

PLANNING JUSTIFICATION **REPORT**

WHITE ROSE PHASE III, TOWNSHIP OF SOUTHGATE

DRAFT PLAN OF SUBDIVISION AND ZONING BY-LAW AMENDMENT

Date:

March 2020

Prepared for:

2570970 Ontario Inc.

Prepared by:

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Our File 13126B

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1.0

INTRODUCTION

MacNaughton Hermesen Britton Clarkson Planning Limited (“MHBC”) has been retained by 2570970 Ontario Inc. O/A White Rose Park (the “Owner”), to review the planning merits of a Draft Plan of Subdivision (DPS) and a Zoning By-law Amendment (ZBA) application for the lands described legally as Part Lot 227 Concession 2 SWTSR, Township of Southgate, County of Grey (hereinafter referred to as the “Subject Lands”) (**Figure 1**). The revised proposed ZBA would permit a development of single detached homes, townhouses, and senior dwelling blocks on the Subject Lands. The revised proposed ZBA is intended to be considered in conjunction with an updated draft plan of subdivision which reduces the proposed development area and the number of proposed units from 101 units to 90 units (“White Rose Dundalk Phase III” or the “proposed development”).

1.1 SITE AND SURROUNDING CONTEXT

This Section describes the Subject Lands, the surrounding context and the historical context of development in the Township of Southgate.

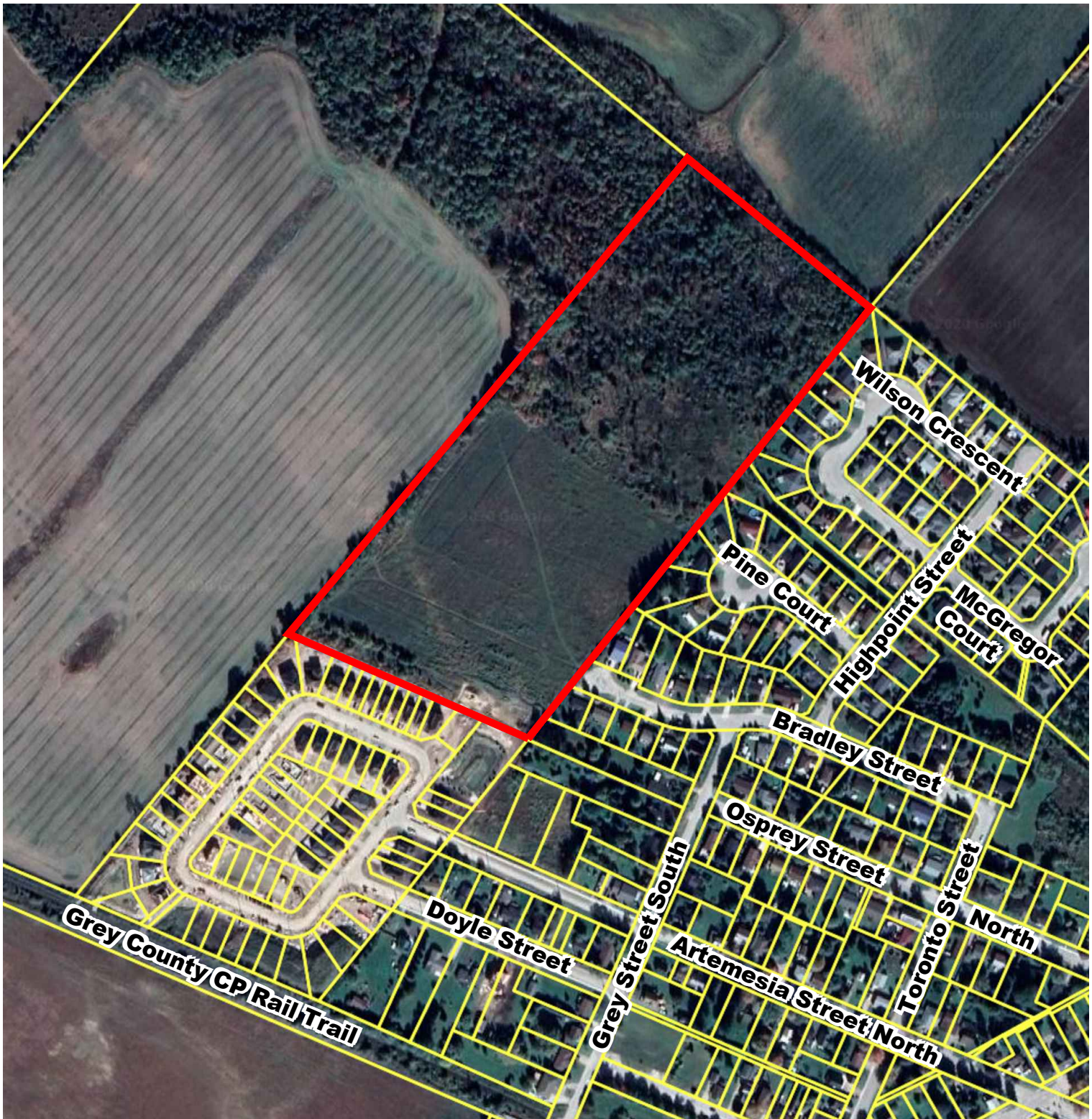
1.1.1 SITE DESCRIPTION

The Subject Lands are located at the northern edge of the Dundalk Primary Settlement Area in the Township of Southgate. The Subject Lands are approximately 8.79 ha (21.73 acre) in size. The southwestern portion of the Subject Lands was previously used for agriculture. The northeastern portion of the Subject Lands contain a wetland area with approximately 4.37 ha (10.80 acre) in size. The property is currently vacant and accessed by a field entrance from the adjacent Bradley Street right-of-way.

1.1.1 SUUROUNDING AREA


The surrounding land uses within the immediate area of the Subject Lands are shown in **Figure 2** and include:

North:	Agricultural lands;
East:	An established residential subdivision with single detached homes;
South:	Residential subdivision with single-detached homes (White Rose Phase I and II), which are currently being developed; and
West:	Agricultural lands.

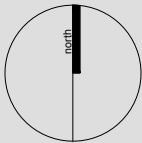


Data Source: First Base Solutions Aerial Flown 2016

Figure 1
Location Map

LEGEND
 Subject Lands

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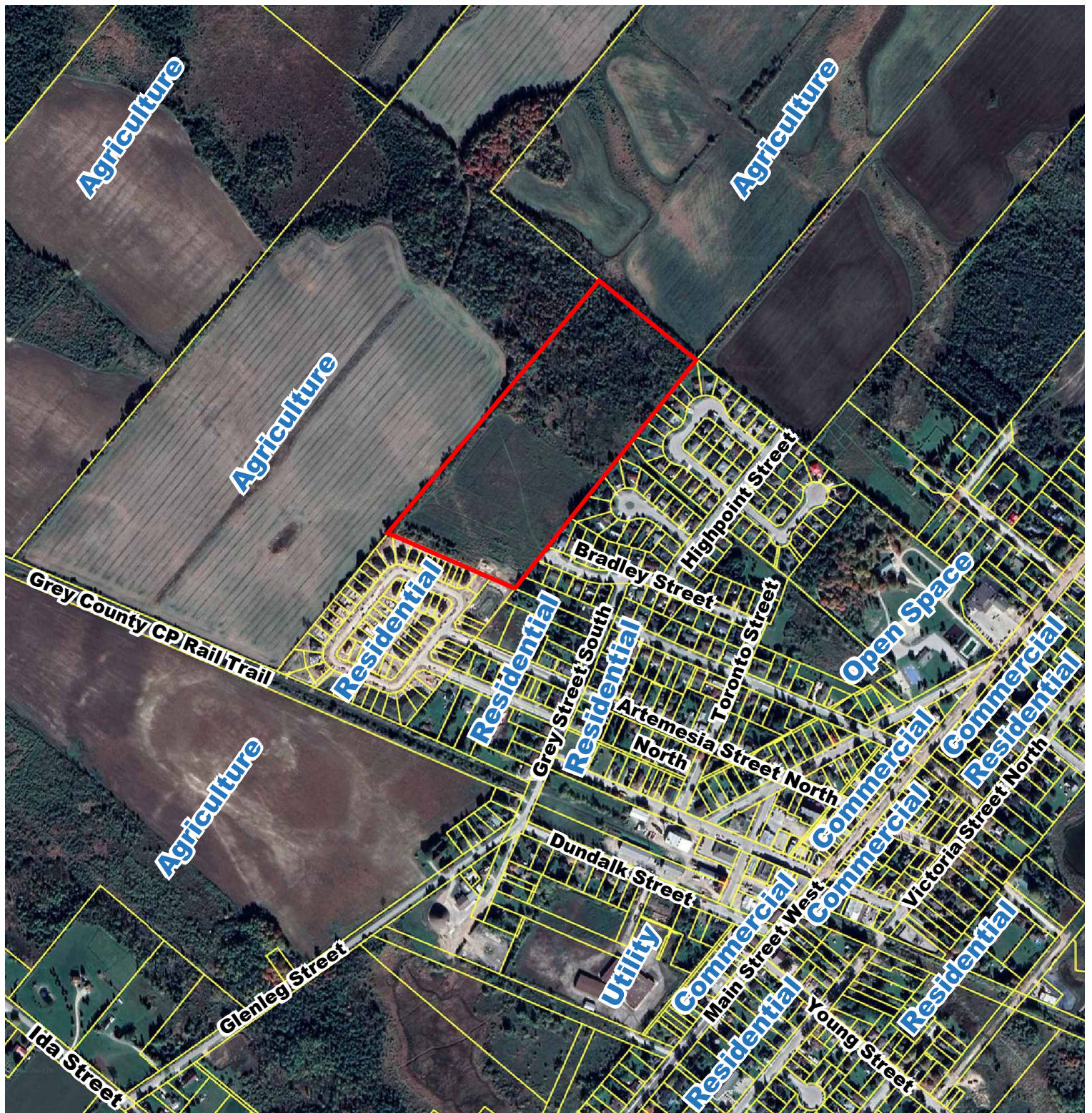
Part of Lot 227 Concession 2,
Dundalk, Ontario

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Data Source: First Base Solutions Aerial Flown 2016

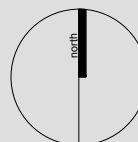
Figure 2
Context Map

LEGEND

Subject Lands

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1.2 POLICY CONTEXT

The following section provides an initial summary of the policy context for the Subject Lands. A further, more detailed review of these policy documents is contained in **Appendices A to F**.

The 2014 Provincial Policy Statement (“PPS”) and Growth Plan for the Greater Golden Horseshoe (“Growth Plan”) are applicable to the Subject Lands (**Figure 3**).

The Subject Lands are designated “Primary Settlement Area” and “Hazard Lands” on Schedule A Land Use Types Map 2 and Secondary Schedule Land Use Types Map 2q in the Grey County Official Plan (“Grey OP”) (**Figure 4 and 5**). The Primary Settlement Area in the Grey County areas are meant to be larger settlements with full municipal servicing, and a wide range of uses, services, and amenities which are intended to be the primary target for residential and non-residential growth.

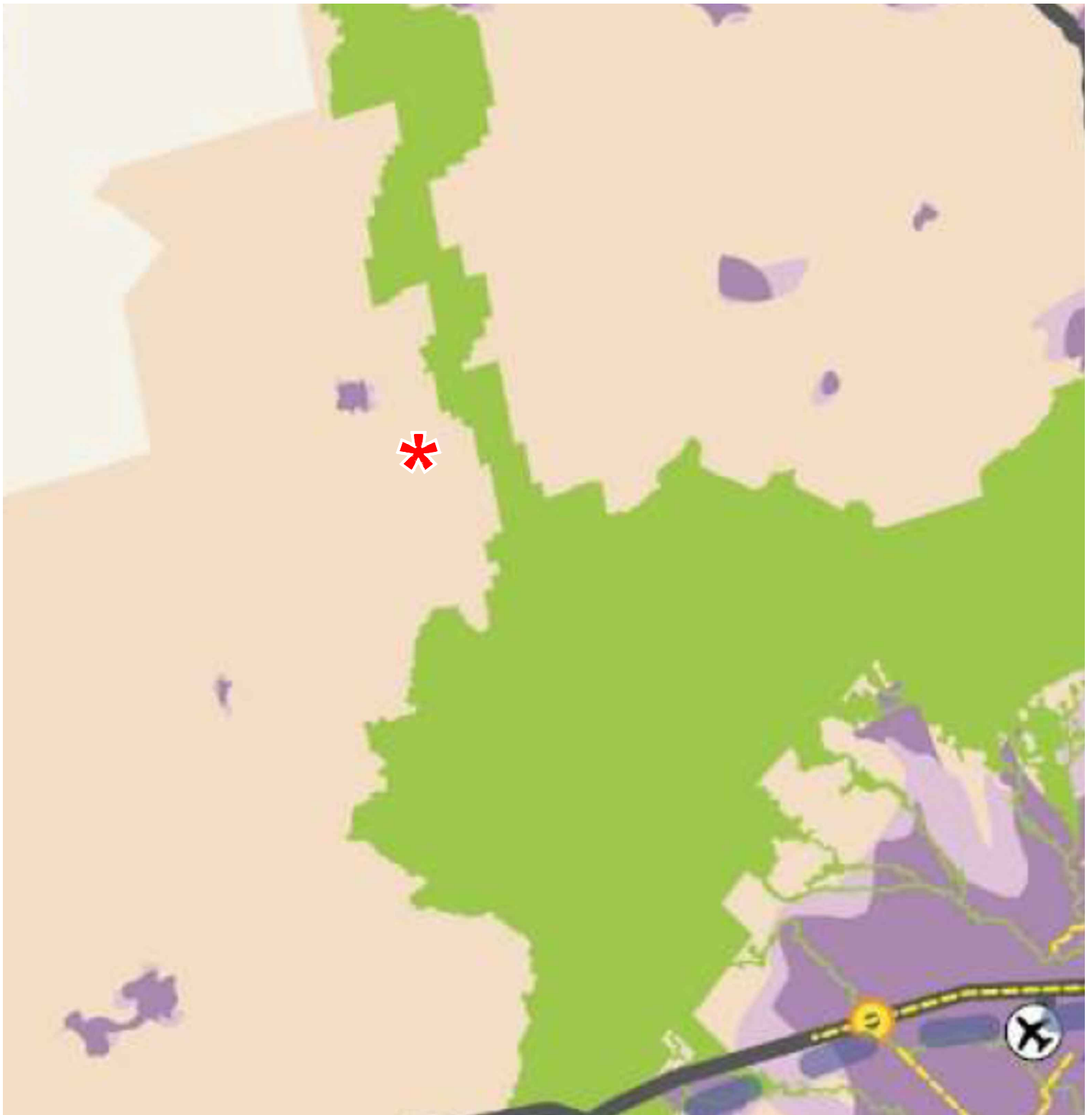
The Subject Lands are designated “Neighbourhood Area” on Land Use Map 1 to Schedule A Dundalk in the Township of Southgate’s Official Plan (Town’s OP) (**Figure 6**). Within the Town’s OP, the Neighbourhood Area is intended to identify the lands within an urban community which are primarily residential, while incorporating neighbourhood commercial, institutional and open space uses as well as other uses compatible with residential development. The Neighbourhood Area also identifies areas of existing and planned residential development and associated compatible land uses on full water and sewer services within the urban community of Dundalk. The Neighbourhood Area designation permits single detached dwellings, townhouses, and senior citizen/retirement homes.

The Subject Lands are zoned “Restricted Agricultural” (A2) and “Environmental Protection” (EP) on Schedule 17 and 20 in the Township of Southgate Zoning By-law 19-2002 (Township’s Zoning By-law) (**Figure 7 and 8**). The Subject Lands are currently vacant, and given their proximity to established residential subdivisions, have no intention on adding new livestock operations. Given that the “Agricultural” (A1) does not permit more than one single detached dwelling on the Subject Lands, a Zoning By-law Amendment to implement the proposed residential subdivision is necessary. In addition, and as per the Township’s Zoning By-law, EP Zone boundaries are intended to identify the location of potentially hazardous environmental features. The proposed development is located outside of the EP zoned lands.

1.3 PLANNING HISTORY

The southwestern portion of the Subject Lands were previously used for agricultural purposes. The northeastern portion of the Subject Lands contains a wet area with a poorly defined drainage system. The Subject Lands are currently vacant.

In September 2018, a Zoning By-law Amendment and Draft Plan of Subdivision were originally submitted to the Township of Southgate to seek approvals for a 101 residential dwelling unit development on the Subject Lands (Township File No.: C27-18). The Zoning By-law Amendment was seeking to permit 56 single-detached dwellings, 28 townhouses, and 17 senior detached dwellings. The client received comments from Grand River Conservation Authority (GRCA on October 24, 2018), which ultimately recommended that the County defer a decision on both applications as the GRCA staff were not satisfied with the format and layout of the original Draft Plan of Subdivision. However, one of the major issues identified by the GRCA was the original proposed 2 to 8 metres wetland setback, whereas the GRCA preferred setback was 30 metres.



Data Source: Places to Grow- Schedule 5 Moving People- Transit (2019)

Figure 3
Place to Grow (2019)
 Schedule 2
 Places to Grow
 Concept
 Part of Lot 227 Concession 2,
 Dundalk, Ontario

LEGEND



Subject Lands



Urban Growth Centres



Built-Up Area- Conceptual



Designated Greenfield
Area- Conceptual



Greenbelt Area



Greater Golden Horseshoe
Growth Plan Area



Existing Higher Order
Transit



Priority Transit Corridor



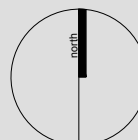
Future High-Speed Rail
Corridor



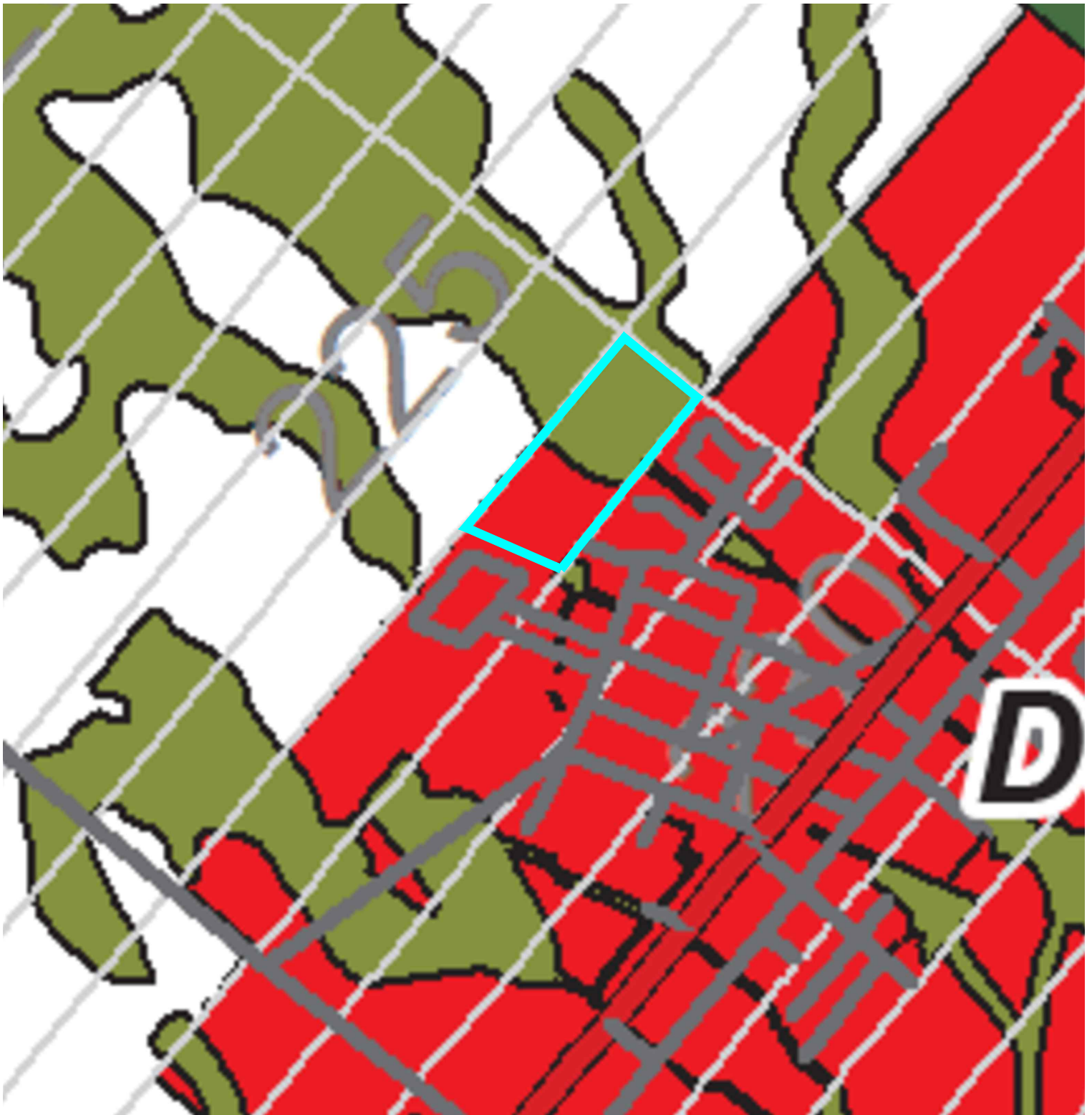
International Airports

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Data Source: County of Grey Official Plan- Schedule A Land Use Types Map 2 (June 7, 2019)

Figure 4


County of Grey Official Plan


Schedule A Land Use Types Map 2


Part of Lot 227 Concession 2,
Dundalk, Ontario

LEGEND

 Subject Lands

 County Road

 Local Road

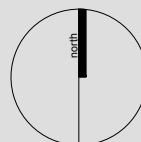
 Primary Settlement Area*

* refer to Secondary Schedule for further detail

 Hazard Lands

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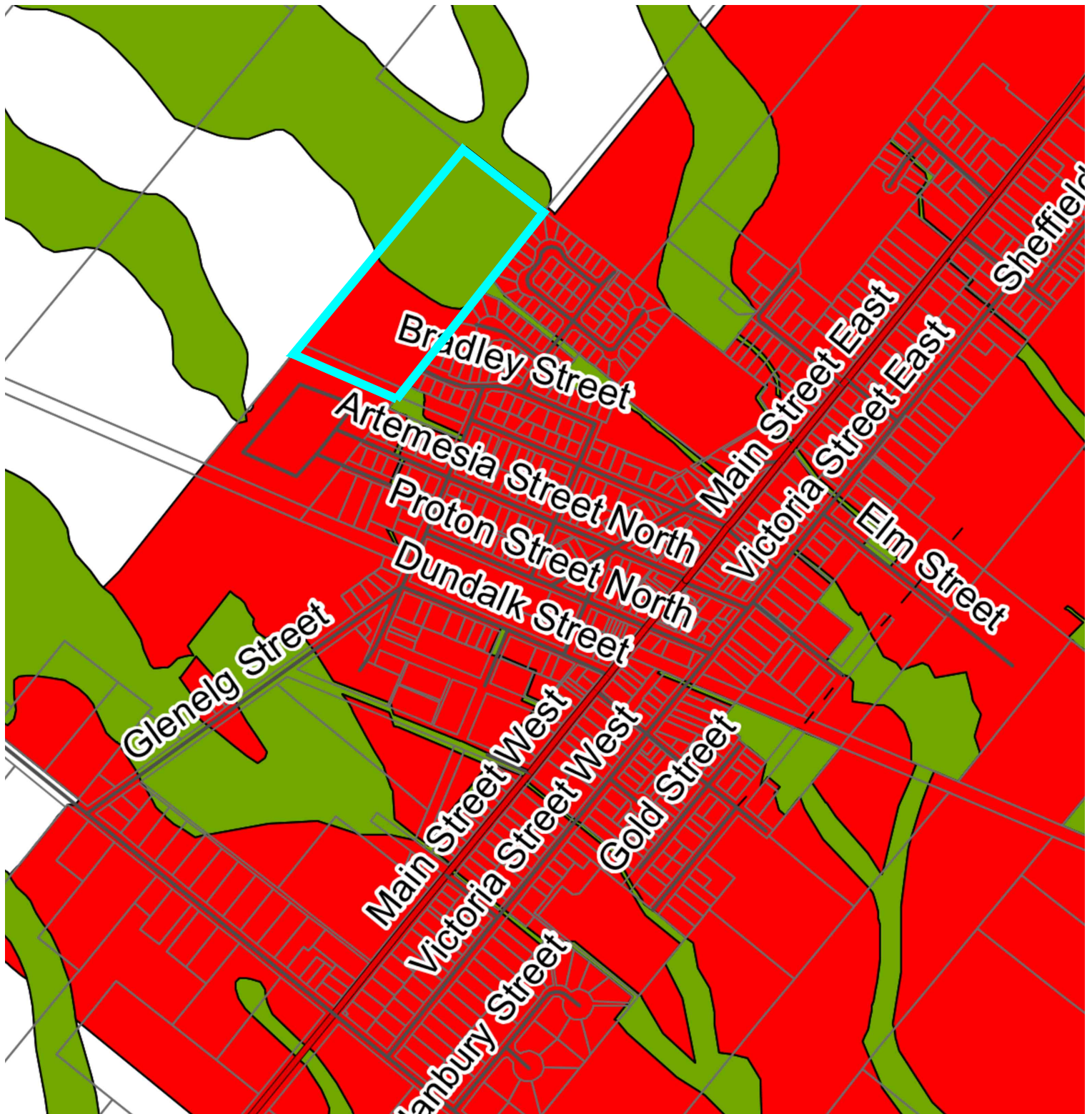


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Data Source: County of Grey Official Plan- Secondary Schedule Land Use Types Map 2q Dundalk






Figure 5

The Count of Grey Official Plan

Secondary Schedule
Land Use Types
Map 2q Dundalk

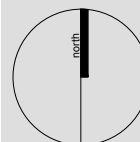
Part of Lot 227 Concession 2,
Dundalk, Ontario

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- | | |
|---|---|
|  Subject Lands |  Primary Settlement Area |
|  County Road |  Hazard Lands |
|  Local Road | |

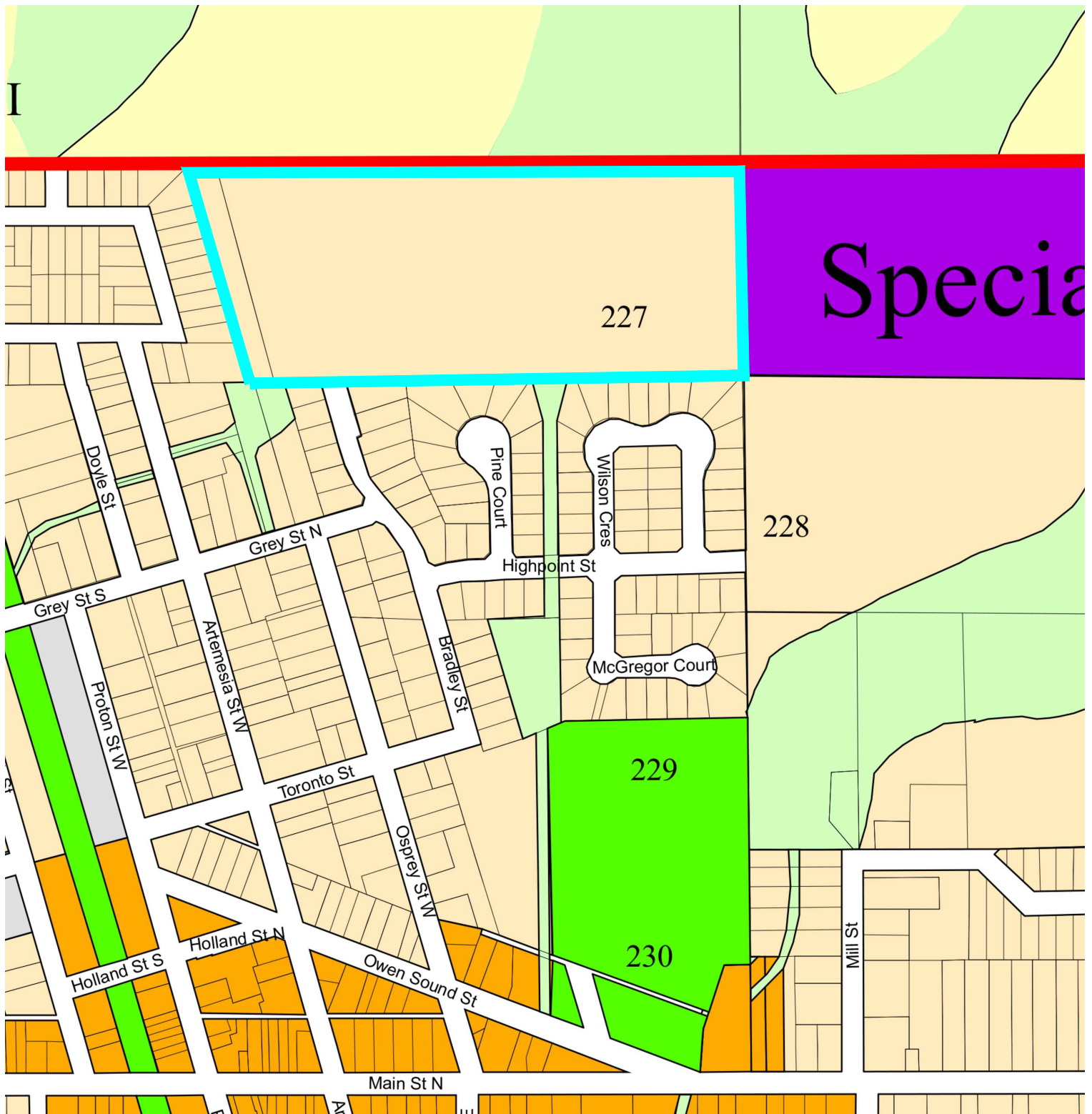
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Data Source: Township of Southgate Official Plan- Land Use Map 1 to Schedule A Dundalk (February 2009)

Figure 6

Township of Southgate Official Plan

Land Use Map 1 to Schedule A Dundalk

Part of Lot 227 Concession 2,
Dundalk, Ontario

LEGEND

Subject Lands

Neighbourhood Area

Downtown Commercial

Industrial

Public Space

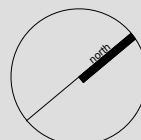
Special Policy Area

Hazard Lands

Rural

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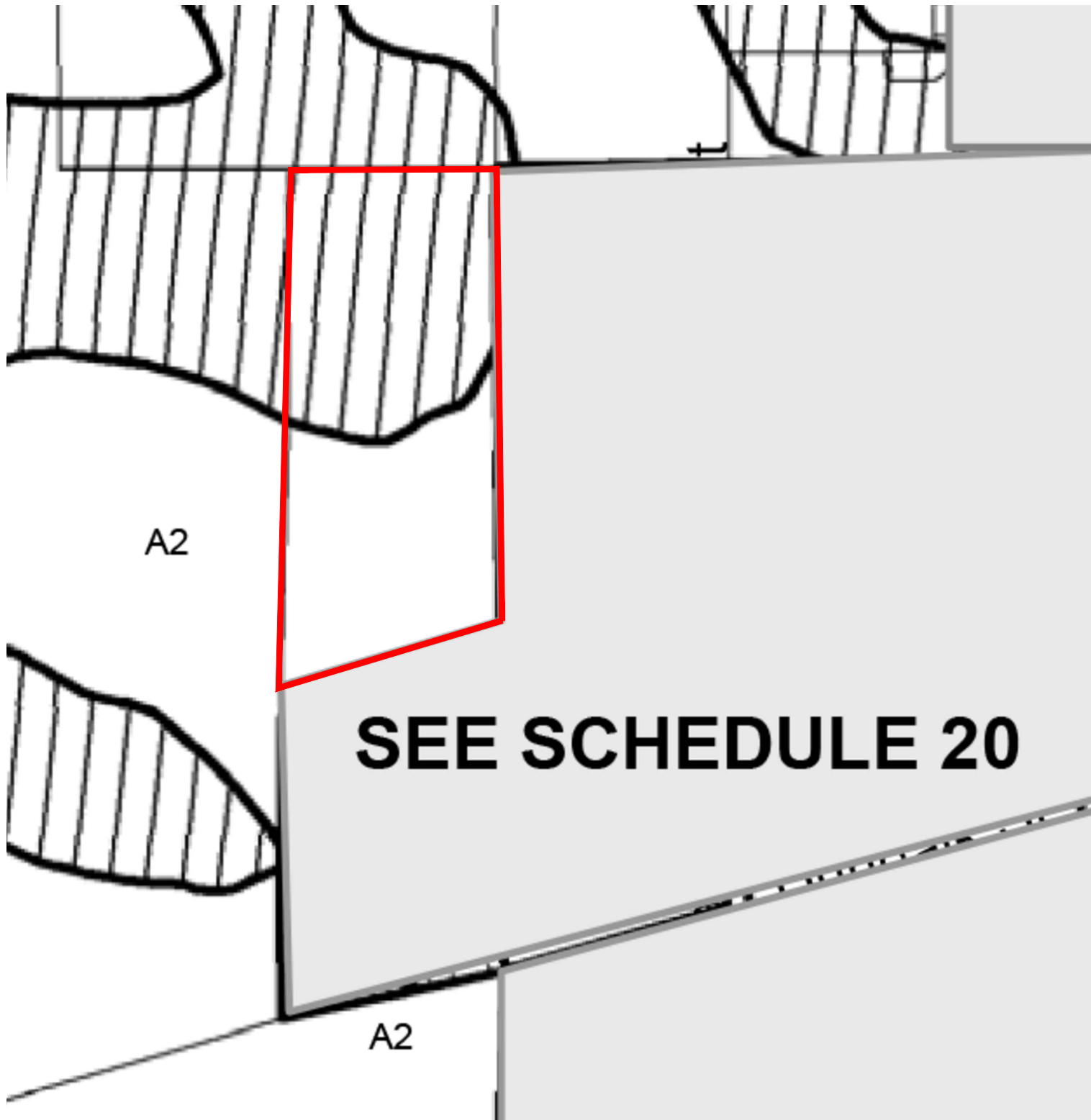


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Data Source: Township of Southgate Zoning By-Law- Schedule 17 (2009)

Figure 7

Township of Southgate Zoning By-Law

Schedule 17

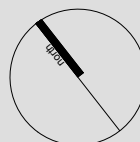
**Part of Lot 227 Concession 2,
Dundalk, Ontario**

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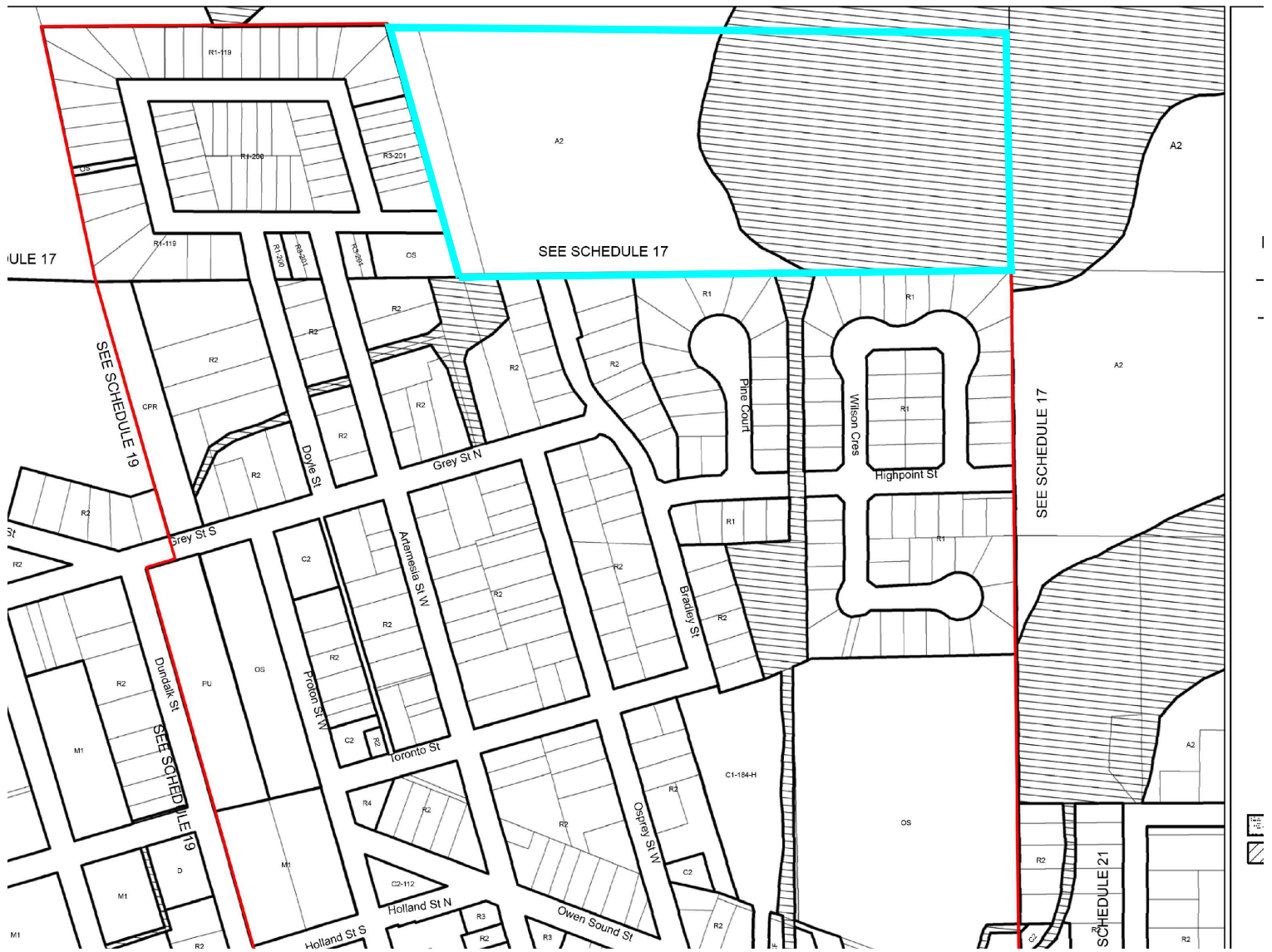
- Subject Lands
- Environmental Protection
- A2** Restricted Agricultural

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Data Source: Township of Southgate Zoning By-Law- Schedule 20 (2009)

Figure 8

Township of Southgate Zoning By-Law

Schedule 20

Part of Lot 227 Concession 2,
Dundalk, Ontario

LEGEND

 Subject Lands

Environmental Protection

A2 Restricted Agricultural

D Deferred Development

R1 Residential Typ 1

R2 Residential Type 2

R3 Residential Type 3

R4 Residential Type 4

C2 General Commercial

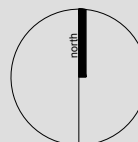
M1 General Industrial

PU Public Utility

OS Open Space

DATE: February 4, 2020

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On August 30, 2019, the client met with the staff from the Township of Southgate and County of Grey to discuss the preliminary comments on the revised draft plan. As result, the Township and the County provided the following key preliminary comments based on the revised Draft Plan of Subdivision associated with a 15 metres buffer:

- Prefer to reduce the buffer area associated with the onsite wetland feature;
- Implement a trail system in wetland buffer area to provide a secure connecting trail throughout the Township to provide safe pedestrian connections for local and future residents;
- Modify the road in northeast corner into wetland to cul-de-sac or hammerhead to accommodate trucks and snow removal vehicles turnaround;
- 18.5 metres of the road of width is acceptable by the Township;
- Upgrades to the lagoon system, and long-term capital plans will be required once the capacity for wastewater is exhausted;
- Satisfy with the orientation of Street C to the north, provides options for expansion to the north for future developments, and to provide access to the north.

The revised Draft Plan of Subdivision, with 15 metres wetland setback, was submitted to GRCA on December 20, 2019. The client received comments from the GRCA on January 13, 2020, indicating that no comments can be provided on the Stormwater Management block (block 92) until a Stormwater Management Report is provided. Furthermore, the GRCA staff preferred the 30 metres buffer over the proposed 15 metres buffer. As such, and as part of this revised ZBA/DPS submission, the proposed development is now proposing a 30 metres wetland setback. This, among other GRCA comments has been addressed accordingly as part of this ZBA/DPS resubmission.

1.4 SUPPORTING DOCUMENTS

In support of the application of revised updated Zoning By-law Amendment and Draft Plan of Subdivision, further studies have been prepared to ensure the proposal for the Subject Lands are sufficient and appropriate. In addition to this Planning Justification Report, the following studies have been prepared:

- A Wetland Hydrology Analysis for New Plan prepared by SAAR Environmental in support of the original Environmental Impact Assessment (EIA), dated January 22, 2018 and the addendum to response the technical comments on the ecology of the onsite wetland, dated May 23, 2018;
- Draft Hydrogeological Site Assessment prepared by Peto MacCallum Limited; and
- Functional Servicing (FSR) and Storm Water Management Report (SWM) prepared by Triton Engineer.

Please note that the Hydrogeological Site Assessment prepared by Peto MacCallum only provides a preliminary result of the dewatering and water level of the Subject Lands. The report has not been finalized, due to the annual data collection has yet to be completed. An Addendum with additional data and information will be provided shortly. The remaining data collection may vary the conditions of the Subject Lands.

2.0

PROPOSED DEVELOPMENT

2.1 ORIGINAL DRAFT PLAN OF SUBDIVISION

The original 101-unit draft plan of subdivision proposed a mix of housing types on the southwestern portion of the Subject Lands (**Figure 9**). The northeastern portion was intended to maintain the environmental features and did not propose any urban development. Access to the development was originally provided by extension of Bradley Street, as well as connecting to the new subdivision of Dundalk White Rose Phase I and II located on the southwestern side of the Subject Lands.

As previously mentioned, the original draft plan provided a minimum 2 metres setback to the wetland feature on the eastern portion of the Subject Lands, however the GRCA requested a more substantive setback of approximately 30 metres.

In addition, the original draft plan proposed a Stormwater Management (SWM) Block (Block 102) within the onsite wetland feature, which was not supported by GRCA policy, and as such was requested to be setback an adequate distance from the wetland.

2.2 PROPOSED DRAFT PLAN OF SUBDIVISION

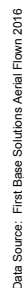
As illustrated on the updated Draft Plan of Subdivision (**Figure 10**), the proposed development is contemplating 33 single-detached dwellings, 44 townhouses, and 13 senior dwelling units on the southwestern portion of the Subject Lands. The eastern portion remains to preserve the onsite wetland features associated 30 metres buffer, and does not propose any development.

Access to the development is being proposed by the northward extension of Bradly Street (i.e. Street "B"), as well as connecting to the new subdivision of Dundalk White Rose Phase I and II located on the west of the Subject Lands. Access is also being proposed for future road connection to the north (i.e. Street "D"). Street A and B are being proposed to have a minimum width of 20 metres to align with Bradly Street and the new subdivision adjacent to the Subject Lands.

In addition, the SWM Block (i.e. Block 81) has been relocated outside of the onsite wetland feature and its associated buffer, which has resulted in a loss of single-detached dwelling units in the southeast section of the Subject Lands in order to accommodate this SWM Block. A proposed 6 metres SWM connection through a portion of the locally significant wetland. As per the Environmental Impact Assessment prepared by SAAR Environmental Limited, it confirms that development setback are sufficient, and that the proposed uses adjacent to the wetland can reasonably be seen as sustainable, maintaining the wetland features and functions. This infrastructure is necessary to connect to existing municipal infrastructure and once constructed will be restored/naturalized (i.e. Block 82)

**Original Draft Plan
of Subdivision**

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Draft Plan of Subdivision

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We note that the owner intends to develop Block 78, 79, and 80 for senior housing and to come forward for Part Lot Control Exemption to allow the owner to divide parts of the blocks for individual ownership. Should the market condition change, where such housing format would not be buyable, the proposed Zoning By-law Amendment provides flexibility for townhouse option.

2.3 TOWNSHIP OF SOUTHGATE ZONING BY-LAW 19-2002

The provisions of Zoning By-law 19-2002 are in-effect of the Subject Lands. The subject property is zoned Restricted Agricultural (A2) and Environmental Protection (EP) (**Figure 7 and 8**). The A2 Zone permits a range of farming types building including commercial greenhouse, a vacation farm, and forestry or conservation. The EP Zone permits a range of recreational uses including Public Park, parking area, passive recreational use, forestry or conservation use, and agricultural use. A rezoning would be required in order to amend the By-law to permit the proposed development.

2.4 PROPOSED ZONING BY-LAW AMENDMENT

The existing development zone does not permit any residential development, but only permits one single detached dwelling on the Subject Lands. The proposed ZBA will rezone the southwestern portion of the Subject Lands from the current A2 to Residential Type 1 (R1) exception XXX (1), R1 exception XXX (2), Residential Type 3 (R3) exception XXX, Open Space (OS), and Environmental Protection (EP). Please note that we have assumed that stormwater facilities/infrastructure is a permitted use in either the OS or EP zones and does not require an exception. The following is a summary of the zoning provisions applicable to the proposal, with items requiring amendment in bold:

Residential Type 1 (R1)

Zoning Standard	Requirement	R1-XXX (1) Block 1-10	Compliance (YES/NO)	R1-XXX (2) Block 11-33	Compliance (YES/NO)
Permitted Uses 8.1	<ul style="list-style-type: none"> One, single-family detached dwelling on one lot Uses, buildings, and structures accessory to the foregoing permitted uses Home Occupation An Accessory Apartment 	Single-Family Detached	YES	Single-Family Detached	YES

Minimum Lot Frontage 8.2 (b)	Interior Lot: 12.12 metres Corner Lot: 15 metres	Interior Lot: 12.12 metres Corner Lot: 15.0 metres	YES	Interior Lot: 10.0 metres Corner Lot: 12.0 metres	NO
Minimum Lot Area 8.2 (c)	Interior Lot: 465 m ² Corner Lot: 465 m ²	Interior Lot: 370 m ² Corner Lot: 450 m ²	NO	Interior Lot: 300 m ² Corner Lot: 465 m ²	Partially No: Interior Lot
Maximum Lot Coverage 8.2 (d)	Interior Lot: 35% Corner Lot: 35%	Interior Lot: 45% Corner Lot: 50%	NO	Interior Lot: 50% Corner Lot: 55%	NO
Minimum Front Yard Setback 8.2 (e)	Interior Lot: 7.0 metres Corner Lot: 7.0 metres	6.0 metres	NO	6.0 metres	NO
Minimum Interior Side Yard Setback 8.2 (f)	Interior Lot: 1.50 metres Corner Lot: 1.50 metres	Interior Lot: 1.20 metres Corner Lot: 1.50 metres	Partially No: Interior Lot	Interior Lot: 1.20 metres Corner Lot: 1.50 metres	Partially No: Interior Lot
Minimum Exterior Side Yard Setback 8.2 (g)	Interior Lot: N/A Corner Lot: 4.5 metres	Corner Lot: 3.5 metres	NO	Corner Lot: 3.5 metres	NO
Minimum Rear Yard Setback 8.2 (h)	Interior Lot: 7.60 metres Corner Lot: 7.60 metres	7.60 metres	YES	7.0 metres	NO
Minimum Gross Floor Area 8.2 (i)	1-storey: 90 m ² , except where no full basement or cellar is provided, the minimum floor area shall be 105 m ² . 1 ½-storey or split level: 105 m ² 2 or 2 ½-storey 130 m ²	N/A	N/A	N/A	N/A
Maximum Height 8.2 (j)	2 ½-storey	2 ½-storey	YES	2 ½-storey	YES

Residential Type 3 (R3)

Zoning Standard	Requirement	R3-XXX Block 34-80	Compliance (YES/NO)
Permitted Uses 10.1	<ul style="list-style-type: none"> • A semi-detached dwelling • A duplex dwelling • A triple dwelling • A fourplex dwelling • A townhouse dwelling • Uses, buildings and structures accessory to the foregoing permitted uses. 	Townhouse dwellings	YES
Regulations for Uses permitted in Subsection 10.1 (e)	All development must be on municipal water and sewer services	Connect to Municipal water and sewer services	YES
Minimum Lot Frontage 10.7 (a)	40.0 metres	5.5 metres per townhouse dwelling unit	NO
Minimum Lot Area 10.7 (b)	1,200 m ²	135 m ² per townhouse dwelling unit	NO
Maximum Lot Coverage 10.7 (c)	35%	50%	NO
Maximum Number of Dwelling Units	<p>The maximum number of dwelling units per lot shall be the maximum number for the various lot areas as set out below:</p> <p>4 dwelling units with 1,200 m²</p>	Does not apply	NO
Minimum Front Yard Setback 10.7 (e)	7.5 metres	6.0 metres	NO

The Subject Lands are designated as “Neighbourhood Area” within the Southgate Official Plan. The purpose of the Neighbourhood Area designation is to identify the lands of existing and planned residential development and connect to the municipal infrastructures within the Urban Community. Low and medium density residential dwelling, including single family detached dwellings and townhouses are permitted.

The proposed ZBA for the Subject Lands is being sought to rezone the southwestern portion of the lands to R1 and R3 which will permit the development of single family detached dwellings and townhouses. The proposed ZBA conforms to the Township of Southgate Official Plan by providing low to medium density residential development consisting of a mixed of affordable housing options for local and future residents. The proposed development will also utilize existing and planned municipal infrastructure, include connecting the municipal sewer and water services. Furthermore, the proposed housing options are compatible, and provide an appropriate transition to the existing neighbourhoods located on the south side and the west side of the Subject Lands.

The proposed ZBA reflects the onsite wetland features including additional lands with the EP zone. Necessary stormwater management facility and infrastructure are needed to service the proposed development that conforms to the objectives within the Neighbourhood Area land use designation of the Township of Southgate Official Plan.

The DSP also provides connections to the established neighbourhoods on the south side and west side of the Subject Lands, to provide access to and from Bradley Street and Todd Court with ease. In addition, should the Township allows for future expansion of the settlement area, maximum access route to the north will be provided within the Subject Lands.

A copy of the proposed Zoning By-law Amendment to the Township of Southgate Zoning By-law is attached in **Appendix E** of this report.

3.0

POLICY ANALYSIS

The following is a summary of the relevant land use policy and regulatory framework related to the proposed development, and how the revised proposal has met those considerations. A detailed analysis of each policy documented can be found in **Appendices B to E** of this Report. Overall, it is found that the revised proposed ZBA meets the objectives of the applicable policies and regulations.

3.1 PROVINCIAL POLICY STATEMENT

The 2014 Provincial Policy Statement (the “PPS”) was approved by the Ministry of Municipal Affairs and Housing on April 30th, 2014 and is applicable to the Township of Southgate. The PPS provides general policy direction in matters relation to land use planning and development. The PPS outlines policy for Ontario’s long-term prosperity, economic health and social well-being. These directives help to inform municipalities’ Official Plans and Zoning By-laws, which then allow for the efficient use of lands and development patterns that support strong, livable and healthy communities that protect the environment and public health and safety, and facilitate economic growth.

Building strong healthy communities is one of the key policy directives of the PPS as found in **Section 1.0**. It helps to inform the management promotion of efficient development and land use patterns for accommodating an appropriate mix of residential, employment, institutional, recreation, park and open space uses and improving accessibility by removing land use barriers in order to create livable communities.

The housing policies identified in **Section 1.4** of the PPS require an appropriate range and mix of housing types and densities to meet current and projected needs. This is achieved by permitted and facilitating all forms of residential intensification and development in order to provide housing required to meet the social, health and well-being requirement of current and future residents. The proposed development as contemplated through the proposed amendments, are consistent with the housing policies.

Section 1.5 of the PPS promotes healthy, active communities through a number of ways, including the planning of public streets, parks, trails and open spaces and facilities to be safe, meet the needs of pedestrians as well as minimizing negative impacts on protected areas such as the wetland on the northeastern portion of the Subject Lands. The protection of natural open space areas and access to them is a key principle of this policy. Furthermore, the internal driveways will be connected with the adjacent neighbourhoods in order to provide access to and from Bradley Street and the Dundalk Phase I and II subdivision.

Section 1.6 of the PPS promotes development with sewage, water and stormwater in an efficient manner. The Functional Servicing and Stormwater Management Report prepared by Triton Engineering confirms that the proposed development will connect o existing municipal services at Bradley Street and Todd Court.

Section 2.1.1 and **Section 2.1.2** of the PPS set out policies to protect natural features and areas for the long-term. **Section 2.1.4** and **Section 2.1.5** of the PPS identify that development and site alteration shall not be permitted in significant wetlands or coastal wetlands, significant woodlands, significant valleylands, significant wildlife habitat, significant areas of natural and scientific interest. The Environmental Impact Assessment prepared by SAAR Environmental, confirms that the proposed development would not impact any natural heritage features on the northeast portion of the Subject Lands, as the original seasonal wildlife surveys confirmed that there are no significant wildlife habitat nor species in the willow pockets area.

Section 2.1.7 and **Section 2.1.8** of the PPS further identify that development and site alteration shall not be permitted in habitat of endangered species and threatened species, except in accordance with provincial and federal requirements. The Environmental Impact Assessment confirms that no endangered or threatened species were identified on the Subject Lands.

Section 2.2 of the PPS sets out the policies to improve or restore the quality and quantity of water. The proposed development is designed to avoid any impacts on the water surface and will efficiently manage stormwater on the Subject Lands.

Section 2.6 of the PPS outlines the Cultural Heritage and Archaeology policies of the PPS. A Stage 1 Archaeological Assessment has been prepared by Fisher Archaeological Consulting for the original draft plan submission, which determined that nothing of heritage value or interest was located within study area. The Ministry of Tourism and Culture accepted the Archaeological Assessment and submitted it to the public registry. Therefore, no further archaeological work is required in association with the revised development proposal.

A full analysis of the relevant PPS in relation to the proposed amendment can be found in **Appendix A**. In summary:

1. The updated proposed ZBA will allow for underutilized lands within an urban settlement area, which are adjacent to an existing residential neighbourhood, to be developed and contribute the growth of this established neighbourhood, which further enhances the housing stock of the Township of Southgate.
2. The proposed updated ZBA will permit a low to medium density residential land use to allow for the efficient use of the Subject Lands and available proposed infrastructure, which will support the financial well-being of the Township and the County.
3. The proposed updated ZBA will allow development which will efficiently utilize existing infrastructure, including municipal water and sewage services, utilities, roads and transit.
4. Development of the Subject Lands as facilitated by the proposed updated ZBA does not cause any environmental, public health and safety concerns.
5. The proposed updated ZBA seeks to optimize the use of underutilized land while protecting and enhancing the existing natural heritage system within the Subject Lands.
6. The proposed provisions in the ZBA ensures that the Subject Lands will be developed in a manner which is compatible with existing and future land uses.

7. The proposed development will comply with all applicable Provincial legislation, including the Ontario Building Code and will include design considerations related to accessibility.
8. Conservation of the natural environment is an important goal which is facilitated by the design achieved by the updated proposed ZBA via preservation of the onsite wetland feature and its associated 30 metres buffer.

In consideration of the review conducted, it is submitted that the updated proposed ZBA and the Draft Plan of Subdivision are consistent with the general intent and policies of the PPS.

3.2 GROWTH PLAN FOR THE GREATER GOLDEN HORSESHOE

The Growth Plan for the Greater Golden Horseshoe (“Growth Plan”) was prepared and approved under the Places to Grow Act, recent amendments to the Growth Plan took effect on May 16, 2019.

The Subject Lands are located within the Greater Golden Horseshoe Growth Plan Area of the Growth Plan and settlement boundary within the Township (**Figure 3**). The Growth Plan directs growth to settlement areas and prioritizing intensification, which focus on growth areas.

The policies within **Section 2.2.1** of the Growth Plan discuss the management of growth in order to build complete, compact and transit-oriented communities through the better use of land and infrastructure. The Growth Plan promotes intensification in built up areas of the community and in settlement areas in order to take advantage of the established infrastructure and resources without having to establish new settlement areas or expand the urban boundary. **Section 3.2.7** of the Growth Plan directs new development to be supported by a stormwater management plan to minimize impacts to the municipal system through appropriate low impact development features, impervious surfaces, and minimal disturbance to the existing locally significant wetland. Further, municipalities are required to facilitate and promote intensification in order to achieve higher densities. In our opinion, the proposed amendment complies with the policies of **Section 2.2** and **3.2** of the Growth Plan.

Section 4.2 of the Growth Plan outlines the policies of the Natural Heritage System. An Environmental Impact Assessment (EIA) has been completed in support of this proposal, which identifies that the development can be supported by providing an appropriate buffer from the existing wetland within the Subject Lands to the proposed residential subdivision.

A full analysis of the relevant Growth Plan policies in relation to the proposed amendment can be found in **Appendix B**. In summary:

1. The Subject Lands are identified as Greater Golden Horseshoe Growth Plan Area. The Subject Lands are located within the settlement area in Dundalk. The proposed development as contemplated by the ZBA is appropriate for development in the Township.
2. The proposed updated ZBA is more efficiently utilizes existing land, resources and infrastructure directly adjacent to an established residential neighbourhood than the current underutilized agricultural uses on the Subject Lands.

3. The proposed road network connects with the adjacent neighbourhoods and thereby allows local and future residents to access to various service/commercial uses in the Township.
4. The density proposed by the proposed updated ZBA facilitates appropriate built form and open space uses while providing appropriate transition to adjacent neighbourhood areas.
5. The amendment supports the development that will contribute to create a complete community, while providing multiple types of residential dwelling units. The proposed development will contribute additional housing stocks to the Township.

In consideration of the review conducted, it is submitted that the updated proposed ZBA and Draft Plan of Subdivision are in keeping with the Growth Plan's policies.

3.3 COUNTY OF GREY OFFICIAL PLAN

The Grey County Official Plan (County OP) was adopted by Grey County Council on October 25, 2018 and approved by the Province on June 6, 2019. The County's OP is designed to guide development in the Grey County, by providing a policy framework that encourages growth and prosperity, guides future economic and social change, and supports sustainable, strong and healthy communities.

Policies of **Section 2** set out the goals of the County OP. These include creating complete, healthy and sustainable communities, protecting natural environmental, and encouraging a range of housing opportunities and density.

The Subject Lands are designated as "Primary Settlement Area" and "Hazard Lands" in the County's OP (**Figure 4 and 5**). **Section 3.5** of the County OP outlines the policies for the Primary Settlement Areas. It intends to provide larger settlements with full municipal servicing, and a wide range of uses, services, and amenities. This designation is the primary target for residential and non-residential growth, and suitable for high intensification targets, public transit services, and include full municipal servicing. It also sets a minimum development density of 20 units per net hectare for any new developments within the Primary Settlement Areas. For clarify, net hectare is defined as follow:

NET HECTARE as it applies to residential density means the total number of residential units per hectare of land excluding roads, school sites, parks, places of worship sites, commercial sites, stormwater management ponds, and lands designated Hazard lands, or otherwise undevelopable for environmental protection reasons.

As per the GRCA request, the Hazard Lands need to be preserved and no developments are allowed on the Hazard Lands. Based on the definition of net hectare above, the development density for the Subject Lands is 10 units per net hectare. The development density would result 24 units per net hectare for only the developable area located on the southwestern portion of the Subject Lands, which maximize the requirement of 20 units per net hectare for any new developments within the Primary Settlement Areas.

The policies within **Section 4.0** of the County OP discuss the housing policies to ensure the residential growth for a minimum of 10 years through residential intensification, redevelopment, and lands that are available for new residential development. The proposed development will develop the Subject Lands within the settlement area without extending the existing urban boundary, thereby meeting the intent of the plan to focus growth in Primary Settlement Areas.

Section 7.0 of the County OP outlines the policies of the natural heritage features within the County. The northeastern portion of the Subject Lands are designated “Hazard Lands”. **Section 7.2** of the County OP sets out the policies for Hazard Lands. The proposed development should be directed away from Hazard Lands, due to the reason that the proposed development can be impacted by flooding, erosion, and/or dynamic beach hazards or have poor drainage, or any other physical condition that is severe enough to pose a risk for the occupant, property damage, or social disruption. A Stormwater Management Report and an Environmental Impact Assessment have been completed in support of this proposal, which identifies that the development can be supported by providing an appropriate setbacks from the existing hazard lands to prevent causing any damage to the proposed development.

A full analysis of the relevant County’s OP policies in relation to the proposed amendment can be found in **Appendix C**. In summary:

1. The updated proposed ZBA seeks approval for a residential development with the policy direction established to create complete communities and enhance the economic potential of the County with diversifying residential opportunities.
2. The updated proposed ZBA will promote the development of a complete community in the Township of Southgate by revitalizing and intensifying underutilized lands.
3. The updated proposed ZBA conforms to the policies set out in the County Official Plan as they encourage residential and non-residential high intensification with high quality urban form and open spaces.
4. An Environmental Impact Assessment (EIA) has been prepared to address the natural features on the Subject Lands to address the natural heritage policies
5. The updated proposed ZBA conforms to the Primary Settlement Areas policies of the County Official Plan.

In consideration of the review conducted, it is submitted that the updated proposed ZBA and Draft Plan of Subdivision are in keep with the County’s OP policies.

3.4 TOWNSHIP OF SOUTHGATE OFFICIAL PLAN

The Township of Southgate Official Plan (Township OP) was adopted by the Council of the Township on February 15, 2006, and approved by the County of Grey on August 10, 2006.

Section C of the Township OP sets out the goals, objectives, and related policies to direct growth while protecting the Township’s environmental, economic and social characteristics.

Under the Township OP, the Subject Lands are designated “Neighbourhood Area” (**Figure 6**). Neighbourhood Area is primarily residential in nature, but does permit other uses compatible with residential development, such as commercial, institutional and open space uses. **Section 4.1** of the Township OP further outlines the policies of the Neighbourhood Area. It permits low and medium density residential dwellings, including single-detached, semi-detached and multiple unit dwellings, townhouses, private nursing homes, funeral homes, senior citizen/retirement homes and group homes. The proposed dwelling types on the Subject Lands reflect the permitted uses of the Township OP.

Policy 4.1.2 of the Township OP does not provide any directions for single-detached dwelling units, but does contain policies in regards to townhouses and multiple unit dwellings. The proposed dwelling units at the centre of the proposed subdivision are townhouses and senior dwelling units that fronting onto local streets. The single-detached dwellings will back onto the adjacent neighbourhoods that also contain single-detached dwellings to the southeast as well as the low density residential units in the adjacent new subdivision to the southwest.

The policies within **Section 8** of the Township OP discuss the municipal servicing and stormwater management within the Township to preserve the environmental integrity of all lands in order to protect the health and safety of the local and future residents. The Functional Servicing Report confirms that the proposal will connect to the existing municipal services.

A full analysis of the relevant Township OP policies in relation to the proposed amendment can be found in **Appendix D**. In summary:

1. The proposed residential development is permitted BY the Township OP policies.
2. The updated proposed ZBA will permit the development of 90 residential units in the form of single-detached, townhouses, and senior dwelling units, which will assist the Township in meeting the residential policy goals of providing an appropriate range of housing types and densities to meet the current and future needs from residents.
3. The updated proposed ZBA will allow for the development of currently underutilized land by introducing compact residential development that can utilize the existing municipal infrastructure.
4. The updated proposed ZBA will promote the Neighbourhood policies by providing residential development within the settlement boundary that encourage low and medium density residential dwellings.
5. The proposed development will conform to the applicable municipal strategy and land use policies.
6. The proposed development will permit residential development which is compatible with adjacent land uses.

In consideration of the review conducted, it is submitted that the updated proposed ZBA and Draft Plan of Subdivision are in keep with the Township OP policies.

4.0

SUMMARY & CONCLUSION

The Subject Lands are located on the north of the intersection Grey Street North and Bradley Street, east and south of agricultural lands, west of a new subdivision of Dundalk White Road Phase I and II, municipally known as Part Lot 227, Concession 2, SWTSR Proton Part 1, 17R2183 and as in R480846, in the Township of Southgate. Draft Plan of Subdivision and a Zoning By-law Amendment applications are being made to permit the development of the Subject Lands with single-detached, townhouse and senior housing.

The updated proposed vision for the Subject Lands contemplates the Medium Density Residential designation utilizing the specific provision of permitting 12 units per net hectare. The proposed development will support the growth objectives of the provincial policies, the County's and Town's OP policies for providing alternative forms of housing to support young families and newcomers.

The draft plan layout on the Subject Lands take into consideration the existing wetland features on the northeastern portion. The proposed stormwater management pond is located away from the wetland feature, and a 30 metres width of setback will be provided, in order to provide an appropriate setback to the onsite wetland. The buildings are oriented in a way that provides fluidity throughout the site and still allows for appropriate separation between the single-detached, townhouses, and senior block dwellings. Furthermore, the EIA confirms that the 30 metres buffer will be functional to provide protection for the onsite wetland feature and will not result any negative impacts from the proposed development. The hydrogeology effect below ground will be mitigated by seasonality of excavation where ground water flows toward the wetland. In our opinion, the proposed development is compatible with surrounding land uses, with no undue impacts of a planning nature being prevalent.

The proposed development will contribute additional housing stocks to the Township and make sure of underutilized land which will contribute to a complete community by providing various types of housing options for local and future residents.

The Subject Lands are designated "Primary Settlement Area" in the County's OP and as "Neighbourhood Area" in the Town's OP. The Subject Lands are zoned "Restricted Agricultural" in the Zoning By-law. The Zone only permits agricultural uses. Given the proposed development, a ZBA is required to the Zoning By-law to re-zone the lands to permit R1 and R3 residential uses with site specific provisions is required to permit the development of the single-detached, townhouses, and senior dwellings on the Subject Lands. The proposed uses comply with the provisions of the R1 and R3 zones therefore these zones are appropriate and supportable on the Subject Lands.

The site-specific provisions that form part of these amendments will permit the development of a complete community in an area of the Township. The updated proposed ZBA is in the public interest and represent good planning for the following reasons:

1. The proposed Amendment is consistent with the relevant policies of the Provincial Policy Statement (PPS).

2. The proposed Amendment conforms to the relevant policies of the Growth Plan.
3. The proposed Amendment conforms to the relevant policies of the County of Grey Official Plan.
4. The proposed Amendment conforms to the applicable policies of the Township of Southgate.
5. The proposed development will not significantly impact the existing residential uses surrounding the Subject Lands.
6. The updated proposed ZBA will allow for the proposed development to be developed on underutilized lands by maximizing the potential of lands within the Settlement Area.
7. The updated proposed ZBA will permit the proposed residential development which is compatible with adjacent established residential land uses.
8. The updated proposed ZBA will not create undue impact on any environmental or sensitive land uses within the area, and has been revised to preserve the onsite wetland feature and its associated 30 metres buffer.
9. The proposal will optimize the use of existing municipal infrastructure
10. The Environmental Impact Assessment (EIA) has been prepared to address applicable natural environmental policies and regulations.

For the above reasons, we respectfully submit the proposed Zoning By-law Amendment as contained in **Appendix E** is appropriate and we respectfully request its approval.

Yours truly,

MHBC



Andrew Palumbo, HBA, MCIP, RPP
Associate



Annie Chung, BA
Planner

APPENDIX **A**

APPENDIX A: PROVINCIAL POLICY STATEMENT ANALYSIS

The *Provincial Policy Statement, 2014* (hereinafter referred to as the “PPS”) was approved by the Ministry of Municipal Affairs and Housing on April 30, 2014 and functions as the policy foundation for regulating the development and use of land in Ontario. The PPS is applicable to the Master Plan Area.

The PPS aims to facilitate the construction of healthy, livable, safe communities by encouraging efficient use of land, resources and infrastructure that in turn contribute to citizen wellbeing, economic vitality, and environmental protection. The following is a summary of policies within the PPS applicable to the proposal and how the proposal responds to those policies.

Within Section 1.0 Building Strong and Healthy Communities, **Policy 1.1, Subsection 1.1.1**, describes how healthy, livable and safe communities are sustained. The following is a summary of policies within the PPS applicable to the proposal and how the proposal responds to those policies.

POLICY	REPONSE
a) <i>Promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long-term;</i>	The proposed amendment will allow for low-rise and mid-rise residential development to occur in an existing urban area within the settlement area of the Township of Southgate on lands that are designated for variety of residential uses.
b) <i>accommodating an appropriate range and mix of residential (including second units, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs;</i>	The Subject Lands will contribute to provide a range of residential uses to meet the long term and annual housing needs of the Township of Southgate, including single-detached dwellings, townhouse dwellings and senior dwelling blocks.
c) <i>Avoiding development and land use patterns which may cause environmental or public health and safety concerns;</i>	The Subject Lands do not have nor would the proposed development cause any environmental or public health and safety concerns.
d) <i>promoting cost-effective development patterns and standards to minimize land consumption and servicing costs;</i>	The Subject Lands are located within a settlement area. No expansion to the existing settlement area boundary is required to accommodate the proposed development.
e) <i>Promoting cost effective development patterns and standards to minimize land consumption and servicing costs.</i>	The proposed amendment will permit the development within the Township that will be serviced and connected to existing infrastructure.
f) <i>improving accessibility for persons with disabilities and older persons by identifying,</i>	The proposed development will meet and construct in accordance with the Ontario Building

preventing and removing land use barriers which restrict their full participation in society; and,

Code, Accessibility for Ontarians with Disabilities Act and all other required accessible standards.

- g) *Ensuring that necessary infrastructure, electricity generation facilities and transmissions and distribution systems, and public service facilities are or will be available to meet current or projected needs; and*

The proposed development will utilize the existing municipal infrastructure that are available to the Subject Lands.

- h) *Promoting development and land use patterns that conserve biodiversity and consider the impacts of a changing climate.*

The proposed development represents a development that will conserve biodiversity by developing an underutilized site, and will support climate change initiatives through a compact development that promotes sustainable movement patterns.

Policy 1.1.2 of the PPS states that *intensification and redevelopment of designated growth areas are intended to accommodate for a range and mix of employment and housing opportunities and other land uses to meet the needs for the time horizon of up to 20 years.*

Evaluation: The proposed amendment will permit a residential development within a settlement area, and assist the Township in meeting its growth projections.

Policy 1.1.3 - Settlement Areas

This Provincial Policy Statement is applicable to the proposed development as it states that: *"The vitality of settlement areas is critical to the long-term economic prosperity of our communities. Development pressures and land use change will vary across Ontario. It is in the interest of all communities to use land and resources wisely, to promote efficient development patterns, protect resources, promote green spaces, ensure effective use of infrastructure and public service facilities and minimize unnecessary public expenditures."*

Within **Policy 1.1.3**, the following is relevant:

Policy 1.1.3.1 states that *the settlement areas shall be the focus of growth and development, and their vitality and regeneration shall be promoted.*

Evaluation: The proposed development is situated within the settlement area. The proposal represents subdivision and intensification development of an existing underutilized property within the Township of Southgate. The proposal is compatible, and in keeping with the existing surrounding residential uses within proximity to the Subject Lands.

Policy 1.1.3.2 a) of the PPS states that *land use patterns within settlement areas shall be based on densities and a mix of land uses which:*

1. *efficiently use land and resources;*
2. *are appropriate for and efficiently use the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion;*
3. *minimize negative impacts to air quality and climate change, and promote energy efficiency;*
4. *support active transportation; and*

5. *are transit-supportive, where transit is planned, exists, or may be developed*

Evaluation: The proposed development supports Policy 1.1.3.2 a) as the proposal will allow for development of underutilized lands that will connect to existing municipal infrastructure. The proposed development will provide efficient use of land and resources by maximizing the developable area of the property, and provide an appropriate separation to the wetland features on the eastern portion of the Subject Lands. The proposed development further provides a compact residential use in proximity to village core of Dundalk.

Policy 1.1.3.2 b) states that *a range of uses and opportunities for intensification and redevelopment in accordance with the criteria in policy 1.1.3.3, where this can be accommodated.*

Evaluation: The proposed amendment satisfies this policy as this redevelopment provides a range of housing options, including single-detached dwellings, townhouse dwellings and senior dwelling blocks, which promotes residential intensification within the Township.

Policy 1.1.3.4 of the PPS states that *appropriate development standards should be promoted which facilitate intensification, redevelopment, and compact form, while maintaining appropriate levels of public health and safety.*

Evaluation: The proposed development allows for an appropriate level of intensification, while acknowledging the importance of public health and safety, and avoiding or mitigating risks. The proposal will not result in public health and safety issues.

Policy 1.1.3.6 states that *new development taking place in designated growth areas should occur adjacent to the existing built-up area and shall have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities.*

Evaluation: The proposed amendment will facilitate the Subject Lands to develop compact residential development that will be located in an established community. The proposed development will be connected and supported by the existing municipal infrastructure to ensure the proposed development is more environmentally efficient and sustainable.

Policy 1.2.6.1 of the PPS outlines that *sensitive land uses should be planned to ensure they are appropriately designed, buffered and/or separated from each other to prevent or mitigate adverse effects from odour, noise and other contaminants, minimize risk to public health and safety, and to ensure the long-term viability of major facilities.*

Evaluation: The proposal will ensure and provide appropriate buffers, separation distances, and mitigation measures are undertaken to mitigate concerns and effects from odour, noise and other contaminants, to promote public health and safety.

Policy 1.4.1 a) of the PPS states that *an appropriate range of housing types and densities will be provided to meet the projected requirements of current and future residents of the regional market area identified in Policy 1.4.3, planning authorities shall maintain at all times the ability to accommodate residential growth for a minimum of 10 years through residential intensification and redevelopment and, if necessary, lands which are designated and available for residential development.*

Evaluation: The proposed development will provide 90 new residential units that will provide additional housing options to residents of the Township of Southgate in a compact urban form. The proposed development will assist the Township in meeting provisions of a minimum 10 years housing stock. Furthermore, the proposed development supports the projected housing needs of the Township by proposing residential intensification to help diversify the mix and range of housing options, including single-detached dwellings, townhouse dwellings, and senior dwelling blocks.

Policy 1.5.1 of the PPS states *that healthy and active communities should be promoted by:*

- a) *Planning public streets, spaces and facilities to be safe, meet the needs of pedestrians, foster social interaction and facilitate active transportation and community connectivity.*
- b) *planning and providing for a full range and equitable distribution of publicly-accessible built and natural settings for recreation, including facilities, parklands, public spaces, open space areas, trails and linkages, and, where practical, water-based resources;*
- d) *recognizing provincial parks, conservation reserves, and other protected areas, and minimizing negative impacts on these areas.*

Evaluation: The proposed development is approximately 700 m (10 minute walk) to the village core of Dundalk, which includes community services. The proposed road network connects with the adjacent neighbourhoods and thereby allows local and future residents to access to various service/commercial uses in the Township. The EIA confirms that development setbacks are sufficient, and that the proposed uses adjacent to the wetland can reasonably be seen as sustainable, maintaining the wetland features and functions noted during the conducted wildlife surveys.

Policy 1.6.3 of the PPS (Infrastructure and Public Service Facilities), states *that the use of existing infrastructure and public service facilities should be optimized, wherever feasible, before consideration is given to developing new infrastructure and public service facilities.*

Evaluation: The Subject Lands are located directly north of the village core of Dundalk. The proposed development will support optimization of the existing community services.

Policy 1.6.4 states *that infrastructure and public service facilities should be strategically located to support the effective and efficient delivery of emergency management services.*

Evaluation: The proposal maintains and provides for safe and efficient routes that accommodate emergency service vehicles by providing sufficient turning radii internal to the site.

Policy 1.6.6 of the PPS *addresses sewage and water infrastructure and states that planning for sewage and water services shall direct and accommodate expected growth in a manner that promotes the efficient use of existing municipal sewage services and municipal water services. Municipal services are established as the preferred method of servicing new development. Specifically, Policy 1.6.6.1 of the PPS (Sewage, Water and Stormwater), states that planning for sewage and water services shall direct and accommodate expected growth in a manner that promotes efficient use of existing municipal sewage services and municipal water services.*

Evaluation: The proposed development will be connected to existing municipal water and sewer services. The updated Functional and Servicing Report prepared by Triton Engineering Services confirms that the proposed development will be connected with municipal water and sanitary

systems. These services will generally follow the road alignment and will connect to existing municipal services at Bradley Street and Todd Crescent.

Section 1.6.6.2 of the PPS states that *Municipal sewage and water services are the preferred form of servicing infrastructure for settlement areas. Intensification and redevelopment within settlement areas on existing municipal sewage services and municipal water services should be promoted, where feasible.*

Evaluation: The proposed development will take advantage of the existing municipal sewage and water services. As noted above, the services will generally follow the road alignment and will connect to existing municipal services at Bradley Street and Todd Crescent.

Policy 1.6.7.4 of the PPS states that *a land use pattern, density and mix of uses should be promoted that minimize the length and number of vehicle trips and support current and future use of transit and active transportation.*

Evaluation: The proposed development is intended to be low to medium-density residential development that supports providing a range of housing types within proximity to village core of Dundalk. Furthermore, the proposed development is in proximity to village core of Dundalk which can reduce the number of vehicle trips for residents that can meet their daily needs within a walking distance.

Policy 1.7.1 of the PPS encourages *long-term economic prosperity should be supported by:*

- a) *promoting opportunities for economic development and community investment-readiness;*
- b) *optimizing the long-term availability and use of land, resources, infrastructure, electricity generation facilities and transmission and distribution systems, and public service facilities;*
- c) *maintaining and where possible, enhancing the vitality and viability of downtowns and mainstreets and;*
- d) *encouraging a sense of place by, promoting well-designed built form and cultural planning, and by conserving features that help define character, including built heritage resources and cultural heritage landscapes.*

Evaluation: The proposed development will contribute to creating a sense of community by adding a range of housing types. The added population accommodated by the proposal will support the retail and commercial uses within the village core of Dundalk. Furthermore, the proposal will optimize land use, infrastructure and community services, and will contribute to the existing community and urban environment within the settlement area.

Policy 1.8.1b) of the PPS states *planning authorities shall support energy conservation and efficiency, improved air quality, reduced greenhouse gas emissions, and climate change adaptation through land use and development patterns which promote the use of active transportation and transit in and between residential, employment (including commercial and industrial) and institutional uses and other areas.* Further, Policy 1.8.1e) states to *improve the mix of employment and housing uses to shorten commute journeys and decrease transportation congestion.*

Evaluation: The proposed development provides residential use proximity to the downtown core of the Township and is approximately 700 m (10 minute walk) to the downtown core, thereby, potentially reducing the number of vehicle trips for residents that can meet their daily needs within a walking distance. The proposed development will assist with efficient use of resources and land as it is contributing to a mixed-use compact community.

Section 2.0 Wise Use and Management of Resources

2.1 Natural Heritage

Within **Section 2** Wise Use and Management of Resources, **Policy 2.1**, describes how natural features and areas should be protected for long term. The following is a review of the relevant policies and how the proposed amendment addresses them.

Policy 2.1.1 states that *natural features and areas shall be protected for the long term*. **Policy 2.1.2** states that *the diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems, should be maintained, restored or, where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features*. **Policy 2.1.6** states that *development and site alteration shall not be permitted in fish habitat except in accordance with provincial and federal requirements*. Furthermore, **Policy 2.1.7** states that *development and site alteration shall not be permitted in habitat of endangered species and threatened species, except in accordance with provincial and federal requirements* and **Policy 2.1.8** states that *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*.

Evaluation: An updated Environmental Impact Assessment prepared by SAAR Environmental Limited submitted with this submission confirms that development setbacks are sufficient, and that the proposed uses adjacent to the locally significant wetland can reasonably be seen as sustainable, maintaining the wetland features and functions noted through the wildlife surveys completed for the Subject Lands. Furthermore, a functional analysis of the willow pockets during the original seasonal wildlife surveys confirmed no significant wildlife habitat nor species in these areas.

Section 2.6 Cultural Heritage and Archaeology

Within **Section 2.6** Cultural Heritage and Archaeology, describe how the significant built heritage and cultural heritage landscapes need to be recognised and conserved. **Policy 2.6.2** of the PPS states that *development and site alteration shall not be permitted on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved*.

Evaluation: A Phase one Archaeological Assessment prepared by Fisher Archaeology Consultants confirms that no further archaeological work is required, as the Assessment is accepted by the Ministry of Culture (per letter dated February 12, 2016).

Based on the above, it is concluded that the proposal is consistent with the policies of the Provincial Policy Statement.

APPENDIX **B**

APPENDIX B: GROWTH PLAN ANALYSIS

The Growth Plan for the Greater Golden Horseshoe ("Growth Plan"), as amended on May 16, 2019, is applicable to the Master Plan Area and the development site. The management of growth in existing areas, and where it should be taking place, is guided through the Growth Plan as it recognizes the importance of intensification and the way municipalities plan such growth.

An analysis of the Growth Plan policies has been conducted to demonstrate that the proposed development applications are in keeping with the direction of and thus conformity with the Growth Plan policies. The following is a summary of the policies applicable to the proposed development.

Policy 2.2.1 provides that the forecasted population and employment growth identified within the Growth Plan will be used for planning and managing growth in the Greater Golden Horseshoe ("GGH") to the horizon of this Plan. The proposed development will permit the mixed-use development of both residential and commercial uses which will assist in achieving the population targets for the Region and City as set out in through this policy and in Schedule 3 of the Growth Plan.

Furthermore, **policy 2.2.1.2** of the Growth Plan *directs that the forecasted growth should be allocated based on the following priorities:*

- a) *the vast majority of growth will be directed to settlement areas that:*
 - i. *have a delineated built boundary;*
 - ii. *have existing or planned municipal water and wastewater systems; and*
 - iii. *can support the achievement of complete communities;*
- b) *the vast majority of growth will be directed to settlement areas that:*
 - iv. *have a delineated built boundary;*
 - v. *have existing or planned municipal water and wastewater systems; and*
 - vi. *areas with existing or planned public services facilities.*
- c) *can support the achievement of complete communities; within settlement areas, growth will be focused in:*
 - i. *delineated built-up areas;*
 - ii. *strategic growth areas;*
 - iii. *locations with existing or planned transit, with a priority on higher order transit where it exists or is planned; and*
 - iv. *areas with existing or planned public service facilities;*
- d) *development will be directed to settlement areas, except where the policies of this Plan permit otherwise;*
- e) *development will be generally directed away from hazardous lands; and*
- f) *the establishment of new settlement areas is prohibited.*

Evaluation: The proposal supports the Growth Plan's intensification and residential directives by:

- Adding new residential units within the settlement boundary of the Village of Dundalk that will direct growth and intensification to an area with existing and planned public infrastructure
- Concentrating residential uses which will contribute to meeting the forecast residential demand for the Township of Southgate and County of Grey
- Ensuring all lands are free and clear of any contamination as required
- Providing appropriate setbacks to maintain existing natural features (i.e. onsite wetland)
- The proposed development will be located within the settlement area and will not be required to establish a new settlement area.

Policy 2.2.1.4 of the Growth Plan requires the proposal to support the achievement of complete communities that provide the following:

- a) feature a diverse mix of land uses, including residential and employment uses, and convenient access to local stores, services, and public service facilities;
- b) improve social equity and overall quality of life, including human health, for people of all ages, abilities, and incomes;
- c) provide a diverse range and mix of housing options, including second units and affordable housing, to accommodate people at all stages of life, and to accommodate the needs of all household sizes and incomes;
- d) expand convenient access to:
 - a. a range of transportation options, including options for the safe, comfortable and convenient use of active transportation;
 - b. public service facilities, co-located and integrated in community hubs;
 - c. an appropriate supply of safe, publicly-accessible open spaces, parks, trails, and other recreational facilities; and,
 - d. healthy, local, and affordable food options, including through urban agriculture;
- e) ensure the development of high-quality compact built form, an attractive and vibrant public realm, including public open spaces, through site design and urban design standards;
- f) mitigate and adapt to climate change impacts, build resilience, reduce greenhouse gas emissions, and contribute towards the achievement of low-carbon communities; and
- g) integrate green infrastructure and low impact development.

Evaluation: The proposed development will contribute to achieving complete community by:

- providing a range of residential housing options proximity to the village core of Village of Dundalk with convenient access to local amenities (i.e. public service facilities, parks and commercial/trail uses).
- the proposed development will promote a high-quality of life for future residents at price ranges that supports social equity
- the subject lands will have access to local services such as:
 - Open green space centrally located within the subject lands
 - Being located within village core of the Village of Dundalk
- Proposing a high-quality public realm in addition to the surrounding developments proximity to the village core area. Furthermore, the proposed development is approximately 700 m (10 minute walk) to the village core area of Dundalk, which will in turn reduce the demand for vehicles for residents that can meet their daily needs within walking distance, and reducing greenhouse gas emissions.

Policy 3.2.7.2 states *proposals for large-scale development proceeding by way of a secondary plan, plan of subdivision, vacant land plan of condominium or site plan will be supported by a stormwater management plan or equivalent, that:*

- a) *is informed by a subwatershed plan or equivalent;*
- b) *incorporates an integrated treatment approach to minimize stormwater flows and reliance on stormwater ponds, which includes appropriate low impact development and green infrastructure;*
- c) *establishes planning, design, and construction practices to minimize vegetation removal, grading and soil compaction, sediment erosion, and impervious surfaces; and*
- d) *aligns with the stormwater master plan for the settlement area, where applicable.*

Evaluation: An updated SWM Report prepared by Triton Engineering outlines a stormwater management approach that has taken into consideration the policies noted above.

Policy 4.2.2.3 a) of the Growth Plan states *that within the Natural Heritage System for the Growth Plan that new development or site alteration will demonstrate that there are no negative impacts on key natural heritage features or key hydrologic features or their functions;*

Evaluation: An updated Environmental Impact Assessment prepared by SAAR Environmental confirms that the proposed development will demonstrate no negative impacts on key natural heritage features or key hydrologic features or their functions on the adjacent wetland within the Subject Lands.

Policy 4.2.4.3 states that *development or site alteration is not permitted in the vegetation protection zone, with the exception of that described in policy 4.2.3.1 or shoreline development as permitted in accordance with policy 4.2.4.5.*

Evaluation: No development or site alteration will be located on the locally significant wetland features within the Subject Lands. Instead, a 30 metre protective buffer is proposed in association with the onsite wetland.

Based on the above analysis, it is concluded that the proposed development conforms to the relevant policies of the Growth Plan for the Greater Golden Horseshoe.

APPENDIX C

APPENDIX C: COUNTY OF GREY OFFICIAL PLAN

The County of Grey Official Plan ("County OP") was adopted by the County of Grey Council on October 25, 2018, approved by the Province on June 6, 2019 and came into effect on June 7, 2019. The County's OP is designed to guide development in the Grey County, by providing a policy framework that encourages growth and prosperity, guides future economic and social change, and supports sustainable, strong and healthy communities. It is applicable to the Subject Lands.

An analysis of the County OP policies has been conducted to demonstrate the proposed development applications are in keep with the direction of and thus conformity with the County OP policies. The following is a summary of the policies applicable to the proposed development.

The Subject Lands are designated as "Primary Settlement Area" and "Hazard Lands" on Schedule A – Land Use Types Map 2 of the County OP.

Section 3.2 outlines the economic objectives of Grey County for Grey County. The applicable policies are as follows:

- 1) *Ensure the County's natural and cultural resources and environment are protected and developed in a balanced approach to support the tourism and recreation sector, and for the benefit of citizens.*
- 6) *Support infrastructure and its renewal, since it is necessary to support long term economic growth which includes traditional infrastructure like roads, bridges, gas, electricity but also new and emerging technologies (i.e. telecommunication, broadband, drones, and autonomous vehicles).*
- 10) *Long-term economic prosperity should be supported by encouraging a sense of place, by promoting well-designed built form and cultural planning, and by conserving features that help define character, including built heritage resources and cultural heritage landscapes.*

Evaluation: The proposed development meets the principles of **Section 3.2** as follows:

- An updated Environmental Impact Assessment (EIA) prepared by SAAR Environmental confirms that the proposed development will provide an appropriate setback and will have no impacts to the onsite wetland features within the Subject Lands.
- The proposed development will take advantage of the existing services and infrastructure. The proposed development can be serviced with a combination of existing municipal services and proposed internal stormwater system services.
- The FSR and SWM prepared by Triton confirms that site servicing with municipal water and sanitary systems can adequately be provided. These services will generally follow the road alignment and will connect to existing municipal services at Bradley Street and Todd Crescent. The development can be fully serviced with natural gas, hydro, cable and telecommunications.

Section 3.3 outlines Settlement Area Land Use Types, including Primary Settlement Areas. The GCOP states,

Growth within the County needs to be managed to minimize adverse effects on the natural heritage system, heritage resource features, and agriculture and be phased to coincide with the availability of appropriate types and levels of services. The protection of existing investments in infrastructure by maximizing their use, where

possible, is desired. Further, the GCOP states that development that does not negatively impact natural resources and is compatible with surrounding land uses is promoted.

Within the GCOP, Primary Settlement areas are larger settlements with full municipal servicing, and a wide range of uses, services, and amenities which are intended to be the primary target for residential and non-residential growth

Evaluation: The proposed development is situated within the Primary Settlement Area. The proposal represents subdivision and intensification development of an existing underutilized property within the Primary Settlement Area. The proposed development will be serviced by the existing municipal servicing.

Policy 3.4.1 states that *in order to support achieving the growth allocation targets established in Table 2, this Plan sets an overall intensification target for new growth at 1.2%. Table 6 establishes residential intensification targets for Primary and Secondary Settlement areas within local municipalities. Intensification is defined in Section 9.18 of this Plan.*

Evaluation: The proposed development will provide 90 residential units, which will contribute additional housing stock to the County and meet the growth allocation targets and residential intensification target for the Primary Settlement Area within the Township of Southgate.

Policy 3.4.6 states that *development within growth areas should occur adjacent to the existing built-up area and will have a compact form, mix of uses, and densities that allow for the efficient use of land, infrastructure, and public service facilities.*

Evaluation: The proposed residential development promotes intensification which facilitates compact form while maintaining appropriate levels of public health and safety. The proposed development provides a range of housing types provide a form of compact on an underutilized land, including single-detached dwellings, townhouse dwellings and senior dwelling blocks.

Policy 3.4.7 states *local municipal official plans will establish and implement phasing policies to ensure:*

- a. That specified targets for intensification and redevelopment are achieved prior to, or concurrent with, new development within designated growth areas; and*

Evaluation: The proposed development are located within designated growth area that promotes intensification on underutilized lands.

Policy 3.4.7 of the GCOP states that *it is a policy of this Plan that development of communities occur with a wide range of housing types, including detached, semi-detached, townhouse, and apartment units, be provided, along with a mix of affordable housing, including second units and special needs housing, range of alternative locations, forms and densities of housing, and price ranges to meet a variety of housing needs. Targets in relation to this objective are stated in Section 4.1 of this Plan. Local municipal official plans and zoning bylaws must facilitate the provision of a range of housing types and affordable housing.*

Evaluation: The proposed amendment will provide additional 90 residential dwelling units consisting of a range of housing types, including single-detached, townhouse, and senior dwelling units.

Policy 3.4.15 states that *development within the built-up areas may be of higher density to achieve the policy directives of this Plan but should be compatible with adjacent residential areas. The local municipalities may explore means to ensure compatibility through measures such as transitional densities, built form, and land uses.*

Evaluation: The proposed development meets the Policy 3.4.15, as the proposed amendment will permit 90 new residential units in the Village of Dundalk.

Policy 3.4.16 state *settlement form and building design must consider conservation in energy, water and wastewater management, the current use or eventual introduction of public transit, the integration of paths and trails, bicycle routes, a compact and convenient design which encourages walking, the incorporation of natural heritage features and areas, public safety including the impact on crime prevention, and the preservation of public access to shorelines.*

Evaluation: The proposed road network will be connected to the existing neighborhoods located on the south and west side of the Subject Lands. Furthermore, a connection to the north has been proposed in order to provide a potential future connection to a potential future development on lands north of the Subject Lands, should an expansion to the Settlement Area be deemed necessary and approved in the future. The Subject Lands are located 700 m (10 minute walk) away from the village core, thereby reducing the demand for vehicles for residents which then can meet their daily needs within walking distance.

Section 3.5 then provides policies on Primary Settlement Areas, stating that *Primary Settlement Areas are areas suitable for high intensification targets, public transit services, and have full municipal services. Municipalities with primary settlement areas will, in their official plans, identify and plan for intensification within these areas. The development of high quality urban form and open public spaces within these areas is also encouraged through site design, and urban design standards, to create attractive and vibrant places that support walking and cycling for everyday activities and are transit-supportive.*

Evaluation: The proposed development will provide approximately 31 residential units per net hectare on the developable area of the Subject Lands.

Policy 3.5.1 states that *land use policies and development standards in areas designated Primary Settlement Areas will be in accordance with local official plans and/or secondary plans*

Evaluation: The proposed development has been designed in accordance to the policies of Township of Southgate Official Plan.

Policy 3.1.3 states that the GCOP *promotes the development of Primary Settlement Area land use types for a full range of residential, commercial, industrial, recreational, and institutional land uses. These areas will be the focus of the majority of growth within the County. Lands may be designated to accommodate the growth projected in Tables 1, 2, and 3 of this Plan;*

Evaluation: The Subject Lands are located within the Primary Settlement Area and will provide a full range of residential uses, and promote growth with the County.

Policy 3.1.4 states that *where there are existing partially serviced or non-serviced areas in Primary Settlement Areas, development must proceed in accordance with approved local official plans or official plan amendment policies;*

Evaluation: The Subject Lands will take advantage of the existing municipal infrastructure, and will connect with the municipal water and sewer systems.

Policy 3.1.5 then states that within Southgate, *a minimum development density of 20 units per net hectare will be achieved for new development. The County encourages new development to be of a form and density which is supportive of future transit needs in accordance with the Province's Transit Supportive Guidelines, or to develop similar municipal guidelines that achieve the same objective;*

Evaluation: As noted previously, the proposed development will provide approximately 31 residential units per net hectare on the developable area of the Subject Lands.

Policy 7.2 states that *new development shall generally directed away from Hazard lands. The policies of this section of the Plan work together with MNRF Natural Technical Guidelines, as well as conservation authority regulations, and policies.*

- 2) *permitted uses in the Hazard Lands land use type are forestry and uses connected with the conservation of water, soil, wildlife and other natural resources. Other uses also permitted are agriculture, passive public parks, public utilities and resource based recreational uses. The aforementioned uses will only be permitted where site conditions are suitable and where the relevant hazard impacts have been reviewed.*
- 3) *In the Hazard Lands land use type buildings and structures are generally not permitted. Minor extensions or enlargements of existing buildings and structures may be permitted subject to the policies of Section .7 Non-habitable buildings connected with public parks, such as picnic shelters, may be permitted.*
- 4) *development and site alteration is not permitted within the floodway portion of the floodplain or defined portion of the dynamic beach. The floodway is the entire floodplain, unless the Two-Zone Concept is in use.*
- 5) *placing, removing, or re-grading fill material of any kind, whether originating on the site or elsewhere, is not permitted without written approval of the appropriate conservation authority in Hazard Lands.*
- 9) *Hazard Lands land use type development and site alterations will only be considered if all of the following can be satisfied:*
 - a. *The hazards can be safely addressed and new hazards are not created or existing ones aggravated;*
 - b. *No adverse environmental impacts will result. The County, in consultation with the conservation authority, may require an environmental impact study to be prepared at the proponent's expense, in accordance with this Plan;*
 - c. *Vehicles and people have a way of safely entering and exiting at all times;*
 - d. *The development does not include;*
 - i. *Institutional uses including hospitals, nursing homes, pre-school, school nurseries, day care and schools, where there is a threat to the safe evacuation of the sick, the elderly, persons with disabilities or the young during an emergency as a result of flooding, failure of flood proofing measures or protection works, or erosion; or*
 - ii. *Emergency services such as that provided by fire, police, and ambulance stations and electrical substations, which would be impaired during an*

- emergency as a result of flooding, the failure of flood proofing measures and/or protection works, and/or erosion; or*
- iii. Involve hazardous substances, and their disposal, manufacture, treatment or storage of.*
- e. The advice or approval where required, of the appropriate conservation authority shall be obtained. The County and the conservation authority will consider the mitigation of effects on vegetation, wildlife and fishery resources, and the natural features of the site.*
- f. There is no feasible location for the development outside of the Hazard Lands land use type.*
- 10) where new development is proposed on a site, part of which is Hazard Lands, then such lands may not be acceptable as part of the five per cent dedication for parkland. All lands dedicated to the municipality shall be conveyed in a condition satisfactory to local municipality*
- 11) precise delineation of Hazard Lands will be shown in the local zoning by-laws. An amendment to the Official Plan will not be required to permit redefining of a Hazard Land boundary. Modifications to the Hazard Lands may occur through a zoning bylaw amendment after consultation with the conservation authority and the approval authority.*

Evaluation: The proposal supports the above policies as follow:

The proposed development will retain the existing Hazard Lands (i.e. locally significant wetland) to preserve its water, soil, wildlife and other natural resources. Furthermore, an adequate setback has been established to maintain the wetland features. The proposed development setback beyond 30 metres from the staked wetland feature. A small 6 m wide corridor is necessary to accommodate stormwater management infrastructure that will be temporarily disturbed but will be restored upon installation subject to approval requirements of the Grand River Conservation Authority.

Section 9.13 states that *plans of Subdivision and Condominium in any new applications for plan of subdivision or plan of condominium submitted to the County for approval, the proponent will need to consider and be prepared to justify the following:*

- 1) The layout of the proposed plan with regard to matters of:*
 - a) Access and connections to public transportation (where applicable) and access to existing trails,*
 - b) The layout of the subdivision should be designed such that the lots back onto the Provincial Highway or County road and front onto a local internal street,*
 - c) Improving and promoting walkability/cyclability within the proposed plan through sidewalks, bike lanes, bicycle parking/racks, and/or other active transportation infrastructure with consideration for existing walking and cycling conditions,*
 - d) Accessibility needs,*
 - e) The street pattern of the proposed plan and how it fits with the surrounding neighbourhood. Plans which utilize a grid pattern or a modified grid pattern must be considered more favourably than those with curvy street patterns or cul-de-sacs,*
 - f) Energy conservation and efficiency design measures such as LEED (Neighbourhood) and Low Impact Development,*
 - g) Impact on the natural environment, as defined in Section 6 of this Plan.*
 - h) Consideration of the design of street lighting to minimize impact on dark skies,*
 - i) The provision of usable parkland and green space,*
 - j) Public access to water front or beach (where applicable),*

- k) *Snow removal and emergency vehicle access*
- 2) *A range of housing and employment densities.*
- 3) *A mix of housing types including homes for the aged and assisted living facilities.*
- 4) *The provision of affordable housing.*
- 5) *Consistency with Provincial Policy and Local Official Plan provisions*
- 6) *The information requirements listed under Section 9.17 Complete Applications which will be identified through pre-submission consultation with the County or local municipality as applicable.*

Evaluation: A Draft Plan of Subdivision has been prepared based on the above note criteria and has been submitted to the County for approval.

Based on our analysis above, the proposed Zoning By-law Amendment conforms to and does not conflict with the applicable policies of the County of Grey Official Plan.

APPENDIX **D**

APPENDIX D: TOWNSHIP OF SOUTHGATE OFFICIAL PLAN ANALYSIS

The Township of Southgate Official Plan (hereinafter referred to as the "Township OP") was adopted by the Council of the Township of Southgate on February 15, 2006, and approved by the County of Grey on August 10, 2006. The Township OP directs the land use and development with the Neighborhood land use designation in the Township of Southgate.

The following is an analysis of the relevant policies within the Township of Southgate Official Plan which support the proposed amendment.

Section C provides goals, objectives and related policies which form the basis of the land use designations contained in the Township OP, providing a framework for directing growth to protect the Township's environmental, economic, and social characteristics.

Policy 3.1.2 provides the following objectives to achieve the goals of **policy 3.1.1** that states *to maintain and enhance the Township's long-term prosperity, environmental health, and social well-being by protecting natural heritage resources for their economic, environmental and social benefits. Also, to protect the public health and safety of area residents by reducing the potential for public cost or risk to resident by reducing the potential for public cost or risk to residents by directing development away from areas of natural or human made hazards where there is an acceptable risk to public health or safety or property damage.*

1. *To protect significant natural heritage features and areas including their associated ecological functions and features.*
2. *To ensure that development and/or site alteration on lands adjacent to significant natural heritage features and areas, does not result in a negative impact on the natural features or their ecological functions.*
3. *To prevent the occurrence of development on lands having inherent environmental hazards such as poor drainage, inundation, flooding, erosion, steep slopes or any other physical conditions which could place an unacceptable risk on public health and safety as well as property damage.*
4. *To protect, improve or restore the quality and quantity of water by minimizing potential negative impacts, identifying surface and groundwater features and promoting efficient and sustainable use of water resources.*
5. *To ensure storm water management practices are implemented, minimizing storm water volumes and contaminant loads.*
6. *To establish restrictions on development and site alterations to protect all municipal drinking water wellheads and known vulnerable areas.*
7. *To provide for the identification of additional natural heritage features in order to enhance the natural environment.*
8. *To protect hydrogeological and ecological functions by ensuring there is water of a sufficient quantity and quality to sustain natural heritage features and areas.*

Evaluation: With respect to the adjacent wetland features, a 30 metres setback has been established which ensures there are no negative impacts on the natural features and ecological functions onsite locally significant wetland within the Subject Lands as a result of the proposed development. The updated Environmental Impact Assessment (EIA) prepared by SAAR Environmental Limited confirms that the significant natural heritage features and areas including the associated ecological functions and features will be protected within the Subject Lands.

Furthermore, the Functional Servicing and Stormwater Management Report prepared by Triton Engineering confirms that proper stormwater management will be provided on the Subject Lands to minimize the impacts on the surface and groundwater features.

Policy 3.2.2 sets out the following objectives to provide an appropriate range of housing types and densities within the Settlement Areas to meet the current and future resident needs within the Region.

3. *To generally not permit the further expansion of the Village Communities beyond the boundaries established by this Plan.*
4. *To ensure that, within Settlement Areas there is an appropriate density and mix of land uses which efficiently use land, resources, infrastructure and public services.*
5. *To promote opportunities for intensification and redevelopment of existing buildings and areas.*
6. *To ensure that new development in designated growth areas should occur adjacent to the existing built up area and shall have a compact form, mix of uses and appropriate densities.*

Evaluation: The Subject Lands are located within a designated Settlement Area. No further expansion of the Village Communities beyond the boundaries is required to accommodate the proposed development. The proposed development promotes intensification on an underutilized land and will provide additional 90 residential units with a range of housing types and densities to create a community with a compact form, mix of more affordable housing options.

Section 3.6 outlines the objectives to meet goals for providing *infrastructure and public services in an efficient and cost-effective manner, and to ensure the water supply, sanitary sewage disposal and storm drainage to all areas of development.*

1. *To optimize the use of the existing infrastructure and public service facilities.*
2. *To direct growth in a manner that promotes the efficient use of existing municipal sewage and water services.*
3. *To ensure that all infrastructure required to service the Urban Community is built in conjunction with urban redevelopment, new urban development or expansion.*
5. *To ensure that new development does not have an adverse effect on the Township's environmental resources and groundwater supply.*
6. *To ensure that the Southgate Servicing Standards are adhered to.*
8. *To ensure that no development occurs without an adequate supply of potable water and method of sanitary sewage disposal.*

Evaluation: The Subject Lands are located within the Urban Community which will be serviced by all infrastructure and will support existing municipal infrastructure and public service facilities. A Stormwater Management Plan has been prepared based on the above note criteria and confirms that site servicing with municipal water and sanitary systems can adequately be provided. These services will generally follow the road alignment and will connect to existing municipal services at Bradley Street and Todd Crescent.

Policy 3.7.2.2 states that *to ensure that all new streets are of good quality by requiring new subdivisions to meet the Township's standards.*

Evaluation: The proposed new streets within Subject Lands will be designed to meet the Township standards. As determined at our meeting with the Township and County staff on August 30, 2019,

this will serve as “pilot project” with respect to the 18.5 metre wide roads being proposed for this subdivision (from a functionality and snow storage standpoint).

Section 4.1 Neighbourhood Area

Within **Section 4.0** Urban Community Designations, **Policy 4.1**, describes how Neighbourhood Area designation are primarily residential in nature and incorporate neighbourhood commercial, institutional and open space uses that are compatible with residential development. The following is a review of the relevant policies and how the proposed amendment addresses them.

Policy 4.1.1 states that *low and medium density residential dwellings, including single family detached, semi-detached, and multiple unit dwellings, and townhouses*. **Policy 4.1.2.7** states that *in considering a zoning by-law amendment and site plan to permit a townhouse and multiple unit dwelling, Council shall be satisfied of the following:*

- i. *The proposed use is compatible with the surrounding lands, with regard to scale and visual impact.*
- ii. *The use will not cause or create traffic hazards or an unacceptable level of congestion on surrounding streets.*
- iii. *The use is located on a site that has adequate land area to incorporate required parking, open space, landscaping and buffering.*
- iv. *The use can be serviced by municipal water and sewer services.*
- v. *The proposed lots can be adequately serviced by adequate community facilities, including schools and parks.*
- vi. *Townhouse and Multiple Dwelling development shall require stormwater management for both quantity and quality control, as approved by the Municipality and other approval authorities.*

Evaluation: The proposed development conforms to the above policies by providing the following:

- The proposal provides a range of housing types, including single detached, townhouses, and senior dwelling blocks, which is compatible with the surrounding residential neighbourhoods while allowing for a more compact development and more affordable housing options.
- The proposed lots/zoning provide for a transition to the existing residential subdivision adjacent to the site to the south as well as Phase 1.
- The new roads within the Subject Lands will be connected and aligned with the adjacent neighbourhoods to provide access for local and future residents with ease.
- The Subject Lands will support existing municipal infrastructure and facilities, and will be serviced by municipal water and sewer services.
- The future residents will be serviced by the adjacent community facilities, including but not limited to schools and parks.

Policy 6.2.2.1 states that *in the Hazard Lands designation buildings and structures are generally not permitted. Minor extensions or enlargements of existing buildings and structures may be permitted subject to the policies of Section 6.0. Non-habitable buildings connected with public parks, such as picnic shelters may be permitted.*

Evaluation: No buildings or structures will be located on the wetland features. An appropriate setback will be established to minimize the impacts on the locally significant wetland within the Subject Lands.

Policy 6.2.2.5 states that *where new development and site alteration is permitted above, it shall only occur if the following can be addressed:*

- i. *The hazards can be safely addressed, including access to and from the site, and no new hazards are created or existing hazards aggravated;*
- ii. *No environmental impacts will result. The Township, in consultation with the Conservation Authority, may require an Environmental Impact Study to be prepared at the proponent's expense, in accordance with this Plan.*
- iv. *The approval of the County and appropriate Conservation Authority, who will consider the mitigation of effects on vegetation, wildlife and fishery resources, and the natural features of the site.*

Evaluation: The EIA has been prepared based on the above note criteria and confirms the 30 metres buffer will be functional to provide protection for the onsite wetland feature and will not result any negative impacts from the proposed development. The hydrogeology effect below ground will be mitigated by seasonality of excavation where ground water flows toward the wetland.

Policy 6.2.2.6 states that *development will be setback from the top of bank of all slopes and ravines having a slope of 3:1 or greater, in accordance with the requirements of the appropriate Conservation Authority.*

Evaluation: An adequate setback has been established in accordance with the requirements of the Grand River Conservation Authority.

Policy 6.2.2.7 states that *new development is proposed on a site, part of which is Hazard Lands, then such lands shall not necessarily be acceptable to Council as part of the five per cent dedication for parkland. All lands dedicated to the Municipality shall be in a condition satisfactory to Council.*

Evaluation: The total Hazard Lands area is approximately 5.07 ha in size. As per **policy 6.2.2.7**, the lands required for parkland dedication, and will be confirmed by the Township as part of the review.

Policy 7.4 generally sets out the following considerations, where division of land is considered:

- b. *The land division shall promote development in an orderly and contiguous manner, and shall not conflict with the established development pattern of the area.*
- c. *The proposed use is compatible with existing and permitted future land uses on adjacent lands.*
- d. *The servicing requirements of this Plan shall be met.*
- e. *New lots will not be permitted where the proposed access would create a traffic hazard because of limited sight lines.*
- g. *There shall be evidence that soil and drainage conditions are suitable to permit the proper siting of buildings, that a sufficient and potable water supply exists, and that an adequate means of sewage disposal can be provided.*
- l. *The clustering of new lots is encouraged.*
- m. *All new entrances will be subject to the approval appropriate road authority (i.e. Township of Southgate, County of Grey).*
- o. *The creation of new lots will only be permitted upon approval by the Chief Building Official, of a private sewage treatment system.*

Evaluation: The proposed development conforms to the above policies by providing the following:

- According to the Official Plan, the proposed development is permitted on the Subject Lands.

- Proposed lotting and zoning provides for larger lotting and consistent setback/coverage requirements with zoning in place for the adjacent lands to the south, to allow for a proper transition with the existing residential uses to the adjacent lands to the south and west. A 30 metres setback from the wetland as requested by GRCA has been provided
- All new entrances will be designed in accordance with Township standards.
- The residential dwelling units will be constructed upon approval by the Chief Building Official.
- A Functional Servicing and Stormwater Management Report has been prepared based on the note above and confirms that site servicing with municipal water and sanitary systems can adequately be provided. These services will generally follow the road alignment and will connect to existing municipal services at Bradley Street and Todd Crescent.

Based on our analysis above, the proposed Zoning By-law Amendment conforms to and does not conflict with the applicable policies of the Township Southgate Official Plan.

APPENDIX **E**

The Corporation of the Township of Southgate
By-law Number 20XX-XXX

**being a by-law to amend Zoning By-law No. 19-2002, entitled the
"Township of Southgate Zoning By-law"**

Whereas the Council of the Corporation of the Township of Southgate deems it necessary to pass a by-law to amend Zoning By-law No. 19-2002; and

Whereas pursuant to the provisions of Section 34 of the Planning Act, R.S.O. 1990, as amended, by-laws may be amended by Councils of municipalities;

Now therefore be it resolved that the Council of the Corporation of the Township of Southgate enacts as follows:

1. **That** Schedule "17" to Zoning By-law No. 19-2002 is hereby amended by changing the zone symbols on a portion of the lands described as Part of Lot 227, Concession 2, in the Township of Southgate and shown on Schedule "A", affixed hereto, from Restricted Agricultural (A2) Zone to:

- **Residential Type 1 (R1) Zone exception XXX (R1-XXX(1));**
- **Residential Type 1 (R1) Zone exception XXX (R1-XXX(2));**
- **Residential Type 3 (R3) Zone exception XXX (R3-XXX);**
- **Open Space (OS) Zone; and**
- **Environmental Protection (EP) Zone.**

2. **That** Section 33 to By-law No. 19-2002 is hereby amended by adding the following subsection:

"33-XXX R1-XXX(1)

Notwithstanding the provisions of Section 8.2 (c), (d), (e), (g), or any other provisions to the contrary, the land zoned R1-XXX(1) shall be subject to the following regulations:

c) Minimum Lot Area

- *Interior Lot: 370 m² (3983 ft²)*
- *Corner Lot: 450 m² (4844 ft²)*

d) Maximum Lot Coverage

- *Interior Lot: 43%*
- *Corner Lot: 43%*

e) Minimum Front Yard

- *Interior Lot: 6.0 m. (20 ft.)*
- *Corner Lot: 6.0 m. (20 ft.)*

g) Minimum Exterior Side Yard

- *Corner Lot: 4.0 m. (13 ft.)*

3. **That** Section 33 to By-law No. 19-2002 is hereby amended by adding the following subsection:

"33-XXX R1-XXX(2)

Notwithstanding the provisions of Section 8.2 (b), (c), (d), (e), (f), (g), (h) or any other provisions to the contrary, the land zoned R1-XXX(2) shall be subject to the following regulations:

b) Minimum Lot Frontage

- *Interior Lot: 10 m. (33 ft.)*
- *Corner Lot: 13 m. (43 ft.)*

c) Minimum Lot Area

- *Interior Lot: 300 m² (3229 ft²)*

d) Maximum Lot Coverage

- *Interior Lot: 50%*
- *Corner Lot: 55%*

e) Minimum Front Yard

- *Interior Lot: 6 m. (20 ft.)*
- *Corner Lot: 6 m. (20 ft.)*

f) Minimum Interior Side Yard

- *Interior Lot: 1.2 m. (4 ft.)*
- *Corner Lot: 1.2 m. (4 ft.)*

g) Minimum Exterior Side Yard

- *Corner Lot: 3.5 m. (11.5 ft.)*

h) Minimum Rear Yard

- *Interior Lot: 7 m. (23 ft.)*
- *Corner Lot: 7 m. (23 ft.)*

4. **That** Section 33 to By-law No. 19-2002 is hereby amended by adding the following subsection:

"33-XXX R3-XXX

Notwithstanding the provisions of Section 10.7 (a), (b), (c), (d), (e), (f), (g), (h) or any other provisions to the contrary, the land zoned R3-XXX shall be subject to the following regulations:

a) Minimum Lot Frontage (per townhouse dwelling unit)

- *5.5 m. (18 ft.)*

b) Minimum Lot Area (per townhouse dwelling unit)

- *135 m² (1453 ft²)*

c) Maximum Lot Coverage

- *50%*

d) Maximum Number of Dwelling Units:

- *Shall not apply*

e) Minimum Front Yard

- *6 m. (20 ft.)*

f) Minimum Interior Side Yard

- *0 m. (0 ft.)*

Minimum Separation between Buildings:

- The minimum separation distance between end walls of separate main buildings shall be 3.0 m*
- Notwithstanding provision (i) above, the minimum separation distance between end walls of separate main buildings may be reduced to 2.3 m for wall projections*

*screening or enclosing equipment such as air conditions,
heat exchangers and utility metres.*

g) Minimum Exterior Side Yard

- *3.5 m. (11 ft.)*

h) Minimum Rear Yard

- *7 m. (23 ft.)*

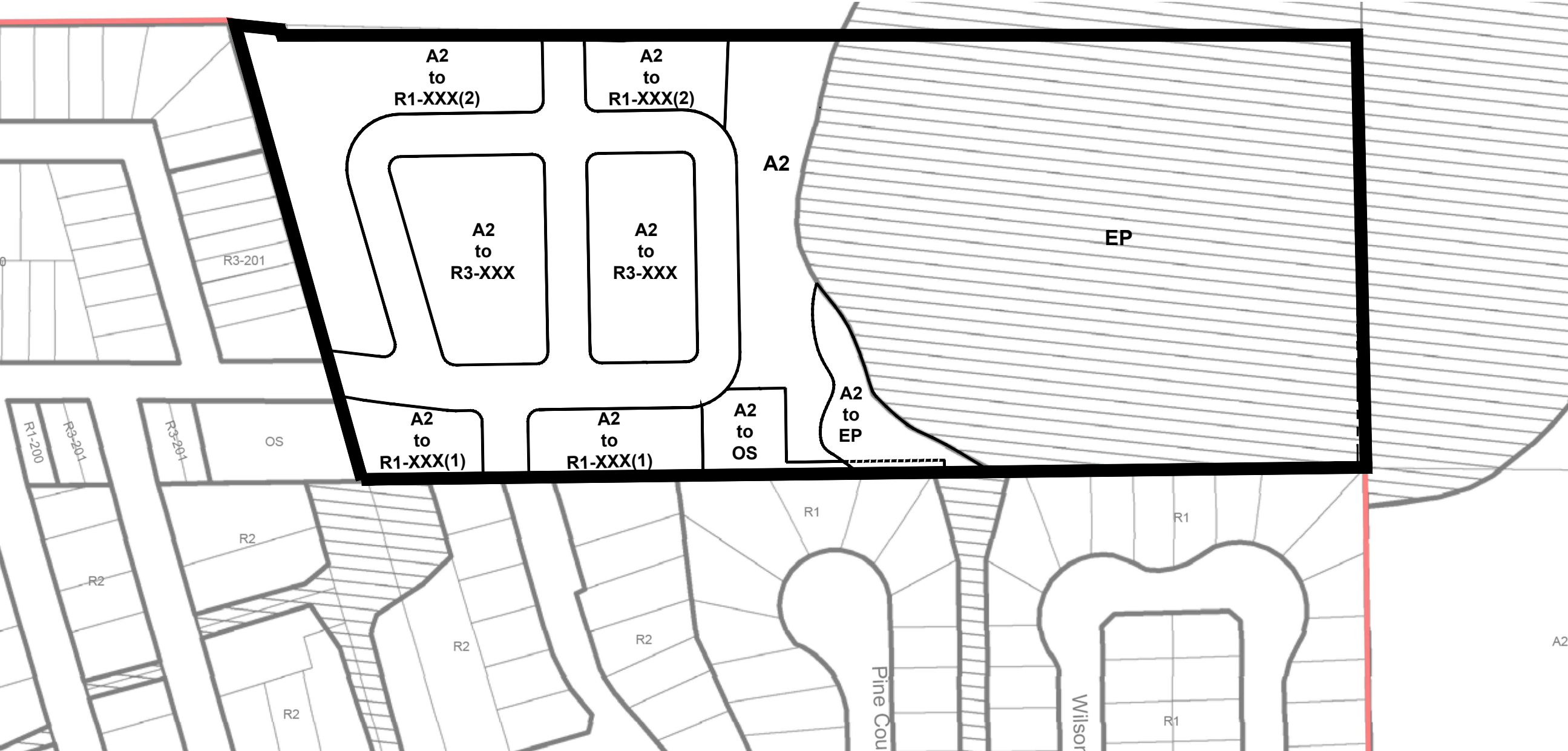
*k) (v) Play space shall be considered part of amenity area
requirement in Section 10.7 (l).*

5. **That** Schedule "A" and all other notations thereon are hereby declared to form part of this by-law; and
6. **That** this by-law shall come into force and take effect upon being passed by Council subject to any approval necessary pursuant to the Planning Act R.S.O. 1990, as amended.

Read a first, second, and third time and finally passed this ____ day of _____2020.

John Woodbury – Mayor

Lindsey Green – Acting Clerk



Schedule A
For By-Law No. 19-2002
Part of Lot 227, Concession 2



MHBC
P L A N N I N G
U R B A N D E S I G N
& L A N D S C A P E
A R C H I T E C T U R E