



Municipality of Brockton Planning Report



To: Municipality of Brockton Council
From: Dana Kieffer, Planner
Date: April 28, 2020
Application: Zoning By-law Amendment
File: Z-2020-020

Recommendation

Subject to a review of submissions arising from the public meeting:

That Zoning By-law Amendment Z-2020-020 made by 2564744 Ontario Ltd. c/o Devin Clancy be approved as attached.

Summary

The application proposes to rezone the property located at Part Lot 5, Concession 7, located in the former Village of Chepstow to permit several site-specific reductions to the By-law. The application also included two applications for consent, and if approved, the proposed amendment would facilitate the construction of three new houses.

The applicant completed a Sewage Impact Assessment consistent with Ministry of the Environmental and Climate Change's D-5-4 Guidelines to inform and support the application. As a result, a tertiary sewage system will be a requirement on the three lots.

The following considerations have been reviewed in the Planning Analysis section of this report:

- Efficient use of land and resources
- Lot size
- Required site-specific provisions

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

Planning staff recommend approval of the proposed Zoning By-law Amendment.

Map or Site Plan

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PLANNING



Planning analysis

The following section provides an overview of the planning considerations that were factored into the staff recommendation for this application, including relevant planning policy sections.

Supporting information submitted with the application includes:

- Sewage System Impact Assessment, prepared by Cobide Engineering Ltd.

Efficient use of Land and Resources

Because it is a settlement area, it makes sense to direct a certain amount of growth in the form of infilling to Chepstow. The proposed onsite sewage system allows for smaller lots which provides for more efficient use of land and infrastructure.

As such, the proposal is consistent with direction in the Provincial Policy Statement that promotes appropriate development standards that facilitate intensification, redevelopment and compact form, while avoiding or mitigating risks to public health and safety. With similar goals, the Bruce County Official Plan directs a limited amount of the anticipated permanent population growth to the Hamlet Communities and requires development that is phased and compact.

Lot Size

Good planning requires lots to be an appropriate size for the intended uses and planned services.

The proposed lot areas are: 1514 sq. m., 1514 sq. m. and 1775 sq. m. In terms of character of the area, the reduced lot size is largely consistent neighbouring lands as the adjacent two lots are approximately 2000 sq. m. each.

The applicant has submitted the Sewage System Impact Assessment Report, prepared in accordance the Ministry of the Environment and Climate Changes' D-5-4 Guidelines to analyze the nitrate levels at property boundary. As part of this analysis, both a soil and a groundwater sample are taken, and it was found that an advanced treatment system will be required on the lots to ensure the 10 mg/L at property boundary is achieved.

Based on the foregoing, the application conforms with the Bruce County Official Plan policy that applications for lot creation based on private septic and with a proposed lot area of less than 4047 sq. m. [1 acre] are required to submit a Nitrate Study. It also conforms with policies that the severed and retained lot(s): be an acceptable size and dimension for the intended use; have regard for the proper treatment and disposal of stormwater and proper lot grading; have safe and adequate access to the highway system; be consistent with the sewage and water servicing; not be premature in regard to the public interest; and, have regard to the natural environment.

Required Site-Specific Provisions

The property was previously re-zoned to permit a townhouse development and zoned HR-12. This application will delete those provisions and apply the following [I have identified the requirements from the bylaw in square brackets]:

1. That a tertiary sewage treatment system approved for use under the latest edition of the Ontario Building Code is required to service the three proposed dwellings. These units are typically capable of achieving nitrate effluent concentrations of 10 mg/L to 15 mg/L.
2. That the minimum lot area be no less than +/-1514 sq. m [5000 sq. m.]
3. That the lot frontage be no less than +/- 28.5 m [50 m]
4. That the minimum front yard be no less than +/- 9 m. [16 m]
5. That the rear yard be no less than +/- 19m. [50 m]
6. That the minimum side yard be no less than +/- 4 m. [11.5 m]
7. That the lot coverage be no greater than 25.5%. [15%]

Holding

Municipal staff have identified an existing and on-going drainage issue at the site. They have requested a lot grading and drainage plan, which the applicant has provided, but have also requested that the associated works (being a culvert installed at the applicant's cost) to implement this lot grading and drainage plan be installed prior to the development proceeding. Therefore, the property is placed under a Holding which reads:

That the H- Holding provision shall be removed upon the completion a lot grading and drainage plan and the associated works have been implemented to the satisfaction of the Municipality of Brockton.

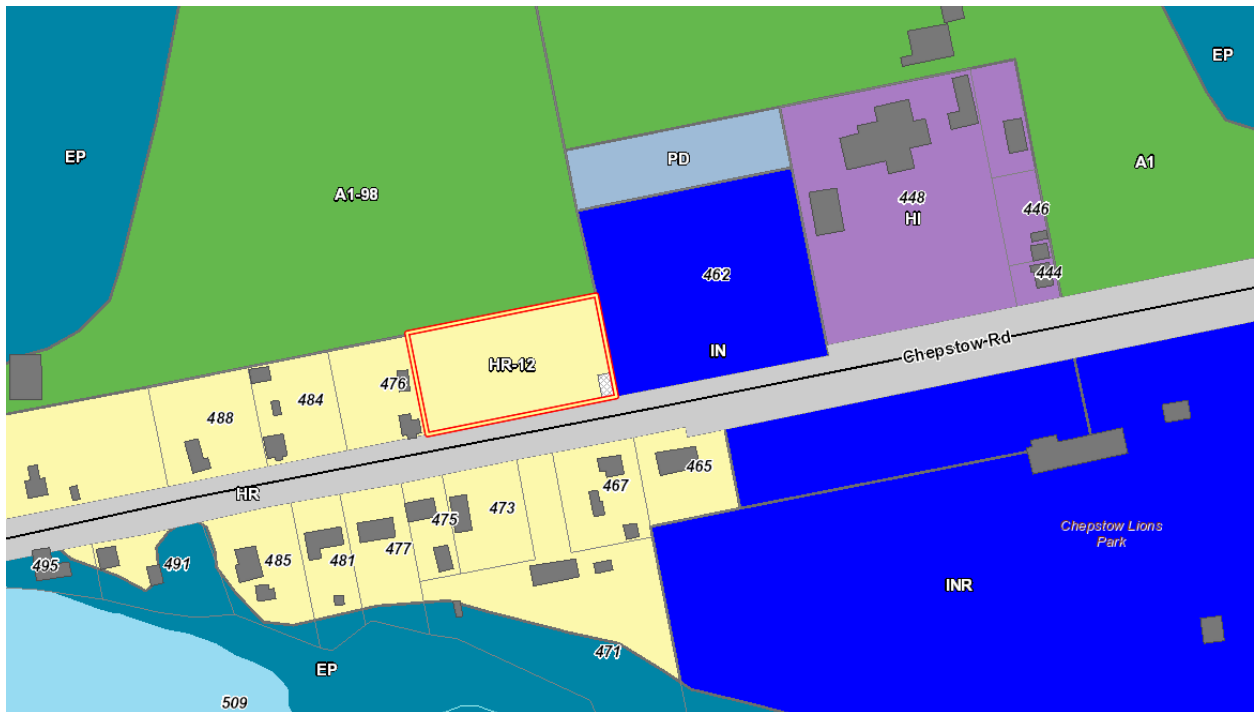
Appendices

- County / Local OP / zoning maps
- Public Notices
- Agency Comments

Appendix 1- Maps



Bruce County Official Plan- designated Hamlet



Municipality of Brockton Comprehensive Zoning Bylaw- zoned Hamlet Residential Special (HR-12)

Appendix 2- Public Notice



County of Bruce
Planning & Development Department
30 Park Street, P.O. Box 848
Walkerton ON N0G 2V0
brucecounty.on.ca
1-226-909-5515



April 6, 2020

File Number: Z-2020-020

RE-SCHEDULED Public Meeting Notice

You're invited to participate

Tuesday, April 28, 2020, 7:00 pm

As a result of the COVID-19 Pandemic, the Municipality of Brockton has closed the Municipal Office to the public. The Public Meeting will be held in electronic format only.

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>.

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: To create three residential lots in Chepstow (two severed, one retained), and rezone to: require a tertiary septic system; permit setback reductions; reduced lot size; increased lot coverage; and reduced frontage. The related consent files are B-2020-028 and B-2020-029.



GREENOCK CON 7 PT
LOT 5 RP;3R10159
PARTS 1 AND 2
(Greenock)
Municipality of Brockton
Roll Number
410431000215602

COVID-19 Notice: All Bruce County and Municipal 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 applications at <https://brucecounty.on.ca/living/land-use>. 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).

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>.

The Planner on the file is: Dana Kieffer

Stay in the loop

If you'd like to be notified of the decision of the Municipality of Brockton on the proposed application, you must make a written request to the Bruce County Planning Department.

Know your rights

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 Bruce County 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 Bruce County 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://elto.gov.on.ca/tribunals/lpat>.

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Site plan



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Appendix 3- Agency Comments

Municipality of Brockton:

- 1) The current proposal would not comply with the provisions related to maximum lot coverage, minimum area, minimum frontage, front and rear yards. As a result, the final zoning will need to address these considerations.
- 2) There is currently very poor drainage along the lots of the adjacent properties. At times surface water will pool and rise nearly to the level of the roadway. The Applicant will need to develop a drainage plan to ensure that these existing drainage problems are not exacerbated.
- 3) There is currently no municipal services available to the property. Also, each unit will receive a new address.

SVCA

SVCA staff find the applications acceptable. The subject property does not contain any natural hazard features or other environmental features of interest to SVCA or as per our MOA with the County of Bruce. As such, it is the opinion of SVCA staff that the applications are consistent with the Natural Hazard and Natural Heritage Policies of the PPS, 2014 and the County of Bruce Official Plan.

Historic Saugeen Metis

No objection or opposition to the proposed development, land re-designation, zoning, land severance, Official plan and/or Zoning By-law Amendments.

Hydro One

No comments