the general public and may be published in a Planning Report and Council Agenda.

1. Please contact us by email bcplwa@brucecounty.on.ca, mail, or phone (226-909-5515) if you have any questions, concerns or objections about the application.
2. You can participate in the public meeting. For information on how to participate in the public meeting, please visit the municipal website at: <https://www.brockton.ca/en/our-services/Current-Council-Meeting-Agenda.aspx>.

How to access the public meeting

Click the link below to join the webinar:

<https://us02web.zoom.us/j/88921697284?pwd=K0djbE8zYVBtTmJNNVRCUHQxeEhzd09>

Passcode: 120319

Or Telephone:

Dial (for higher quality, dial a number based on your current location):

Canada: +1 587 328 1099 or +1 647 374 4685 or +1 647 558 0588 or +1 778 907 2071 or +1 204 272 7920 or +1 438 809 7799

Webinar ID: 889 2169 7284

Passcode: 120319

International numbers available: <https://us02web.zoom.us/j/kPaMAV5R>

Stay in the loop

If you'd like to be notified of the decision of the approval authority on the proposed application(s), you must make a written request to the Bruce County Planning Department.

Know your rights

Section 51(39) of the of the [Planning Act](#) outlines rights of appeal for Plan of Subdivision applications. Only the applicant, a public body, various utility company (or their representative), the Minister and the Municipality can appeal the approval or refusal of draft plan of subdivision, lapsing provisions or any condition of draft plan approval.

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If a person or public body does not make oral submissions at a public meeting, if one is held, or make written submissions to the County of Bruce in respect of the proposed plan of subdivision before the County of Bruce gives or refuses to give approval to the draft plan of subdivision, the person or public body is not entitled to appeal the decision of County of Bruce to the Local Planning Appeal Tribunal.

If a person or public body does not make oral submissions at a public meeting, if one is held, or make written submissions to County of Bruce in respect of the proposed plan of subdivision before the County of Bruce gives or refuses to give approval to the draft plan of subdivision, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

Section 34(11) of the [Planning Act](#) outlines rights of appeal for Zoning By-law Amendment applications.

If a person or public body would otherwise have an ability to appeal the decision of the Council of the Municipality of Brockton to the Local Planning Appeal Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the County of Bruce Planning Department before the by-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting, or make written submissions to the County of Bruce Planning Department before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

For more information please visit the Local Planning Appeal Tribunal website at <https://olt.gov.on.ca/tribunals/lpat/about-lpat/>.

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