



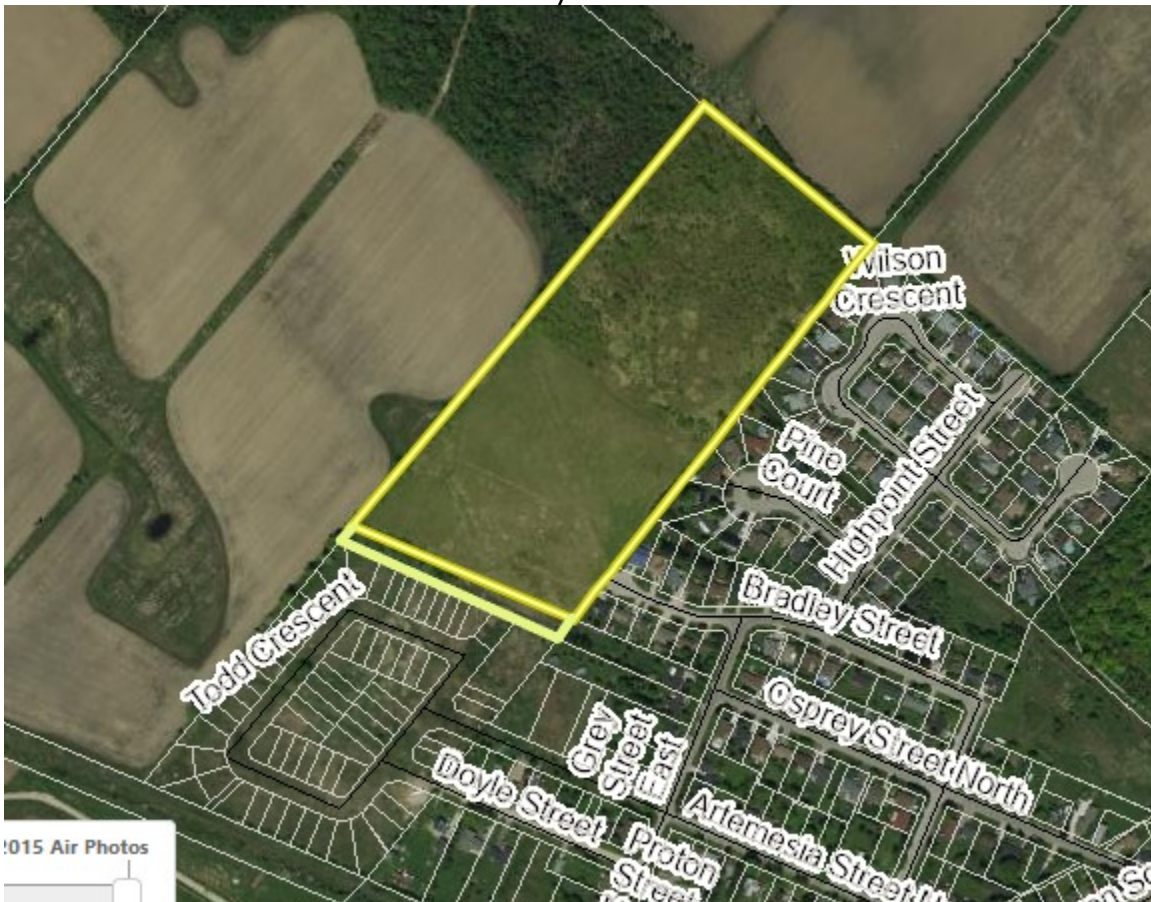
Staff Report PL2021-011

Title of Report: PL2021-011-C27-18 White Rose Phase 3
Department: Clerks
Branch: Planning Services
Council Date: February 17, 2021

Recommendation:

Be it resolved that Council receive Staff Report PL2021-011 for information; and
That Council direct staff to forward this report and the recommended conditions of draft approval (attachment 3) on to the County of Grey; and
That Council direct staff to prepare a Zoning By-law amendment to implement the proposed plan of subdivision at a future Council Meeting.

Property Location: Pt Lot 227, Con 2 SWTSR Geographic Township of Proton
Key MAP



The Subject Lands

The subject lands are described as Pt Lot 227, Con 2 SWTSR in the Geographic Township of Proton, Township of Southgate. The lands are approximately 8.79 ha (21.73 acres) in size. 4.37 ha (10.80 acres) of wetland are located on the northeastern portion of the lot. The lot has proposed accesses from Bradley Street and Todd Crescent in Dundalk.

The Proposal

The proposal is for an eighty-six to eighty-eight (86-88) unit plan of subdivision (Attachment 1). The County file for this subdivision proposal is 42T-2018-08. The lots will consist of 12- 40ft lots, 18- 30ft lots, 24 Townhouse units and 24 units in a seniors block, and 8 to 10 future seniors units in a block. The zoning bylaw would implement the subdivision by providing relief from the various zoning provisions within the Residential Type 1 and Residential Type 3 zones. It is also proposed to utilize an 18.5m road allowance instead of the standard 20m road width.

The surrounding land uses consist of agricultural to the North, A residential subdivision to the East and South, and agricultural lands to the west.

Background

An application was submitted in 2018 and was deemed incomplete at that time as additional information was required. An updated draft plan and studies have been prepared and resubmitted under the old zoning application C27-18 and the application was deemed complete in 2020.

A virtual public meeting was held on September 23, 2020. A copy of the minutes to the meeting are attached as attachment 2 to this report.

Supporting documents and comments received are posted on the website and are available at:

<https://www.southgate.ca/en/municipal-services/planning-applications-public-notice.aspx#Revised-Submission>

The comments received from agencies include:

Bruce Telecom has no concerns

Grey Bruce Health Unit has no concerns at this time.

Grey County indicates that provided the comments raised by the conservation authority are incorporated into the draft plan of subdivision, County planning staff have no concerns. Grey County Transportation

Services have requested a traffic impact study be completed. At this time, staff have generally no concerns with the proposed zoning by-law amendment related to subdivision application 42T-2018-08. Staff will continue to work with the Township along with the consultant to address additional planning matters pertaining to the subdivision proposal.

Historic Saugeen Metis has no concerns.

Hydro One has no concerns.

The Grand River Conservation Authority has no objection to the proposed subdivision and zoning applications provided that conditions are added as part of the Draft Plan conditions. These conditions have been incorporated into the suggested draft plan condition #17.

The comments from the public include:

Carolyn Keir is concerned that the existing subdivision won't be finished before work starts on the new one. She is also concerned about increased traffic on Todd Crescent.

Nancy Malloy would like the green space between the two properties to be maintained as a buffer from sand and dust. She would also like the developer to finish their first subdivision project.

Silvia Watt would like the developer to complete the existing subdivision first.

Pam Burgess is concerned with the high-water table in the area.

Amy King is concerned about trucks along Artemisia Street and Traffic coming through the subdivision and the safety of the existing families living there. She is also concerned about the site condition of the existing subdivision.

Staff Comments:

Comments relating to the existing subdivision and its level of completion do not meet the planning act test of being a valid planning concern for the

proposal as they do not relate or inform the Township on any aspect about the draft plan proposal that is unsatisfactory.

The issue of Traffic increasing on Todd Crescent and safety concerns of Children at play are valid concerns and have been assessed. It is anticipated that the main access for the new subdivision will be from Bradley Street and not Todd Crescent. Stop signs and the 40km/hr speed limit will also provide and increased level of safety within Dundalk. A No Truck By-law was passed by the Township for Artemesia Street North from Owen Sound Street to Grey Street is in effect.

The concern regarding keeping the green space to reduce dust and dirt from effecting the existing residents unfortunately can not be fully accommodated. The proposal is to use all of the lands including that strip for development. The Subdivision agreement will have dust control measures in it. It would also be advantageous to develop the lots that are closest to the existing subdivision first, so that in future years they will act as a noise, wind and dust barrier for the existing subdivision on Todd Crescent.

The concern regarding the water table has been addressed in the draft plan conditions by requiring monitoring using piezometers to clearly establish ground water elevations and keep basements out of the water table.

The Trucks on Artemesia Street is a valid concern, and it is hoped that with additional signage for truck traffic, driver education and enforcement measures that this issue will be reduced if not eliminated.

Financial Considerations:

The proposal will create significant growth in assessment for the Township with the creation of approximately 90 units. The increased population within Dundalk as a result of this subdivision will also support local business and economic growth.

Staff Review

Staff reviewed this application based on the Planning Act, the Provincial Policy Statement (PPS), Grey County Official Plan and Southgate Official Plan and the Township Zoning By-law.

The Provincial Policy Statement 2020 (PPS)

All planning applications are required to be evaluated against existing policy including the Provincial Policy Statements. The applicants planning consultants, MHBC Planning Limited, have prepared a very detailed planning justification report that reviews in detail, all of the applicable land use planning policy for the proposal. The planning analysis can be found in the Planning Justification report in Sections 3 and 4 as well as appendix A,C, and D. As a point of clarification, the County of Grey and specifically Southgate, are not within the Greater Golden Horseshoe plan as the Justification Report describes.

Planning staff concur with the findings of the planning justification report submitted by MHBC Planning Limited in regard to the PPS. The proposal is consistent with the PPS.

County of Grey Official Plan

The County of Grey as an approval authority for plans of subdivision in Grey County has provided planning comments indicating that generally they do not have a concern with the proposed subdivision.

The subdivision is within a primary settlement area designation of the County of Grey Official Plan. This designation allows for residential, commercial and industrial development to occur on full services.

MHBC has also reviewed the County of Grey Official Plan in Detail and Township staff concur with the opinion of MHBC that the proposal is consistent with the policies of the County of Grey Official Plan.

Township Official Plan

The Township of Southgate Official Plan designates the subject lands as Neighborhood area. This designation is intended for residential development

and it was anticipated and desired that these lands would develop with some type of residential housing.

Again, MHBC has reviewed in detail the Township Official Plan and Township staff agree with their opinion that the proposal conforms to the Township of Southgate Official Plan.

Zoning By-law

The implementing zoning by-law amendment for the Subdivision has many changes to the Zoning by-law provisions. A list of the proposed changes is provided in detail in the MHBC planning justification report.

Discussion:

Provincial direction in recent years has been to curb sprawl and focus growth to settlement areas. As a result, development proposals have been increasing in density. The subdivision lots coming forward have been made smaller than the standards of the zoning by-law which was adopted in 2002.

While there is nothing wrong with altering the standard, it should be noted that there are several natural repercussions when you do so.

One issue is that lot coverage is almost always increased when lot sizes and setbacks are decreased. This can pose a problem for stormwater management, however, Triton Engineering have reviewed the preliminary servicing and stormwater management documents and are satisfied that the subdivision will have sufficient stormwater management. They have further reviewed the Draft plan conditions and are satisfied that the conditions will meet Southgate standards for development.

Another issue that has developed since the Township has begun allowing smaller lot sizes is that snow storage has become an issue. As a requirement of the submission, a snow storage plan was prepared indicating where snow was expected to be stored in the event of large snow volumes. In other subdivisions where the lots have been reduced the snow continues to be an issue despite the preparation of a snow storage plan. It is therefore recommended that a provision be placed in the zoning bylaw which limits the width and size of a driveway in relation to the frontage and front yard area. This can be refined with the applicant in the future however, it is suggested

that a maximum of 50% of the front yard be permitted to be used as a driveway.

With respect to servicing, it is acknowledged that the Township does not have sufficient wastewater servicing to accommodate the proposed number of units in the subdivision. It is anticipated that the Township will have the EA completed this year for wastewater and a design and construction of a new capacity infrastructure and technology will begin in 2022.

To address this issue and remain compliant with policy, it is recommended that the property be zoned with a "H" Holding symbol. The holding symbol would be removed upon water and sewer allocation being granted to the subdivision as well as the registration of a subdivision agreement on title.

Conclusions

Based on the policy review provided by MHBC and the information provided, and comments received, the proposal is consistent with the Policies of the Provincial Policy Statement, The County of Grey Official Plan and the Township of Southgate Official Plan. It is therefore recommended that the draft plan of subdivision be conditionally approved, and a zoning bylaw prepared to implement the draft plan once approved by the County of Grey.

Respectfully Submitted,

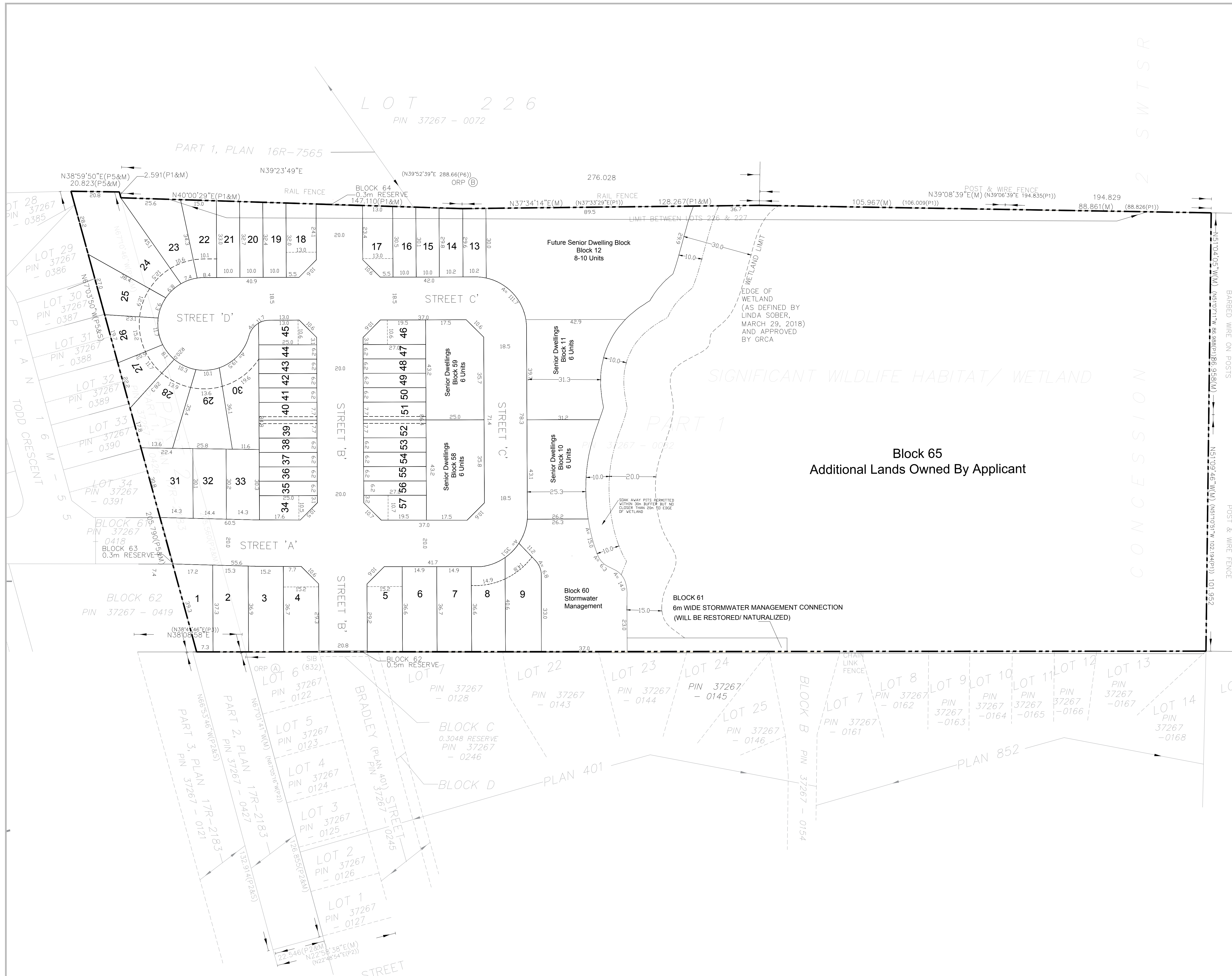
Municipal Planner: Original Signed By
Clinton Stredwick, BES, MCIP, RPP



CAO Approval: Original Signed By
Dave Milliner, CAO

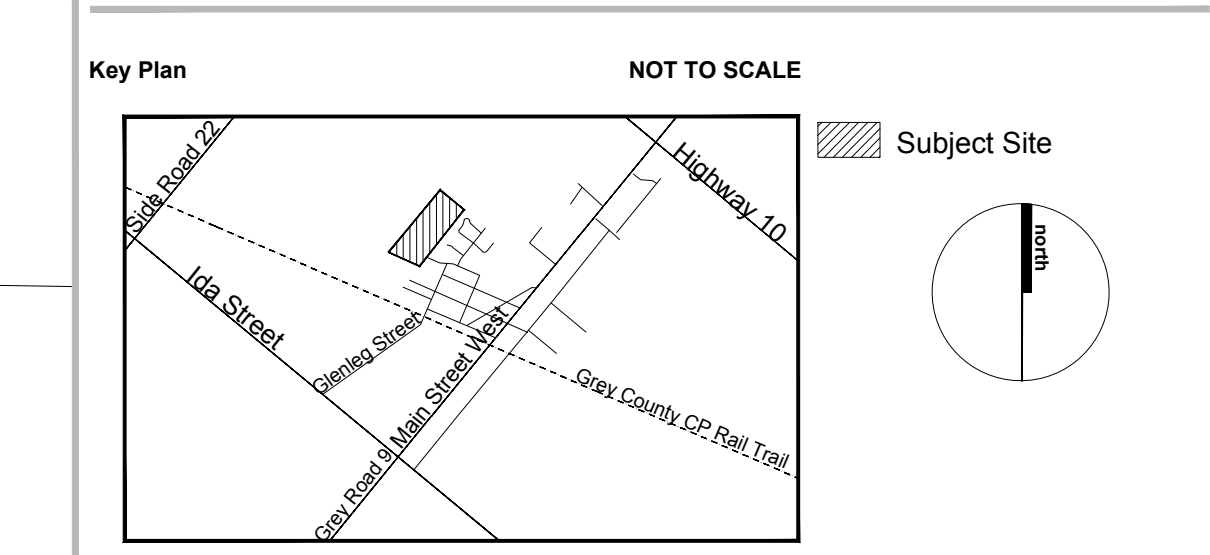
Attachments:

1. Attachment 1 – White Rose Phase 3 Draft Plan of Subdivision
2. Attachment 2 - Minutes of September 23, 2020 Public Meeting
3. Attachment 3 – White Rose Phase 3 Proposed Draft Plan Conditions



Legal Description
 PART OF LOT 227, CONCESSION 2 SWTSR
 PART 1 17R2183 AND AS IN R480846
 (VILLAGE OF DUNDALK)
 NOW IN THE TOWNSHIP OF SOUTHGATE
 (GEOGRAPHIC TOWNSHIP OF PROTON)
 COUNTY OF GREY

Owner's Certificate
 I HEREBY AUTHORIZE MACNAUGHTON HERMSEN BRITTON CLARKSON PLANNING LIMITED
 TO SUBMIT THIS PLAN FOR APPROVAL.
 DATE: _____
 DOMINIC DE PALMA
 2570970 ONTARIO INC.



Legend

Revision No.	Date	Issued / Revision	By
A.	As Shown	Additional Information Required Under Section 51(17) of the Planning Act R.S.O. 1990, c.P.13 as Amended	A. As Shown
B.	As Shown	Senior Dwelling Blocks (20' (6.2m))	B. As Shown
C.	As Shown	Future Senior Dwelling Block	C. As Shown
D.	Residential, Stormwater Management	Stormwater Management	D. As Shown
E.	As Shown	Roads	E. As Shown
F.	As Shown	Stormwater Management	F. As Shown
G.	As Shown	6m Stormwater Management Connection	G. As Shown
H.	Municipal Water Supply	Additional Lands Owned by Applicant	H. Municipal Water Supply
I.	Listowel Silt Loam	0.3m & 0.5m Reserve	I. As Shown
J.	As Shown		J. As Shown
K.	All Services As Required		K. All Services As Required

Area Schedule

Description	Lots/Blocks	Units	Area
40' (12.2m) Single Detached	14-31-33	12	0.64ha (1.57ac)
30' (10.0m) Single Detached	13-30	18	0.80ha (1.98ac)
19.5' (6.0m) Townhouses	34-57	24	0.44ha (1.09ac)
Senior Dwelling Blocks (20' (6.2m))	Block 10-11, 58-59	24	0.47ha (1.17ac)
Future Senior Dwelling Block	Block 12	8-10	0.36ha (0.89ac)
Roads	Street 'A', Street 'D'		1.14ha (2.82ac)
Stormwater Management	Block 60		0.19ha (0.48ac)
6m Stormwater Management Connection	Block 61		0.04ha (0.10ac)
Additional Lands Owned by Applicant	Block 65		4.79ha (11.84ac)
0.3m & 0.5m Reserve	Block 62-64		0.01ha (0.02ac)
		86-88	8.88ha (21.94ac)



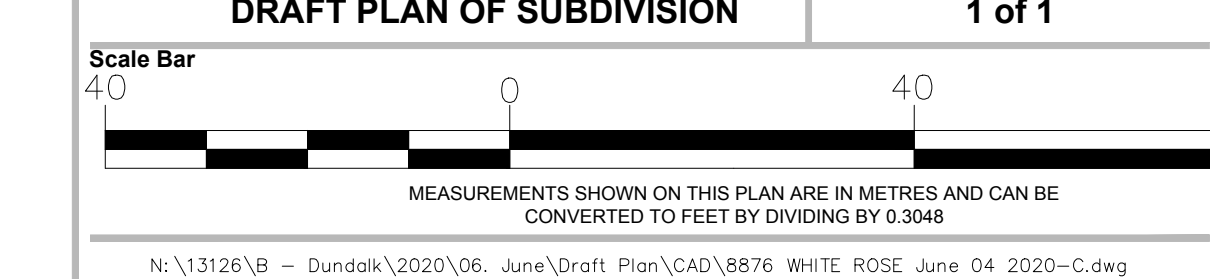
MHBC PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE
 230-7050 WESTON ROAD WOODBRIDGE, ON. L4L 8G7 | P: 905 761 5588 F: 905 761 5589 | WWW.MHBCPLAN.COM

Date	May 11, 2020
File No.	13126B
Plan Scale	1:750
Drawn By	T.H.
Checked By	D.K. & A.P.
Other	

Project
 Part of Lot 227 Concession 2,
 Township of Southgate,
 County of Grey

File Name
 DRAFT PLAN OF SUBDIVISION

Dwg No.
 1 of 1





Township of Southgate
Minutes of Public Planning Meeting

September 23, 2020
1:00 PM
Electronic Participation

Members Present: Mayor John Woodbury
Deputy Mayor Brian Milne
Councillor Barbara Dobreen
Councillor Jason Rice
Councillor Jim Frew
Councillor Martin Shipston

Members Absent: Councillor Michael Sherson

Staff Present: Dave Milliner, CAO
Jim Ellis, Public Works Manager
Clinton Stredwick, Planner
Lindsey Green, Clerk
Elisha Hewgill, Legislative Assistant

1. Call to Order

Mayor Woodbury called the meeting to order at 1:00 PM.

2. Public Meeting

**2.1 C27-18 - 2570970 Ontario Inc. O/A White Rose Park, Con
2 SWTSR, Part lot 227, Geographic Township of Proton**

2.1.1 Background

The purpose and effect of the plan of subdivision is to create an eighty-six to eighty-eighty (86-88) unit plan of subdivision, consisting of thirty (30) single-detached lots, twenty-four (24) townhouse blocks and senior dwelling blocks consisting of six to ten (6-10) units, a piece.

The Purpose of the zoning by-law amendment is to amend the Township of Southgate Comprehensive Zoning By-law No. 6-2009 as amended to rezone the subject lands to implement the 86-88-unit plan of subdivision.

The Effect of the zoning by-law amendment is to change the zone symbol on the subject lands from A2 Restricted Agriculture to Open Space exception (OS-XXX) to recognize a stormwater management pond, Residential type one exception (R1-XXX) and Residential type three exception (R3-XXX). The Environmental Protection (EP) boundary may be adjusted based on the submitted studies and the recommendations of the GRCA. The provisions for the R1 and R3 zones proposed to be modified include: lot frontage, lot area, lot coverage, front yard setback, interior side yard, exterior side yard, and rear yard.

2.1.2 Application and Notice of Public Meeting

Clerk Lindsey Green confirmed that proper notice was given in accordance with the Planning Act.

2.1.3 Comments Received from Agencies and the Public

Planner Clinton Stredwick summarized comments received from agencies being, Bruce Telecom, the County of Grey, Grey Bruce Public Health, Historic Saugeen Metis and Hydro One. Planner Clinton Stredwick summarized comments received from members of the public being, Carolyn Keir, Bart Malloy and Silvia Watt.

2.1.4 Questions from Council

Members of Council asked questions and staff provided responses.

2.1.5 Applicant or Agent

The Applicant and Agent were both in attendance. Debra Walker of MHBC Planning, Urban Design & Landscape Architecture presented the proposal and answered questions.

2.1.6 Members of the Public to Speak

There were no members of the public present to speak in support of the application.

Christine Newport and Crystal Walker both spoke in opposition of the application.

2.1.7 Further Questions from Council

Members of Council asked further questions and staff and the Agent provided responses.

2.2 C5-20 - Halfway Fabrication, Con 3 Lot 40, Geographic Township of Proton

2.2.1 Background

The Purpose of the proposed zoning bylaw amendment application is to allow for the construction and establishment of an On Farm Diversified Industrial use being a Dry Industrial use shop. The applicant wishes to construct a shop that could be up to 750m² including office and power room. The outside storage could be up to 500m².

The Effect of the proposed zoning by-law amendment would be to change the zoning symbol on a portion of the property from Agricultural (A1) to Agricultural Exception (A1-XXX) to allow for a small scale secondary use to be permitted on the property. The Environmental Protection Zone Boundary may be adjusted based on Conservation Authority comments.

2.2.2 Application and Notice of Public Meeting

Clerk Lindsey Green confirmed that proper notice was given in accordance with the Planning Act.

2.2.3 Comments Received from Agencies and the Public

Planner Clinton Stredwick summarized comments received from agencies being, Southgate Building Department, Historic Saugeen Metis, Southgate Public Works Department and the County of Grey. There were no comments received from members of the public.

2.2.4 Questions from Council

Members of Council asked questions and staff provided responses.

2.2.5 Applicant or Agent

The Applicant was not in attendance.

2.2.6 Members of the Public to Speak

No members of the public were present to speak in support of or opposition to the application.

2.2.7 Further Questions from Council

Members of Council asked further questions and staff provided responses.

2.3 C17-20 - Cedarlane MFG Inc. (Jesse Bauman), Con 5 Lot 29, Geographic Township of Proton

2.3.1 Background

The Purpose of the proposed zoning bylaw amendment application is to consider a change to allow for a small scale Industrial shop use to be added to a portion of the property. The owners wish to add an Industrial shop, office and power room use to the list of permitted uses. The Industrial workshop, office and power room are proposed to be 620m². The outside storage area is proposed to be 500m².

The Effect of the proposed zoning by-law amendment would be to change the zoning symbol on a portion of the property from Agricultural (A1) to Agricultural Exception (A1-XXX) to allow for a small scale secondary use to be permitted on the property. The Environmental Protection Zone Boundary may be adjusted based on Conservation Authority comments.

2.3.2 Application and Notice of Public Meeting

Clerk Lindsey Green confirmed that proper notice was given in accordance with the Planning Act.

2.3.3 Comments Received from Agencies and the Public

Planner Clinton Stredwick summarized comments received from agencies being, Southgate Building Department, Historic Saugeen Metis, Southgate Public Works Department, the County of Grey and Saugeen Valley Conservation Authority. There were no comments received from members of the public.

2.3.4 Questions from Council

Members of Council asked questions and staff provided responses.

2.3.5 Applicant or Agent

The Applicant was not in attendance.

2.3.6 Members or the Public to Speak

No members of the public were present to speak in support of or opposition to the application.

2.3.7 Further Questions from Council

Members of Council asked further questions and staff provided responses.

2.4 C18-20 - Menno and Martha Hoover, Con 19, Lot 12, Geographic Township of Proton

2.4.1 Background

The Purpose of the proposed zoning bylaw amendment application is to consider a change to allow for a small scale Industrial shop use to be added to a portion of the property. The owners wish to add an Industrial shop, office and power room use to the list of permitted uses. The Industrial workshop and office are proposed to be 507m². The outside storage area is proposed to be 500m².

The Effect of the proposed zoning by-law amendment would be to change the zoning symbol on a portion of the property from Agricultural (A1) to Agricultural Exception (A1-XXX) to allow for a small scale secondary use to be permitted on the property. The Environmental Protection

Zone Boundary may be adjusted based on Conservation Authority comments.

2.4.2 Application and Notice of Public Meeting

Clerk Lindsey Green confirmed that proper notice was given in accordance with the Planning Act.

2.4.3 Comments Received from Agencies and the Public

Planner Clinton Stredwick summarized comments received from agencies being, Southgate Building Department, the County of Grey, Historic Saugeen Metis, Southgate Public Works Department and Saugeen Valley Conservation Authority. There were no comments received from members of the public

2.4.4 Questions from Council

Members of Council asked questions and staff provided responses.

2.4.5 Applicant or Agent

2.4.6 Members of the Public to Speak

The Applicant was not in attendance.

2.4.7 Further Questions from Council

Members of Council asked further questions and staff provided responses.

3. Adjournment

The meeting adjourned at 2:22 PM.

Mayor John Woodbury

Clerk Lindsey Green

Suggested Draft Plan Conditions

General Requirements

1. That the final plan shall conform to the Draft Plan of Subdivision File No. 42T-2018-12 prepared by MHBC Planning showing:
 - a. 12 -40 ft single detached lots
 - b. 18- 30ft single detached lots
 - c. 24 townhouse units
 - d. 24 Senior Dwelling Blocks
 - e. 8-10 -Future Senior Dwelling Blocks
 - f. Road
 - g. 6m Storm water Management connection
 - h. Stormwater block
 - i. 0.3 and 0.5 metre reserves

The legal description of the subject lands is PART OF LOT 227, CONCESSION 2 SWTSR PART 1 17R2183 AND AS IN R480846 , Township of Southgate, geographic Township of Proton, County of Grey.

2. That a subdivision agreement be entered into to the satisfaction of the Township of Southgate and registered on title.
3. That the road allowances included in this draft plan shall be shown and dedicated as public highways to the Township of Southgate.
4. That any Stormwater management and open space blocks be deeded to the Township.
5. That the streets shall be named, subject to final approval of Township Council, and provided that such new street names are not duplicates of street names or phonetic sounding street names elsewhere in the County of Grey.
6. That any dead ends, daylighting triangles at street intersections and open sides of road allowances created by this draft plan shall be terminated in 0.3m reserves to be conveyed to, and held in trust, by the Township of Southgate.
7. That the Owner agrees to satisfy the requirements of the Township of Southgate in reference to parkland dedication in a manner satisfactory to the Township of Southgate and pursuant to the provisions of the Planning Act. R.S.O. 1990 as amended.
8. That the proposed subdivision is zoned appropriately. This zoning shall have a holding provision for all the lands requiring access to municipal services. The holding provision may be removed in phases, upon entering into a subdivision agreement and when adequate municipal water and sewer capacity are available and allocated by by-law.
9. That the Zoning contain a provision to limit the size of entrance and driveways to assist with snow storage.

10. That the owner agrees in writing to satisfy all the requirements, financial and otherwise, of the Township of Southgate and without limiting the generality of the foregoing, the provision of roads, installation of services, installation of sidewalks and trails and drainage.
11. The Owner shall develop a phasing plan to the satisfaction of the Township. The phasing plan shall address matters including but not limited to the allocation of servicing, any necessary temporary works such as turning circles, sidewalk and trail connections, or temporary easements. The phasing plan shall also identify any lots which may be temporarily constrained by development as a result of the phasing. The subdivision agreement between the Owner and the Township shall contain provisions satisfactory to the Township to address phasing arrangements acceptable to the Township, including that servicing shall only be allocated to phases which are being registered and for which securities are provided.
12. That such conveyances and easements as may be required by an appropriate authority for municipal servicing, utility or drainage purposes shall be granted to the appropriate authority.
13. The Owner and the Township shall acknowledge in the Subdivision Agreement that sewage and water allocation is not available to service the entire subdivision. The Township is undertaking the necessary approvals to provide the required servicing. Final approval shall only be given to each phase of the development where sanitary and water services are available and constructed to the subdivision or financially secured.
14. That prior to the final approval and registration of the phases of the plan, the Township of Southgate allocate by by-law water supply capacity and sewage treatment plant capacity.
15. That the developer prepares and submits a Native Tree planting and landscaping plan for approval by the Township. The plan will specifically provide for additional tree planting in the park and open space areas as well as the provision of trees for individual lots. These plans will form part of the approved plans in the subdivision agreement.
16. The Owner agrees to provide a letter indicating how the application has satisfied the provisions of the Endangered Species Act ("ESA"), including demonstration that the methods, protocols and recommendations are in accordance with provincial requirements together with confirmation from the Ontario Ministry of Natural Resources and Forestry that the requirements of the ESA have been met.
17. That prior to final approval by the County of Grey or any grading or construction on the site and prior to registration of the plan, the owners or their agents submit the following plans and reports to the satisfaction of the County of Grey, Grand River Conservation Authority and the Township as applicable:
 - a) A final Stormwater Management Report in accordance with the 2003 Ministry of Environment Report entitled "Stormwater Management Practices Planning and Design Manual" and in keeping with the Functional Servicing and Stormwater Management Report (July 2020, Triton Engineering Services Limited).
 - b) Completion of a feature-based water balance, evaluation of downstream stormwater receivers, and mitigation of any negative impacts completed to the satisfaction of the GRCA and Township and its Engineers.
 - c) Detailed lot grading and drainage plans showing existing and proposed grades.
 - d) An Erosion and Siltation Control Plan in accordance with the Grand River Conservation Authority's Guidelines for sediment and erosion control, indicating the means whereby erosion will be minimized, and silt maintained on-site throughout all phases of grading and construction.
 - e) The submission and approval of a Development, Interference with Wetlands and Alterations to Shorelines and Watercourses permit from the GRCA prior to any grading within the regulated area.

- f) A detailed Hydrogeological report that provides an assessment of groundwater level monitoring data from on-site piezometers. Data collected shall be of sufficient duration to establish reasonable high water table conditions under normal or above normal climatic (precipitation) conditions. The report shall, based on the observed seasonal fluctuation in groundwater levels (typically highest in the spring), provide a predicted 'high' groundwater elevation across the site as well as an interpreted high groundwater elevation on a lot by lot basis. The interpreted high groundwater elevation for each lot is intended to ensure a minimum vertical separation of 0.3 metres from the underside of the proposed basement floor elevation to the seasonal high groundwater elevation for each given lot. Proposed lot grading plans for the development shall provide the minimum recommended separation on all lots in conformance with Township standards. Where this is not feasible due to local site constraints, other groundwater management practices such as a groundwater drainage system (i.e. 3rd pipe system) may be implemented provided it can be demonstrated, to the satisfaction of the Township, that it will function under local site-specific conditions in the short and long term. Any proposed alternative groundwater management practice will require Township approval.
- g) Engineering design drawings for all works to be constructed as part of the development including any off-site works that are the responsibility of the Owner.
- h) A Traffic Impact Study which identifies all required access locations and improvements required to accommodate the site traffic, and includes an assessment of off-site traffic impacts and recommendations for mitigation of these impacts. This Traffic Impact Study shall be submitted prior to final approval and shall be completed to the satisfaction of the Township and County as applicable.

18. That the Owner as part of the subdivision agreement, shall agree in writing acceptable to the Township of Southgate

- a) To undertake all works according to the plans and reports approved under Condition No. 14, 15 and 16 above.
- b) To maintain all stormwater management and erosion and sedimentation control structures in good repair and operating order throughout all phases of construction until Final Acceptance of services has been granted by the Township of Southgate. The Owner is responsible to satisfy all requirements of the Environmental Compliance Approval until Final Acceptance has been granted.
- c) To investigate any well interference complaints received by the Developer, Developers Agents, Ministry of the Environment, Conservation and Parks (MECP) or the Township, from the start of construction until final acceptance of the first phase of the subdivision. The results of each investigation shall be submitted for review to the Township and the MECP within 60 days of the complaint being received. The owner shall be required to pay for any well interference assessment, completed to the satisfaction of the Township. If determined to be a valid complaint, acceptable well interference mitigation to a complaint may include well deepening and or pump lowering. The owner agrees to reimburse the cost of any mitigation.
- d) To erect a subdivision sign on the property containing the following information:
 - i. Identifying all proposed uses within the draft approved plan of subdivision and adjacent uses.
 - ii. Identifying off street parking restriction to be imposed by the Township upon Final Acceptance of the subdivision.
 - iii. Illustrating the location of proposed sidewalks, public walkways, trails, parks, fences, community mailbox locations and other significant features that may be of interest to prospective purchasers.

19. That the Subdivision Agreement between the Owner and the Township shall contain provisions whereby the Owner shall make satisfactory arrangements with the appropriate providers for the provision of permanent and /or temporary hydro, telephone, natural gas, internet and cable television services to this plan.

20. That the subdivision agreement between the Owner and the Township of Southgate contain wording to the effect that all agreements of purchase and sale shall ensure that all persons who make first purchases of land within the plan of subdivision after final approval of the subdivision plan, are informed when land is transferred, of all the development charges related to this development, including the County's Development Charges.
21. That the developer shall include in the subdivision agreement and insert in all agreements of purchase and sale or lease for each lot/dwelling in the subdivision "servicing capacity currently does not exist for the entire development. This could lead to a delay in the timing of final approval and the construction of any given dwelling within the subdivision" This clause is no longer required when sufficient servicing capacity exists for the entire development.
22. That the subdivision agreement between the Owner and the Township of Southgate address servicing financing in order to ensure the construction and financing of all external services which are necessary to provide appropriate levels of service to this plan of subdivision. Details of these external services are to be confirmed as part of detailed design.
23. That the Owner pays the cost of supplying and erecting street name and traffic control signs in the subdivision to the satisfaction of the Township.
24. That any domestic wells and boreholes drilled for hydrogeological or geotechnical investigations within the limits of the draft plan of subdivision be properly abandoned by the Owner, when no longer required, in accordance with the Ministry of Environment, Conservation and Parks Regulations and Guidelines to the satisfaction of the Township.
25. That the subdivision agreement includes provisions that requires the developer to submit a report prepared by a Professional Engineer to the satisfaction of the Chief Building Official certifying all structural fill placed below proposed building locations. This report shall include the following information: lot number, depth of fill, top elevation of fill and the area approved for building construction from the street line.
26. All imported fill is to meet Ministry of Environment, Conservation and Parks Table 2 criteria for development lands.
27. That the developer shall submit a report prepared by a professional engineer to the satisfaction of the chief building official providing an opinion on the presence of soil gases (radon and methane) in the plan of subdivision in accordance with applicable provisions contained in the Ontario Building Code.
28. That the developer shall include in the subdivision agreement and insert in all agreements of purchase and sale or lease for each dwelling in the subdivision "The lands to the North of the subdivision are being utilized for normal agricultural operations that may result in noise, dust, odour and other potential nuisances associated with livestock or agricultural uses. These normal agricultural practices may occasionally affect the living environment of residents in close proximity to agricultural operations."
29. The Owner shall make satisfactory arrangements with Canada Post and the Township, for the installation of Canada Post Community Mailboxes and shall indicate these locations on the appropriate servicing plans. The applicant shall further provide the following for the Community Mailboxes:
 - a) An appropriately sized sidewalk section (concrete pad), per Canada Post standards, to place the mailbox on, plus any required vehicle lay-bys, walkway access and/or curb depressions for wheelchair access.
 - b) A suitable temporary Community Mailbox location which may be utilized by Canada Post until the curbs, sidewalks and final grading have been completed at the permanent Community Mailbox Site locations to enable Canada Post to provide mail service to new residences as soon as homes are occupied.
30. That the Owner shall agree in the Subdivision Agreement that the Recommendations and Mitigation measures identified in the Environmental Impact Study prepared by SAAR Environmental be implemented to the satisfaction of the Township and Grand River Conservation Authority.

31. The Owner shall agree in the Subdivision Agreement to the following:
 - a) Should previously unknown or unassessed deeply buried archaeological resources be uncovered during development, such resources may be a new archaeological site and therefore subject to Section 48 (1) of the Ontario Heritage Act. The proponent or person discovering the archaeological resources must cease alteration of the site immediately and engage a licensed archaeologist to carry out archaeological fieldwork, in compliance with sec. 48 (1) of the Ontario Heritage Act;
 - b) That anyone working on the subject lands who uncovers a burial site containing human remains shall cease fieldwork or construction activities and immediately report the discovery to the police or coroner in accordance with the Funeral, Burial and Cremation Services Act.
32. Prior to final approval, the County is advised in writing from the Grand River Conservation Authority that Draft Plan Conditions 17 and 30 have been addressed to their satisfaction.
33. Prior to final approval, the County is advised in writing from Canada Post that Draft Plan Condition 28 has been addressed to their satisfaction.
34. Prior to the signing of the final plan by the County of Grey, the County is to be advised that all Draft Plan conditions have been carried out to the Township's satisfaction.
35. If final approval is not given to this plan within three (3) years of the draft approval date, and no extensions have been granted, draft approval shall lapse under Subsection 51(32) of the Planning Act, RSO 1990, as amended. If the owner wishes to request an extension to draft approval, a written explanation along with the applicable application fee and a resolution from the local municipality must be received.