

March 14, 2022

Stephanie Lacey-Avon  
County of Grey  
595 9<sup>th</sup> Avenue East  
Owen Sound ON  
N4K 3E3

Dear Ms. Lacey-Avon:

**PROPOSED RED-LINE REVISION TO DRAFT APPROVED PLAN OF SUBDIVISION (#42T-2018-08)  
WHITE ROSE PARK  
PART LOT 227 CONCESSION 2 SWTSR, TOWNSHIP OF SOUTHGATE  
OUR FILE: 13126B**

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On behalf of our client 2570970 Ontario Inc. (hereinafter referred to as the “owner”), we are pleased to submit information requested by the County in support of a minor amendment to the Draft Approved Plan of Subdivision (“DPS”) (#42T-2018-08) for lands described as Part Lot 227, Concession 2 SWTSR in the Township of Southgate (hereinafter referred to as the “Subject Lands”).

In support of the proposed red-line revision to the draft approved plan, please find enclosed the following:

1. Completed and Signed Planning & Development Subdivision Application Form;
2. The Draft Approved Plan of Subdivision illustrating the proposed red-line revision, prepared by MHBC Planning; and
3. An Engineering Brief Covering Memo prepared by Triton Engineering Services Ltd., dated March 2022, including supporting correspondence from the Grand River Conservation Authority (“GRCA”).

The minor amendment to the DPS application fee of \$930.00 will follow.

**REVISED DRAFT PLAN OF SUBDIVISION**

On March 2020, a Draft Plan of Subdivision application was submitted to the County of Grey which contemplated a range of residential blocks, including single-detached dwellings and townhouses, stormwater management blocks, as well as future road connections. The Plan of Subdivision was Draft Approved by the County on March 25, 2021 as confirmed by the Notice of Decision dated April 7, 2021.

A red-line revision is requested to the Draft Plan of Subdivision as approved by County Council in order to extend the Stormwater Management Block 60 by an additional 0.04 ha (0.08ac) into Block 65. Through

further detailed design, it was determined that the size of Block 60 requires a modest expansion in order to accommodate adequate area for the maintenance access road and grading to create the containment berm and ponding for final design. The block limit will extend into Block 65 marginally and will still be outside of the 15-metre wetland setback.

The GRCA have confirmed they have no issue regarding the proposed red-line revision as proposed. Moreover, the Township of Southgate have also confirmed that there is no concern with enlarging Block 60 to accommodate additional drainage. Given the nature of the revision to the Draft Approved Plan of Subdivision, the application proposed red-line is considered minor and will continue to conform to the Township and County Official Plans.

## **PLANNING CONTEXT**

### **County of Grey Official Plan and Township of Southgate Official Plan**

As set out in MHBC's Planning Justification Report (March 2020) and the County's Committee of the Whole Staff Report Addendum to PDR-CW-35-18 (dated March 25, 2021), the Draft Approved Plan of Subdivision conforms to the County and Township Official Plans. The proposed minor red-line revision to the Draft Approved Plan will continue to conform with these Plans and does not trigger any requirement for an amendment to either Official Plan.

### **Township of Southgate Zoning By-Law 19-2002**

A Zoning By-law Amendment application to formally zone the Subject Lands was submitted to the Township in 2018 and a revised submission was made on March 6, 2020.

More recently, on February 4, 2022, a further resubmission was made to reflect the expanded Stormwater Management Pond block on the Zoning By-law Schedule for the same area identified in the proposed red-line revision.

This request, as set out in Staff Report PL2022-010, was brought forth and supported by Township Council on February 16, 2022. The Staff Report concludes Township staff agree that the proposal was consistent with the policies from County of Grey Official Plan and conforms to the Township of Southgate Official Plan. Township Council approved the Zoning By-law Amendment at their February 16, 2022 meeting.

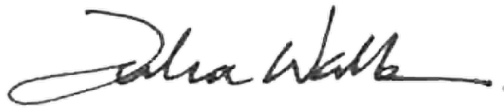
## **CONCLUSIONS**

As a result of the proposed red-lined revision to the Draft Approved Plan of Subdivision, there is no change to our opinion as set out in our Planning Justification Report (dated March 2020). In our opinion, the draft plan of subdivision as red-lined will continue to be consistent with the Provincial Policy Statement and will conform with the County and Township's Official Plans. The implementing Zoning By-law Amendment was approved by Township Council on February 22, 2022 with the red-line reflected on the Zoning By-law Schedule A.

We trust the above listed materials and justification satisfies the requirements of the County to proceed with approval of the proposed red-lined revision. If you have questions please do not hesitate to contact us.

Thank you.

Yours truly,  
**MHBC**

A handwritten signature in black ink, appearing to read "Debra Walker". The signature is fluid and cursive, with a long horizontal stroke at the end.

Debra Walker, MBA, MCIP, RPP  
Partner