



Municipality of Brockton Planning Report

Application: Zoning By-law Amendment
File Number: BRKOPA-15-19.34
Date: June 4, 2019

To: Mayor and Council Members, Municipality of Brockton

From: Dana Kieffer, Planner for the Municipality of Brockton

Subject: Application by Snyder Farms Ltd. c/o Ron Davidson Planning Consultant Inc. to increase the maximum density permitted in the Residential designation.

Recommendation:

That the Municipality of Brockton Council **APPROVE** the proposed Official Plan Amendment submitted by Snyder Farms Ltd. c/o Ron Davidson Planning Consultant Inc. File: BRKOPA-15-19.34.

Reasons for and Nature of the Application:

The purpose of the application is to amend the Walkerton Official Plan 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 in the recently draft-approved subdivision development.

Location:

The Amendment applies to Block 134 of the draft approved Plan of Subdivision.

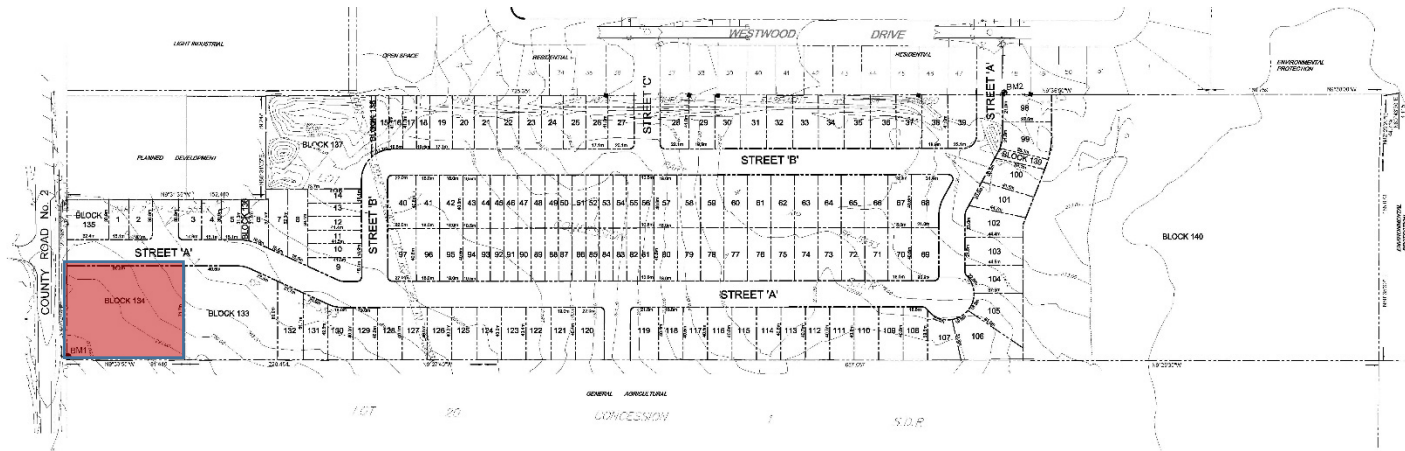
Site Description:

The total parcel of land is 19.227 ha in area. The area of the site proposed for residential development is 13.69 ha. The land is relatively long and narrow with frontage onto Bruce Road 2 and extending south to the Silver Creek watercourse and wooded area. Most recently, the land has been farmed.

The site applicable to the Official Plan Amendment is +/- 6474.5 m² and located directly adjacent to Bruce Road 2.

To the west is agricultural land and with a dwelling.

To the north is Bruce Road 2 and on the north side of the road is a County works yard.



Summary:

The proposal to amend the Official Plan is consistent with the Provincial Policy Statement and conforms to the intent of the Bruce County and Walkerton Community Official Plan.

Staff recommend that this application be approved.

Agency Circulation:

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.

Provincial Interests, Policy Statements or Plans

1.1.3.2 Land use patterns within settlement areas shall be based on:

- a) densities and a mix of land uses which:
 - 1. efficiently use land and resources
 - 2. are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion;
 - 3. minimize negative impacts to air quality and climate change, and promote energy efficiency;...
- b) a range of uses and opportunities for intensification and redevelopment in accordance with the criteria in policy 1.1.3.3, where this can be accommodated.

Comment:

The proposed Official Plan Amendment is creating an opportunity to provide a different type of housing that can serve different needs in the community. Its location within a draft approved subdivision makes efficient use of resources and services such as sewer, water and roads.

The proposed Official Plan Amendment is consistent with Provincial Policy.

The PPS policies are reviewed in Appendix 2.

Bruce County Official Plan

The lands are designated Primary Urban Community in the Bruce County Official Plan. The Plan directs the majority of residential growth to these communities.

It further requires Plans of Subdivision to have a density target of no less than 15 'dwelling units' per 'gross developable hectare' (6.1 dwelling units per gross developable acre).

Comment:

The Plan of Subdivision was required to meet an overall density of 15 units per gross developable hectare and the proposed apartment buildings make up a large part of this requirement.

The proposed Official Plan Amendment conforms with the provisions and intent of the Bruce County Official Plan.

Walkerton Community Official Plan (WCOP)

Section 3.1.9 of the WCOP speaks to high density residential. The policy has a maximum net density of 50 units per net hectare (20 units per acre) and a maximum height of five storeys above grade.

The policy goes on further to encourage Planning staff and Council to consider:

- The density and character of adjacent development and compatibility with land uses in the immediate area;

- Availability of municipal services;
- Traffic flow and access onto arterial road;
- Off-street parking;
- Suitable landscaping, lot grading, drainage and onside amenities.

Comment:

This amendment will permit Block 134 to have a net density of 100 units per net hectare to specifically address Section 3.1.9.a. Its location adjacent to Bruce Road 2 to the north and townhouses to the south helps to insulate the denser use to the front of the development. This will ensure that traffic does not flow through the subdivision. It will provide adequate off-street parking.

The proposal conforms with all other policies, and considerations of the WCOP.

Brockton Comprehensive Zoning By-law 2013-26

The subject lands were zoned earlier this year in preparation for development of the subdivision. The portion of the property subject to this Official Plan Amendment is zoned R3-13. The special provisions permit the block to have a lot coverage of 40%, an apartment building, and permits this apartment building to have 65 units.

Conclusion:

This Official Plan Amendment would permit a more well-rounded development that supports a mix of housing and makes efficient use of municipal infrastructure. This Amendment would help create a more 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 in compliance with all other policies in the Walkerton Community and Bruce County Official Plans.

Respectfully submitted,



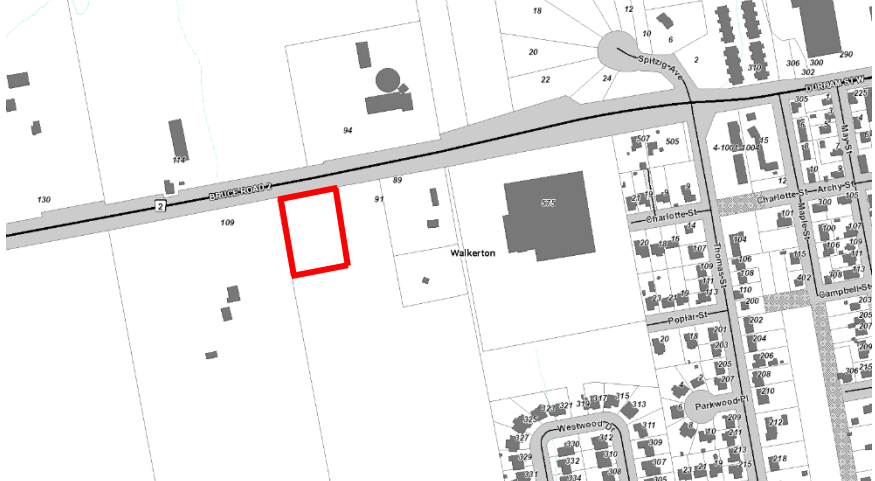
Dana Kieffer, M.Sc.

Planner - Municipality of Brockton

County of Bruce, Planning & Economic Development

Appendix 1 – Context / Background

Development Proposal	<p>The Proposed Official Plan Amendment applies only to Block 134 of Draft Approved Proposed Residential Plan of Subdivision, and would allow for a maximum density of 100 units per net hectare to permit an apartment building.</p> <p>The Walkerton Community Official Plan limits high density residential development to 50 units per net hectare. The proposed 60-unit development on Block 134 represents a density of 92.67 units per net hectare.</p> <p>Supporting material is available on-line and includes: Planning Report, Ron Davidson, Land Use Planning Consultant Inc. (November 23, 2018) Functional Servicing Report, Cobide Engineering Inc. (November 2018) Stormwater Management Report, Cobide Engineering Inc. (November 2018) Stage 1 and 2 Archaeological Assessment, Timmins Martelle Heritage Consultants Inc. Detritus Consulting (June 2011) Transportation Impact Study, Paradigm Transportation Solutions Limited (November 2018)</p>
Related Files	Draft Plan of Subdivision 41T-18-1.34 and Municipality of Brockton Zoning By-law 2019-031 (Z-76-18.34)
Owner	Snyder Farms Ltd. c/o Bryan Snyder
Applicant	Ron Davidson Planning Consultant Inc.
Agent	1665426 Ontario Limited c/o Bill Clancy
Legal Description	Part of Lot 21, Concession 1 SDR, Parts 1 to 4, RP 3R-5553, geographic Township of Brant, Municipality of Brockton
Municipal Address	No civic address
Uses Existing	Agriculture
Uses Proposed	Residential
Structures Existing	Vacant
Structures Proposed	One (1) apartment building containing 60 units
Servicing Existing	None
Servicing Proposed	Municipal water, sewer and stormwater
Access	Bruce Road 2 and via internal public streets to the east
County Official Plan	Primary Urban Communities
Proposed County Official Plan	No change
Local Official Plan	Residential
Proposed Local Official Plan	High Density Residential - Maximum 100 units per hectare - Municipality of Brockton Walkerton Community Official Plan
Zoning By-law	'Residential: Medium Density (R3-13)' - Municipality of Brockton Zoning By-law 2019-031

Surrounding Land Uses	County transportation yard to the North; detached residential lots in a subdivision, plus industrial cellular tower to the East; forested land to the South; and, agricultural lands to the west.
Subject Lands	

Appendix 2

Provincial Policy Statement 2014

Does it Apply?	Policy Area
x	1.0 Building Strong Communities
	1.1 Managing and Directing Land Use
x	1.1.3 Settlement Areas
	1.1.4 Rural Areas in Municipalities
	1.1.5 Rural Lands in Municipalities
	1.16 Territory Without Municipal Organization
	1.2 Coordination
	1.2.6 Land Use Compatibility
	1.3 Employment
	1.3.2 Employment Areas
x	1.4 Housing
	1.5 Public Spaces, Recreation, Parks, Trails and Open Space
	1.6 Infrastructure and Public Service Facilities
x	1.6.6 Sewage, Water and Stormwater
x	1.6.7 Transportation Systems
x	1.6.8 Transportation and Infrastructure Corridors
	1.6.9 Airports, Rail and Marine Facilities
	1.6.10 Waste Management
	1.6.11 Energy Supply
	1.7 Long-Term Economic Prosperity
	1.8 Energy Conservation, Air Quality and Climate Change
x	2.0 Wise Use and Management of Resources
	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
	2.3.6 Non-Agricultural Uses in 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 and Quarries, Portable Asphalt Plants and Portable Concrete Plants
	2.6 Cultural Heritage and Archaeology

	3.0	Protecting Public Health and Safety
x	3.1	Natural Hazards
	3.2	Human-made Hazards

County of Bruce Official Plan

5.22 Primary Urban Communities

6.5.1 Subdivision and Condominium Approvals and Agreements, and Multi-Unit Developments

Walkerton Community Official Plan

3.1 Residential

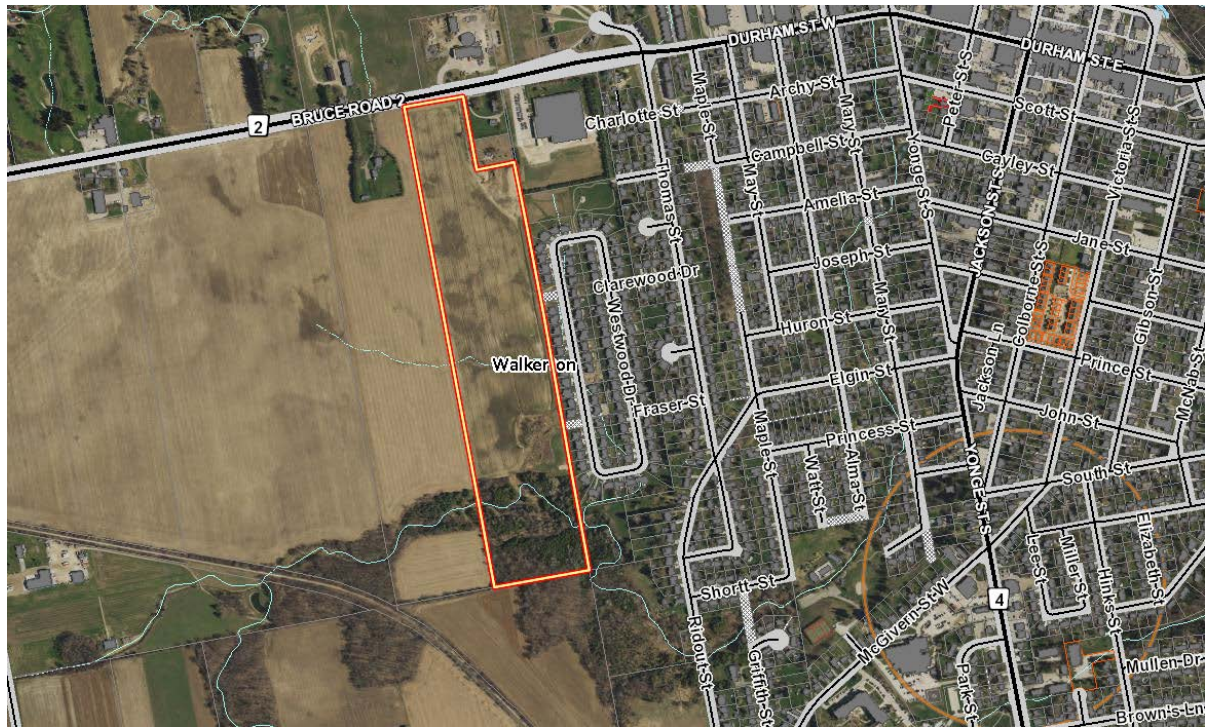
7.15 Plans of Subdivision and Condominium

Municipality of Brockton Zoning By-law 2013-26

Section 7 Urban Residential

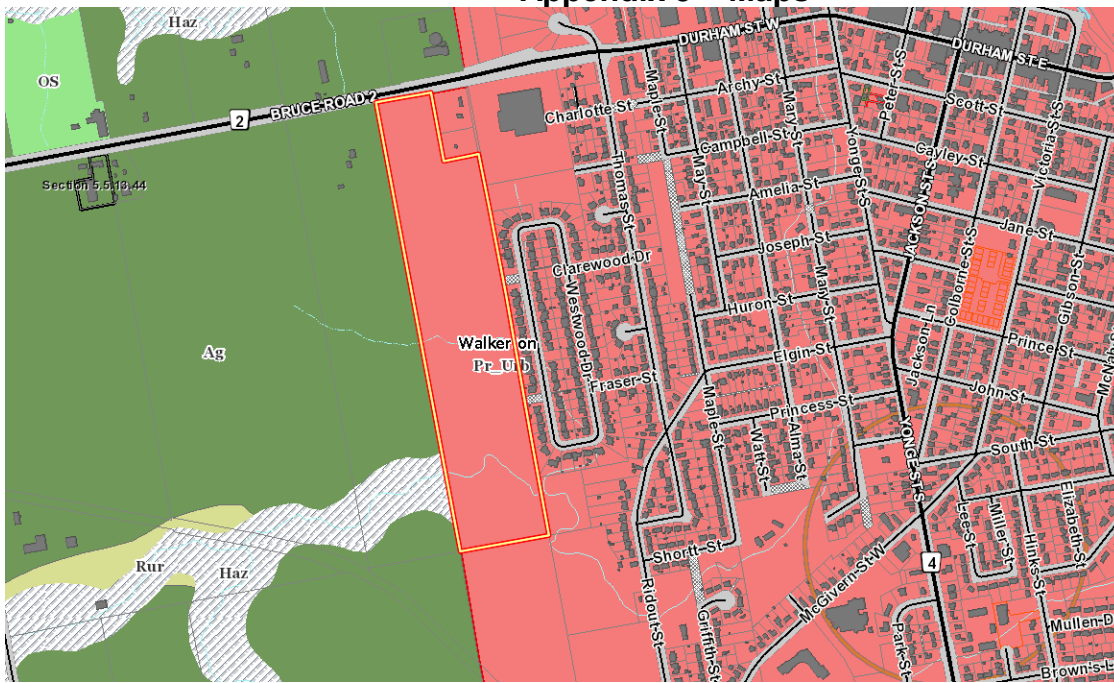
Section 24 Environmental Protection

Appendix 3 – Air Photo

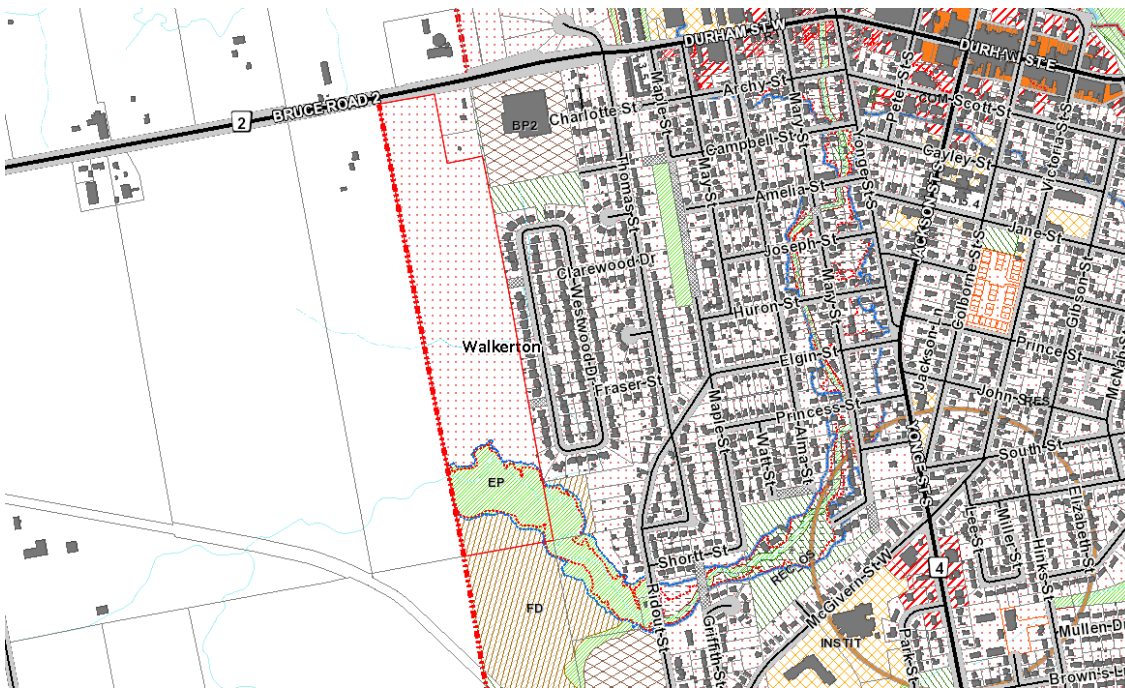


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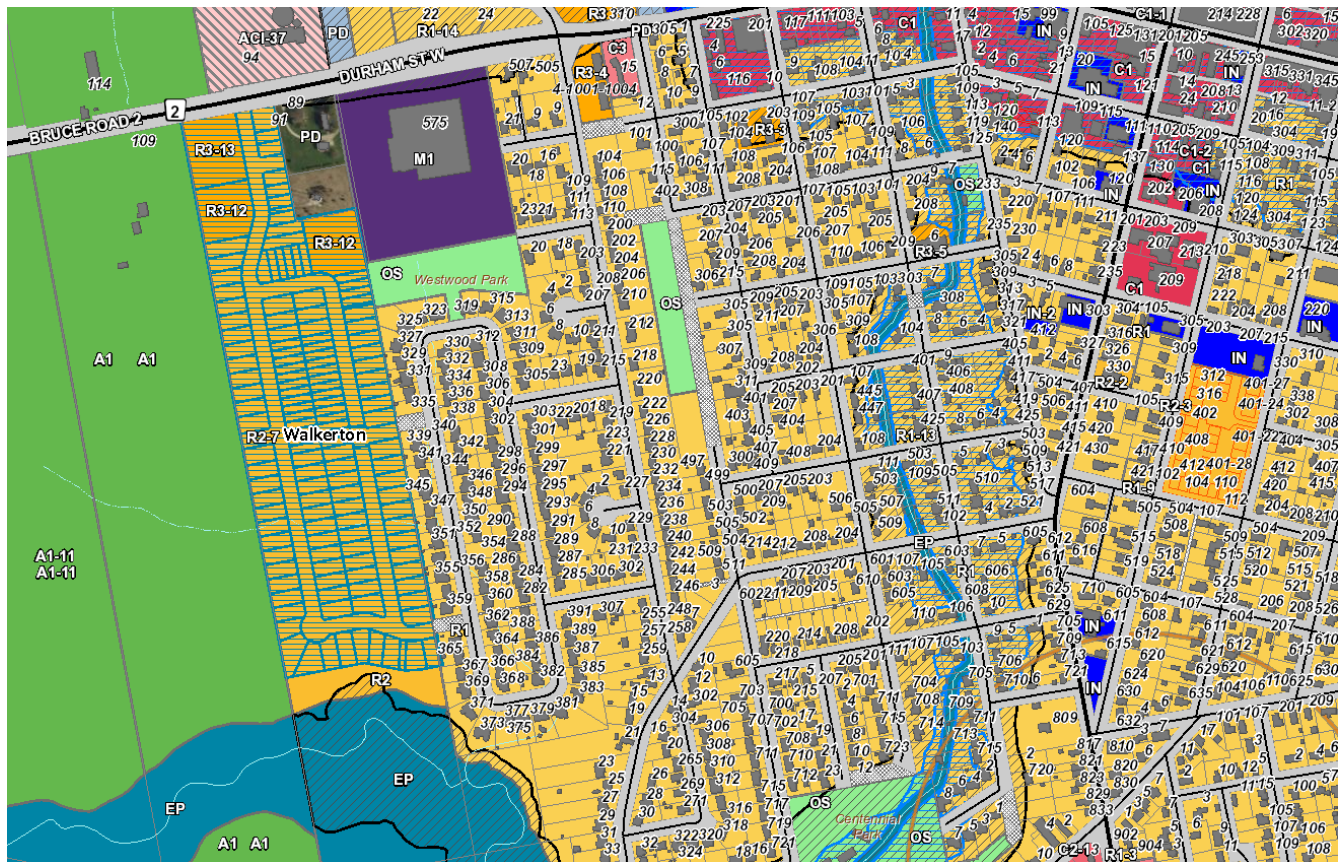
Appendix 5 – Maps



Bruce County Official Plan



Walkerton Community Official Plan



Brockton Comprehensive Zoning By-law 2013-26

Appendix 6
THE MUNICIPALITY OF BROCKTON

BY-LAW NO.

**A BY-LAW TO ADOPT AMENDMENT NO. 15
TO THE WALKERTON COMMUNITY OFFICIAL PLAN**

THE COUNCIL OF THE MUNICIPALITY OF BROCKTON, PURSUANT TO
SECTION 17 OF THE PLANNING ACT, R.S.O. 1990 ENACTS AS FOLLOWS:

1. That Amendment No. 15 to the Walkerton Community Official Plan, a copy of which is attached to and forms part of this By-law, is hereby adopted.
2. That the Clerk is hereby directed to forward the adopted amendment together with the necessary supporting documentation to the County of Bruce for final approval.

READ A FIRST & SECOND TIME THIS 4th DAY OF JUNE 2019.

READ A THIRD TIME AND FINALLY PASSED AND SEALED THIS 4TH DAY OF JUNE 2019.

MAYOR
Municipality of Brockton

CLERK
Municipality of Brockton

SEAL

PART B - THE AMENDMENT

INTRODUCTORY STATEMENT

All of this part of the document entitled “Part B – the Amendment” and consisting of the following text constitutes Amendment No. 15 to the Walkerton Community Official Plan.

DETAILS OF THE AMENDMENT

The Walkerton Community Official Plan is hereby amended as follows:

1. A new section titled ‘Exemptions’ shall be added to Section 3.1.9.1.
2. Section 3.1.9.1 ‘Exemptions’ (High Density Residential) is hereby amended by adding the following subsection:
3. 3.1.9.1.1 Notwithstanding the policies of Section 3.1.9 a) High Density Residential, the lands located at Part Lot 21 RP;3R5553 Parts 1 to 4, Block 134 in Subdivision 41T-2018-01.34 shall
 - i. Be permitted to have a maximum net density of 100 units per hectare; and
 - ii. All other policies in Section 3.1.9 High Density Residential shall apply.