



Planning Report

To: Municipality of Arran-Elderslie Council

From: Daniel Kingsbury, Senior Planner

Date: October 11, 2022

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

Recommendation:

That That Committee approve Zoning By-law Amendment Z-2022-061 as attached and the necessary by-law be forwarded to Council for adoption.

Summary:

The purpose of the application is to amend the Municipality's Zoning Bylaw to recognize 168 existing campsites, including 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.

Planning staff advised Council at the Public Meeting, which was held on was held on July 11, 2022, that confirmation of adequate septic capacity was required prior to making a recommendation on the proposed Zoning Amendment. Information was recently provided by the septic installer that demonstrates the onsite sewage system is of sufficient capacity for 168 campsites, including one cabin. A related County Official Plan Amendment (File # C-2022-007) seeking to re-designate a portion of the lands to recognize the existing campground was approved by Bruce County Council on August 11.

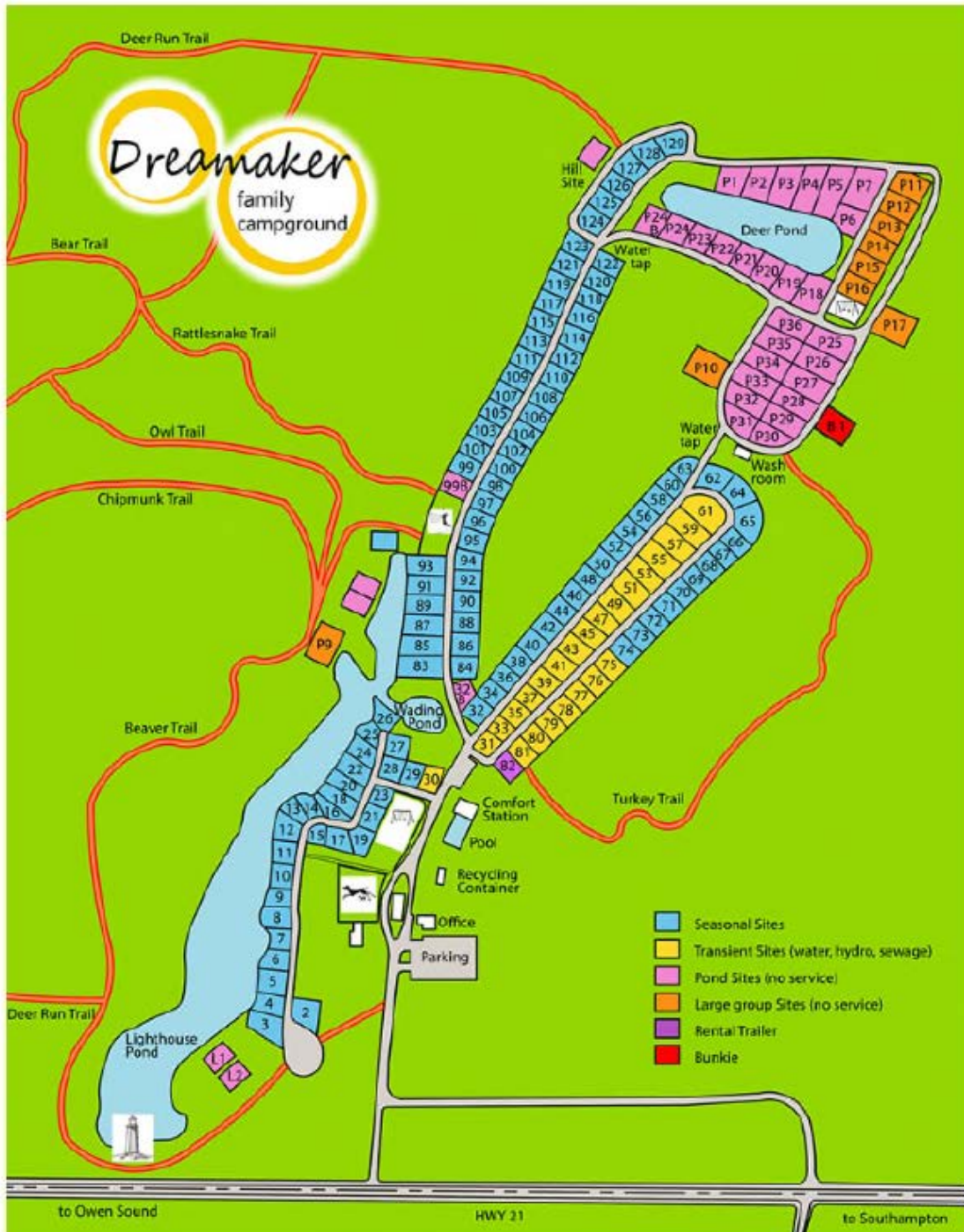
Airphoto



Airphoto with Existing Zoning Overlayed



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 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, including one cabin within the campground which are serviced by a communal water supply and 4 separate Class 4 septic systems. The existing septic systems were installed 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.

Municipal staff were advised by the original septic installer (Ron Nickason) that leach fields are able to service approximately 300 campsites, however, only some of the leach fields were activated. Based on this information, the sewage system has capacity to service 168 campsites subject to installing an additional pump chamber to direct additional flow to the un-activated leach fields.

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. GSCA has advised that they have no objections to the proposed amendment given that no new development is being proposed.

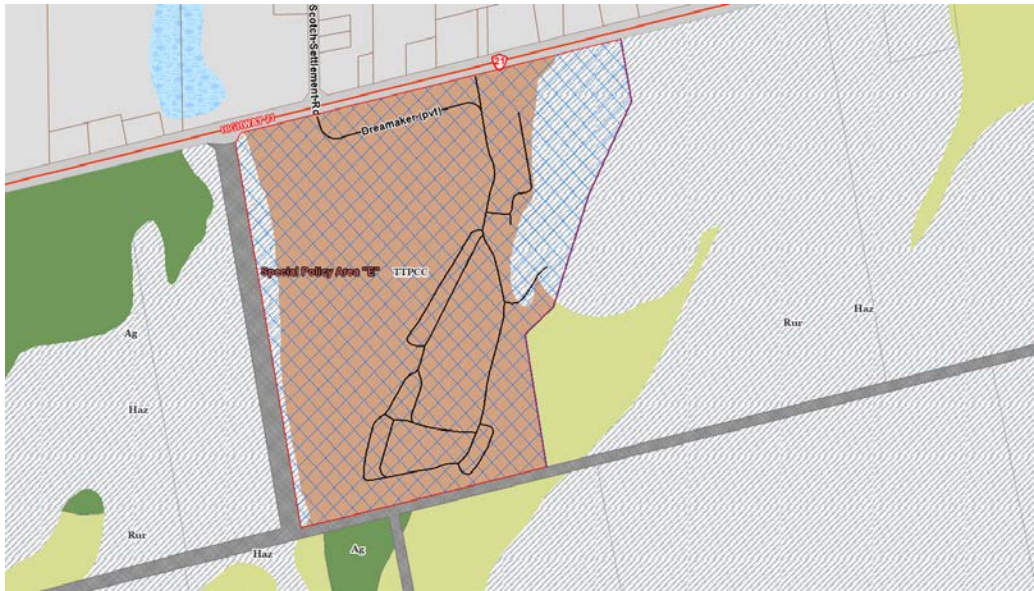
Compatibility

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 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

Chief Building Official:

"I did get to the bottom of the confusion about the sewage system at Dream Makers. The active septic beds have been inspected and are in good working condition. I have spoken with the installer, and have confirmed that the septic beds being used are not being used to capacity. What happened was that all of the septic beds and underground piping was installed as per the original design to service 300 sites. However, because they didn't need all of the beds functional (yet), they only activated several beds. They would only need to install another pump chamber if they wanted to service more sites. Considering the system has been in service for many years it is reasonable to assume the sites adequately serviced. Where additional capacity is required and/or extra sites are proposed, it will be simple to complete. I have no issues with the state of the Sewage System installed on this site."

Grey Sauble Conservation Authority: No objections, full comments provided below.

July 6, 2022

GSCA File: P22363

County of Bruce
Planning and Economic Development Department
268 Berford Street, Box 129
Wiarton, ON
N0H 2T0

Sent via email: bcplwi@brucecounty.on.ca

Re: Zoning By-Law Amendment Z-2022-061 & County Official Plan Amendment C-2022-007
Address: 6870 Highway 21
Roll No: 410349000121200
Municipality of Arran-Elderslie, former Arran Township
Applicant: Hans and Myrtha Hofer

Grey Sauble Conservation Authority (GSCA) has reviewed the subject application in accordance with our mandate and policies for Natural Hazards, and our advisory comments related to Natural Heritage and Water policies as per the Memorandum of Agreement with the County of Bruce and relative to our policies for the implementation of Ontario Regulation 151/06. We offer the following comments.

Subject Proposal

The purpose of the application is to amend the Bruce County Official Plan and Arran-Elderslie Zoning Bylaw to recognize 168 existing campsite and one cabin. The proposed Zoning Bylaw would permit 141 campsite and one cabin and will include a holding provision that would permit an additional 27 Campsites subject to confirmation of servicing. The holding provision would be lifted upon satisfaction of the Municipality of Arran-Elderslie of septic capacity.

Site Description

The subject property currently features an existing active campground with associated amenity buildings located throughout a majority of the eastern side. The property appears to feature a local wetland towards the northeast, a number of ponds towards the south, low-lying flood prone areas to the west and widespread mixed species woodlot coverage throughout the remainder of the area.

GSCA Regulations

A portion of the subject property is regulated under Ontario Regulation 151/06: Regulation of Development, Interference with Wetlands and Alterations to Shorelines and Watercourses. The regulated area is associated with the above noted local wetland, ponds, low-lying flood prone area and the 120m Area of Interference of the Provincially Significant Snags Creek Fen located to the east of the property.

Member Municipalities

Municipality of Arran-Elderslie, Town of the Blue Mountains, Township of Chatsworth, Township of Georgian Bluffs, Municipality of Grey Highlands, Municipality of Meaford, City of Owen Sound, Town of South Bruce Peninsula

Under this regulation a permit is required from this office prior to the construction, reconstruction, erection or placing of a building or structure of any kind; any change to a building or structure that would have the effect of altering the use or potential use of the building or structures, increasing the size of the building or structure, or increasing the number of dwelling units in the building or structure; site grading; or, the temporary or permanent placing, dumping or removal of any material originating on the site or elsewhere, if occurring within the regulated area. Also, a permit is required for interference with a wetland, and/or the straightening, changing, diverting or in any way interfering with an existing channel of a river, lake, creek stream or watercourse.

One aspect of the subject proposal is related to the existing septic system on the property. As of current, it is required that it be confirmed whether the existing systems are sufficient to accommodate the current number of campsites, or if the systems are to be expanded. It is to note, the expansion of a septic system will require a permit from this office if taking place within the Regulated Area on the attached map. GSCA requests confirmation of the location of this work, prior to taking place.

Provincial Policy Statement 2020

3.1 Natural Hazards

Natural hazards have been identified on the subject property associated the flood and erosion potential of the above noted local wetland feature, pond and low-lying flood prone area.

Through review of the subject proposal, it is noted that no new development is being proposed, therefore the proposal is consistent with Section 3.1 PPS policies.

2.1 Natural Heritage

Natural heritage features have been identified on the subject property associated with fish habitat and their adjacent lands.

Under Section 2.1.6 Development and site alteration shall not be permitted in fish habitat except in accordance with provincial and federal requirements.

The local wetland feature and ponds present on the subject property provide potential valuable fish and amphibian habitat. Development should generally maintain a 30 metre setback, preserve native vegetation buffers and implement appropriate sediment and erosion control measures in an effort to mitigate impacts to water quality and habitat present. There is currently no new development being proposed in proximity to these features.

Under Section 2.1.8 Development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas identified in policies 2.1.4, 2.1.5, and 2.1.6 unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions.

The subject proposal is located within the 120m adjacent lands to the above noted natural heritage features. In review of the above policy framework and the proposal, an EIS would be required to satisfy the PPS policies and the Bruce County Official Plan to address any future development.

GSCA is of the opinion an EIS would not be required for the proposal based on the developed nature of the area and there being no proposal for new development. It is recommended that any future new development maintain a 30 metre setback, preserve native vegetation buffers and implement appropriate sediment and erosion control measures surrounding the wetland and waterbody features to minimize any

potential impacts. It is to note, this does not negate the requirement for the completion of an EIS if requested by another commenting agency.

With this, the proposal is consistent with Section 2.1 PPS policies.

2.2 Water

GSCA Comment: As there is currently no new development being proposed, there are no anticipated negative impacts. Any new development may result in an increase in site imperviousness, in which case will require that the development proposal demonstrate how drainage is managed to avoid any negative impacts onto the existing natural heritage features and existing infrastructure.

Considering this, the proposal is consistent with Section 2.2. PPS policies.

Saugeen, Grey Sauble, Northern Bruce Peninsula Source Protection Plan

The subject property is not located within an area that is subject to the Source Protection Plan.

Recommendations

GSCA has no objections to the proposed Zoning By-law Amendment or County Official Plan Amendment at this time. If applicable, GSCA requests confirmation of the location of the expansion of the septic systems prior to any work taking place.

Please inform this office of any decision made by the County of Bruce with regard to the subject application. We respectfully request to receive a copy of the decision and notice of any appeals filed.

Should you have any questions, please contact the undersigned.

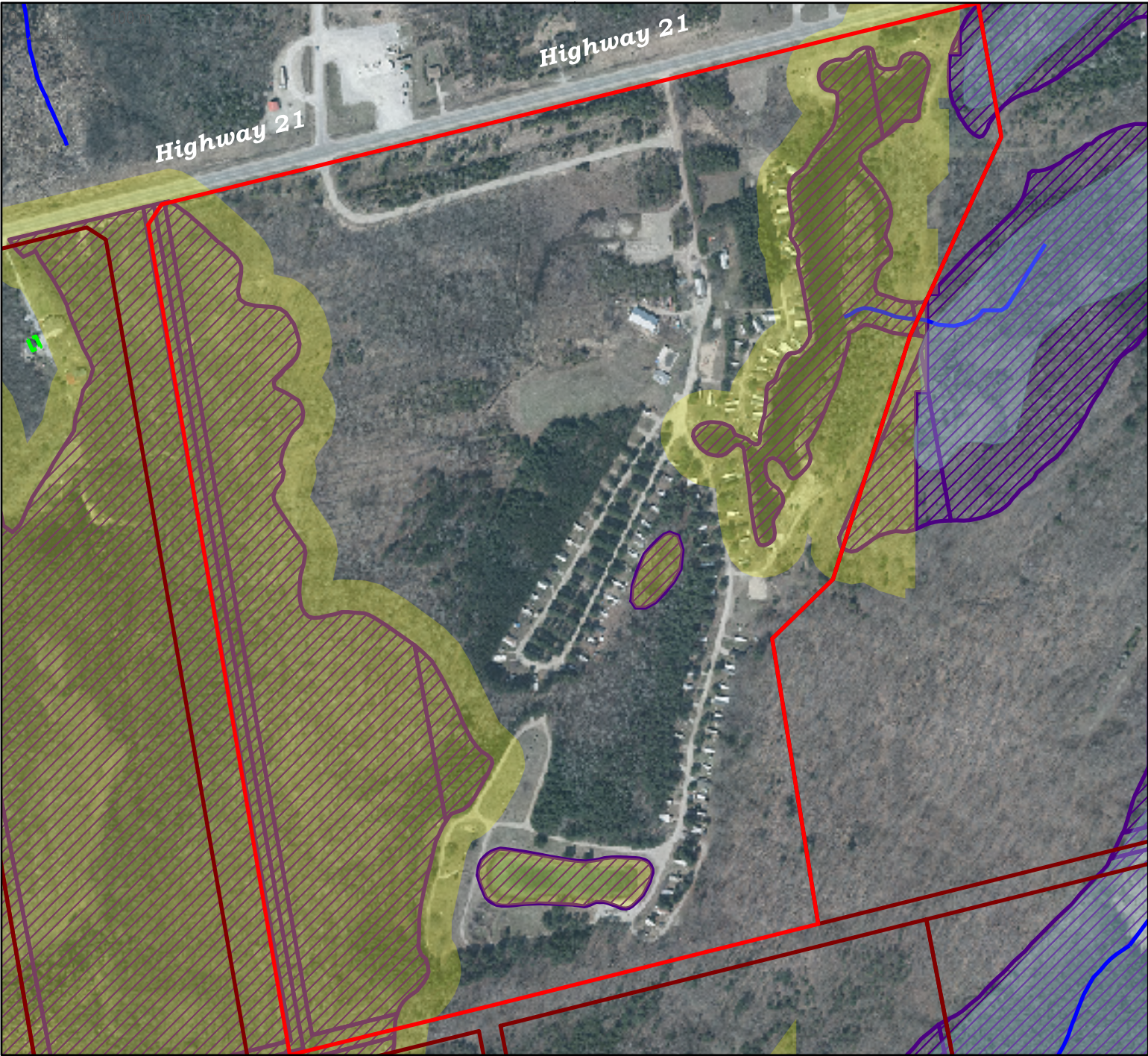
Sincerely,







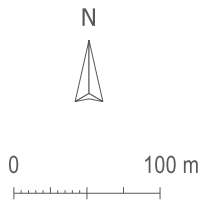
Olivia Sroka
Intermediate Planner, Environmental Planning & Regulations

c.c. Ryan Greig, GSCA Director, Municipality of Arran-Elderslie
Building Department, Municipality of Arran-Elderslie

Regulation of Development, Interference with Wetlands and Alterations to Shorelines and Watercourses (Ontario Regulation 151/06)



-  ON Parcels (approx)
-  Subject Property (approx)
-  ON Regulation 151/06 (approx)
-  Hazard Area (approx)



GSCA Regulation Map
6870 Highway 21
Hans and Myrtha Hofer
Municipality of Arran-Elderslie

July 6, 2022

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