

PLANNING JUSTIFICATION **REPORT**

COUNTY OFFICIAL PLAN AMENDMENT, TOWNSHIP OFFICIAL PLAN AMENDMENT,
ZONING BY-LAW AMENDMENT & DRAFT PLAN OF SUBDIVISIONS APPLICATIONS

Part of Lots 225 & 226, Concession 2
Township of Southgate, County of Grey

Date:

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Prepared for:

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1.0 INTRODUCTION

MacNaughton Hermesen Britton Clarkson Planning Limited (“MHBC”) has been retained by Southgate Meadows Inc. (the “Owner”) to review the planning merits of a proposed County Official Plan Amendment, Township Official Plan Amendment, Zoning By-law Amendment, and a proposed Draft Plan of Subdivision for a residential development in the west end of the Community of Dundalk, Township of Southgate (the “Proposed Development”). The effect of these applications is to expand the existing Dundalk Settlement Area Boundary in order to facilitate the Proposed Development.

As per the policies of the Provincial Policy Statement 2020 (the “PPS”) a Comprehensive Review analysis is required in order to provide the rationale and justification for a Settlement Area Expansion both in scale and location. MHBC in conjunction with Flato’s consultant team have completed a Comprehensive Review analysis which is included under separate cover titled Comprehensive Review Report. The Comprehensive Review Report concludes that supporting a residential Settlement Area Expansion on the Glenelg Phase 2 Lands was found to be the preferred option and the number of units proposed with the Glenelg Phase 2 Draft Plan can be supported under both the 2038 and 2045 time horizon scenarios.

The Site is located in the Township of Southgate within the community of Dundalk and is legally described as Part of Lots 225 and 226, Concession 2, Southwest of the Toronto and Sydenham Road, Township of Southgate, County of Grey. The Site is comprised of approximately 18.36 hectares of a larger parcel of property. The location of the Site in the context of the property is shown in **Figure 1**.

The proposal is to permit a residential development comprising a total of 155 residential units (including 6 partial or future development lots) that includes a mix of reduced frontage single detached and townhouse dwellings, partial lots, as well as an associated park, trail connections, and stormwater management pond. The Proposed Development is the second phase of the Flato Carriage House subdivision. Flato Carriage House (Glenelg Phase 1) received draft plan approval in December 2019 and Flato is currently working towards registration.

2.0 SITE DESCRIPTION AND SURROUNDING LAND USES

This Section of the Report provides a brief overview of the Site as well as surrounding land uses.

The Owner has been extremely active within the Dundalk Settlement Area since 2016, having draft approved over 1,000 residential units across the Village of Dundalk. One of the draft approved projects is known as the Glenelg Phase 1 (Carriage House) subdivision, located on the north side of Glenelg Street in the northwest of the settlement area. The entire landholding is approximately 32.96 hectares in area, straddling the settlement boundary of Dundalk, with approximately 14.60 hectares of land inside the settlement boundary, and 18.36 hectares outside of the settlement boundary, as seen in **Figure 2**.

The lands to which the subject applications apply is the portion of the larger parcel located outside of the settlement area. Only the eastern portion of the Site is proposed for development.

The Site is bound by the Dundalk Settlement Boundary and the approved Glenelg Phase 1 subdivision to the south, and the CP Rail Trail to the east. Access to the Site will be provided by two municipal road connections through the adjacent draft approved Glenelg Phase 1 subdivision. There are agricultural lands to the north and a bushlot to the west.

The Site is within walking distance of the services and amenities within the downtown area, the location of the recently announced Medical Centre, schools, and recreational areas including the rail trail, among others.

Adjacent and nearby uses to the Site are as follows:

North: Lands designated Rural and Hazard.

East: Lands designated Rural and Hazard; CP Rail Trail.

South: Draft approved Glenelg Phase 1 subdivision and existing Dundalk Settlement Area.

West: Bushlot

3.0 SITE CONTEXT

Applications for a County Official Plan Amendment, Township Official Plan Amendment, Zoning By-law Amendment and Draft Plan Approval have been submitted to the County and Township. This Section provides further details of the development concept and the associated applications.

3.1 Development Concept

The Site is proposed to be developed for a total of 155 residential units, comprising 83 single detached dwellings, 66 townhouse dwelling units, 6 partial lots, a stormwater management block, parkland, and associated trail connections. Access to the site is proposed through an internal connection to the Phase 1 lands via Corbett Street and Aitchison Avenue through to Glenelg Street. The street network of the Site follows a modified grid pattern with Corbett Street and Street 'A' generally running parallel to the existing Grey County CP Rail Trail towards a 1.2 hectare stormwater management pond block at the northern terminus of the Site.

A 0.35 hectare park block is provided in the southwest portion of the developable area of the Site. Trail connections are provided to the CP Trail to the east, and the existing approved north-south trail running along the edge of the wetland buffer across the western side of the Glenelg Phase 1 lands is proposed to be extended following the wetland buffer to the north connecting with the stormwater management block at the northern end of the Site.

Single detached dwelling lots of varying frontages have been incorporated into the design, at 12.2, 11.6, and 10.1 metres respectively. The singles have been generally sited around the perimeter of the Site and an internal block between Street A, B, and C. The 6.5 metre frontage townhouse lots are located within central blocks in the central and southern portions of the Site. It is noted the townhouses have been located within central blocks fronting onto internal collector roads in order to reduce the amount of driveways directly fronting onto the collector roads within the Proposed Development.

The Proposed Draft Plan is included in **Appendix A**.

3.2 Proposed Settlement Expansion

In order to facilitate the Proposed Development an expansion to the current Dundalk Settlement Area is required. The Comprehensive Review Report prepared by MHBC and included with this submission provides the justification for the Proposed County OPA and Township OPA to bring the developable area of the Site into the Dundalk Settlement Area.

Should the Proposed County OPA and Township OPA be approved, this Report details how the Proposed Development including the Proposed ZBA and Proposed Draft Plan meet the planning policy context of the PPS, County OP and Township OP and represent good planning.

3.3 Proposed County Official Plan Amendment

The Site is currently designated Rural and Hazard Lands as per Schedule A, Map 2 to the Grey County Official Plan (**Figure 3**). The Proposed County Official Plan Amendment (the “Proposed County OPA”) is required to redesignate the developable are of the Site to Primary Settlement Area to facilitate the Proposed Development and to expand the existing Dundalk Settlement Area. More detail is included provided within **Section 4.3** of this Report. Schedule A of the Proposed County OPA is included as **Appendix B** to this Report.

3.4 Proposed Township Official Plan Amendment

The Site is currently designated Rural and Hazard Lands as per Map 1 to Schedule A - Dundalk of the Township Official Plan. The Proposed Township Official Plan Amendment (the “Proposed Township OPA”) is required to redesignate the portions of the Site that are “Rural” and “Hazard Lands” to “Neighbourhood Area” in order to allow for the proposed residential development. Schedule A of the Proposed Township OPA is included as **Appendix C** to this Report. More detail is provided within **Section 4.4** of this Report.

3.5 Proposed Zoning By-law Amendment

A Zoning By-law Amendment is being sought to permit the proposed development of the Site. The Site is currently zoned Restricted Agricultural (A2) and Environmental Protection (EP) in the Zoning By-law. The Site is proposed to be re-zoned to “Residential Type 1 Exception 378 Hold (R1-378-H),” “Residential Type 3 Exception 379 Hold (R3-379-H),” and “Open Space (OS)” (the “Proposed ZBA”). Schedule A of the Proposed ZBA is included as **Appendix D** to this Report.

3.6 Proposed Draft Plan of Subdivision

A Draft Plan of Subdivision Application is required to facilitate the Proposed Development (the “Proposed Draft Plan”). The Proposed Draft Plan consists of 155 residential units, and is included as **Appendix A** to this Report. A unit composition is provided below in **Table 1** which includes the approximate proposed lot frontages and number of units of each lot/unit type.

Table 1: Proposed Draft Plan: Unit Composition

Lot/Unit Type	# of Lots/Units
12.2 metre single detached lot	32
11.6 metre single detached lot	18
10.1 metre single detached lot	33
6.5 metre towns	66
Partial lots (12.2 metre single detached lot)	(6)
Total	149 (155)

The Site is comprised of 18.36 hectares in total area, and 4.64 hectares for residential use. This provides for a net density of 33.4 units per net residential hectare (excluding the proposed Open Space block associated with the hazard lands to the west, roads, the stormwater management pond, and the park).

The road pattern is proposed as an efficient modified grid pattern. The proposed road pattern has been designed in an efficient manner with regard to the consideration of lot orientation and snow removal. The proposed road network will connect to the Glenelg Phase 1 draft approved subdivision to the south via extensions of Aitchison Avenue and Corbett Street. The Proposed Draft Plan also provides a future ROW block allowing for a potential future road connection to the lands on the east side of the CP Rail Trail.

The Proposed Development is to be serviced by municipal water and sanitary sewers subject to planned expansions, as outlined in **Section 5.2** of this Report.

4.0 PLANNING ANALYSIS

The following is a review of the land use policy framework and potential implications for the Site.

4.1 The Planning Act

The *Planning Act* sets out the foundation for land use planning in Ontario and describes how land uses may be controlled.

With respect to Official Plans Section 22 of the *Planning Act* enables amendments to be made subject to submission requirements and prescribed information being made available to the approval authority. The Subject Applications have been made pursuant to Section 22 of the *Planning Act*.

With respect to Zoning By-laws Section 34(10) of the *Planning Act* sets the legislative framework for Zoning By-laws and enables the initiation of amendments. The requested amendments have been made pursuant to Section 34 of the *Planning Act*.

With respect to Draft Plans of Subdivision, Section 51 (24) of the *Planning Act* outlines specific criteria to be considered by an approval authority including:

- (a) *the effect of development of the proposed subdivision on matters of provincial interest as referred to in section 2* – The Proposed Draft Plan will have no detrimental effect on matters of Provincial Interest as outlined in Section 2 of the *Planning Act*.
- (b) *whether the proposed subdivision is premature or in the public interest* – The Site is a logical expansion of the draft approved Glenelg Phase 1 (Carriage House) subdivision. The Site directly abuts the Dundalk settlement boundary and as determined in the Comprehensive Review Report is the preferred location surround Dundalk for a residential settlement expansion. The Proposed Development conforms to Provincial Policy, has appropriate access, and is within walking distance of a school, as well as other community amenities including the downtown area and the forthcoming South East Grey Community Health Centre. It is the opinion of the undersigned that for these reasons, as well as others, the proposal is not premature and it is in the public interest.
- (c) *whether the plan conforms to the official plan and adjacent plans of subdivision, if any* - A detailed analysis of the proposed development's alignment with the Official Plan is contained in **Section 4.4** of this Report. The Proposed Development has been designed to connect to the Glenelg Phase 1 draft approved subdivision to the south and will function as a natural extension of that existing approved development. Additionally a future ROW block has been provided to allow for potential future development to the east.
- (d) *the suitability of the land for the purposes for which it is to be subdivided* - The Site can properly accommodate the Proposed Development due to its configuration, topography and access to existing and proposed road connections and infrastructure networks.

- (d.1) *if any affordable housing units are being proposed, the suitability of the proposed units for affordable housing* – No affordable units are proposed through the subject applications.
- (e) *the number, width, location and proposed grades and elevations of highways, and the adequacy of them, and the highways linking the highways in the proposed subdivision with the established highway system in the vicinity and the adequacy of them* – The existing and proposed road network road network provides appropriate access to the Site. A Traffic Impact Study has been completed for the property which supports the proposed configuration of the draft plan. This study is reviewed in **Section 5.5** of this Report.
- (f) *the dimensions and shapes of the proposed lots* – The proposed lots and blocks are appropriate in size and shape to accommodate the intended uses and will be zoned appropriately through the Proposed ZBA, which is in keeping with the approach taken within the Township's Zoning By-law.
- (g) *the restrictions or proposed restrictions, if any, on the land proposed to be subdivided or the buildings and structures proposed to be erected on it and the restrictions, if any, on adjoining land* – There are no known restrictions affecting the developable portion of the Site. The wetland to the west including a 10m recommended buffer is proposed to remain within the County's "Hazard Lands" designation, the Township's "Hazard Lands" designation and the Township's "Environmental Protection" (EP) zone.
- (h) *conservation of natural resources and flood control*; - A Stormwater Management Report and Environmental Impact Assessment has been completed in support of the subject application which addresses potential flooding matters on and off the Site and natural resources respectively. The identified wetland feature and its associated recommend buffer will be restrictively zoned within the Township's "Environmental Protection" (EP) zone.
- (i) *the adequacy of utilities and municipal services* - The Proposed Development can be serviced by the various local utility providers and can be serviced with both municipal sanitary and water services, subject to the planned expansions to the municipal sanitary and water systems as confirmed within the Functional Servicing Report prepared by C.F Crozier and Associates.
- (j) The Bluewater District School Board recently published a 5-Year Facility Planning Strategy in June of 2020. The study shows moderate to slow growth in the planning area over the next 10 years. Current utilization for both elementary and secondary schools is in the range of 62 – 89%. The Report recommends monitoring enrolments and engaging in planning discussions in the area to ensure growth pressures are addressed. The BDSB will be circulated on the applications and any comments received will be addressed. It is anticipated that the School Board will be provided the ability to comment through the application process.
- (k) *the area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes* - The net percentage of parkland to be dedicated for public purposes on the Site is 4.07%. The parkland abuts the Grey County CP Rail Trail on the east side of the Site and will also provide additional trails adjacent to the EP block to the west and within the stormwater management block at the north end of the Site.
- (l) *the extent to which the plan's design optimizes the available supply, means of supplying, efficient use and conservation of energy* - The Site provides for an efficient modified grid road pattern, provides for additional development within walking distance of many amenities and provides for higher density development in the form of townhouse units and reduced single detached lot frontages.

- (m) *the interrelationship between the design of the proposed plan of subdivision and site plan control matters relating to any development on the land, if the land is also located within a site plan control area designated under subsection 41 (2) of this Act or subsection 114 (2) of the City of Toronto Act, 2006. 1994, c. 23, s. 30; 2001, c. 32, s. 31 (2); 2006, c. 23, s. 22 (3, 4); 2016, c. 25, Sched. 4, s. 8 (2) - Any site plan control matters for the townhouses, if required, will be worked out later in the process. It is submitted the townhouse blocks have been sized to accommodate townhouse units in keeping with the requirements of the Zoning By-law as proposed to be amended.*

The Planning Act also requires that the subdivision have regard for the health, safety, convenience and accessibility for persons with disabilities, and welfare of the present and future inhabitants of the municipality. It is submitted that all of these matters were properly addressed in the design of the Proposed Draft Plan and specifics respecting these matters are outlined throughout this Report and within the other supporting material provided.

4.2 Provincial Policy Statement (2020)

The Provincial Policy Statement (“PPS”) is the statement of the provincial government’s policies on land use planning, and is intended to provide policy direction on land use matters which are in the Provincial interest. The consideration of the applications is subject to the policies of the Provincial Policy Statement (PPS). The PPS has been reviewed in its entirety as it relates to the Site.

Generally, the PPS seeks to sustain healthy, liveable, and safe communities by promoting efficient, cost-effective development and land use patterns, protecting resources for economic or environmental benefit and directing development away from areas of public health or safety risk.

The PPS, at a broad level, directs that healthy, livable, and safe communities are sustained by efficient development and land use patterns, accommodating a wide range and mix of land uses, promoting cost effective development patterns and standards. The PPS directs the focus of growth towards settlement areas to ensure their continued viability, and encourage densities and a mix of land uses which efficiently use land and resources and are appropriate for existing infrastructure.

The Proposed Draft Plan incorporates a mix of single detached and townhouse units as well as a park abutting the trail along the west side of the Proposed Development and walkway to the County CP Rail Trail as well as an environmentally sensitive area. The Proposed Draft Plan incorporates a modified grid road pattern that maximizes the efficient use of the developable land on the Site.

The PPS identifies that sufficient land shall be made available to accommodate an appropriate range and mix of land uses to meet projected needs for a time horizon of up to 25 years. As discussed the Site is currently outside the Dundalk Settlement Area and would not have been accounted for within the current County or Township growth projections. The Comprehensive Review Report assesses the current County and Township growth projections, the existing potential population supply within the Dundalk settlement area and provides updated growth projections based on more recent data that accounts for the increased rate of growth Dundalk has been experiencing since 2016. The Comprehensive Review Report concludes that a settlement area expansion for the developable portion of the Site is required to accommodate projected growth and is the preferred location for a residential settlement expansion surrounding the current Dundalk settlement boundary

The Proposed Development is located adjacent to the existing settlement boundary of the primary settlement area of Dundalk, the only primary settlement area within the Township of Southgate. The application proposes to expand the settlement area to bring the developable area of the Site into the Dundalk settlement area. The Proposed Development will provide for an efficient and cost effective use of the land, located in a convenient location for residents and will be of a scale that is compatible with the adjacent residential land uses.

As the lands are currently not within the existing settlement area of Dundalk, the Comprehensive Review policies of the PPS apply. The PPS provides the ability for a settlement expansion to occur through a Comprehensive Review which can be publicly or privately initiated. As the Comprehensive Review is being privately initiated, it will take the form of an Official Plan Amendment (the Proposed County OPA) that is adopted by a planning authority, with the planning authority being the County of Grey as the upper tier municipality.

The PPS outlines the policy framework for the Comprehensive Review in two Sections. The first being within the definition of Comprehensive Review and secondly within Section 1.1.3.8. A Comprehensive Review Report was completed by MHBC under separate cover which thoroughly assesses both the need and the desired location for an expansion to the existing Dundalk settlement area. .

Policy 1.1.3.8 states:

A planning authority may identify a settlement area or allow the expansion of a settlement area boundary only at the time of a comprehensive review and only where it has been demonstrated that:

- a) sufficient opportunities to accommodate growth and to satisfy market demand are not available through intensification, redevelopment and designated growth areas to accommodate the projected needs over the identified planning horizon;*
- b) the infrastructure and public service facilities which are planned or available are suitable for the development over the long term, are financially viable over their life cycle, and protect public health and safety and the natural environment;*
- c) in prime agricultural areas:*
 - 1. the lands do not comprise specialty crop areas;*
 - 2. alternative locations have been evaluated, and*
 - i. there are no reasonable alternatives which avoid prime agricultural areas; and*
 - ii. there are no reasonable alternatives on lower priority agricultural lands in prime agricultural areas;*
- d) the new or expanding settlement area is in compliance with the minimum distance separation formulae; and*
- e) impacts from new or expanding settlement areas on agricultural operations which are adjacent or close to the settlement area are mitigated to the extent feasible.*

In undertaking a comprehensive review, the level of detail of the assessment should correspond with the complexity and scale of the settlement boundary expansion or development proposal.

The PPS defines Comprehensive Review as follows:

- a) For the purposes of policies 1.1.3.8, 1.1.3.9 and 1.3.2.4, an official plan review which is initiated by a planning authority, or an official plan amendment which is initiated or adopted by a planning authority, which:*

1. *is based on a review of population and employment projections and which reflect projections and allocations by upper-tier municipalities and provincial plan, where applicable; considers alternative directions for growth or development; and determines how best to accommodate the development while protecting provincial interests;*
2. *utilizes opportunities to accommodate projected growth or development through intensification and redevelopment; and considers physical constraints to accommodating the proposed development within existing settlement boundaries;*
3. *is integrated with planning for infrastructure and public service facilities, and considers financial viability over the life cycle of these assets, which may be demonstrated through asset management planning;*
4. *confirms sufficient water quality, quantity and assimilative capacity of receiving water are available to accommodate the proposed development;*
5. *confirms that sewage and water services can be provided in accordance with policy 1.6.6; and, considers cross-jurisdictional issues.*

b) – n/a to this Comprehensive Review

In undertaking a comprehensive review the level of detail of the assessment should correspond with the complexity and scale of the settlement boundary or development proposal.

The Comprehensive Review Report prepared by MHBC reviews and addresses all of these criteria and component parts in detail and concludes the proposed settlement expansion for the developable area of the Site can be supported. A detailed summary of the Comprehensive Review report is included in **Section 5.1** of this Report.

The PPS focuses new growth to Settlement Areas, and identifies communities shall use land resources wisely, promote efficient development patterns, protect resources and ensure effective use of infrastructure. Appropriate locations for intensification is also promoted. It is submitted that should the Proposed County OPA and Township OPA both be approved the Proposed Development will be within a settlement area. The Proposed Development utilizes existing and planned infrastructure at its boundary, provides opportunity for more people to use the abutting CP Rail Trail, provides for an efficient development pattern and provides opportunity for intensification through the development of townhouse units which are located in a manner to be compatible with nearby existing or planned development. The proposed extension of the north-south trail along the western edge of the Proposed Draft Plan, proposed walkway connections to the CP Rail Trail location and the Site's proximity to the downtown and other existing amenities provides opportunity for active transportation.

The land use compatibility section of the PPS seeks to appropriately plan for "major facilities" and "sensitive land uses" to avoid and/or mitigate potential adverse effects from odour, noise and other contaminants and minimize risk to public health and safety. It is submitted there are no "major facilities" either proposed as part of the Proposed Development or within close proximity to the Proposed Development. An Agricultural Impact Assessment (AIA) was prepared by MHBC as part of the Comprehensive Review analysis which includes an analysis of surround agricultural facilities against the Province's Minimum Distance Separation (MDS) guidelines. The AIA concluded that the Site is outside of any required separation distances stipulated by the Provincial MDS formula.

The housing policies of the PPS are municipal and/or county wide policies which speak to providing an appropriate range and mix of housing types and densities, and maintaining the ability to accommodate residential growth for a minimum of 15 years through intensification and redevelopment and maintaining

servicing capacity for at least three years. In addition, the PPS contains policies which address establishing targets for affordable to low and moderate income households, facilitating residential intensification, directing development where there is existing or planned infrastructure and public service facilities and promoting densities which efficiently use land and resources. The Proposed Development assists the Township in achieving these policy initiatives in that a range and mix of residential units are provided within the Proposed Draft Plan, the townhouse units with reduced frontages provide a more affordable alternative for homeownership, and there is planned infrastructure to service the Proposed Development.

The public spaces, recreation, parks, trails and open space policies of the PPS promotes healthy, active communities through a number of ways on a community wide basis, including the planning of public streets, spaces and facilities to be safe, meet the needs of pedestrians, and facilitate active transportation as well as minimizing negative impacts on protected areas. The modified grid street pattern incorporated in the Proposed Draft Plan provides for efficient travel for pedestrians and a trail network which connects the Site's environmental areas, to the residential areas, park, stormwater management pond and the abutting rail trail have been incorporated into the design. The proposed park, stormwater management pond and trail block will all provide for open space and recreational opportunities and extent/enhance the existing approved active trail network and recreational opportunities located within the Draft Plan Approved Glenelg Phase 1.

Planning for sewage, water and stormwater in the context of the PPS policies promotes development that deals with sewage, water and stormwater in an efficient manner. New development on municipal sewage and municipal water services is the preferred form of development within settlement areas, as is the case with the Proposed Development. Additionally stormwater management shall, among others, maximize the extent and function of vegetative and pervious surfaces, as well as promotes stormwater management best practices including stormwater attenuation and reuse. The storm facilities(s) have been designed in this manner and the area surrounding the stormwater management pond within the stormwater management pond block will be landscaped.

The transportation policies speak to providing transportation systems that are safe, energy efficient and facilitate the movement of people and goods and density, mix of uses and land use patterns should be promoted which minimize the length and number of vehicle trips and support use of transit and active transportation. The Site provides for an efficient modified grid road pattern and trail network with opportunities for active transportation for residents throughout the village either on the boundary road network or through the abutting rail trail.

The Site is currently used for Agriculture, is partially within wellhead protection area zone D however it is not expected that the proposed low density residential land use will not pose any significant threat to drinking water, is not on or located near an aggregate resource, hosts no known hazards on or near the Site and possesses no significant natural features of interest. The western portion of the Site is not proposed for development and hosts a woodlot which is proposed to remain within the County and Township "Hazard Lands" designation and be restrictively zoned Environmental Protection (EP) zone. The recommended buffer of 10m from the surveyed dripline has been proposed as part of the same block on the draft plan to ensure the buffer remains part of the feature.

With respect to the cultural heritage and archaeology, the PPS identifies that significant built heritage resources and significant cultural heritage landscapes shall be conserved and 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. A Stage 1-2 Archaeological Assessment has been conducted for the Site by AMICK Consultants Limited and it was determined that the Site contains no significant archeological or cultural heritage resources. A summary of its findings can

be found in **Section 5.6** of this report. Correspondence has been received from the Ministry of Heritage, Sport, Tourism, Culture Industries (MTCS) dated January 30, 2020 clearing the Site of any archaeological concern.

Policies relating to energy conservation, air quality and climate change direct planning authorities to, among other items, promote compact forms of development and maximize vegetation within settlement areas, where feasible which the Proposed Development achieves.

Based on the above analysis, it is submitted the proposed County OPA, Township OPA, ZBA, and Draft Plan are consistent with the Provincial Policy Statement.

4.3 County of Grey Official Plan – Recolour Grey

The County of Grey Official Plan (County OP) is the upper tier planning document that guides planning policy and development on a County wide basis. The County OP provides for various goals and objectives relating to the County's roll in upper tier planning, including respecting the role and minimizing any adverse impact on the natural environment, providing for a desirable and efficient land use pattern, and ensuring sufficient lands are available for development to provide for employment and a mix of housing, among other matters.

The County OP includes a variety of goals, including minimizing adverse impacts on the natural environment and environmental features, protecting water quality, protecting archeological sites, and providing the most desirable, orderly, and efficient land use patterns. The goals of the County OP is to ensure that sufficient lands have been identified for development to accommodate a variety of mixed housing and employment opportunities to meet current and future needs.

The Site is currently designated Rural and Hazard Lands by the County OP. A County Official Plan Amendment is required to redesignate the developable area of the Site to the Primary Settlement Area designation to facilitate the Proposed Development, as well as the proposed Settlement Area Expansion.

Comprehensive Review

In order to facilitate a Settlement Area Expansion, a Comprehensive Review is required. Within the County OP, the policies related to a Comprehensive Review are found within Section 3.4.2 - Settlement Area Expansions (Comprehensive Reviews). These policies are similar in nature to the requirements for a Comprehensive Review as identified within the PPS, discussed above. Section 3.4.2.1 sets out the criteria that must be demonstrated through a Comprehensive Review in order to justify a Settlement Area Expansion. These criteria can be summarized as follows:

- Alternative directions for growth and a determination of how to best accommodate growth, based on a review of population projections and allocation;
- Assessment of opportunities to accommodate projected growth through intensification;
- The suitability of planned infrastructure and public service facilities;
- Land use type in which expansion is proposed;
- Sufficiency of sewage and water services;
- Confirms sufficient sewage and water services can be provided;
- Impacts to nearby agricultural operations are mitigated to the extent feasible;

- Impacts on licensed aggregate operations and aggregate resource areas are mitigated to the extend feasible;
- Growth can be accommodated without unacceptable impacts on the natural environment, surrounding land uses and within constraints imposed by servicing;
- Considers cross-jurisdictional issues; and,
- Confirmation of sufficient water capacity;

Further, the County OP outlines within Section 3.4.2.2 that where a Settlement Area Expansion is needed to meet projected development needs, the decision on direction or location of the Settlement Area Expansion must be based on the factors summarized below:

- The efficient use and expansion of servicing infrastructure including potable water,
- Sanitary sewage collection and treatment, sidewalks, trails and transit;
- Preference for expansion to occur within Rural land use types, and if expansion is to occur in Agricultural land use types an Agricultural Impact Assessment is required;
- Protecting natural features and ecological functions within the natural heritage system;
- Avoiding hazardous lands and hazardous sites;
- Ensuring aggregate and agricultural resource development potential is not compromised; and,
- Conservation of cultural, built and landscape heritage resources;

The Comprehensive Review Report prepared by MHBC reviewed and assessed all of the above noted criteria in detail. The Comprehensive Review concludes a settlement area expansion for the developable portion of the Site is required to accommodate projected growth and is the preferred location for a residential settlement expansion surrounding the current Dundalk settlement boundary.

Growth Management

The County OP includes direction on managing growth. The growth management policies of the County OP allocate growth projections to the lower-tier municipalities with consideration of designation additional lands to accommodate growth, determine housing needs, and identify priority areas for municipal infrastructure. The projections are intended to inform decision making in regards to determining whether additional lands are required to be identified as a Settlement Area Land use type to accommodate growth.

The County OP provides growth projections for population, household, and employment growth to the year 2038. Between 2018 and 2038, the Township of Southgate is anticipated to have net population increase of 2,000, estimated at 1.2% compound annual growth.

The County OP acknowledges that continuous monitoring over the plan's horizon is necessary to develop a 'complete picture' of what is happening on the ground; continuous monitoring will aid in making informed decisions and responding to new trends and when amendments to the OP may be appropriate. The County OP further acknowledges that it would appear the County has enough Settlement Area Land use types to accommodate the anticipated growth, however, there are specific settlement areas, including specifically Dundalk, which are either currently, or may experience land shortages in the near future. It is noted that Dundalk is currently experiencing high levels of development activity, which is surpassing the residential growth projections within the County OP. Given the assumptions used in developing projections, the numbers will be monitored and updated when appropriate and not considered as a limitation by which municipalities are constrained provided that adequate justification, acceptable to the County, is provided where local projections exceed the County OP projections.

The Township of Southgate has historically experienced a very low amount of residential growth, only increasing by a total population of 286 from 2001 to 2016. Since 2016 the Township of Southgate, specifically within the Village of Dundalk has experienced a significant increase in residential growth.

Between the 2011 and 2016 Census periods, Dundalk's population increased by 58. Since 2016 Flato alone has Draft Plan Approved and/or registered over 1,000 residential units within the Dundalk Settlement Area, providing for a population of over 2,600 people at full build out.

Since 2016 Flato has also made 717 sales and pulled 223 building permits for new freehold residential dwellings indicating a strong uptake in the market since this additional supply of housing has opened up.

The Comprehensive Review Report found the community of Dundalk has significantly increased compared to historic trends observed in the Township. From 2017-2019 the average annual growth rate was 9.3% within Dundalk, vastly higher than the 1.2% forecasted within the County OP. Including 2016 and projected growth for 2020 the 5 year average annual growth rate for Dundalk is 9%.

This recent spike in growth appears to be a result of several factors:

1. Longtime infrastructure capacity and residential housing supply constraints within the Dundalk Settlement Area were resolved through the development approvals and construction of the first phases of the Flato subdivisions.
2. It is understood many of the new residents moving into Dundalk are moving out of the GTA seeking larger and more affordable housing that is still within commuting distance of the GTA. It is noted the Town of Shelburne was the fastest growing municipality with a population over 5,000 within the census period of 2011 to 2016 experiencing growth of approximately 40% during this time. Dundalk is the logical next Settlement Area to experience a similar boom in growth from commuters moving out of the GTA as it is the next fully serviced Settlement Area north from Shelburne along the Highway 10 commuter corridor.

These findings set the stage for the proposed settlement area expansion.

Section 3.3 of the County OP introduced the various Settlement Area Land Use Types. This section states that the majority of growth will be directed to Settlement Areas, and that development in these areas will occur on full municipal services. The County OP establishes five main land use types for areas of concentrated development, including Primary Settlement Areas. Primary Settlement Areas are larger settlements with full municipal servicing and a wide range of uses, services, and amenities. The Site is proposed to be re-designated to the Primary Settlement Area to reflect the Proposed Development becoming part of the Dundalk Primary Settlement Area. The policies also position Settlement Areas as the focus of new urban growth and encourage development that does not negatively impact natural resources, and is compatible in nature with surrounding land uses. It is submitted the Proposed Development is consistent with the intent of the Primary Settlement Area designation. The Proposed Development will not negatively impact natural resources, and is compatible in nature to the surrounding land uses.

Settlement Area policies build upon the direction of the Growth Management section of the OP by identifying that designating land for development in accordance with current commercial, industrial and residential growth rates (i.e. planning based on past performance) only permits areas with a history of growth to continue to grow. Grey County residents, however, have expressed a desire for properly

planned growth, but not growth based strictly on past performance. These policies identify that the population and employment projections prepared in support of the County OP have considered a range of growth factors including past trends and future prospects. While these policies state that future prospects were considered as part of the growth projections, it is clear that growth pressures within the Township of Southgate, specifically within the community of Dundalk have exceeded the future prospects considered at the time the County OP was prepared in that acknowledgment is given for the need to monitor potentials to ensure sufficient lands are available to accommodate demand. Where a municipality has demonstrated through a comprehensive review, the County will consider changes to the settlement area boundaries. As discussed above, the Comprehensive Review Report has demonstrated the need for the proposed residential settlement expansion.

General policies affecting settlement areas are contained in Section 3.4 of the County OP. Generally, the policies prescribe Plans of Subdivision provide orderly street patterns, make efficient use of services, and a variety of housing opportunities. The Proposed Development incorporates an efficient modified grid street pattern, providing for safe travel for motorists, cyclists and pedestrians, including access to the recreational facilities provided within the Site as well as the services and amenities provided within the community of Dundalk. It also provides a variety of housing unit types and sizes in a compact manner, contributing to an efficient use of services.

The County OP establishes a minimum density of 20 units per net hectare for new development in Primary Settlement Areas. The County OP defines "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. Therefore excluding the proposed Open Space block associated with the wetland and its associated buffer, roads, the storm water management pond block and the park the proposed net density of the Site is 33.4 units per net residential hectare (155 units / 4.64 ha). It is submitted the proposed density of 33.4 units per net residential hectare contributes to achieving the prescribed overall density target for Dundalk.

Section 4.1 of the County OP provides the housing policies for the County. The housing policies of the OP encourage a wide variety of housing by type, size, and tenure to meet the needs of current and future residents of the County. Intensification and redevelopment are encouraged, as well as housing accessible to lower and moderate income households. The Proposed Development provides a range and mix of housing types in a compact urban form. The inclusion of smaller freehold unit types such as the reduced frontage single detached and townhome dwellings that are proposed will contribute to a more affordable freehold housing product being provided within the County.

The Natural Grey policies of the County OP identify the Natural Environment land use designations include Hazard Lands and Provincially Significant Wetlands (PSW) and Significant Coastal Wetlands and that new development shall be protected from natural hazards and will generally be directed outside of natural features within these areas. The Proposed Development contains 17 residential lots either wholly or partially located within the current extent of the County's "Hazard Lands" designation. It is noted the mapping of the County's "Hazard Lands" designation is generally consistent with the Township's Official Plan's "Hazard Lands" designation however the Township's "Hazard Lands" designation is slightly more overstated with approximately 35 of the proposed residential lots either wholly or partially located within it. There are no Provincially Significant Wetlands identified on or within 120 metres of the Site.

Upon review of the supporting studies prepared for the Proposed Development it is apparent the natural feature mapped as "Hazard Lands" does not actually present any sort of natural hazard but should be more accurately categorized as an "other wetland". The FSR/SWM Report submitted in support of this

application concluded no natural hazard constraints exist on the Site. The EIS prepared in support of this application by SLR Consulting assessed the feature identified as the “Hazard Lands” designation and the corresponding Environmental Protection zone and identified it as an other wetland and refined where the accurate boundary should indeed be located from a natural heritage perspective and recommended a 10m buffer from the edge of the surveyed dripline. The residential lots proposed adjacent to the refined “Hazard Lands” designation are proposed to be located 13m from the surveyed dripline (10m buffer + 3m trail block) and outside of the refined “Hazard Lands” designation boundary in keeping with the recommendations of the EIS.

While the County OP identifies that a County OPA is not required to refine the Hazard Lands boundary, as a County OPA is required the refinement of the “Hazard Lands” boundary has been included within the proposed changes to the County OP land use schedule.

The County OP also identifies policies related to the protection of “Fish Habitat” and “Other Natural Features” including “Habitat of Threatened and Endangered Species” and “Significant Wildlife Habitat”.

Regarding “Fish Habitat” the EIS prepared by SLR Consulting concludes the Phase 2 development lands are located within lands currently in agricultural land use. The proposal does not anticipate creation of impacts to fish or fish habitat and provisions have been made for the management of the terrestrial linkage associated with the wetlands to minimize the impacts on connectivity and corridor function.

Regarding “Habitats of Threatened and Endangered Species” and “Significant Wildlife Habitat” the EIS prepared by SLR Consulting identifies Candidate SWH identified adjacent to Phase 2 includes:

- The treed swamp (SWD4-3)/meadow marsh (MAM2-2);
- Terrestrial Crayfish.

The Reed-canary Grass Mineral Meadow Marsh and Poplar Mineral Deciduous Swamp are likely SWH for amphibian breeding, and together with the Reed-canary Grass Mineral Meadow Marsh likely provide habitat for Digger Crayfish as well. The habitat for the latter within the agricultural fields is excluded from designation but will be protected within the 10m buffer to the wetland as a precautionary approach. Advice published in 2005 concluded that while “never locally common there are many occurrences of this species in southern Ontario” (Environment Canada 2005). To date, neither the provincial nor federal government has listed the species beyond noting its sensitivity to development.

With respect to SAR Endangered and Threatened Species, although individuals were observed visiting the site, breeding was not confirmed except for Western Chorus Frog. This species is listed as Threatened both provincially and federally. Both the species and its habitat are protected under the ESA, 2007. Any removal of habitat is subject to discussion with the Ministry of Environment, Conservation and Parks and a permit and commitment to creating an overall benefit to the species may be required.

The servicing policies of the County OP detail the servicing options that are preferred within the County. Municipal sewage and water systems are the preferred form of servicing for Settlement Areas. The policies require all new subdivisions to incorporate surface water management systems in order to prevent on or off site flooding or erosion and to prevent the deterioration of environmentally sensitive watercourses. A Functional Servicing and Stormwater Management (FSR/SWM) Report which demonstrates the feasibility of the planned expansion of municipal services and the proposed SWM techniques has been prepared in support of the Proposed Development by C.F. Crozier and Associates and is summarized in **Section 5.2** of this Report.

The Significant Threats policies of the County OP identify that Wellhead Protection Areas (WHPAs) and Intake Protection Zones (IPZs) are included within Appendix A and prescribe that any Planning Act applications proposed within the Municipal WHPAs or IPZs will be subject to a review by the County and the local municipality to assess the risks of such uses to potentially contaminate groundwater or surface water. The southern portion of the Site is partially within wellhead protection area zone D as identified on Appendix A of the County OP. It is submitted that the proposed low density residential land use is not expected to pose any significant threat to drinking water.

The County of Grey is the approval authority for the proposed Draft Plan the upper-tier planning authority. The Plans of Subdivision and Condominium Policies of the County OP have been reviewed. It is submitted that the design provides access to the existing CP Rail Trail, promotes walkability throughout the plan by providing open space and park areas suitable for trail development, sidewalks will be provided as per municipal standards, the street pattern fits within the existing road network and utilizes an efficient modified grid pattern, impact on the natural environment has been assessed and taken into consideration, a parkland block has been provided, the lots and road network have been designed to consider snow removal and emergency vehicle access, a range of housing types, densities and affordability are provided across the Site, and the proposal is consistent with the PPS and the Township's Official Plan as proposed to be amended.

Based on the above analysis, it is submitted the proposed County OPA, Township OPA, ZBA, and Draft Plan conform to the County of Grey Official Plan.

4.4 Township of Southgate Official Plan

The Township of Southgate Official Plan ("Township OP") is the applicable lower tier policy document guiding development on the Site. The Township OP identifies the broad vision of the Township as a vibrant, progressive community that is an attractive place to live, work, and invest. To achieve these objectives, the Township will support a mix of residential development to enhance its existing quality of life and rural charm; and strive for diversity within the agricultural, commercial, industrial, recreation and tourism sectors to enhance growth opportunities.

The Proposed OPA is a map change to Township OP Schedule A and proposes to redesignate the developable area of the Site from "Rural" and "Hazard Lands" to be within the Dundalk Settlement Area and be designated "Neighbourhood Area" in order to facilitate the Proposed Development.

The Growth Principles of the Township OP include providing for efficient and cost-effective development strategies, including directing growth to existing settlement areas and ensuring a safe and healthy, living and working environment. The Site is within the existing Settlement Area of Dundalk, and its efficient layout and design will contribute to ensuring a safe and healthy living environment.

Section 3.2 of the Township OP provides the goals and objectives of the Settlement, Housing and Employment Areas. Goals include promoting Settlement Areas as the focus of growth for the Municipality and providing for an appropriate range of housing types and densities required to meet current and future residents' needs within the regional market area.

Objectives include directing major forms of new residential growth to the Urban Community (Dundalk), where full municipal services and other community facilities exist, to promote limited development within the Village Communities, to generally not permit the further expansion of the Village Communities beyond

the existing boundaries, and 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.

Based on these goals and objectives of the Township OP it is clear that the priority for new growth moving forward is within the Urban Community or Primary Settlement Area of Dundalk and that growth in the smaller Village Community settlement areas be limited to within their existing boundaries. This identifies that the Township will only consider settlement expansions to the Primary Settlement area of Dundalk where future growth can be provided in a compact form and serviced on full municipal services.

Section D of the Township OP outlines the Land Use Policy for the Township, including the various designations across the Township. This section is intended to provide the basis for future development within the Township, and guidance to Council in the consideration of development proposals and requests for amendments to the Official Plan and implementing Zoning By-law.

The Site is currently designated "Rural" and "Hazard Lands" and is outside of the existing Settlement Area as per the Township OP. The Proposed Township OPA proposes to refine the "Hazard Lands" designation as per the surveyed dripline and buffer identified in the EIS, redesignate the developable portion of the Site to the "Neighbourhood Area" designation and to expand the Dundalk Settlement Area to include the developable portion of the Site proposed for development.

Section 10.9.1 of the Township OP states that an expansion of the Settlement Area may only be permitted under the following circumstances:

- At the time of a Comprehensive Review;
- It has been demonstrated that there are not sufficient opportunities to accommodate projected growth within the Settlement Area Boundary over the time horizon;
- It has been demonstrated that infrastructure that is planned or available is suitable over the long term;
- If in the Agricultural designation, it has been demonstrated no reasonable alternatives exist which avoid the Agricultural designation; and,
- It has been demonstrated that impacts on nearby agricultural operations are mitigated to the extent feasible;

Upon discussion with County and Township staff, a privately initiated Comprehensive Review was undertaken to assess whether a residential settlement expansion is warranted from a population growth/population capacity perspective and if so which location abutting the Dundalk Settlement Boundary is the preferred location for a residential settlement expansion. A Comprehensive Review Report was prepared by MHBC, which is discussed in **Section 5.1** of this Report. The analysis conducted through this Report addresses the criteria of the Section 10.9.1 in detail and concludes a settlement area expansion for the developable portion of the Site is required to accommodate projected growth and is the preferred location for a residential settlement expansion surrounding the current Dundalk settlement boundary.

Section 10.9 of the Township OP speaks to Official Plan Amendments. In considering amendments to the Plan, Council should be satisfied in:

- (a) *The need for the proposed change save and except those amendments to permit mineral aggregate resource operations.*
- (b) *The effect of the proposed change on the demand for services and facilities.*
- (c) *The physical suitability of the land for such proposed use as it relates to the following:*
 - i. *environmental and/or physical hazards;*

- ii. *natural heritage features;*
 - iii. *traffic impacts and safety, accessibility and convenience;*
 - iv. *adequacy of the potable water supply and suitability of the site for sewage disposal facilities;*
 - v. *the compatibility and potential affects of the proposed use on the surrounding area; and*
 - vi. *environmental, engineering, hydrogeological or other studies that may be required to determine the suitability of the site.*
- (d) *The potential affects of the proposed use on the financial position of the municipality, particularly the demand for services and facilities.*

With regard to Section 10.9, the following analysis is presented. Subsection (a) speaks to the need for the proposed changed. As detailed in **Section 5.1** of this Report, the Township is currently experiencing high levels of growth. Adequate lands for development are limited, and as such an expansion to the existing settlement area is proposed to provide opportunities to accommodate this growth. As such, the proposed amendment is in line with the criteria of subsection (a). Subsection (b) speaks to the effect of the amendment on the demand for services and facilities. The Proposed Development is not anticipated to detrimentally impact existing services and facilities. Subsection (c) speaks to the physically suitability of the lands in terms of environmental hazards, natural heritage features, traffic impacts, servicing considerations, and compatibility between land uses. This criteria has been addressed through the supporting studies submitting in support of the development. Lastly, subsection (d) speaks to impacts on the Township's financial position. The Proposed Development will increase the tax base of the municipality and the proposed compact built form will contribute towards spreading the cost of services and infrastructure over a larger municipal tax base. The increased demand on services and facilities are not anticipated to impact the municipality's financial position.

Section 4.1 of the Township OP introduces the Neighbourhood Area designation. The Neighbourhood Area designation is intended for lands within the Urban Community which are primarily residential in nature, while also incorporating other compatible uses, such as open space uses. The Neighbourhood Area designation includes areas of existing and planned residential development. The existing "Rural" designation on the Site is proposed to be re-designated to the Neighbourhood Area designation to facilitate the Proposed Development and to expand the existing Dundalk Settlement Area. As part of the Proposed Township OPA the current "Hazard Lands" designation on the Site is proposed to be refined based on the findings of the EIS, with some lands being redesignated from "Hazard Lands" to "Neighbourhood Area".

Permitted uses in the Neighbourhood Area designation include low and medium density residential dwellings, and public uses, among other uses. The Township OP contains a policy specific to townhouse and multiple dwelling uses in the Neighbourhood Area designation. In considering Zoning By-law Amendments and Site Plan to permit townhouse dwellings, Council needs to be satisfied the that use is compatible with surrounding lands in terms of scale and visual impact, potential traffic impacts have been addressed, adequate parking, open space, and buffering has been incorporated, the use is serviced by municipal and sanitary services, and the lots can be adequately serviced by community facilities. The Proposed Draft Plan locates the proposed townhouses within central blocks internal to the Site and fronting onto local roads, providing a buffer from any adjacent property, reducing the amount of driveways fronting onto collector roads and following a consistent built form and streetscape as the draft plan approved Glenelg Phase 1 subdivision. The use will not create traffic hazards or unacceptable congestion as is detailed in **Section 5.3** of this Report. The proposed park space has been designed to take advantage of the local trail network and the townhouses have been sited in close proximity to the park. The Site can be adequately serviced with municipal services subject to planned expansions to the municipal water and sanitary systems as detailed in **Section 5.2** of this Report. There are adequate

community facilities in proximity to the Site and many are within walking distance providing for active transportation opportunities, and there is appropriate stormwater management solution for the Site as outlined in **Section 5.2**.

Public Spaces are addressed in Section 3.9 of the Township Official Plan. This section includes policies relating to parkland dedication through Planning Act applications, as well as locating public open spaces in a way which benefits the greatest number of people when it is new development. A park block is included in the Proposed Draft Plan, as well as trail connections to the CP Rail Trail. The park block is 0.35 hectares in area, representing 4.07% of the Site area, excluding the large open space block.

The general lot creation policies of the Township OP identify that Council shall only recommend approval of plans that comply with the policies of the OP, can be supplied with adequate water and wastewater services, as well as public services such as roads, schools, fire, and policing. Additionally plans of subdivision shall only occur by an amendment to the ZBA and must satisfy Council that a need for the proposed form of housing and development exists and the form of housing will not detrimentally alter the character of the community. The Proposed Development has regard for the general lot creation policies as the development can be adequately serviced by existing or planned infrastructure. In addition, the anticipated growth of the Township calls for additional housing need as per the findings of the Comprehensive Review Report. The Proposed Development is in character with the existing land uses, has been designed as a natural extension of the Draft Plan Approved Glenelg Phase 1 subdivision and is not anticipated to detrimentally alter the character of the community.

The development is contiguous and compatible with the existing development pattern of the area, including the Draft Plan Approved Glenelg Phase 1 subdivision to the south. The proposed residential, stormwater and parkland uses are compatible with existing and permitted land uses on adjacent lands, the Site will be fully serviced, no limited sight lines will be created, the soil is suitable for development, no Hazard Lands exist on the developable portion of the Site and the natural wetland feature identified on the west of the property is proposed to be restrictively designated/zoned including a recommended 10 metre buffer. The minimum distance separation calculations included within the Agricultural Impact Assessment prepared by MHBC identify that there is no impact from MDS to the Proposed Development and the new lots created will be positioned in a compact, clustered form.

Section 8 of the Township OP contains the municipal servicing policies. This section of the Official Plan identifies that all development requires a safe system of water supply and sanitary disposal, and that existing and planned infrastructure should be efficiently used. It also identifies that full municipal services is the preferred form of servicing from a hierarchy perspective and that all water and sanitary services shall comply with the standards and regulations of the Ministry of Environment and the Township of Southgate. The Site is proposed to be fully serviced on existing and planned services and will be designed to meet all applicable requirements, as identified in the Functional Servicing Report prepared by C.F. Crozier and Associates. More information is included in **Section 5.2** of this Report.

The Stormwater Management policies of the Township OP require new plans of subdivision to submit a Stormwater Management Report, demonstrating adequate stormwater management techniques are to be implemented on Site. The draft plan provides for an on-site stormwater management block that meets current Provincial and Township standards and requirements. Stormwater management is proposed to be treated via the proposed stormwater management pond located at the north end of the Proposed Draft Plan. As identified, a summary of the Functional Servicing and Stormwater Management Report prepared for the Site can be found in **Section 5.2**.

The Transportation policies of the Township OP seek to ensure vehicles and pedestrians are able to move safely and efficiently within a rationale system of routes. The Site has been designed with a 20 metre wide modified grid road network that will allow safe and efficient passage for both vehicles and pedestrians. A trail system has been provided for which provides access from the abutting rail trail, and connections to the stormwater management pond block, north-south trail block and to the park block. These active transportation connections extend beyond the Proposed Draft Plan and connections are provided to the Draft Plan Approved Glenelg Phase 1 subdivision to the south as well as the services and amenities that can be found in the downtown area of Dundalk.

The western portion of the Site is designated "Hazard Lands" within the Township OP. The Natural Heritage policies of the Township OP identify the "Hazard Lands" designation identifies lands having inherent environmental hazards including: floodplains, steep slopes organic or unstable soils, poorly drained areas with seasonal or permanent high groundwater table and evaluated non-provincially significant wetlands. The The FSR/SWM Report submitted in support of this application concluded no natural hazard constraints exist on the Site. The EIS prepared in support of this application by SLR Consulting assessed the feature identified as the "Hazard Lands" designation and the corresponding Environmental Protection zone and identified it as another wetland and refined where the accurate boundary should indeed be located from a natural heritage perspective and recommended a 10m buffer from the edge of the surveyed dripline. The residential lots proposed adjacent to the refined "Hazard Lands" designation are proposed to be located 13m from the surveyed dripline (10m buffer + 3m trail block) and outside of the refined "Hazard Lands" designation boundary in keeping with the recommendations of the EIS.

The Natural Heritage policies of the Township OP also identify policies regarding the protection of Areas of Natural and Scientific Interest, Threatened and Endangered Species Habitat and Significant Wildlife Habitat. The EIS prepared by SLR Consulting identifies the treed swamp (SWD4-3)/meadow marsh (MAM2-2) and terrestrial crayfish located along the dripline of the wetland feature as the only potential Significant Wildlife Habitat and identify these will be appropriately protected within the proposed EP block and its associated 10m buffer. With respect to SAR Endangered and Threatened Species, although individuals were observed visiting the site, breeding was not confirmed except for Western Chorus Frog. This species is listed as Threatened both provincially and federally. Both the species and its habitat are protected under the ESA, 2007. Any removal of habitat is subject to discussion with the Ministry of Environment, Conservation and Parks and a permit and commitment to creating an overall benefit to the species may be required.

Section 7.6 of the Township OP identifies the Archaeological Conservation policies which identify that the consideration of major new private development proposals be preceded by an archaeological assessment. A Stage 1-2 Archaeological Assessment has been conducted for the Site by AMICK Consultants Limited and it was determined that the Site contains no significant archeological or cultural heritage resources. A summary of its findings can be found in **Section 5.6** of this report. Correspondence has been received from the Ministry of Heritage, Sport, Tourism, Culture Industries (MTCS) dated January 30, 2020 clearing the Site of any archaeological concern.

Based on the above, it is concluded that the proposed County OPA, Township OPA, ZBA, and Draft Plan conform to the Township of Southgate Official Plan.

4.5 Township of Southgate Zoning By-law

The Comprehensive Zoning By-law for the Township of Southgate (the "Township ZBL") is applicable to the Site. The Site is currently zoned Restricted Agriculture (A2). Accordingly, a Zoning By-law Amendment is required to permit the proposed development. As previously stated, the proposed ZBA will re-zone the Site to a Residential Type 1 Exception 378 Hold zone (R1-378-H), a Residential Type 3 Exception 379 Hold zone (R3-379-H), and the Open Space (OS) zone. The proposed provisions for the R1-378-H and R3-379-H zones are the same for the recently approved Flato East and Flato North subdivisions, as well as the abutting Draft Plan Approved Glenelg Phase 1 subdivision to the south. The lots have been properly designed to allow for these zone provisions to be adhered to.

Table 2: Comparison of Parent Zones and Proposed Exception Zones

Zone Provision	R1 Zone Requirement	Proposed R1-378 Zone Requirement	R3 Zone Requirement – For a Townhouse Block	Proposed R3-379 Zone Requirement – For a Townhouse Dwelling Unit
Minimum Lot Frontage	Int: 12.12 m Corner: 15 m	9.75 m	40 m	5.75 m
Minimum Lot Area	465 m ²	300 m ²	1,200 m ²	180 m ²
Maximum Lot Coverage	35%	40%	35%	40%
Maximum Number of Dwelling Units	N/A	N/A	4 + 1 additional for each 300 m ² of lot area	N/A – Applies to each dwelling unit
Minimum Front Yard	7 m	6 m	7.5 m	6 m
Minimum Interior Side Yard	1.5 m	1.2 m on one side and 0.6 m on the other side	4 m	1.5 m end wall 0 m common wall
Minimum Exterior Side Yard	4.5 m	4 m	6 m	4 m
Minimum Rear Yard	7.6 m	<i>No Change</i>	10 m	7.6 m
Minimum Floor Area	1 storey: 90 m ² 1.5 storey: 105 m ² 2 or 2.5 storey: 130 m ²	<i>No Change</i>	Bachelor: 41 m ² 1 Bed: 55 m ² 2 Bed: 70 m ² 3 Bed: 83 m ² 3+ Bed: 83 m ² + 10 m ² per additional bedroom	<i>No Change</i>
Maximum Height	2.5 storeys	<i>No Change</i>	3 storeys	<i>No Change</i>
Minimum Play Space	N/A	N/A	1 bed: 1.8 m ² 2 bed: 3.7 m ² 3+ bed: 5.6 m ²	Nil

Based on the above, it is concluded that the proposed ZBA is in keeping with approaches used in the Township of Southgate Zoning By-law.

5.0 SUPPORTING DOCUMENTS

The following sections provide a brief summary of the documents provided in support of the proposed County and Township OPAs, ZBA, and Draft Plan.

5.1 Comprehensive Review Report

A Comprehensive Review Report was prepared by MHBC to analyze the potential for a residential settlement expansion to the Dundalk Settlement Area within the Township of Southgate.

The Report first identified whether there is a need for a residential settlement expansion by projecting growth to the identified time horizons and comparing this against the identified potential population capacity of the Dundalk Settlement Area.

Once a need for a residential settlement expansion was determined, the next step was to determine what location surrounding and immediately abutting the Dundalk Settlement Boundary was the most desirable for a settlement expansion based on a number of factors and disciplines.

The process included:

- Determining the potential population capacity within the existing settlement area through an analysis of existing vacant and underutilized residentially designated lands, existing committed capacity, and existing population;
- Projecting anticipated growth using building permit data and mirroring the methodology implemented by the Township in their 2017 Development Charge Study to account for recent trends in growth; and,
- Evaluating the opportunities and constraints of parcels surrounding the existing Settlement Area to determine the most logical locations for potential residential settlement expansions.

The Report concludes that supporting a residential Settlement Area Expansion on the Glenelg Phase 2 Lands was found to be the preferred option and the number of units proposed with the Glenelg Phase 2 Draft Plan can be supported under both the 2038 and 2045 time horizon scenarios.

5.2 Functional Servicing Report/Stormwater Management Report

A Functional Servicing and Stormwater Management Report was completed by C.F. Crozier & Associates Inc. in support of the Proposed Development. The Report details the servicing and stormwater management strategy for the Site, including a discussion of existing conditions, existing and proposed sanitary and potable water infrastructure, and utilities.

The Site is a logical extension of the Draft Plan Approved Carriage House Phase 1 lands, and as such, sanitary and watermain infrastructure is proposed to be extended from the Phase 1 lands. Gravity sanitary services are to be provided via connection to the Phase 1 lands, as well as an internal watermain system with two connections to the Phase 1 lands.

The subject lands are to be fully serviced by hydro, natural gas, cable, and telecommunication service.

The Report discusses the stormwater management strategy for the Site, including a description of the stormwater management facility. The proposed stormwater pond will provide both quality and quantity control. The proposed SWM Facility is adequately sized to provide “enhanced protection” level treatment while controlling post-development flows to pre-development levels for all storms up to the 100 year storm event. The facility will incorporate 24 hour retention of the 25mm event to provide erosion control.

The Functional Servicing and Stormwater Management Report concludes that the Proposed Development can be adequately serviced and recommends approval of the applications.

5.3 Traffic Impact Study

A Traffic Impact Study was completed by C.F. Crozier and Associates Inc. in support of the subject applications. The Study detailed existing conditions, the Proposed Draft Plan and a discussion of the road network and impacts to surrounding areas, as well as future conditions based on increased trip generations to a horizon of 2030.

The Study concludes the study intersections are currently operating and are anticipated to continue operating with a level of service of B or better. The addition of the site generated traffic is anticipated to have a minimal impact on the operations of the boundary road network.

In addition, sight distance analyses at the proposed site accesses were completed and were found to be acceptable, as per the standards of the Geometric Design Guide for Canadian Roads.

The Traffic Impact Study concludes the Glenelg Phase 2 Draft Plan and associated development applications can be supported from a traffic operations and safety perspective.

5.4 Environmental Impact Study

An Environmental Impact Study was prepared by SLR Consulting in support of the Subject Applications. The Study includes a discussion of planning context, existing environmental conditions across the Site, a description of the development, impact assessments, and policy conformity. The purpose of the Study is to demonstrate the Proposed Development’s alignment with provincial and municipal requirements.

The Study included both a literature review and various field investigations over the course of the Owner’s involvement with the Site. Field investigations included identification of key natural heritage features, vegetation investigation, amphibian breeding surveys, breeding bird surveys, and establishment of wetland boundary.

The Phase 2 development lands are located within lands currently in agricultural land use. The proposal does not anticipate creation of impacts to fish or fish habitat and provisions have been made for the

management of the terrestrial linkage associated with the wetlands to minimize the impacts on connectivity and corridor function.

The EIS identifies the treed swamp (SWD4-3)/meadow marsh (MAM2-2) and terrestrial crayfish located along the dripline of the wetland feature as the only potential Significant Wildlife Habitat and identify these will be appropriately protected within the proposed EP block and its associated 10m buffer. With respect to SAR Endangered and Threatened Species, although individuals were observed visiting the site, breeding was not confirmed except for Western Chorus Frog. This species is listed as Threatened both provincially and federally. Both the species and its habitat are protected under the ESA, 2007. Any removal of habitat is subject to discussion with the Ministry of Environment, Conservation and Parks and a permit and commitment to creating an overall benefit to the species may be required.

The analysis of the natural heritage features and functions associated with Proposed Draft Plan indicate that the proposed community within Dundalk can proceed within the context of provincial and regional policies to protect essential natural heritage function and SAR within the landscape in the long term. A number of constraints and mitigation strategies were recommended in the Study, including:

- Recommendations as outlined in the accompanying application documents (i.e. Geotechnical Investigation reports and or Hydrogeology reports are to be respected);
- Permanent post and page wire or chain-link fence are recommended along the limits of proposed buffers. This fencing should be sturdy beyond the typical rebar and sediment fabric fence. Prior to the commencement of construction, the limits of protection areas (buffers) are to be delineated and fenced to avoid inadvertent intrusion of machinery or other activities such as stockpiling of materials. Temporary sediment control fencing can be attached to the fencing and must be maintained and remain in place until final grading and landscaping has been completed.
- Grading limits are to respect minimum root protection zones for trees along the woodland and where present along the wetland edge. Minimum protection of the root zone is measured the base of the tree to the tree's dripline. Earthworks/ grading, stockpiling of material etc. is to be directed away from protection areas. Final site grading and design is to ensure these areas are not encroached upon unless approved by the Township and SVCA where minor grading intrusions may be necessary (e.g. to match grades),
- Vegetation removals associated with construction related activities are to be minimized. Additional tree hording/ fencing may be required in consultation with the SVCA to prevent intrusion and stockpiling of materials into adjacent forests and swamps.
- Stockpiling of materials should be kept away from adjacent natural features; no fill should be placed in and around the wetland communities;
- Exposed soils should be re-vegetated as soon as possible with native seed mixes to reduce erosion. If stabilization is not possible by plantings, then other appropriate erosion controls (e.g. coir mats) should be applied in the interim
- It is the responsibility of the proponent to ensure that the works are in conformity with the MBCA, 1997, and ESA, 2007 in that no migratory bird(s) or SAR species will be harassed, harmed, killed or nests / habitats destroyed by the proposed work. The recommended avoidance window (where vegetation removal should be avoided) is from April 1 to August 31st. No avoidance window absolves the proponent or their contractors from contriving the MBCA or ESA. If a nest, egg, fledging or SAR species is encountered work must stop and the appropriate agency (e.g. Environment Canada and Climate Change) be consulted for advice.
- Restoration of the buffer is proposed. This is to be seeded with native species meadow mix (suitable for this growing region and soils). Native Milkweed (*Asclepias* sp.) should be incorporated into any buffer planting seed mix and where possible other natural areas on Phase 2. The area is to

be maintained as a maintenance free area for pollinators and edge bird species using SVCA specification and guidelines;

- To protect wildlife in general, no animals are to be knowingly harmed. If wildlife is encountered during construction, work must stop, and animals be allowed to disperse on their own. If necessary, the SVCA or MNRF should be contacted for advice;
- Construction monitoring by an ecologist/arborist and certified inspector of sediment and erosion control (CISEC) is recommended as a part of a monitoring program to be developed with the SVCA. This may include (but not limited to): photographic records, periodic SEC inspection reports and inspection of protected limits to ensure no encroachment and other mitigation measures are implemented.
- All outdoor lighting (including any new street lighting and external lighting on buildings) should be directed towards the ground and away from the natural areas.

5.5 Agricultural Impact Assessment

In accordance with the policies of the PPS, an Agricultural Impact Assessment (“AIA”) was completed by MHBC as part of the Comprehensive Review analysis. The purpose of the AIA was to evaluate any potential impacts of the proposed expansion to the agricultural system, evaluate Minimum Distance Separation Formulae compliance, as well as to identify measures to mitigate any impacts to the extent possible. The AIA was prepared in accordance with the province’s Draft Agricultural Impact Assessment Guidelines and evaluated the proposed expansion in the context of provincial and local policies pertaining to settlement expansion.

The AIA concludes the Site is identified as being designated “Rural” and are not considered a Prime Agricultural Area, compliance with MDS guidelines has been met and although there will be a permanent loss of 8.71 hectares of “Rural” land, impacts on surrounding agricultural operations within the study area will be negligible and can be mitigated.

5.6 Stage 1-2 Archaeological Assessment

The Stage 1-2 Archaeological Background Study Report was completed for the Property by AMICK Consultants Limited on August 9, 2018. The Stage 1 Archaeological Assessment consisted of property inspection, photographic documentation concurrent with high-intensity test pit methodology at 5 metre interval between individual test pits, a high intensity pedestrian survey at an interval of 5 metres between individual transects and an intensified pedestrian survey at an interval of 1 metre between individual transects.

Although background research suggests the potential for archaeological resources on the Property based on its proximity to a historic railway and areas of documented historic settlements, current conditions indicate several areas that have no or low archeological potential or are inaccessible including the footprint of existing structures, areas under gravel, and areas that are not accessible due to the presence of concrete and refuse mounds.. These areas have been excluded from the Stage 2 Archaeological Assessment.

A significant portion of the Study Area did exhibit archeological potential and the balance of the Property was subject to a Stage 2 Archeological Assessment. During the Stage 2 survey of this area, no archaeological sites or resources were found.

The Stage 1-2 Archaeological Property Assessment concludes with the following recommendations:

- No further archaeological assessment of the study area is warranted;
- The Provincial interest in archaeological resources with respect to the proposed undertaking has been addressed;
- The proposed undertaking is clear of any archaeological concern.

Correspondence has been received from the Ministry of Heritage, Sport, Tourism, Culture Industries (MTCS) dated January 30, 2020 confirming the Ministry has reviewed the report and confirmed no further archaeological assessment of the study area is warranted, the Provincial interest in archaeological resources with respect to the proposed undertaking has been addressed and that the proposed undertaking is clear of any archaeological concern.

6.0 SUMMARY & FINDINGS

Based on the analysis outlined throughout this Report, and the conclusions of the other technical studies, it is the opinion of the undersigned that the proposed County and Township Official Plan Amendments to expand the Dundalk Settlement Area and the proposed Zoning By-law Amendment and Draft Plan of Subdivision are in the public interest and represent good planning for the following reasons:

1. They are consistent with the Provincial Policy Statement;
2. They conform to the Grey County Official Plan;
3. They conform to the Township of Southgate Official Plan; and,
4. The proposed ZBA is in keeping with the approach used in the Township of Southgate's Comprehensive Zoning By-law.

Respectfully submitted,

MHBC



Kory Chisholm, BES, M.Sc., MCIP, RPP
Partner



Andrew Edwards, BES
Planner

Figures

Figure 1

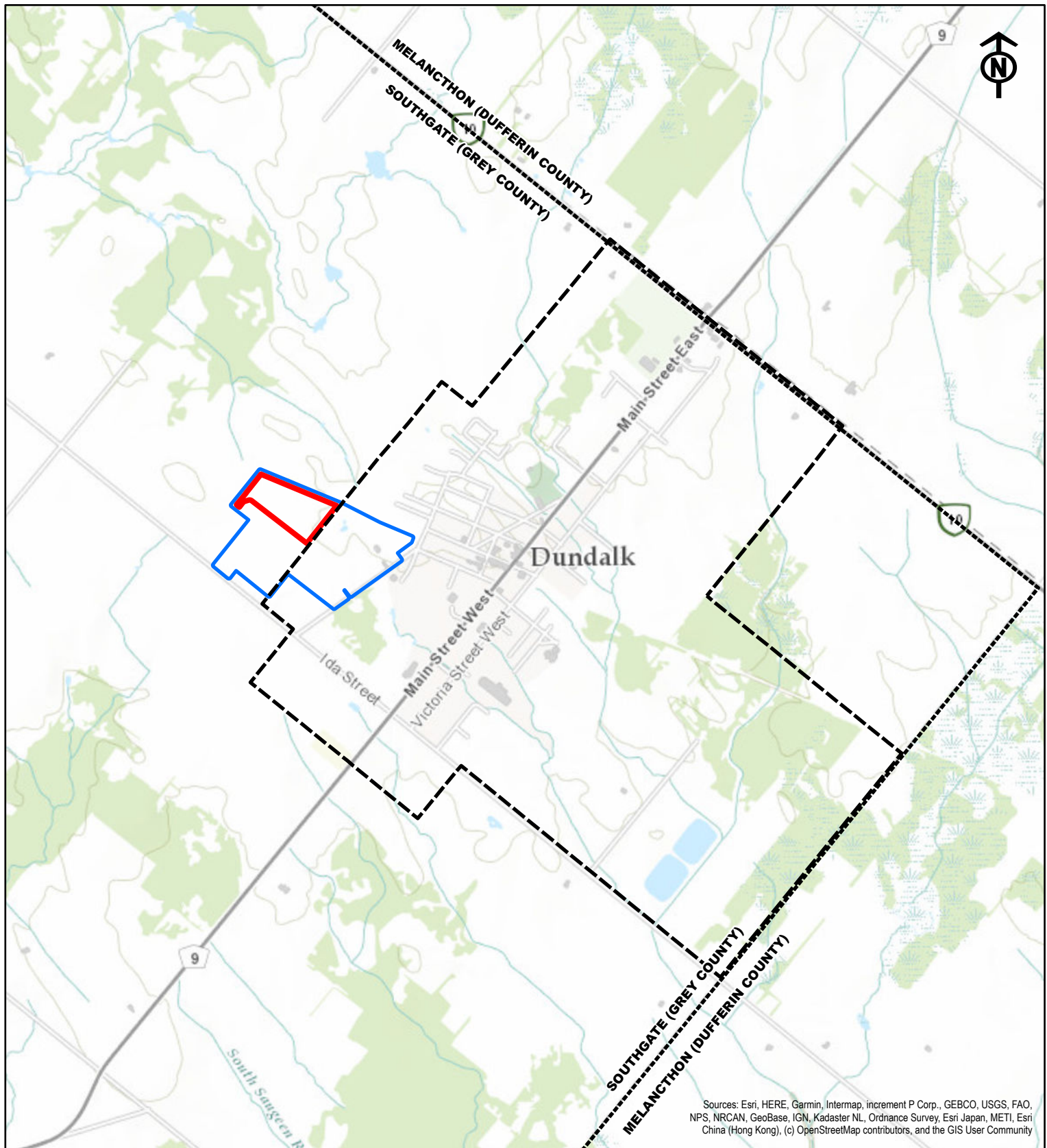


FIGURE 1
SITE LOCATION

231 Glenelg Street
Part of Lots 227 & 228
Concession 2, SWTSR
Township of Southgate

LEGEND

- Site Boundary
- Land Holdings
- Settlement Boundary


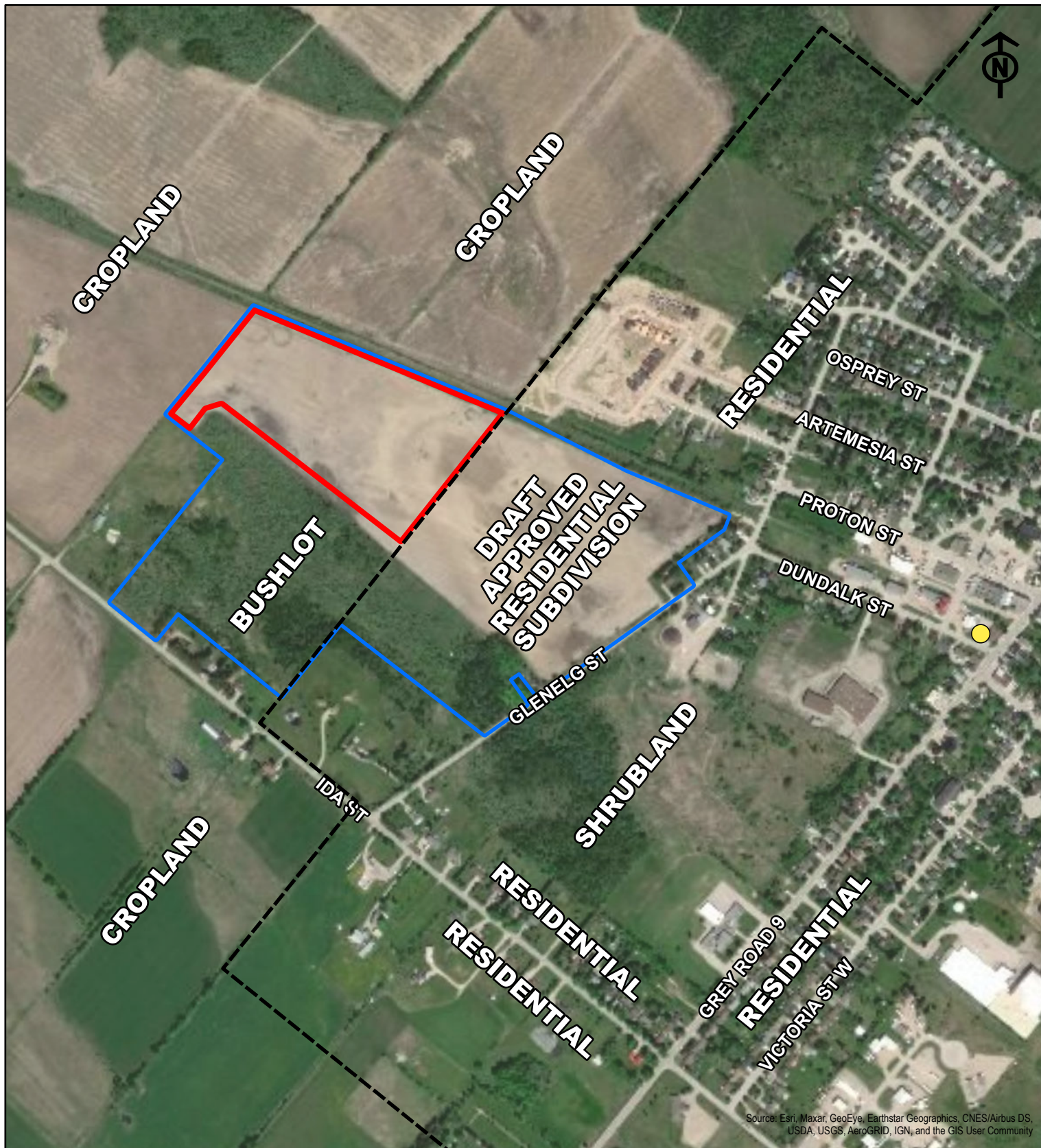
DATE	Jul. 10, 2020
SOURCES	ESRI
0 100 200 400 600 800 1,000 Meters	
15184X - Report Figures	
 PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE	

Figure 2



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

FIGURE 2
SITE CONTEXT

231 Glenelg Street
Part of Lots 227 & 228
Concession 2, SWTSR
Township of Southgate

LEGEND

- Site Boundary
- Land Holdings
- Settlement Boundary
- New Medical Centre

DATE Jun. 23, 2020

SOURCES
ESRI

0 30 60 120 180 240 300
Meters

15184X - Report Figures

Figure 3

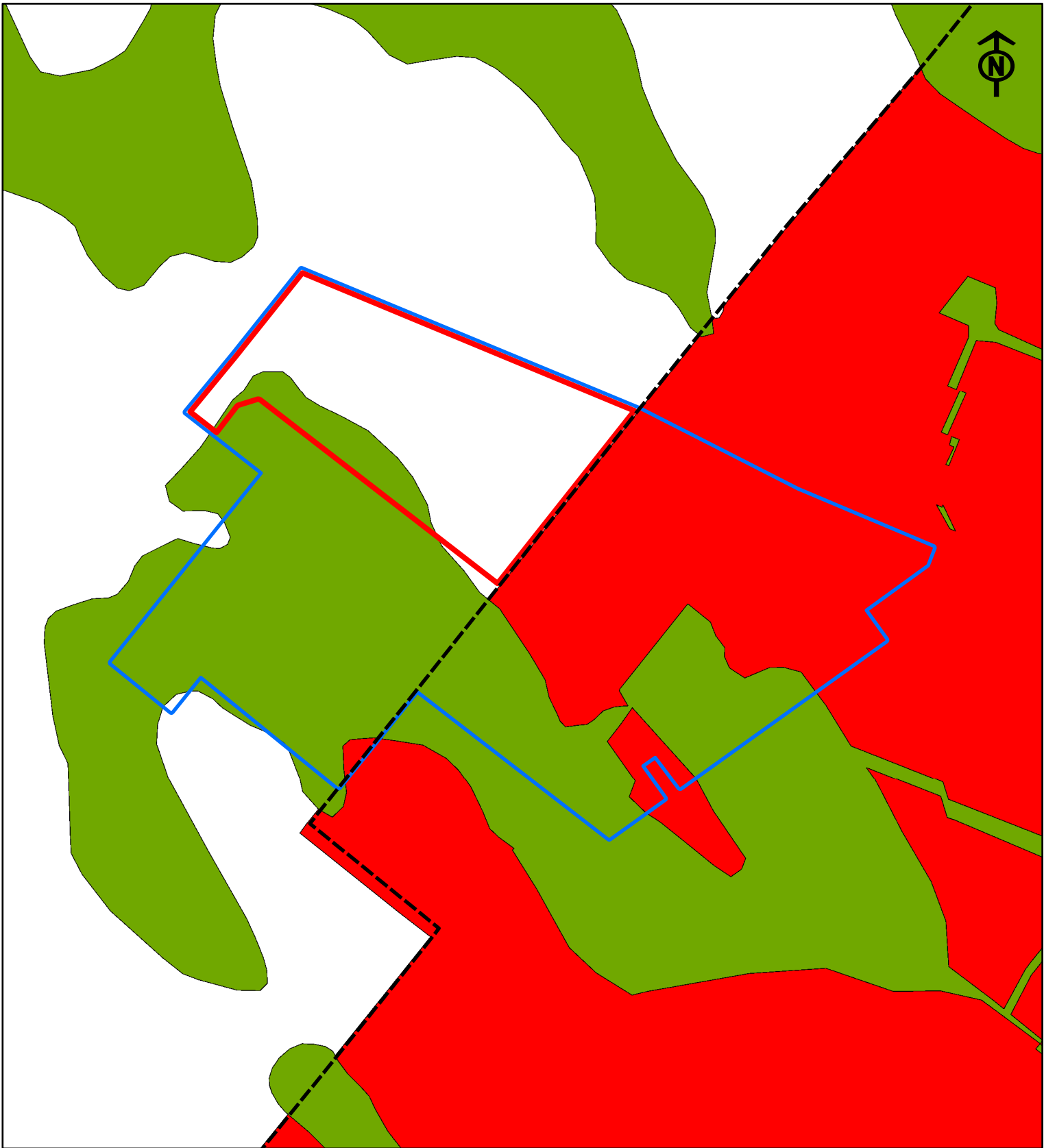


FIGURE 3
COUNTY LAND USE
 COUNTY OF GREY
 OFFICIAL PLAN - SCHEDULE A

231 Glenelg Street
 Part of Lots 227 & 228
 Concession 2, SWTSR
 Township of Southgate

- LEGEND**
- Site Boundary
 - Land Holdings
 - Settlement Boundary
 - Primary Settlement Area
 - Hazard Lands


DATE	Jun. 23, 2020
SOURCES	ESRI County of Grey
<div style="text-align: center;"> 0 20 40 80 120 160 200 Meters </div>	
15184X - Report Figures	
 PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE	

Figure 4

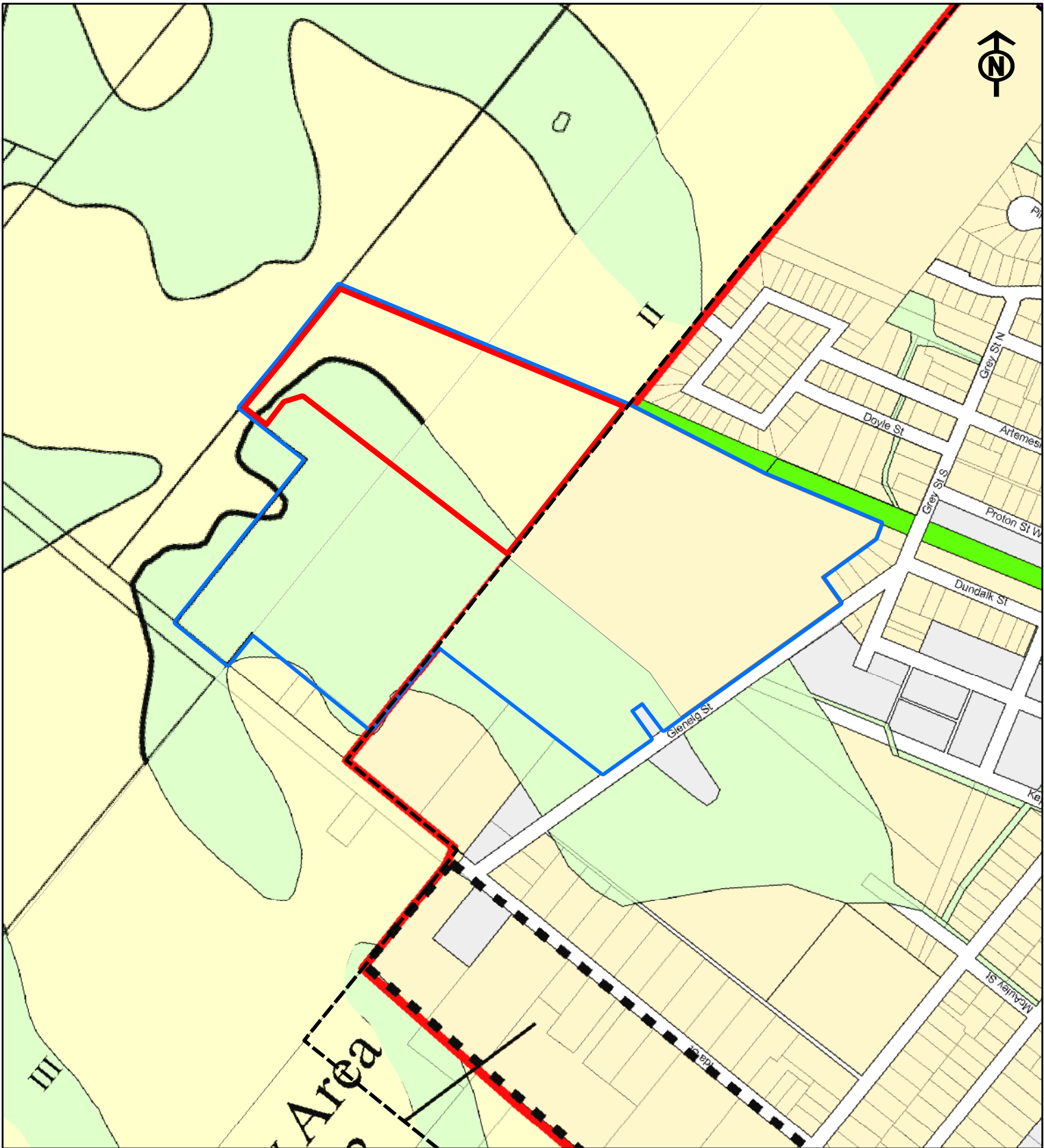


FIGURE 4
TOWNSHIP LAND USE
 TOWNSHIP OF SOUTHGATE
 OFFICIAL PLAN - SCHEDULE A

231 Glenelg Street
 Part of Lots 227 & 228
 Concession 2, SWTSR
 Township of Southgate

- LEGEND**
- Site Boundary
 - Land Holdings
 - Settlement Boundary
 - Rural
 - Neighbourhood Area
 - Industrial
 - Hazard Lands
 - Public Space

DATE	Jun. 23, 2020
SOURCES	ESRI Township of Southgate
0 25 50 100 150 200 250 Meters	
15184X - Report Figures	

Figure 5

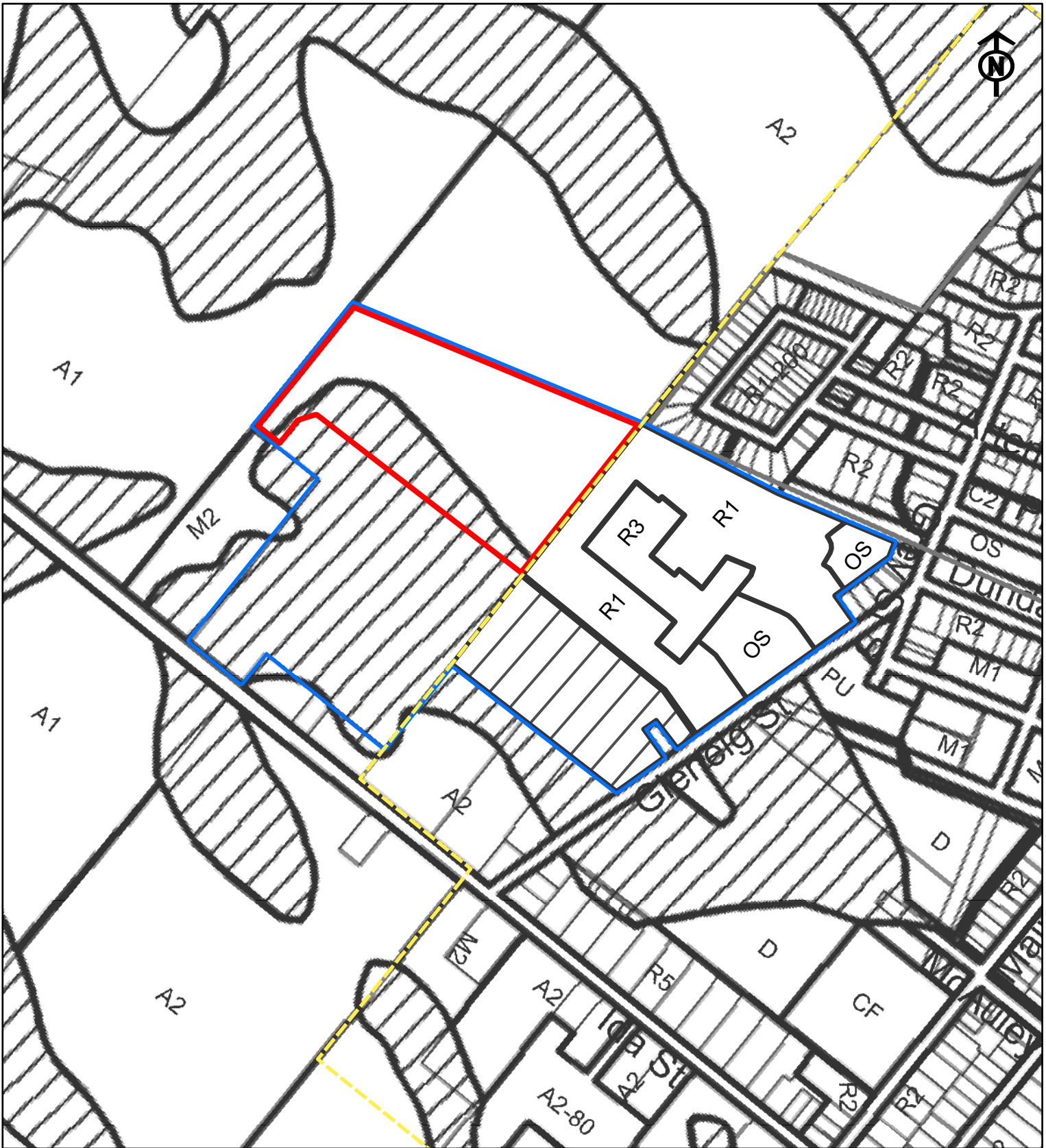


FIGURE 5
TOWNSHIP ZONING
 TOWNSHIP OF SOUTHGATE
 ZONING BY-LAW - SCHEDULE 17

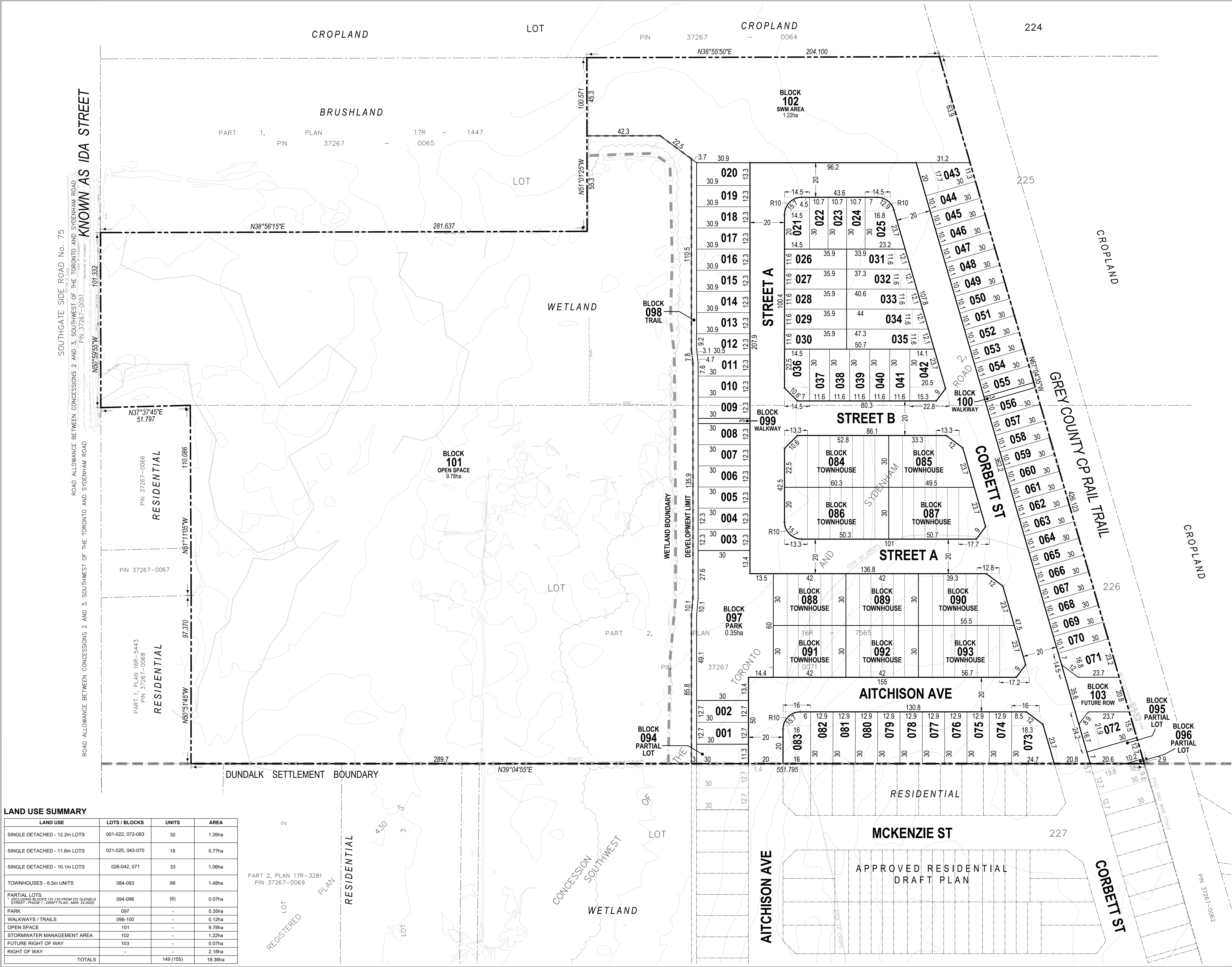
231 Glenelg Street
 Part of Lots 227 & 228
 Concession 2, SWTSR
 Township of Southgate

- LEGEND**
- Site Boundary
 - Land Holdings
 - Settlement Boundary
 - Zone Boundary
 - Environmental Protection

DATE	Jun. 23, 2020
SOURCES	ESRI Township of Southgate
<div> <div>02550100150200250</div> <div>Meters</div> </div>	
15184X - Report Figures	

Appendices

Appendix **A**



LAND USE SUMMARY			
LAND USE	LOTS / BLOCKS	UNITS	AREA
SINGLE DETACHED - 12.2m LOTS	001-022, 072-083	32	1.26ha
SINGLE DETACHED - 11.6m LOTS	021-025, 043-070	18	0.77ha
SINGLE DETACHED - 10.1m LOTS	026-042, 071	33	1.06ha
TOWNHOUSES - 6.5m UNITS	084-093	66	1.48ha
PARTIAL LOTS (INCLUDING BLOCKS 131-133 FROM 231 GLENELG STREET - PHASE 1 - DRAFT PLAN - MAR. 24/2020)	094-096	(6)	0.07ha
PARK	097	-	0.35ha
WALKWAYS / TRAILS	098-100	-	0.12ha
OPEN SPACE	101	-	9.78ha
STORMWATER MANAGEMENT AREA	102	-	1.22ha
FUTURE RIGHT OF WAY	103	-	0.07ha
RIGHT OF WAY	-	-	2.18ha
TOTALS		149 (155)	18.36ha

LEGAL DESCRIPTION

PART OF LOTS 225 AND 226
CONCESSION 2, SOUTHWEST OF THE TORONTO AND SYDENHAM ROAD
TOWNSHIP OF SOUTHGATE
COUNTY OF GREY

OWNER'S CERTIFICATE

I HEREBY AUTHORIZE MACNAUGHTON HERMSEN BRITTON CLARKSON PLANNING LIMITED
TO SUBMIT THIS PLAN FOR APPROVAL.

DATE: OCTOBER 1, 2020

SHAKIR REHMATULLAH - PRESIDENT
2358737 ONTARIO INC.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED ON THIS PLAN
AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY
SHOWN.

DATE: OCTOBER 1, 2020

DAN DZALDOV - OLS
SCHAEFFER DZALDOV BENNETT LTD.
P: 416-987-0101

KEY PLAN

Subject Site

LEGEND

RIGHT OF WAY LINE
BLOCK LINE
LOT LINE
PROJECT BOUNDARY LINE
PARCEL FABRIC

REVISION No. DATE ISSUED / REVISION BY

ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51(17)
OF THE PLANNING ACT R.S.O. 1990 C.P.13 AS AMENDED

A. AS SHOWN
B. AS SHOWN
C. AS SHOWN
D. 83 SINGLE DETACHED LOTS
& 64 TOWNHOUSE UNITS

E. AS SHOWN
F. AS SHOWN
G. AS SHOWN
H. MUNICIPAL WATER SUPPLY
I. LOAM/SILT LOAM

J. AS SHOWN
K. ALL MUNICIPAL SERVICES AS
REQUIRED
L. AS SHOWN

PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE
MHBC PLANNING

113 COLLIER STREET
BARRIE, ON, L4M 1H2
P: 705 728 0045 F: 705 728 2010
WWW.MHBCPLAN.COM

STAMP

DATE
SEPT. 30, 2020

FILE No.
15184H

SCALE
1:1,000
(ARCH D)

DRAWN BY
M.M.

CHECKED BY
K.M.

OTHER

PROJECT
231 GLENELG STREET
PHASE 2

2358737 ONTARIO INC.
3621 HIGHWAY 7 EAST, SUITE 503
MARKHAM, ON L3R 0G6
P:(905) 479-9292 F:(905) 429-9165
WWW.FLATOGROUP.COM

FILE NAME
DRAFT
PLAN OF SUBDIVISION

DWG No.
1 of 1

SCALE BAR

0 5 10 15 20 25 37.5 50 75 100m

MEASUREMENTS SHOWN ON THIS PLAN ARE IN METRES AND CAN BE
CONVERTED TO FEET BY DIVIDING BY 0.3048

N:\Southgate\231 Glenelg Street - 15184H\Drawings\Draft Plan - Phase 2\CAD\15184H - Draft Plan -
Phase 2 - 2020-09-30.dwg

Appendix **B**

Corporation of the County of Grey

By-Law _____

A By-law to Adopt Amendment No. _____ to the County of Grey Official Plan affecting lands described as Part of Lots 225 and 226, Concession 2, Southwest of the Toronto and Sydenham Road, Township of Southgate, County of Grey

The Council of the County of Grey, in accordance with the provisions of Sections 17 and 21 of the *Planning Act*, R.S.O. 1990, as amended, hereby enacts as follows:

1. Amendment No. _____ to the County of Grey Official Plan is hereby adopted.
2. This By-law shall come into force and take effect on the day of the final passing thereof, subject to the provisions of the *Planning Act*, R.S.O. 1990, as amended.

ENACTED AND PASSED this _____ day of _____, 2020.

WARDEN: Paul McQueen

CLERK: Heather Morrison

Certified that the above is a true copy of By-law _____-20 as enacted and passed by the Council of the County of Grey on the _____ day of _____, 2020.

CLERK: Heather Morrison

Amendment No. _____ to the County of Grey Official Plan

Index	Page
The Constitutional Statement	3
<i>Part A – The Preamble</i>	
Purpose	4
Location	4
Basis	4
<i>Part B – The Amendment</i>	
Introductory Statement	6
Details of the Amendment	6
<i>Part C – The Appendices</i>	
Appendix A Planning Justification Report	
Appendix B Initial Merit Report _____	
Appendix C Public Meeting Minutes – DATE	
Appendix D Committee of the Whole Resolution	

Amendment No. ____ to the County of Grey Official Plan

The Constitutional Statement

Part A – The Preamble does not constitute a part of the Amendment.

Part B – The Amendment consisting of the following text and Schedule, constitutes Amendment No. ____ to the County of Grey Official Plan

Part C – The Appendices attached hereto do not constitute part of this Amendment.

These Appendices contain background data, planning considerations and public involvement associated with this Amendment.

Part A – The Preamble

Purpose

The purpose and effect of the County Official Plan Amendment (File #_____) is to re-designate the subject lands from the 'Rural' and 'Hazard Lands' designations to the 'Primary Settlement Area' designation to facilitate an expansion to the Dundalk Settlement Area and the proposed development of the lands for residential and open space purposes.

Location

The lands affected by the proposed Official Plan Amendment are described as Part of Lots 225 and 226, Concession 2, Southwest of the Toronto and Sydenham Road, Township of Southgate, County of Grey.

Basis

The proponent, in support of the application, provided a Planning Justification Report, a Comprehensive Review Report as well as other supporting studies to address the requirements of the *Planning Act*, Provincial Policy Statement (PPS), the County Official Plan and the Township of Southgate Official Plan. The Planning Justification Report and Comprehensive Review Report were prepared to justify the land re-designation to the Primary Settlement Area designation and associated expansion of the settlement area. These background reports can be found at Appendix A.

The County and the Municipality held a joint public meeting on _____. At the public meeting, and through agency comments, no questions were raised. Agency and public comments helped guide staff towards an informed recommendation on the application.

The minutes from the public meeting are attached as Appendix C.

Agency and public comments are detailed in the Planning Report Addendum to _____, which can be found at Appendix D.

On the basis of the supporting material, the Official Plan Amendment was recommended for approval to Grey County Committee of the Whole. The reports of the Planning Department (_____) are included in Appendix B.

Part B – The Amendment

All of this part of the document entitled “Part B – The Amendment” consisting of the following text and Schedules constitutes Amendment No. 4 to the County of Grey Official Plan.

Details of the Amendment

The Official Plan of the County of Grey Planning Area is amended as follows:

1. Schedule A – Land Use Designations – Map 3 is hereby amended by changing the designation of the lands shown on Schedule ‘A’ affixed hereto from the ‘Rural’ and ‘Hazard Lands’ designations to the ‘Primary Settlement Area’ designation.

Implementation and Interpretation

The changes to the Official Plan described in this Amendment shall be implemented in accordance with the implementation policy of the Official Plan of the County of Grey as contained in Section 9 thereof.

Part C – The Appendices

The following Appendices do not constitute part of Amendment No. 4 but are included as information supporting the Amendment.

Appendix A Planning Justification Report and Comprehensive Review Report

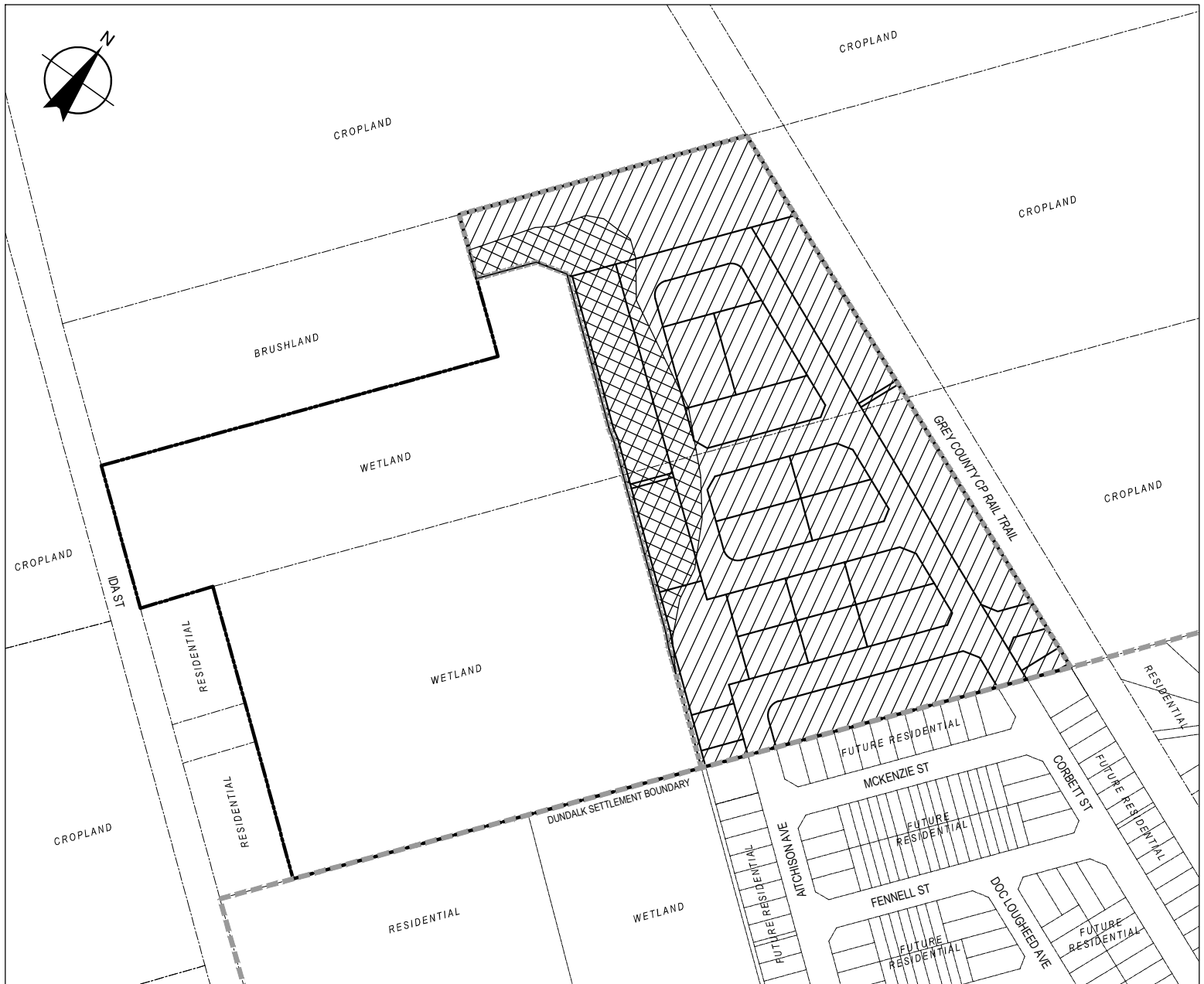
Appendix B Initial Merit Report _____

Appendix C Public Meeting Minutes – _____

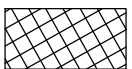
Appendix D Committee of the Whole Resolution

SCHEDULE 'A1'

Part of Lots 225 and 226
Concession 2, SWTSR
Township of Southgate, County Of Grey



Rural to Primary Settlement Area



Hazard Lands to Primary Settlement Area



Settlement Boundary



Expanded Settlement Boundary

This is Schedule 'A1' to the County of Grey Official Plan
Passed this ____ day of _____, 2020

Mayor

Clerk

Appendix C

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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Part A - The Preamble

 Purpose..... 2

 Location..... 2

 Basis.....2

Part B - The Amendment

 Details of the Amendment.....3

 Implementation..... 3

 Interpretation..... 3

Part C - The Appendix

 Minutes of the Public Meeting..... 4

 Staff Report.....4

 Council Resolution..... 4

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 redesignate the “Rural” and “Hazard Lands” designation to the “Neighbourhood Area” designation and expand the existing settlement area boundary of the Township, all in accordance with Schedule “A1” attached hereto. The purpose of amendment is to permit the development of a plan of subdivision for residential and open space purposes.

Location

The property subject to this amendment is legally described as Part of Lots 225 and 226, Concession 2, Southwest of the Toronto and Sydenham Road, in the Township of Southgate, County of Grey. The portion of the site subject to the development has an area of approximately 8.58 hectares. The entire land holding is larger than the portion subject to the development and has an area of approximately 18.36 hectares.

The site abuts the Glenelg Phase 1 draft approved subdivision. The open space portion of the site has frontage along Ida Street. The extent of the amendment is shown on Schedule A-1 attached hereto.

Basis

This amendment is being considered as a result of applications for County OPA, Township OPA, Zoning By-law Amendment and Draft Plan of Subdivision.

The subject lands currently are designated “Rural” and “Hazard Lands” as shown on Map 1 to Schedule A in the Township of Southgate Official Plan.

An Official Plan Amendment is required to re-designate a portion of the site to the “Neighbourhood Area” designation and bring it into the Dundalk Settlement Area.

The Official Plan Amendment will facilitate the development of a plan of subdivision for residential and open space purposes.

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 a portion of the lands legally as Part of Lots 225 and 226, Concession 2, Southwest of the Toronto and Sydenham Road, in the Township of Southgate, County of Grey from “Rural” and “Hazard Lands” to “Neighbourhood Area”, as shown on Schedule “A-1” attached hereto and forming Part of this Amendment.

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 the Residential Type 1 Exception 378 Hold (R1-378-H), Residential Type 3 Exception 379 Hold (R3-379-H), and Open Space (OS) zones.

INTERPRETATION

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

PART C – THE APPENDIX

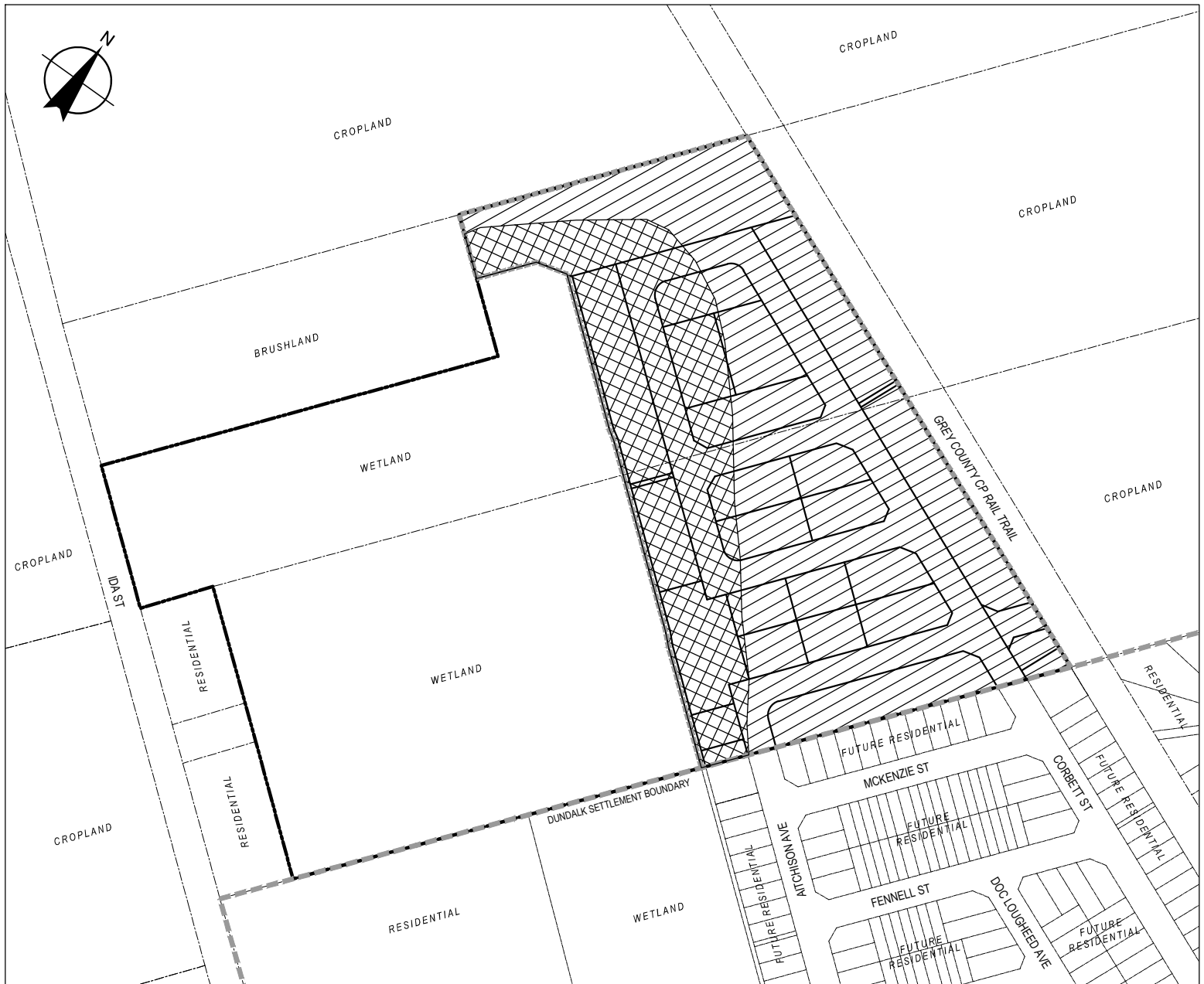
Minutes of Public Meeting to be added

Staff Report to be added

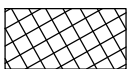
Council resolution to be added.

SCHEDULE 'A1'

Part of Lots 225 and 226
Concession 2, SWTSR
Township of Southgate, County Of Grey



Rural to Neighbourhood Area



Hazard Lands to Neighbourhood Area



Settlement Boundary



Expanded Settlement Boundary

This is Schedule 'A1' to the Township of Southgate Official Plan
Passed this ____ day of _____, 2020

Mayor

Clerk

Appendix D

The Corporation of the Township of Southgate
By-law Number 2020-__

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 the Council of the Corporation of the Township of Southgate enacts as follows:

1. Schedule "X" to Zoning By-law No. 19-2002 is hereby amended by changing the zone symbol on a portion of the lands described as Part of Lots 225 and 226, Concession 2, Southwest of the Toronto and Sydenham Road, in the Township of Southgate as shown on Schedule "A", affixed hereto, from:

Restricted Agricultural (A2) and Environmental Protection (EP) to Residential Type 1 Exception 378 Hold (R1-378-H), Residential Type 3 Exception 379 Hold (R3-379-H), and Open Space (OS).

2. 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 **XX** day of **XX**, 2020.

John Woodbury, Mayor

Joanne Hyde, Clerk

I hereby certify that the foregoing is a true copy of By-law No. 2020-**XX** as enacted by the Council of the Township of Southgate on the **XX** day of **XXX**, 2020.

Date

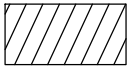
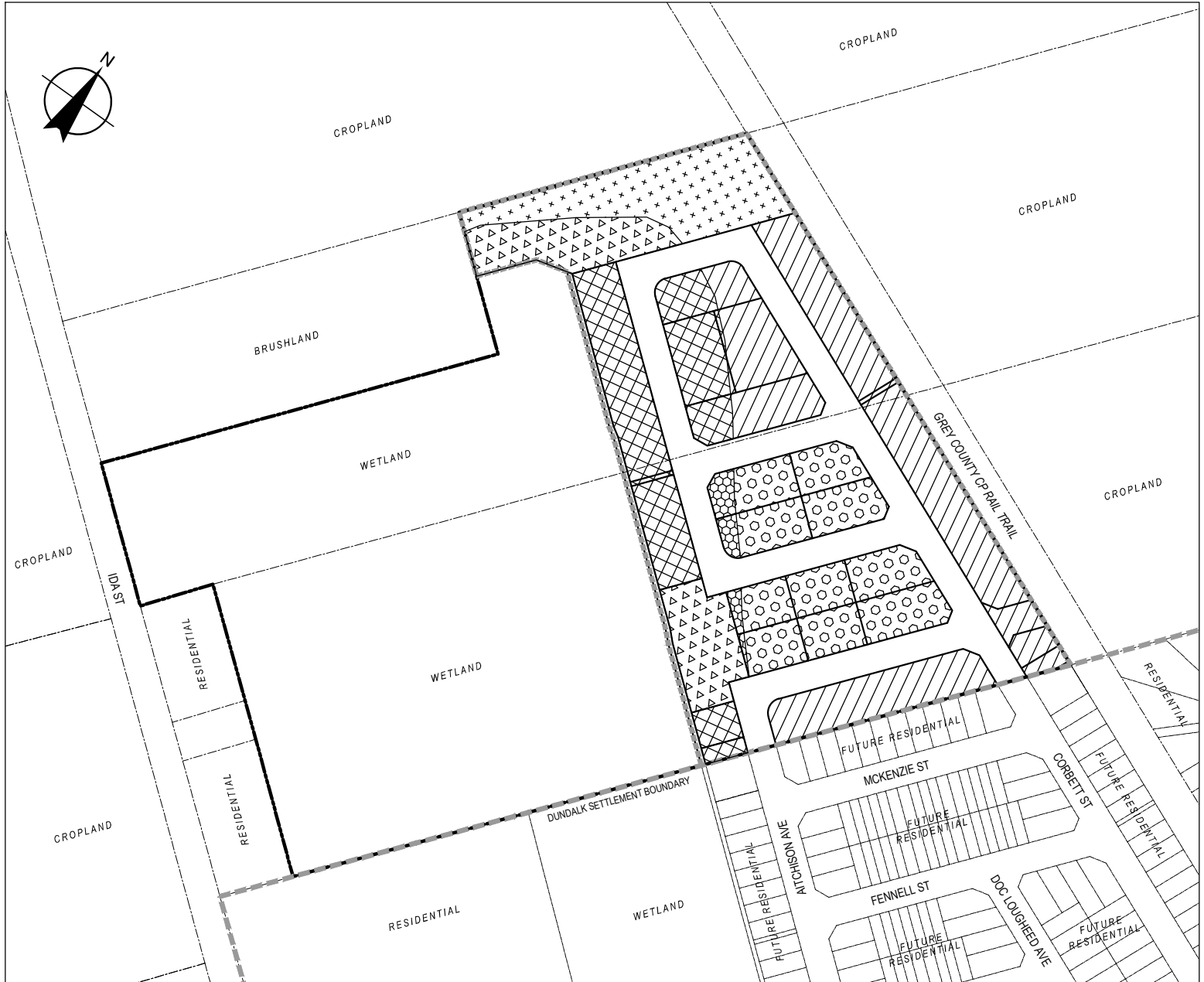
Joanne Hyde, Clerk

Explanatory Note

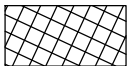
This by-law applies only to those lands described as Part of Lots 225 and 226, Concession 2, Southwest of the Toronto and Sydenham Road, in the Township of Southgate. The purpose of the zoning by-law amendment is to rezone portions of the aforementioned lands to facilitate the development of a plan of subdivision. All other provisions of the by-law shall apply.

SCHEDULE 'A1'

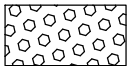
Part of Lots 225 and 226
Concession 2, SWTSR
Township of Southgate, County Of Grey



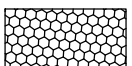
Restricted Agricultural (A2) Zone to Residential Type 1
Exception 378 Hold (R1-378-H) Zone



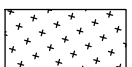
Environmental Protection (EP) Zone to Residential Type 1
Exception 378 Hold (R1-378-H) Zone



Restricted Agricultural (A2) Zone to Residential Type 3
Exception 379 Hold (R3-379-H) Zone



Environmental Protection (EP) Zone to Residential Type 3
Exception 379 Hold (R3-379-H) Zone



Restricted Agricultural (A2) Zone to Open Space (OS)



Environmental Protection (EP) Zone to Open Space (OS)



Settlement Boundary



Expanded Settlement Boundary

This is Schedule 'A1' to the Township of Southgate Zoning By-law
Passed this ____ day of _____, 2020

Mayor

Clerk