

AMENDMENT NO. ____
TO THE TOWNSHIP OF SOUTHGATE
OFFICIAL PLAN
_____, 2020

**OFFICIAL PLAN
FOR THE
TOWNSHIP OF SOUTHGATE**

Amendment No. _____

Amendment No. _____ to the Township of Southgate Official Plan was prepared by MHBC Planning and was recommended to the Council of the Township of Southgate under the provisions of the Planning Act, on the ___ date of _____, 2020.

John Woodbury, Mayor

Joanne Hyde, Township Clerk

This amendment was adopted by the by the Township of Southgate by By-law No. 20120-_____ in accordance with the provisions of the Planning Act, on the ___ date of _____, 2020.

John Woodbury, Mayor

Joanne Hyde, Township Clerk

BY-LAW NUMBER 2020-XX

A By-law of the Corporation of the Township of Southgate to adopt an amendment to the Official Plan (O.P.A. No. ____)

WHEREAS, Section 21 of the Planning Act, R.S.O., 1990 Chapter P.13 authorizes Council to initiate an amendment to or repeal of any Official Plan that applies to the Township;

AND WHEREAS, by Resolution _____, The Council of the Corporation of the Township of Southgate deems it expedient to pass such a by-law to adopt an amendment to the Township of Southgate Official Plan;

NOW THEREFORE, the Council of the Corporation of the Township of Southgate enacts as follows:

1. Amendment No.____ to the Township of Southgate Official Plan attached to and forming part of this by-law, is hereby adopted.

READ a first and second time this ___ day of _____, 2020.

READ a third time and finally passed this _____ day of _____, 2020.

THE CORPORATION OF THE TOWNSHIP OF SOUTHGATE

John Woodbury, Mayor

Joanne Hyde, Township Clerk

This Amendment No. _____ to the Official Plan for the Township of Southgate which has been recommended by the Township of Southgate Committee of the Whole and adopted by the Council of the Corporation of the Township of Southgate, is hereby approved in accordance with the Planning Act as Amendment No. _____ to the Township of Southgate Official Plan.

Date

Township Clerk

AMENDMENT No. _____

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AMENDMENT NO. ____
TO THE TOWNSHIP OF SOUTHGATE
OFFICIAL PLAN

INTRODUCTION

PART A - THE PREAMBLE does not constitute part of this amendment.

PART B - THE AMENDMENT, consisting of the following text and schedules constitutes Amendment No. _____ to the Township of Southgate Official Plan.

Also attached is **PART C - THE APPENDIX**, which does not constitute part of this Amendment. This appendix contains Public Meeting Minutes, the Staff report, and the Council Resolution associated with this Amendment.

PART A - THE PREAMBLE

Purpose

The purpose of this Amendment is to amend the “Neighbourhood Area” designation on a site specific basis to establish a defined policy area, all in accordance with Schedule “A1” attached hereto. The purpose of amendment is to permit the development of a commercial block in a draft approved subdivision. The defined policy area will amend policy 4.1.2.1 (i) to permit individual commercial uses to exceed the current limitation of the lesser of 200 square metres or 50% of the gross floor area and direct that the size and scale be limited within the implementing Zoning By-law.

Location

The property subject to this amendment is legally described as Part of Lots 233 and 234, Concession 1, Geographic Township of Proton, in the Township of Southgate, County of Grey. The portion of the site subject to the development has an area of approximately 6,670.4 square metres (0.67 acres) and is currently vacant. The entire land holding is larger than the portion subject to the development.

The site has approximately 59 metres of frontage along Highway 10. The site is located in a draft approved subdivision and directly abuts a future townhouse block. The site is to be bound by internal roads with only a portion of the site directly adjacent to a residential block. The extent of the amendment is shown on Schedule A-1 attached hereto.

Basis

This amendment is being considered as a result of an application for the development of commercial block containing a 1,635.2 square metre commercial structure that is intended to be comprised of a number of individual commercial units.

The subject lands currently are designated “Neighbourhood Area” as shown on Map 1 to Schedule A in the Township of Southgate Official Plan. The Township of Southgate Official Plan also identifies that the site is subject to the Urban Community of Dundalk Official Plan policies.

An Official Plan Amendment is required to lift the current maximum floor area restriction of individual commercial units. .

The Official Plan Amendment will facilitate the development of a commercial block that will service the surrounding subdivision and wider community of Dundalk.

Part B- THE AMENDMENT

DETAILS OF THE AMENDMENT

The Official Plan is amended by altering as follows:

1. Map 1 to Schedule A – Dundalk Land Use Plan is hereby amended by redesignating the lands legally described as Part of Lots 233 and 234, Concession 1, Geographic Township of Proton, now in the Township of Southgate, County of Grey from “Neighbourhood Area” to “Neighbourhood Area Defined Policy Area A”, as shown on Schedule “A-1” attached hereto and forming Part of this Amendment.
2. Notwithstanding Section 4.1.2.2 (i) there is no maximum floor area for a commercial use or unit, and the size and scale will be regulated by the implementing zoning by-law.

IMPLEMENTATION

Subsequent to the adoption of this Amendment, Council will pass a by-law amending Zoning By-law No.19-2002 as amended, as it relates to the subject site by rezoning these lands to Local Commercial exception XX (C1-XX) zone.

INTERPRETATION

The provisions of the Official Plan, as amended from time to time, shall apply in regard to this Amendment.

PART C – THE APPENDIX

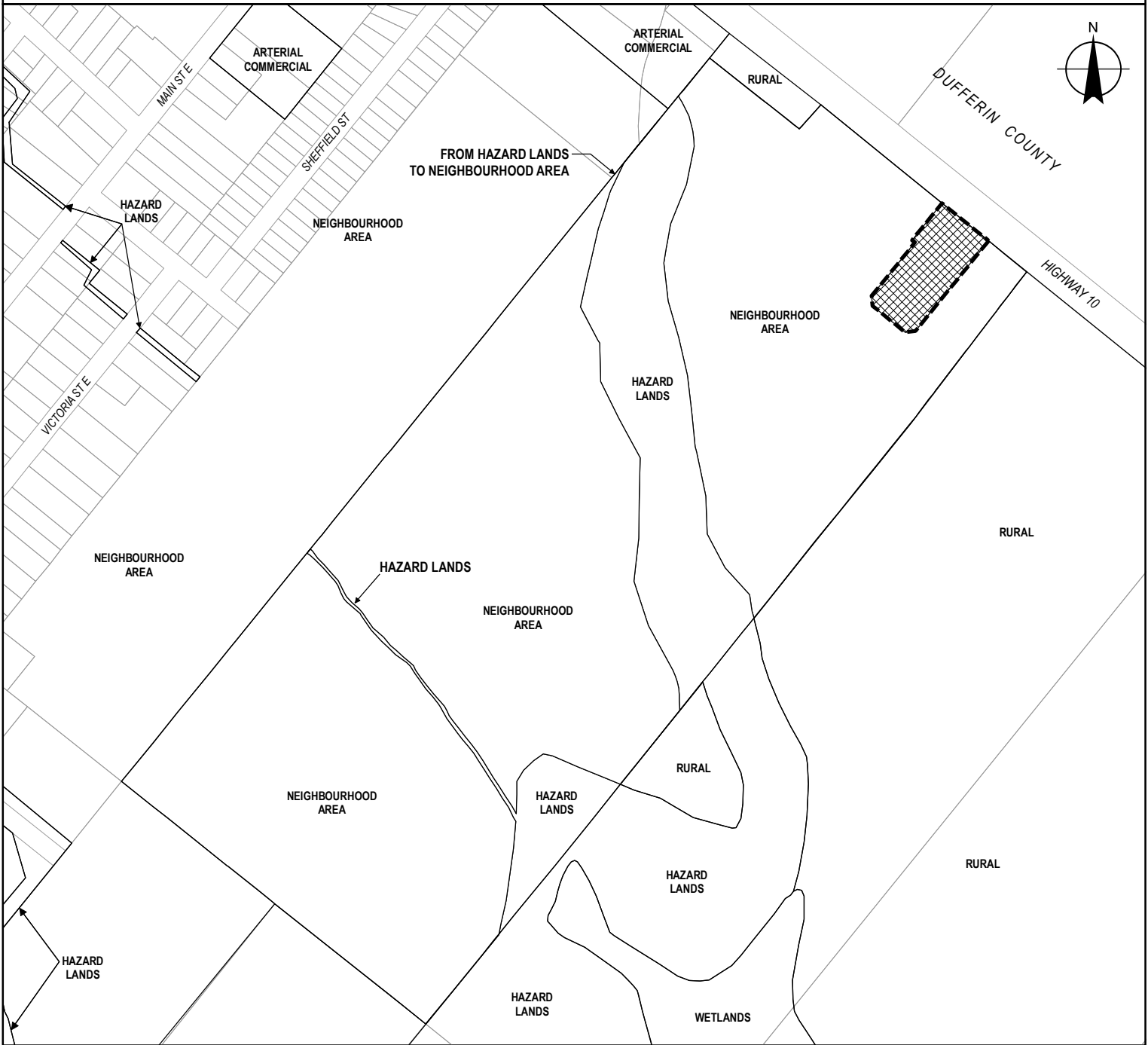
Minutes of Public Meeting to be added

Staff Report to be added

Council resolution to be added.

SCHEDULE 'A-1'

Part of Lots 233 & 234, Concession 1, SWTSR
Township of Southgate, County of Grey



Subject Site



Lands to be redesignated from Neighbourhood Area
to Site Specific Neighbourhood Area

This is Schedule 'A-1' to the Official Plan, passed this ____ day of _____, 2020

Mayor

Clerk