

REGIONAL OFFICIAL PLAN 2051

**Amendment No. 7
Site Specific Amendment Regarding Policy 5.B.8 For 63
Benjamin Street, New Dundee
Township of Wilmot**



Region of Waterloo

September 2023

AMENDMENT NO. 7 TO THE REGIONAL OFFICIAL PLAN

SITE SPECIFIC AMENDMENT REGARDING POLICY 5.B.8 FOR 63 BENJAMIN STREET, NEW DUNDEE TOWNSHIP OF WILMOT

PART I - PURPOSE AND EFFECT OF THE AMENDMENT

The purpose of this amendment is to establish a site specific policy for the lands municipally addressed as 63 Benjamin Street in New Dundee, within the Township of Wilmot. The site specific policy is to permit the use of alternative individual wastewater treatment systems for six existing lots that are not of a sufficient size to accommodate a conventional individual wastewater treatment system.

The proposed amendment would permit the use of an alternative individual wastewater treatment system on the subject lands notwithstanding Regional Official Plan Policy 5.B.8 which permits alternative individual wastewater treatment systems only where the lot size would accommodate a conventional individual wastewater treatment system.

The amendment would facilitate the future development of six existing lots of record. The maximum number of lots on the subject lands permitted to use an alternative individual wastewater treatment system, will be six.

PART II - BASIS OF THE AMENDMENT

The Regional Official Plan includes a policy framework regarding the use of private services for development applications. ROP Policy 5.B.8 addresses the use of alternative individual wastewater treatment systems:

“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.”

A Scoped Hydrogeological Study was submitted that demonstrated nearby private drinking water sources would not be negatively impacted by a Class IV septic system on each of the existing lots. However, due to the small lot sizes, the nature of soils on site, and the volume of sewage that would be generated, a conventional individual wastewater treatment system is not feasible. Therefore, a tertiary wastewater treatment system(s) is proposed for the subject lands. A tertiary wastewater treatment system treats wastewater to a higher level than a conventional system and requires a smaller leaching bed. Tertiary wastewater treatment systems are permitted under the Ontario Building Code (OBC).

Overall, the proposed amendment would permit the use of a tertiary wastewater treatment system on a maximum of 6 lots on the subject lands where a conventional individual wastewater treatment system cannot be accommodated.

PART III - DETAILS OF THE AMENDMENT

Attachment B- Recommended Regional Official Plan Amendment No. 7 – 63 Benjamin Street

The following change to Section 6.G constitutes the amendment to the ROP:

Section 6.G: Countryside Settlements

6.G.11 Notwithstanding Policy 5.B.8, the lands shown on Figure 19 in the Township of Wilmot, located at 63 Benjamin Street in the New Dundee Rural Settlement Area may be developed to a maximum of six (6) lots using tertiary wastewater treatment systems, subject to all other policies of this Plan.

PART IV - IMPLEMENTATION

This amendment will be implemented through the Region's review of future amendments to the Township's Zoning By-law, and through the review and of any future development application(s) on the subject lands.

Attachment B- Recommended Regional Official Plan Amendment No. 7 – 63 Benjamin Street

