



DEVELOPMENT SERVICES

Staff Report

REPORT NO: DS 2023-011

TO: Council

SUBMITTED BY: Harold O'Krafka, MCIP RPP PLE
Director of Development Services

PREPARED BY: Andrew Martin, MCIP RPP
Manager of Planning and Economic Development

REVIEWED BY: Sharon Chambers, CAO

DATE: June 12, 2023

SUBJECT: Regional Official Plan Amendment, 63 Benjamin Street, New
Dundee

RECOMMENDATION:

THAT Report DS 2023-011 be received for information.

SUMMARY:

This report summarizes details of a current Regional Official Plan Amendment (ROPA) application for lands within the Township of Wilmot located at 63 Benjamin Street in New Dundee.

The application filed with the Region of Waterloo, proposes a site specific policy change to allow lots to be sized for servicing by a tertiary sewage treatment system. ROP Policy 5.B.8, currently sets out that development applications proposing alternative individual wastewater treatment systems will only be permitted where the proposed lot size would accommodate a conventional individual wastewater treatment system. The owners of the property plan to pursue residential redevelopment of the property should the ROPA be approved.

The ROPA does not contemplate land use, simply servicing policies. Should the application be approved, it is anticipated that an application for a zone change will be filed with the Township to allow residential redevelopment of the property.

BACKGROUND:

63 Benjamin Street was formerly the site of the New Dundee Creamery which operated on the property from the early 1900's until 1998. Buildings on the property were subsequently demolished in 2004.

The current owners of the property engaged with the Township of Wilmot and Region of Waterloo in 2017 with respect to potential redevelopment of the property. To facilitate potential residential redevelopment, the owners completed site remediation of the property and ultimately obtained acknowledgment of a Record of Site Condition in 2018.

The subject property is currently zoned Zone 10 (Industrial) and made up of seven lots on an existing plan of subdivision. The Township Official Plan Designation of the property is Settlement Core which encourages a range and mix of housing types, commercial and compatible uses. The owners' ultimate goal is to permit the existing five Benjamin Street fronting lots to be developed with single detached dwellings.

In 2021 a hydrogeological investigation for the property was completed to determine the opportunity to service each of the existing lots with individual septic systems servicing single detached dwellings. This study determined that there was not adequate space to accommodate conventional systems, but that development of tertiary treatment systems could occur without negatively impacting ground water.

REPORT:

The owners of 63 Benjamin Street have submitted an application to the Region of Waterloo for a site specific amendment to ROP Policy 5.B.8. Policy 5.B.8 requires that development applications proposing alternative individual wastewater treatment systems will only be permitted where the proposed lot size would accommodate a conventional individual wastewater treatment system.

The owners ultimately propose the development of five residential homes fronting Benjamin Street. A development application (zone change) is required to facilitate this redevelopment and as such the ROPA application seeks a site specific policy amendment to allow reduced lot sizes serviced by tertiary systems.

The ROPA does not contemplate land use, simply servicing policies which are under the governance of the Region of Waterloo at this time. Should the application be approved, contemplated residential uses of the property would require a zone change application, which will allow for community engagement on residential land use and provide the opportunity to ensure all Township interests are addressed prior to redevelopment.

In this regard, Township staff have no objections to the proposed ROPA and will communicate this in response to the Region's request for comments on the application.

ALIGNMENT WITH THE TOWNSHIP OF WILMOT STRATEGIC PLAN:

Review of planning policies to promote logical and orderly development while maintaining appropriate environmental protections facilitates goals of environmental protection and economic prosperity.

FINANCIAL CONSIDERATIONS:

The application fees, established by the Township of Wilmot Fees and Charges By-law, will be collected at the time of filing of the future development applications.

ATTACHMENTS:

Attachment A Property survey