



## Planning Report

**To:** Municipality of Arran-Elderslie Council

**From:** Daniel Kingsbury, Senior Planner

**Date:** July 11, 2022

**Re:** Zoning Bylaw Amendment - Z-2022-061 (Dreamaker Campground)

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### Recommendation:

That Planning Report for Zoning Bylaw Amendment (Z-2022-061) be received for information; and

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

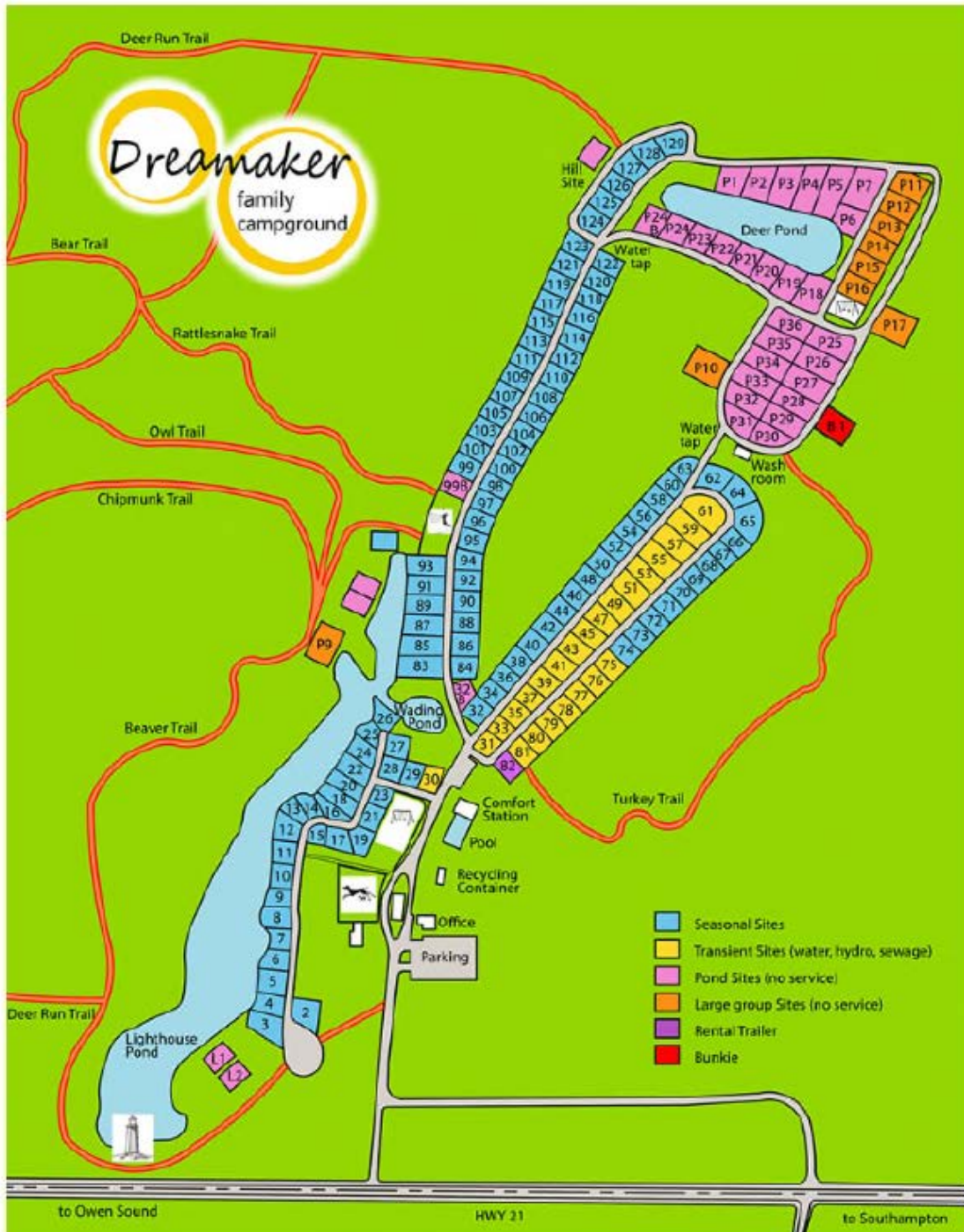
### Summary:

The purpose of the application is to amend the Municipality's Zoning Bylaw to recognize 168 existing campsites and one cabin (Bunkie) at the Dreamaker Campground, which located at 6870 Highway 21 east of Southampton. The existing zoning on the lands, which was approved in 1996, permits 118 campsites. The Dreamaker Campground has since evolved to 168 campsites. The proposed Zoning Bylaw Amendment is seeking to recognize 141 existing campsites and one cabin, while placing an additional 27 existing campsites under a holding provision. The holding provision would be removed upon demonstrating sufficient septic capacity for the additional 27 campsites. A related County Official Plan Amendment (File # C-2022-007) is seeking to re-designate a portion of the lands to recognize the existing campground. No new development is proposed as a result of this application. Planning staff intend on making a recommendation on the proposed amendment at a later date after agency comments have been received, most notably from the Grey Sauble Conservation Authority and the Ministry of Transportation.





## Existing Layout



## Planning Analysis:

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

## Overview

The Dreamaker Campground was established in 1996 through a Bruce County Official Plan Amendment and an Amendment to the Township of Arran Comprehensive Zoning Bylaw. The amendments permitted up to 118 campsites. In the early 2000's, engineering studies were completed demonstrating that the lands could support water and sewage servicing for up to 300 campsites. The Ministry of Environment approved an application for a Class 4 Septic System to facilitate an expansion of the campground, however, the previous owners of the campground did not pursue additional applications under the Planning Act to expand the campground beyond 118 campsites.

Despite not having zoning approvals for the campsite to expand, the campground evolved to its current layout consisting of 168 campsites and one cabin. The site is serviced four septic systems with an approved capacity of 141 campsites. Despite the approved capacity of the existing septic systems, they have supported 168 sites for the past several years. The proposed Amendment contains a holding provision to restrict the use of 27 campsites until the design capacity can be confirmed. This may involve unearthing the existing systems to demonstrate that they are of sufficient size or expanding the existing systems.

The campsite was expanded to its current number of campsites prior to the existing owners Hans and Myrtha Hofer purchasing the site in 2012. The Hofers are intending to retire and are seeking to amend the Zoning Bylaw to reflect the historic use of the lands, which has been in place since at least 2005 based on air photo imagery.

## Servicing

As noted above, there are currently 168 campsites and one cabin within the campground which are serviced by a communal water supply and 4 separate Class 4 septic systems. The existing septic systems received Ministry of Environment approval in the early 2000's to service 141 campsites. Despite the approved capacity of the septic systems, they have serviced 168 campsites without issue for several years. There is no recorded documentation to demonstrate that the servicing on the site is sufficient for 168 campsites.

A holding provision is proposed that would prevent the use of 27 of the campsites until such time as servicing capacity can be demonstrated. This may involve unearthing the current systems to prove that they are of sufficient size or an expansion of the existing system.

The existing water distribution system has capacity for up to 300 campsites. The system uses ultraviolet treatment and has operated and been inspected regularly since being installed in the early 2000's.

## Natural Hazards

The lands contain natural hazards including flood potential associated with nearby Sangs Creek which lies to east of the campground. Sangs Creek is also associated with a broader wetland feature which is considered Provincially significant. County and Provincial planning policies generally direct development away from natural hazards to control flooding,

ponding, erosion and sedimentation, and to provide protection of water resources and natural habitat dependent upon watercourses.

The application is not proposing any additional development and the campground is located greater than 120 metres from the mapped Provincially Significant wetland feature. The existing footprint of the campground is not anticipated to change and is generally located outside of the Environmental Protection 'EP' zone associated with Sangs Creek. Future development on the lands will be subject to Site Plan Control.

The Grey Sauble Conservation Authority reviews planning applications for conformity with applicable natural hazard and natural heritage policies. Comments have not yet received comments from GSCA regarding the proposed Zoning Bylaw Amendment. Planning staff will return at a later date with a recommendation on the proposed amendment once GSCA comments have been received.

### Compatibility

The County Official Plan provides direction that campground uses be appropriately buffered and screened to mitigate compatibility issues between nearby residential uses and campgrounds. The County Official Plan provided guidance to mitigate compatibility issues between campgrounds and surrounding land uses. The campground is predominantly surrounded by a woodland feature. The closest residential uses are located along Highway 21 approximately 160 metres from the closest campsite. The campground meets the buffer setbacks and other locational criteria of the of the County Official Plan. It is not anticipated that the proposed amendment will negatively impact neighbouring properties.

### Appendices

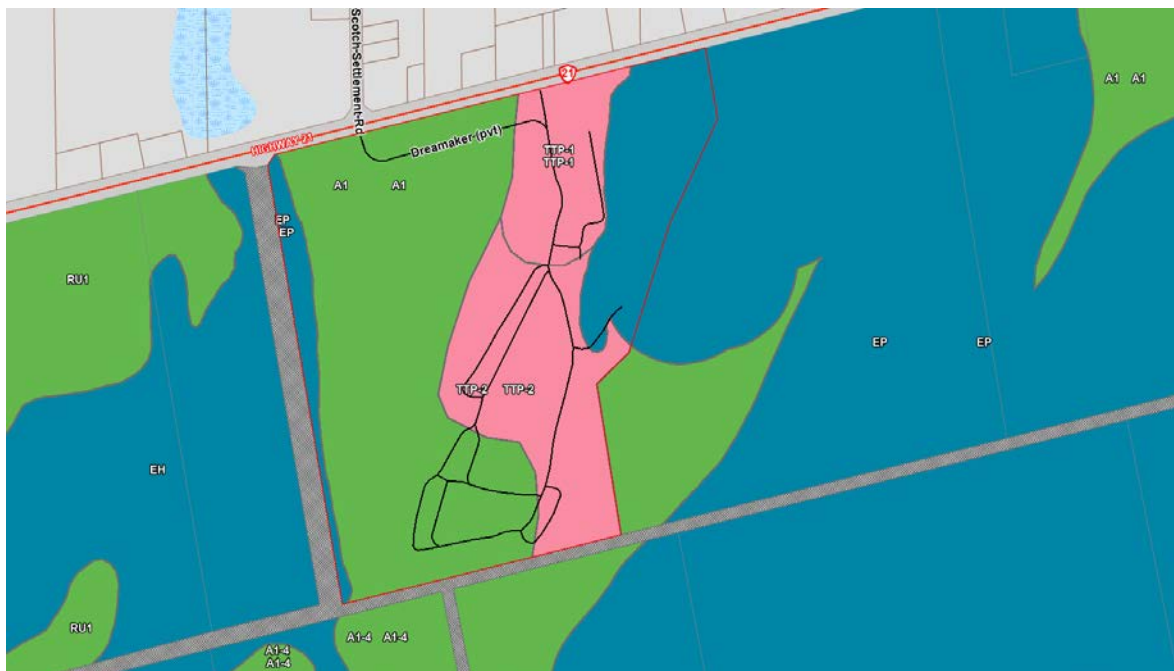
- County Official Plan Map
- Local Official Plan Map
- Local Zoning Map
- List of Supporting Documents and Studies
- Agency Comments
- Public Notice



## County Official Plan Map (Designated Special Policy Area "E", Travel Trailer Park & Commercial Campground Development, Hazard)



## Local Zoning Map (Zoned EP - Environmental Protection, A1 - General Agriculture, TTP-1 - Travel Trailer Park and Campground, TTP-2 - Travel Trailer Park and Campground)



## List of Supporting Documents and Studies

- Planning Justification Report (April 2022) - Ron Davidson Land Use Planning Consultant Inc
- Hydrogeological Investigation (June 2001) - Gamsby and Mannerow
- Water and Sewage Servicing Upgrade Report (June 2001) - Gamsby and Mannerow

- Servicing Letter (March 2022) - GM Blue Plan

### Agency Comments

Public Works: No comments at this time.



County of Bruce  
Planning & Development Department  
268 Berford Street, P.O. Box 129  
Wiarton, ON N0H 2T0  
brucecounty.on.ca  
226-909-5515



June 21, 2022

File Number(s): Z-2022-061

## Public Meeting Notice

**You're invited to a Public Meeting to consider Zoning By-Law Amendment Z-2022-061**  
**July 11, 2022 at 9:30 am**

A change is proposed in your neighbourhood: The purpose of the application is to amend the Bruce County Official Plan and Arran-Elderslie Zoning Bylaw to recognize 168 existing campsites and one cabin. The proposed Zoning Bylaw would permit 141 campsites and one cabin and will include a holding provision that would permit an additional 27 campsites. The holding provision would be lifted upon satisfaction of the Municipality of Arran-Elderslie of septic capacity. The related County Official Plan Amendment file is C-2022-007.



6870 Highway 21  
Part Lots 45, 46 and 47, Half Mile Strip, Geographic Township of Arran  
Municipality of Arran-Elderslie  
Roll Number 410349000121200



## Learn more

You can view limited information about the application at <https://brucecounty.on.ca/living/land-use>. Additional information, including the supporting materials, can be provided upon request by e-mailing [bcplwi@brucecounty.on.ca](mailto:bcplwi@brucecounty.on.ca) or calling 226-909-5515. Information can also be viewed 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: Daniel Kingsbury

## 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. Comments received after July 1, 2022 may not be included in the Planning report but will be considered if received prior to a decision being made, and included in the official record on file.

**Before the meeting:** You can submit comments by email [bcplwi@brucecounty.on.ca](mailto:bcplwi@brucecounty.on.ca), mail, or phone (226-909-5515) if you have any questions, concerns or objections about the application. Comments will be provided to the Committee for its consideration.

**On the day of and during the Public Meeting** you can participate by telephone or virtually. Please call or email as above to make a request and we will provide information about joining the meeting. You can also submit a comment to

[publicmeetingcomments@brucecounty.on.ca](mailto:publicmeetingcomments@brucecounty.on.ca)

Comments received by email at this address before the end of the public input portion of the meeting for this application will be read into the record.

## How to access the public meeting

As a result of the COVID-19 Pandemic, the Municipality of Arran Elderslie has closed the Municipal Office to the public. There is a limited amount of space for persons to attend the meeting (2 or 3 seats with social distancing). As such, the public meeting will be held in electronic format via teleconference.

For information on how to participate in the public meeting, please visit the municipal website at [www.arran-elderslie.com](http://www.arran-elderslie.com) under "Municipal Services" then "Zoning and Planning".

Please contact Christine Fraser McDonald at the Municipality [deputyclerk@arran-elderslie.ca](mailto:deputyclerk@arran-elderslie.ca) or 519-363-3039 ext 101, if you have any questions regarding how to participate in the meeting.

## 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 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 Municipality of Arran-Elderslie to the Ontario Land 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 Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

For more information please visit the Ontario Land Tribunal website at <https://olt.gov.on.ca/appeals-process/>.