



PLANNING REPORT for the TOWN OF ERIN

Prepared by the County of Wellington Planning and Development Department in our capacity as planning consultants for the Town

DATE: March 2, 2020
TO: Nathan Hyde, CAO
Town of Erin
FROM: Zach Prince, Planner
County of Wellington Planning and Development
SUBJECT: **PUBLIC MEETING (Gord Stevenson)**
Zoning By-law Amendment (Z20-03)
Relief for Lot Area
12 Orangeville St, Hillsburgh
SCHEDULES: Schedule 1: Preliminary Sewage System Sizing Memo, RJ Burnside, Date: February 3, 2020
Schedule 2: Neighbour Comments

SUMMARY

The purpose of the above noted application is to permit reduced lot areas to facilitate the creation for three proposed new lots. Applications B145/18 and B146/18 have been filed with the County of Wellington Land Division Committee which propose to separate the property into three lots (separate existing dwelling and create two new vacant lots). The applications have been deferred by County of Wellington Land Division to allow for consideration of the Zoning By Law Amendment to take place first by the Town of Erin.

It is recommended that this Public Meeting Report regarding proposed Zoning By-law Amendment Z20/03 be received for information.

In response to the notice of public meeting for this proposed rezoning application, we provide Council with the following comments.

LOCATION

The land subject to the proposed zoning by-law amendment (Application Z20/03) is legally described as PLAN 806 PT LOT 4 with a civic address of 30 & 32 Orangeville St, Hillsburgh, Town of Erin. The 0.52ha (1.28ac) property is rectangular in shape and



Figure 1: Aerial Photo showing proposed lot lines

currently has 95m of frontage on Orangeville St. (See *Figure 1 and 2*).

There is an existing dwelling and shed on the property. The property is surrounded by single detached dwellings.

PROPOSAL

The purpose of the proposed zoning by-law amendment is to permit a reduced lot area on the proposed vacant severed lots.

SUPPORTING STUDIES AND REPORTS

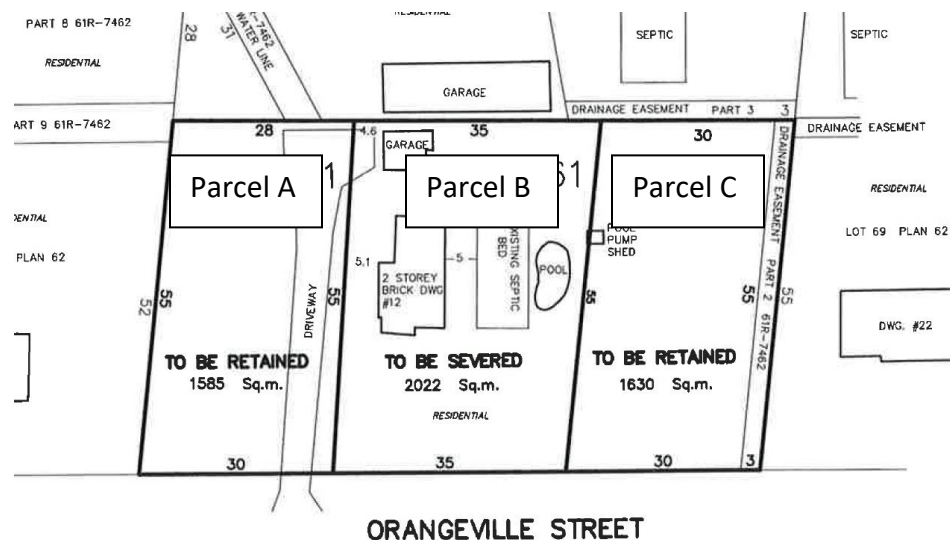
- Letter from Gord Stevenson, dated: January 30, 2020
- Preliminary Sewage System Sizing Memo completed by RJ Burnside, dated: February 3, 2020

CONSENT APPLICATIONS

This rezoning application has been filed in conjunction with severance applications B145/18 and B146/18. The severances would result in three lots being created:

- Parcel A: 1585m² (0.39ac) with 30m frontage
- Parcel B: 2022m² (0.50ac) with 35m frontage, existing dwelling, garage and septic
- Parcel C: 1630m² (0.40ac) with 30m frontage

The applications were deferred by the County of Wellington Land Division in March 2019 to allow for the applicant to review the servicing proposal and allow the subject zoning by-law amendment to be considered by the Town in advance of a decision by Land Division Committee. The applicant has since revised their servicing strategy to provide water connections directly from Orangeville Street.



POLICY CONTEXT

PROVINCIAL POLICY STATEMENT (PPS)

The subject property is located within the settlement area of Hillsburgh. Section 1.1.3.1 of the Provincial Policy Statement states that “settlement areas shall be the focus of growth and their vitality and regeneration shall be promoted.” Settlement areas are encouraged to include a mix of densities and land uses.

Section 1.1.3.2.a states: “Densities and a mix of land uses which are appropriate for, and efficiently use, the infrastructure and public services facilities which are planned or available, and avoid the need for unjustified and/or uneconomical expansion.”

PROVINCIAL GROWTH PLAN

All planning decisions are required to conform to the applicable policies of the Growth Plan for the Greater Golden Horseshoe (GGH). The Provincial Growth Plan directs the majority of growth to settlement areas as a better use of land and infrastructure while prioritizing intensification in strategic growth areas, including urban growth centres, major transit station areas, brownfield sites and greyfields.

COUNTY OF WELLINGTON OFFICIAL PLAN

The land subject to the amendment is located in the Urban Centre of Hillsburgh. Section 7.5.1 permits a variety of uses including residential uses within the Urban Area. Section 7.5.5 of the Official Plan supports a range and variety of housing types within the County, including, “housing at densities appropriate to the servicing and nature of the community”. The proposed lots would include single detached dwellings of various lot sizes.

Intensification

The policies of Section 3 of the Official Plan outline the general strategies for guiding growth within the County. Section 3.3 sets out objectives for growth and encourages growth in urban areas. It further seeks to identify and promote opportunities for growth in the built up areas of urban centres through intensification and redevelopment where this can be accommodated, taking into account small town scale and historic streetscapes.

Section 3.3.1 identifies targets and states “by the year 2015 and for each year thereafter, a minimum of 20 percent of all residential development occurring annually will be within the built-up area”. This application is located within the built boundary of Hillsburgh and will contribute and support this target.

TOWN OF ERIN OFFICIAL PLAN

The subject property is designated Residential. Permitted uses include single detached dwellings. Section 4.7 speaks to the low density character and the need for a variety of residential options in the community.

An objective of the Town is identified in Section 4.7.2 g) “To encourage infilling and redevelopment proposals provided they maintain the stability and character of existing neighborhoods;”

Section 4.7.4 (Low Density Development) states: “The character of existing low density residential neighbourhoods should be protected wherever practical and land uses which would cause significant loss of privacy, loss of view, or loss of sunlight due to shadowing or which would be incompatible due to their nature shall be discouraged.”

Section 4.7.8 (Compatibility of New Development) states: “Council will encourage the development of vacant or under-utilized properties for residential uses which are compatible with surrounding uses in terms of dwelling type, building form, site coverage and setbacks.”

TOWN ZONING BY-LAW

According to Schedule ‘A’ of the Zoning By-law 07-67, the subject property is zoned Residential (R-1). A Zoning By-law amendment is necessary to allow a reduced lot area for the proposed vacant lots, the smallest proposed lot size is 1,585m² where 1,858m² is required. The proposed lots would conform to the lot frontage requirements for single detached dwellings.

PUBLIC AND AGENCY COMMENTS

Building Department: No comments.

Public Works Department: No comments.

Public Comments: Concerns about aging trees, drainage of property and the easement that is currently serving the property. (Schedule 2)

SERVICING

The existing dwelling on the property is currently serviced by municipal water and a private septic system. The waterline is currently crossing properties fronting on Barbour Drive with the benefit of an easement to the rear of the subject property. The Town has identified in comments to the Land Division Committee that the severed lots will be required to connect to municipal water from Orangeville Street. There may be an opportunity to remove the easements from the applicable properties if the need for the waterline is no longer required.

A Site Servicing Report prepared by RJ Burnside, dated February 3, 2020 has been submitted in support of the application. The purpose of the report is to review subsurface conditions and provide recommendations for future site servicing. The report also provided a review of the two proposed septic systems on the vacant lots. The report concluded that the proposed lots sizes are adequate to accommodate a dwelling and sewage system.

NEXT STEPS

The public meeting for this application is scheduled for March 17th, 2020. Planning Staff will be in attendance at the public meeting to hear the applicant's presentation and any public comments. Our planning recommendations will be provided following the public meeting and resolution of any outstanding issues.

RECOMMENDATION

That this Public Meeting Report regarding proposed Zoning By-law Amendment (Z20/03) be received for information.

Respectfully submitted

County of Wellington Planning and Development Department



Zach Prince MCIP RPP
Planner

SCHEDULE 1: Preliminary Sewage System Sizing Memo

R.J. Burnside & Associates Limited 6990 Creditview Road, Unit 2 Mississauga ON L5N 8R9 CANADA
telephone (905) 821-1800 fax (905) 821-1809 web www.rjburnside.com



Memorandum

Date: February 3, 2020 **Project No.:** 300044381.0000
Project Name: 12 Orangeville Street - Proposed Severance
Preliminary Sewage System Sizing
To: Mr. Gord Stevenson
From: Anne Egan, P.Eng.

R.J. Burnside & Associates Limited (Burnside) has been retained to provide technical support for a proposed severance of an existing lot located at 12 Orangeville Street, Hillsburgh, within the Town of Erin. Specifically, this memo has been prepared to provide preliminary sizing information for onsite sewage services for the two additional lots that would result from the severance, if approved.

The existing lot is located at 12 Orangeville Street, legally described as Part of Lot 26, Concession 8, Town of Erin (Hillsburgh). The existing lot has an area of approximately 5,390 m² and contains a single residential dwelling. The existing dwelling is serviced by the Town of Erin Municipal water supply, and an existing onsite sewage system.

The proposed severance would result in three (3) lots, with areas of 1,585 m², 2,022 m² and 1,630 m². The existing dwelling is contained in the middle lot, with an area of 2,022 m², and two (2) new residential lots would be created, with areas of 1,585 m² and 1,630 m². It is our understanding that because the two (2) new lots do not meet the required minimum lot size of 1,858 m², a zoning by-law amendment is required. In support of the proposed zoning amendment, we have reviewed the ability of the reduced size lots to support an onsite sewage system in accordance with current Ontario Building Code requirements.

Field Investigations

On October 23, 2019, Burnside staff conducted a site visit to view the existing site conditions and oversee the excavation of two (2) test pits to assess soil and subsurface conditions. Test Pit 1 (TP1) was located on the westerly parcel, and Test Pit 2 (TP2) was located on the easterly parcel. Test pits were excavated to a depth of approximately 1.5 m below grade using a mini-excavator. Test pit logs are summarized as follows:

Test Pit 1	
0 to 0.3 m	Topsoil (dark brown, sandy)
0.3 to 0.4 m	Light brown sand and gravel, some cobbles, loose, dry
0.4 to > 1.5 m	Light brown fine to medium sand, loose, dry
Test Pit 2	
0 to 0.6 m	Topsoil (dark brown, sandy)
0.6 to 1.5 m	Light brown sand and gravel, some cobbles, loose, dry.

There was no evidence of seasonally high groundwater table in either of the test pits. A representative sample of the native soil was sent to Chung and Vander Doelen Engineering Ltd. for grain size analysis to confirm soil properties and assist us in estimating a T-time for use in future designs. Based on the grain size, the native soils on this property consist of sand with some gravel, trace silt. According to the Unified Soil Classification System the soil would be classified as SP, for which the range of T-times would be 2 to 8 min/cm. For the purposes of this preliminary sizing exercise, we have assigned a conservative T-time of 10 min/cm.

The subsurface conditions are conducive to an in-ground leaching bed system such as a conventional in-ground absorption trench leaching bed or a filter bed.

Preliminary Sewage System Sizing

At this time, details of the proposed dwelling units are not available. For the purposes of this preliminary estimate of the required area for a sewage system, we have conservatively assigned a daily flow of 3,500 L/day. This would correspond to a four (4) bedroom, 3.5 bathroom home, with approximately 340 m² (3,700 ft²) of floor area.

Using 3,500 L/day and a T-time of 10 min/cm, an in-ground trench bed would require approximately 240 m² and a two-cell filter bed would require approximately 126 m², either of which can be easily accommodated within the proposed lot sizes of 1,585 and 1,630 m². The lots are relatively flat; therefore, we would not anticipate any grading challenges associated with the lot layout and sewage system design. The attached Figure 1 illustrates the preliminary sewage system size relative to the building envelope.

We trust the foregoing information is adequate at this time. Once additional details become available, additional information can be provided. At this time, we are able to confirm that the proposed lot sizes are adequate to accommodate a dwelling and a sewage system in accordance with OBC requirements.

AE:jtj

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SCHEDULE 2: Neighbour Comments

ATT:
Lisa Campion, Clerk
Town of Erin
5684 Trafalgar Road
Hillsburgh, ON
N0B 1Z0

RECEIVED
MAR 09 2020
TOWN OF ERIN

Concerning File Z20-03

Amendment to the Town of Erin Zoning By-Law

Our concerns with the amendment remain from the previous files B145-18 and B146-18.

That if granted will affect the water service line easement and the existing swales for surface water run off towards Orangeville St.

We are also concerned about the aging trees on both proposed severances, whether they will be assessed to be deemed safe prior to and post proposed construction.

We have also attached our original letter of concerns from files B145-18 and B146-18.

Please notify us of your decision.

Thank you

Paul Philips
Paul Philips

Judy Stanich
Judy Stanich

16 Barbour Dr.
Hillsburgh, ON
N0B 1Z0



RECEIVED
TOWN OF ERIN

ATT:

County of Wellington Planning and Land Division Committee
Deborah Turchet, Secretary – Treasurer
Wellington County Administration Centre
74 Woolwich Street, Guelph ON N1H 3T9

The following are our comments and concerns for:

FILE NO. B145-18

FILE NO. B146-18

- The existing water service line easement running through #16 Barbour Dr. was created for servicing one single-family dwelling, not three.
- If granting the extension of the easement, there is the potential of running multiple water service lines through our property, multiplying the potential for problems, existing and future.
- Potentially having water service lines installed at various time frames, causing the enjoyment of our property to be disturbed frequently.
- Township of Erin has changed their policies and procedures regarding water service line easements through neighboring properties. They now state a water main must be in front of the new properties looking for services. If new dwellings are granted they should adhere to the townships new policies and procedures.
- Affects the resale value of our home, as the easement would now be for three properties instead of the original intended use of one single-family dwelling.
- Concerns that the existing swales that take our surface water out to Orangeville St would be disturbed or not maintained.

We understand we need to grant access to the easement to maintain, and to make repairs to the water service line for #12 Orangeville St.

However, we feel any new water service lines should go by the Township of Erin's current policies and procedures, and not piggy back off an existing easement, which the township has stated were in bad practice, thus the change in policy and procedure.

The Township has also stated to us that any water service for new properties must have a water main in front.

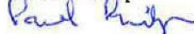
If granting the applications the burden should be on the Township of Erin to extend their water main on Orangeville St to supply services, and in the process remove dead ends, thus improving the water quality for the residents of Hillsburgh.

Please inform us of the date and time of the consideration.

Please also notify us of the decision of both files

Thank you,

Paul Phillips



16 Barbour Dr.
Hillsburgh, ON
N0B1Z0

Judy Stanich

