

PLANNING REPORT

Proposed Draft Plan of Subdivision and Zoning Bylaw Amendment

Part of Lot 227, Concession 2, SWTSR
Geographic Township of Proton
Township of Southgate
County of Grey

Prepared for:
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O/A White Rose Park

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LIST OF COMPLETE APPLICATION SUBMISSION MATERIALS

ENVIRONMENTAL IMPACT STUDY (EIS) – MAY 23, 2018, SAAR ENVIRONMETAL LTD (SAAR)
SERVICING REPORT – JUNE 2018, WILSON-FORD SURVEYING & ENGINEERING
DRAFT PLAN OF SUBDIVISION (2 FT X 3 FT)

PLANNING JUSTIFICATION REPORT

Zoning By-law Amendment and Draft Plan of Subdivision

Part of Lot 227, Concession 2, SWTSR

Geographic Township of Proton

Township of Southgate

County of Grey

1.0 INTRODUCTION

1.1 Purpose of Report

Cuesta Planning Consultants Inc. (CPC) has been retained by 2570970 Ontario Inc. operating as (O/A) White Rose Park, to prepare an application to permit a residential subdivision on the above noted lands. This planning justification report, a draft plan of subdivision and associated technical studies have been prepared in support of this application. The following planning justification report provides a description of the property and surrounding land uses, as well as an evaluation of the proposal with regard to the relevant land use policy. In determining the appropriateness of the proposed plan of subdivision, the following analysis will consider the compatibility of the proposed plan with the surrounding lands and review the various technical studies that have been prepared in support of the proposal. This submission is a re-submission of a previous application for a mixed residential development on the same property. The previous submission is referenced as 42 T-2016-09 (Gilas).

1.2 Location & Description of Subject Lands

Figure 1

The lands subject to this application are located at the northern edge of the Dundalk Primary Settlement Area in the Township of Southgate. The property is legally described as Part of Lot 227, Concession 2, SWTSR, in the geographic Township of Proton. The subject property is approximately 8.5 hectares (± 21 ac.) in area.

The southwestern half of the property was previously used for agricultural purposes. The northeastern portion of the property contains a wet area with a poorly defined drainage system. The topography of the property includes a gentle slope to the south, directing local surface water flows to the southwest and the southeast. Two tree lines are located on the southwestern and northwestern property boundaries. The property is currently accessed by a field entrance from the adjacent Bradley Street right-of-way.



Figure 1 – Aerial of Subject Property

1.3 Surrounding Land Use

Figure 2

The lands to the southeast of the White Rose Park property contain an existing residential subdivision. The street pattern in this area includes crescents and a cul-de-sac. The parcel to the southwest is currently being developed as a residential subdivision.



Figure 2 - Surrounding Land Use

The lands west and north of the subject property contain primarily agricultural cropland. The wooded area and wetland in the northern part of the subject property extends off the site to the northwest.

1.4 Description of Proposal

Appendix 1

The draft plan of subdivision (Appendix 1) proposes a mix of housing types on the southwestern portion of the land, which is approximately 4.5 hectares (11 ac) in size. The eastern portion, containing 4.0 hectares (10 ac), is not proposed for any form of urban development at this time. It is shown as additional lands owned by the applicant on the attached plan of subdivision. The subdivision will feature single-detached lots (73) around the periphery and townhouse blocks of four or five units (28) facing the central street. In total, 101 dwelling units are being proposed. Access to the development will be provided by an extension of Bradley Street, as well as a connection to the new subdivision to the west.

Wilson-Ford Surveying and Engineering (WFSE) has prepared a servicing report for the subdivision, which proposes to extend gas, water and sewer lines currently existing at the end of Bradley Street to service the subdivision. A proposed stormwater outlet servicing the south eastern part of the development will connect to the existing municipal drain near the southern lot line, while the west part of the subdivision will be serviced by a stormwater pond in the adjoining subdivision to the southwest.

Block 102 has been retained as open space to permit a future street connection to lands to the north of the subdivision should a settlement area boundary expansion and future development be proposed on the current agricultural fields.

It is noted that the Township consulting engineer, Triton Engineering, has stated that the proposed subdivision will require more water volume than is presently available in reserve capacity. Triton Engineering has stated that reserve capacity will expand once a new municipal well is operational in 2018 or 2019.

The design and character of the planned subdivision is consistent with development in the immediate area and conforms to the intent of the Provincial Policy Statement, the Grey County Official Plan and the Township of Southgate Official Plan.

1.5 Consultation

The proposal for a subdivision on the subject property has been on-going for several years. The property was acquired by the current owner in 2017. The application for a draft plan of subdivision was withdrawn due in part to the addition of an adjoining parcel of land along the south western boundary and the consequent adjustment to the lot layout and servicing.

During discussions with County and Township staff, it was suggested that road connections should be included to the adjacent subdivision to the southwest and future development to the north. One of the White Rose Park roads connects to a road coming east from the adjacent development. A future road extension to the north has been included in the attached plan of subdivision as Block 102 (see Appendix 1).

The Grand River Conservation Authority (GRCA) was contacted in February 2014 to obtain a preliminary opinion of the on-site environmental features. The GRCA indicated that an additional Environmental Impact Study (EIS) would be required to confirm the boundaries of wetland areas in the east portion of the property, and that a GRCA permit would be required for site alterations and grading in regulated areas. The EIS was completed and updated in January 2016 and further refinements were made in subsequent addenda. The wetland boundary was field verified during a site visit with SAAR Environmental, and the GRCA in October 2017 and surveyed in April 2018. A copy of the EIS has been submitted with the application (see reference material).

In addition, the consulting engineer for the Township of Southgate, Triton engineering, was contacted in Summer 2016 in order to obtain information on water servicing and sanitary servicing. Triton Engineering indicated that the water servicing requirements of the subdivision will exceed the servicing capacity of the Settlement Area of Dundalk. Triton Engineering further indicated that there is limited reserve capacity for sanitary services. Further details on servicing may be found in Section 1.6 of this report.

1.6 Technical Reports & Supporting Documentation

In order to provide a complete application, a number of technical studies were commissioned. These include an Environmental Impact Study, Archaeological Assessment and Servicing Report.

SAAR Environmental prepared an Environmental Impact Study (EIS) to determine the impact of subdividing the western portion of the site on the natural heritage features of the subject property and surrounding lands (see reference material). The EIS found that a small pocket of wetland near the southwest corner of the property could be removed if mitigative measures were used to enhance portions of the larger on-site wetland. Field verification of the wetland boundary on the east half of the property was conducted. The EIS concluded that a buffer of 2m was warranted along the southern portion of the wetland. A wider buffer of 8m is recommended along the northern part of the wetland. Additional mitigation measures have been proposed to reduce the impacts of construction activities on these nearby wetlands, and are described in the attached report.

A Stage 1 & 2 Archaeological Assessment was conducted by Fisher Archaeological Consulting for the previous draft plan submission (Gilas). The study found that there were no items of heritage value or interest and that no further archaeological work was required. The Ministry of Tourism, Culture and Sport entered the report into the Ontario Public Register of Archeological Reports without a request for further technical review (see submitted material).

A Servicing Report was prepared by Wilson-Ford Surveyors and Engineering in order to assess the White Rose Park Subdivision with regard to Township road capacity, storm water drainage capacity, Township water service capacity, and waste water capacity (see reference material). The report found that a traffic study would not be necessary due to the relatively low density nature of the proposal. The principal entrance to the development would be from Bradley Street. The roads in the subdivision, when constructed, would be maintained year-round by the Township.

The servicing report found that surface water flows on the site tend to flow toward the southwest corner of the property and toward the wetland in the southeast and the northeast. There is no suitable storm water outlet in the southwest of the site, due to the condition of the Bradley Street storm sewer system. As such, the majority of the development and the streets will be graded to direct storm water flows to the west into a storm water management pond on the adjacent subdivision. This facility has extra capacity and can handle the flows from White Rose Park. A smaller section of the subject property will drain through a vegetated swale along the south side of the property and will connect to an existing municipal drain that runs behind Pine Crescent.

The analysis of municipal water service capacity and sanitary sewer capacity was conducted by WFES with input from Triton Engineering. With regard to water services, it was found that the reserve capacity of Dundalk Waterworks is 2,819 m³/day. The current maximum day demand is 1,695 m³/day, and would increase by 264.4 m³/day with the proposed White Rose Park subdivision, to a total maximum day demand of 1,959.4 m³/day. Triton Engineering noted in their correspondence that they calculate reserve capacity according to firm capacity, as opposed to design capacity. Triton Engineering further advised that the Servicing Report does not consider reserve capacity that has been committed to other developments. Based on their calculations, Triton Engineering stated that the White Rose Park Subdivision will exceed the reserve capacity of the Dundalk Waterworks until upgrading occurs.

With regard to sanitary services, it was found that the average daily effluent flow of the Dundalk Wastewater Treatment Plant would increase by 94 m³/day with the proposed White Rose Park subdivision, from the current average daily flow of 728 m³/day to a total average daily flow of 822 m³/day. The Dundalk Wastewater Treatment Plant was found to have a design capacity of 1,832 m³/day. Triton Engineering has cautioned that there is limited uncommitted sanitary servicing capacity available.

1.7 Required Approvals

Table 1

The White Rose Park lands, in their entirety, are designated as a 'Neighborhood Area' in the Township of Southgate Official Plan, Map 1 to Schedule A; Dundalk. The lands are shown as a 'Primary Settlement Area' in the Grey County Official Plan. The Township of Southgate Zoning By-law schedules show the subject property has a split zoning, with Restricted Agriculture (AR) on the western portion and Environmental Protection (EP) on the eastern portion. Based on the present land use policy, the following approvals are required in order to attain draft plan approval.

| Table 1 – Required Approvals | |
|---|------------------------------|
| Application | Approval Authority |
| Approval of the Draft Plan of Subdivision Application | County of Grey |
| Township of Southgate Zoning By-law No. 36-2002 The purpose of the amendment is to rezone the 'Restricted Agricultural Zone' (A2) and 'Environmental Protection Zone' (EP) to residential zones that will permit the proposed Detached units and Townhouse Units. The EP designated area will be changed to more accurately reflect wetland boundaries as confirmed by the attached Environmental Impact Study (EIS) (see reference material). | Township of Southgate |

2.0 POLICY FRAMEWORK

This section of the report will review Provincial, County and local land use policy and assess it against the proposed subdivision. This assessment will demonstrate the proposal's conformity to the relevant policies in Provincial, County and local land use planning documents.

2.1 Requirements of the Planning Act, R.S.O 1990

Table 2 & 3

A municipality or any other approval authority, when carrying out its responsibilities under the Planning Act, shall have regard to provincial interests as outlined in Section 2 of the Act. The provincial interests described in Section 2 of the Planning Act are evaluated against the proposed subdivision in Table 2.

The Planning Act also establishes a set of criteria that must be considered by any approval authority when contemplating the approval of a draft plan of subdivision. Section 51(24) contains the aforementioned criteria, and these are reviewed in Table 3 of this Planning Report.

| Table 2 – Planning Act Section 2 – Matters of Provincial Interest | | |
|--|---|---|
| Section | Policy | Evaluation |
| The Minister, the council of a municipality, a local board, a planning board and the Municipal Board, in carrying out their responsibilities under this Act, shall have regard to, among other matters, matters of provincial interest such as, | | |
| a) | <i>the protection of ecological systems, including natural areas, features and functions;</i> | An EIS was completed which established the boundaries of the wetland on-site and recommended a small buffer. Proposed development has been positioned outside the wetland and buffer area. |
| b) | <i>the protection of the agricultural resources of the Province;</i> | The land to be developed is at the northerly limit of the Dundalk primary settlement area. Cash crop lands are located immediately north of the subject lands. This proposal will not negatively impact agricultural resources on the adjacent properties. |
| c) | <i>the conservation and management of natural resources and the mineral resource base;</i> | Schedule B 'Mineral Aggregate Resources' of the Grey County Official Plan does not identify deposits on the subject property. Additional mapping on the Grey County GIS portal shows a tertiary gravel deposit occurring in the northeast portion of the property. Potential extraction of this deposit would not be supported, as the deposit underlies mostly wetland and established Dundalk neighbourhoods. The mineral resource base will therefore not be negatively affected by this proposal. |
| d) | <i>the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest;</i> | In order to provide a complete application, an archaeological assessment was conducted. The assessment found nothing of heritage value or interest and determined that no further archaeological work is required. |
| e) | <i>the supply, efficient use and conservation of energy and water;</i> | The efficient use and conservation of energy and water are determined primarily by energy efficient construction and the installing of low flow fixtures. |
| f) | <i>the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;</i> | The proposed development will use an extension of Bradley Street, which creates a logical extension of the services currently available on this street. The development is within a full servicing municipality and all standard services including gas will be installed in the subdivision. |
| g) | <i>the minimization of waste;</i> | Not applicable. |
| h) | <i>the orderly development of safe and healthy communities;</i> | The proposal is a natural extension of urban residential development to the southeast and southwest. Sidewalks will be installed to encourage safe movement of the residents of the subdivision. The mix of dwelling types encourages a range of income earners that could be attracted to this area. |

| Table 2 – Planning Act Section 2 – Matters of Provincial Interest | | |
|--|---|--|
| Section | Policy | Evaluation |
| h.1) | <i>the accessibility for persons with disabilities to all facilities, services and matters to which this Act applies;</i> | The sidewalks will facilitate the safe movement of all residents. |
| i) | <i>the adequate provision and distribution of educational, health, social, cultural and recreational facilities;</i> | This provision is not applicable to this proposal, as the provision of these services is a township responsibility that should be reflected in it's land use policies. |
| j) | <i>the adequate provision of a full range of housing, including affordable housing;</i> | The draft plan of subdivision indicates a residential mix from single family dwellings to five-plexes. |
| k) | <i>the adequate provision of employment opportunities;</i> | The proposed development of the subdivision will generate opportunities in the construction trade. There is also potential that the increased residential development will support commercial operations in Dundalk, leading to the expansion of employment opportunities. |
| l) | <i>the protection of the financial and economic well-being of the Province and its municipalities;</i> | The increased residential development will expand the municipality's assessment base with minimal impact on services. |
| m) | <i>the co-ordination of planning activities of public bodies;</i> | The interests of various public bodies have been considered as part of this development. Pre-submission consultation was conducted with upper and lower tier staff. The GRCA was asked to comment on the stormwater management plan by the engineering consultant and was on-site with the biologist to review the extent of the wetland. |
| n) | <i>the resolution of planning conflicts involving public and private interests;</i> | The pre-submission consultation process provides the remedy for many concerns prior to an application's formal submission. Once submitted, the planning process allows for municipalities, agencies and the public to participate in the evaluation of the proposal. In the event there are conflicts, various methods are employed to resolve issues that may be identified. If no resolution can be achieved, the matter can be adjudicated by the Local Planning Appeals Tribunal (LPAT). |
| o) | <i>the protection of public health and safety;</i> | Given the density, street pattern and provision of sidewalks in the proposed development, no negative impact on public health or safety is anticipated. |
| p) | <i>the appropriate location of growth and development;</i> | The proposed development is to occur within a Primary Settlement Area, which is encouraged in the 2014 Provincial Policy Statement, the County Official Plan, and the Official Plan for the Township of Southgate. |

Table 2 – Planning Act Section 2 – Matters of Provincial Interest

| Section | Policy | Evaluation |
|---------|--|---|
| q) | <i>the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians.</i> | The development design meets density targets and would support transit in the future if available. The sidewalks improve walkability. |

Table 3 – Planning Act, s.51(24) – Plan of subdivision approval: Criteria

| Section | Policy | Evaluation |
|---|---|--|
| In considering a draft plan of subdivision, regard shall be had, among other matters, to the health, safety, convenience, accessibility for persons with disabilities and welfare of the present and future inhabitants of the municipality and to; | | |
| a) | <i>the effect of development of the proposed subdivision on matters of provincial interest as referred to in section 2;</i> | A review of the proposed subdivision and matters of provincial interest is contained in Table 2 of this Report. |
| b) | <i>whether the proposed subdivision is premature or in the public interest;</i> | According to the Provincial Policy Statement (PPS), residential development is to be directed to settlement areas. As a primary settlement area on full municipal services, Dundalk is well suited to accommodate the proposed expansion to its residential area. The PPS and the Grey County Official Plan encourage a full range of residential accommodation. The 101 dwelling units proposed include single detached, fourplex, fiveplex townhouse units. The range of housing units should address the density and related policies of the PPS. |
| c) | <i>whether the plan conforms to the official plan and adjacent plans of subdivision, if any;</i> | The proposed development conforms to the policies of the County of Grey Official Plan and Township of Southgate Official Plan. The development is compatible with and connects to, the adjacent subdivisions, located to the west and south and any future growth to the north or east.. |

Table 3 – Planning Act, s.51(24) – Plan of subdivision approval: Criteria

| Section | Policy | Evaluation |
|---------|--|---|
| d) | <i>the suitability of the land for the purposes for which it is to be subdivided;</i> | The land proposed for development is in a former agricultural field that has been inactive for decades and is within the boundaries of a primary settlement area. Lands within primary settlement areas have been identified for their potential to support growth in rural communities. As such, the subject property is suitably located along the edge of the existing urban boundary and would act as a natural extension of the built environment. |
| e) | <i>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;</i> | The draft plan of subdivision indicates the above noted details. As previously noted, the principal access to the subdivision will be Bradley Street, located adjacent to the southwest corner of the subdivision. A secondary access is available through the adjoining subdivision to the south west. |
| f) | <i>the dimensions and shapes of the proposed lots;</i> | The draft plan of subdivision indicates the dimensions of all proposed lots. The lots encourage a slightly higher density standard than the density included in the municipal zoning by-law; however, the lot sizes reflect the policies as set out in the county and local Official Plan. The zoning by-law proposed for the subdivision should be flexible enough to respond to changes in the housing market. |
| g) | <i>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;</i> | At present, the eastern portion of the subject property will retain its “Environmental Protection” zone, but will be altered to more accurately reflect the nature and extent of this area. No development in this area is anticipated. The EIS submitted along with this report and accompanying application at this time supports the location of the proposed lots and stormwater outlet. |
| h) | <i>conservation of natural resources and flood control;</i> | The servicing report shows the stormwater being directed to a detention pond in the adjacent subdivision close to the southwest corner of the subject parcel and an existing municipal drain near the eastern end of the subject property. These facilities are designed to meet the stormwater management needs of the proposed development. The site will be graded and the streets will be designed to collect all stormwater runoff and direct it to the above-noted outlets. |

| | | |
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| i) | <i>the adequacy of utilities and municipal services;</i> | <p>Sanitary:</p> <p>It is proposed to extend the existing 200mm diameter sanitary sewer on Bradley Street to service the White Rose Park subdivision. The average sewage flow for White Rose Park Subdivision was calculated to be 94m³/day. When the development proceeds, it is expected that the average daily flow at Dundalk's wastewater treatment plant would be increased to 822m³/day. Based on these calculations, there appears to be sufficient design capacity at the Dundalk wastewater treatment plant to accommodate the proposed development. However, Triton Engineering has stated that there is limited available reserve capacity for sanitary services at the present time.</p> <p>Water:</p> <p>It is proposed to extend the 150mm diameter watermain on Bradley Street to service the White Rose Park subdivision. The water demand for the White Rose Park Subdivision was calculated to be 264.4 m³/day. When the development proceeds, it is expected that the maximum daily demand at the Dundalk waterworks would be 1,959.4m³/day. There appears to be a sufficient design capacity at the existing water works facility to accommodate the proposed development.</p> <p>Triton Engineering calculates the design capacity of the Dundalk waterworks according to firm capacity, which differs from design capacity. Firm capacity is defined as the capacity of the system without the largest source of water in service. Based on its analysis of committed water reserves for other developments in the area, Triton Engineering concluded that there is not enough water servicing available for the proposed development at this time.</p> <p>Triton Engineering noted that a Municipal Class Environmental Assessment is being conducted to increase Dundalk's reserve capacity, and that a new municipal well may be online by 2018 or 2019. Water servicing requirements will be addressed as a part of the planning approval and registration process, after the application is filed.</p> |
|----|--|--|

Table 3 – Planning Act, s.51(24) – Plan of subdivision approval: Criteria

| Section | Policy | Evaluation |
|---------|---|--|
| j) | <i>the adequacy of school sites;</i> | The public and separate school administrations were contacted with regard to school capacity. Both Boards indicated that there is adequate capacity in both primary and secondary facilities to easily accommodate students generated by this subdivision. |
| k) | <i>the area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes;</i> | No active public open space is allocated at this time and no request has been put forward by the municipality. The additional lands owned by the applicant may, in whole or in part, provide a natural passive park area. |
| l) | <i>the extent to which the plan's design optimizes the available supply, means of supplying, efficient use and conservation of energy; and</i> | The conservation of energy is generally optimized by the method of construction and insulation of the housing units and the type of electrical and plumbing fixtures installed. |
| m) | <i>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.</i> | Section 51(24) may be considered when specific proposals for the multiple family area are put forward. These units will be encouraged to place parking behind the buildings and to encourage attractive design. |

2.2 Provincial Policy Statement, 2014 (PPS)

Section 3 of the Planning Act permits the Ministry of Municipal Affairs and Housing to issue policy statements that reflect provincial interests in municipal land use planning. Section 3 also requires all decision-makers in municipal land use planning matters, to be consistent with the Provincial Policy Statement (PPS). The latest PPS came into effect on April 30th, 2014.

Section 2 of the Planning Act, reviewed Table 2 of this report, reflects many of the policies found in the PPS. When such overlap occurs, a reference to Section 2 will be noted.

2.2.1 Evaluation of Provincial Policy Statement

Table 4

It is appreciated that the PPS is to be read in its entirety and as such, any land use planning decision must be tested against the applicable provisions of the PPS. The PPS contains several major policy areas; however, the following provisions are considered the most applicable with respect to the proposed plan of subdivision:

1.0 Building Strong Healthy Communities

1.1 *Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns*

1.4 *Housing*

1.6 *Infrastructure and Public Service Facilities*

2.0 Wise Use and Management of Resources

2.1 *Natural Heritage*

2.2 *Water*

2.6 *Cultural Heritage and Archaeology*

3.0 Protecting Public Health and Safety

3.1 *Natural Hazards*

Table 4 – Provincial Policy Statement

| Section | Policy | Evaluation |
|--|---|---|
| 1.0 Building Strong Healthy Communities | | |
| 1.1.1 Healthy, liveable and safe communities are sustained by: | | |
| a) | <i>promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;</i> | <p>The design of the proposed subdivision is compact and efficiently uses land. This parcel is appropriately located within the Dundalk Primary Settlement Area.</p> <p>A range of dwelling types are included in this proposal. Approximately 28% of the proposed dwellings are contained in multiunit structures.</p> |
| b) | <i>accommodating an appropriate range and mix of residential (including second units, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs;</i> | <p>The proposal offers a variety of housing options including a slightly higher density detached dwellings, fourplex, and fiveplex townhouse dwelling units. This combination of residential dwelling units creates housing opportunities for individuals and families of varying income levels.</p> |

| | | |
|-------------------------------|--|---|
| c) | <i>avoiding development and land use patterns which may cause environmental or public health and safety concerns;</i> | The proposed application will retain the easterly portion of the site in its natural condition, to avoid any negative impacts on the environment. The services will be designed to municipal standards. |
| d) | <i>avoiding development and land use patterns that would prevent the efficient expansion of settlement areas in those areas which are adjacent or close to settlement areas;</i> | The proposed development is on the periphery of the Dundalk urban area. It is also within the boundary of the primary settlement area. Therefore, the proposal would not offend this policy. It is not anticipated that the municipal boundaries will expand north in the near future. If expansion north does occur, an extension of the east end of the proposed Bradley Street terminus could be considered. |
| e) | <i>promoting cost-effective development patterns and standards to minimize land consumption and servicing costs;</i> | As noted above, the proposed development offers some of housing types from single detached to townhouses. The development will present a compact development alternative to the typical single detached residential development found in the Dundalk settlement area. The proposed lot configuration on a 4.5 ha parcel generates a density of approximately 22.4 units/ha. |
| f) | <i>improving accessibility for persons with disabilities and older persons by identifying, preventing and removing land use barriers which restrict their full participation in society;</i> | This provision is not applicable for this stage of the process, and would be more appropriately considered as a building code issue. |
| h) | <i>promoting development and land use patterns that conserve biodiversity and consider the impacts of a changing climate.</i> | The Environmental Impact Study submitted in conjunction with this application (see reference material) supports the development as proposed and the location of stormwater detention facility. A tree planting requirement will assist in promoting buffering. |
| 1.1.3 Settlement Areas | | |
| .1 | <i>Settlement areas shall be the focus of growth and development, and their vitality and regeneration shall be promoted.</i> | This application will result in various types of dwelling units, contributing to a balanced growth in Dundalk. |
| .2 | <i>Land use patterns within settlement areas shall be based on:</i> | 1. The parcel as a whole is approximately 8.5 hectares in area. Of these 8.5 hectares, 4.5 |

| | | |
|----|---|---|
| | <p>a) densities and a mix of land uses which:</p> <ol style="list-style-type: none"> 1. efficiently use land and resources; 2. are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion; 3. minimize negative impacts to air quality and climate change, and promote energy efficiency; 4. support active transportation; 5. are transit-supportive, where transit is planned, exists or may be developed; and 6. are freight-supportive; and <p>b) a range of uses and opportunities for intensification and redevelopment in accordance with the criteria in policy 1.1.3.3, where this can be accommodated.</p> | <p>hectares (12 acres) will be developed to accommodate the 101 dwelling units, for a density of approximately 22.4 dwelling units per hectare. The unit types vary between single detached and townhouse dwelling units.</p> <p>2. The increased density will provide for more efficient use of services.</p> <p>Items 3 to 6 are not applicable to small urban centres such as Dundalk.</p> <p>As stated above, the development is compact, proposes mid-density housing options and provides for attractive urban streetscapes and a natural gradation from single detached dwellings to higher density development.</p> |
| .3 | <p>Planning authorities shall identify appropriate locations and promote opportunities for intensification and redevelopment where this can be accommodated taking into account existing building stock or areas, including brownfield sites, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs.</p> | <p>The Southgate Official Plan shows the entire White Rose Park holding as “Neighborhood Community”, which anticipates the extension of the existing community to the south east and the rounding out of the Dundalk Primary Settlement area.</p> |
| .4 | <p>Appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form, while avoiding or mitigating risks to public health and safety.</p> | <p>The proposed development supports the compact form objectives of this policy.</p> |
| .5 | <p>Planning authorities shall establish and implement minimum targets for intensification and redevelopment within built-up areas, based on local conditions. However, where provincial targets are established through provincial plans, the provincial target shall represent the minimum target for affected areas.</p> | <p>The County of Grey projects 1600 additional dwelling units to be added to the Township of Southgate. Of those units, 60% (960) are targeted for settlement areas. The proposed subdivision compliments this objective.</p> |

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| .6 | <i>New development taking place in designated growth areas should occur adjacent to the existing built-up area and shall have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities.</i> | At stated above, this development is a natural extension of existing residential development. |
| .7 | <p><i>Planning authorities shall establish and implement phasing policies to ensure:</i></p> <p><i>(a) that specified targets for intensification and redevelopment are achieved prior to, or concurrent with, new development within designated growth areas; and</i></p> <p><i>(b) the orderly progression of development within designated growth areas and the timely provision of the infrastructure and public service facilities required to meet current and projected needs.</i></p> | This proposal will contribute to the County and Township's ability to meet the projected housing targets. The subject is designed to move from single detached holdings to higher density in the central area of the subdivision. |
| 1.3 Housing | | |
| .3 | <p><i>Planning authorities shall provide for an appropriate range and mix of housing types and densities to meet projected requirements of current and future residents of the regional market area by:</i></p> <p><i>b) permitting and facilitating:</i></p> <ol style="list-style-type: none"> <i>1. all forms of housing required to meet the social, health and wellbeing requirements of current and future residents, including special needs requirements; and</i> <i>2. all forms of residential intensification, including second units, and redevelopment in accordance with policy 1.1.3.3;</i> <p><i>c) directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs;</i></p> <p><i>d) promoting densities for new housing which efficiently use land, resources,</i></p> | <p>b) The proposed development offers more than the standard single detached residential lot. In addition to single detached units, the draft plan includes street townhouse units which will address the need for a variety of housing needs. This form of development is both appropriate and desirable in a community such as Dundalk. It will create less stress on municipal services and consume less land than a single detached subdivision with the same number of units. Because of the assortment of dwelling units, a wider spectrum of family incomes can be accommodated.</p> <p>c) Dundalk is a designated Primary Settlement Area by the County of Grey Official Plan and as such, should be the target of residential growth. Dundalk provides the necessary infrastructure and public service facilities to support development of this nature.</p> |

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| | <i>infrastructure and public service facilities, and support the use of active transportation and transit in areas where it exists or is to be developed; and</i> | d) As stated above, the proposed development is comprised of medium density townhouses and somewhat smaller single detached lots which will efficiently use the land and available infrastructure. |
| 1.6.6 Sewage, Water and Stormwater | | |
| .1 | <p><i>Planning for sewage and water services shall:</i></p> <p>(a) <i>direct and accommodate expected growth or development in a manner that promotes the efficient use and optimization of existing:</i></p> <ol style="list-style-type: none"> <i>1. municipal sewage services and municipal water services; and</i> <i>2. private communal sewage services and private communal water services, where municipal sewage services and municipal water services are not available;</i> <p>(b) <i>ensure that these systems are provided in a manner that:</i></p> <ol style="list-style-type: none"> <i>1. can be sustained by the water resources upon which such services rely;</i> <i>2. is feasible, financially viable and complies with all regulatory requirements; and</i> <i>3. protects human health and the natural environment;</i> <p>(c) <i>promote water conservation and water use efficiency;</i></p> <p>(d) <i>integrate servicing and land use considerations at all stages of the planning process; and</i></p> <p>(e) <i>be in accordance with the servicing hierarchy outlined through policies 1.6.6.2, 1.6.6.3, 1.6.6.4 and 1.6.6.5</i></p> | <p>The proposal will extend existing municipal servicing on Bradley Street. Stormwater management for the majority of the subdivision will be directed to the south-west into a stormwater facility in the adjoining subdivision. The eastern section of the development will be accommodated by the existing municipal drainage system that services the existing subdivision to the south east.</p> <p>Most of the provisions of this Section of the PPS apply to municipalities, when developing official plan and servicing policies. The promotion of water conservation and efficiency is achieved by installation of water efficient fixtures and encouraging conservation in water use.</p> <p>The proposal reflects a natural extension of municipal services and controls downstream impacts by proposing a stormwater detention pond and the existing municipal drain to the south east.</p> |
| .2 | <i>Municipal sewage services and municipal water services are the preferred form of servicing for settlement areas. Intensification and redevelopment within settlement areas on existing municipal sewage services</i> | The proposal includes municipal sewage services and municipal water services for a subdivision in a Settlement Area and is therefore consistent with this policy. |

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| | <i>and municipal water services should be promoted, wherever feasible.</i> | |
| .7 | <p><i>Planning for stormwater management shall:</i></p> <p><i>(a) minimize, or, where possible, prevent increases in contaminant loads;</i></p> <p><i>(b) minimize changes in water balance and erosion;</i></p> <p><i>(c) not increase risks to human health and safety and property damage;</i></p> <p><i>(d) maximize the extent and function of vegetative and pervious surfaces; and</i></p> <p><i>(e) promote stormwater management best practices, including stormwater attenuation and re-use, and low impact development.</i></p> | The project proposes an existing storm water detention pond and municipal drainage described above. |
| 1.6.7 Transportation Systems | | |
| .1 | <i>Transportation systems should be provided which are safe, energy efficient, facilitate the movement of people and goods, and are appropriate to address projected needs.</i> | The proposal will meet the standard for small urban centres that do not have public transit. |
| 2.0 Wise Use and Management of Resources | | |
| 2.1 Natural Heritage | | |
| .1 | <i>Natural features and areas shall be protected for the long term.</i> | The eastern portion of the property has been assessed by a qualified biologist, in order to determine the occurrence and characteristics of natural heritage features on the site. The eastern area is not shown as a development area at this time, notwithstanding the official plan designation. The area will be left in its natural condition, which will maintain the surface and ground water features and maintain the linkage with the lands to the north, beyond the boundaries of the settlement area. |
| .2 | <i>The diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems, should be maintained, restored or, where</i> | The EIS (see reference material) prepared for the project by SARR Environmental, addressed the natural heritage policy in the PPS and determined that the proposed |

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| | <i>possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features.</i> | development would not impact any natural heritage features on the eastern section of the property provided an appropriate buffer area is maintained. |
| .5 | <i>Development and site alteration shall not be permitted in:</i> <i>d) significant wildlife habitat;</i> <i>e) significant areas of natural and scientific interest; and</i> | (See item .2.1.2) |
| .7 | <i>Development and site alteration shall not be permitted in habitat of endangered species and threatened species, except in accordance with provincial and federal requirements.</i> | No endangered or threatened species were identified on the adjacent wet lands according to the EIS (see reference material). |
| .8 | <i>Development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas identified in policies 2.1.4, 2.1.5, and 2.1.6 unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions.</i> | The attached EIS provides for mitigation strategies in order to ensure that there is no negative impact from the subdivision on the nearby low lands to the east. As well, the addendum to the EIS provides an augmented planting in the wet land area to compensate for the removal of a very small lowlying area near the extension of Bradley Street. Construction activities will be permitted on site between the hours of 7 am to 7 pm within 120 m of the adjusted wetland boundary. Spruce trees adjacent to houses on Pine Court will also be retained where possible. Lastly, native ground cover, shrub, and tree species shall be planted in order to control outflows of the stormwater management pond and the drainage system as well. |
| 2.2 Water | | |
| .1 | <i>Planning authorities shall protect, improve or restore the quality and quantity of water by:</i> <i>a) using the watershed as the ecologically meaningful scale for integrated and long-term planning, which can be a foundation for considering cumulative impacts of development;</i> | The proposal will efficiently manage stormwater on site. A more detailed stormwater management report may be required prior to the physical development occurring. The subdivision is designed to avoid any impact on the water features on the eastern 3+ ha of the site. The applicable provisions of section 2.1 |

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| | <p>b) <i>minimizing potential negative impacts, including cross-jurisdictional and cross-watershed impacts;</i></p> <p>c) <i>identifying water resource systems consisting of ground water features, hydrologic functions, natural heritage features and areas, and surface water features including shoreline areas, which are necessary for the ecological and hydrological integrity of the watershed;</i></p> <p>d) <i>maintaining linkages and related functions among ground water features, hydrologic functions, natural heritage features and areas, and surface water features including shoreline areas;</i></p> <p>e) <i>implementing necessary restrictions on development and site alteration to:</i></p> <ol style="list-style-type: none"> <i>1. protect all municipal drinking water supplies and designated vulnerable areas; and</i> <i>2. protect, improve or restore vulnerable surface and ground water, sensitive surface water features and sensitive ground water features, and their hydrologic functions;</i> <p>f) <i>planning for efficient and sustainable use of water resources, through practices for water conservation and sustaining water quality;</i></p> <p>g) <i>ensuring consideration of environmental lake capacity, where applicable; and</i></p> <p>h) <i>ensuring stormwater management practices minimize stormwater volumes and contaminant loads, and maintain or increase the extent of vegetative and pervious surfaces.</i></p> | <p>are satisfied by the maintenance of the Environmental Protection area and the provision for a storm water facility on the adjacent site with the mitigation measures suggested in the attached EIS (see reference material).</p> |
| .2 | <p><i>Development and site alteration shall be restricted in or near sensitive surface water features and sensitive</i></p> | <p>By retaining the eastern portion of the property in its natural state, the</p> |

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| | <p><i>ground water features such that these features and their related hydrologic functions will be protected, improved or restored.</i></p> <p><i>Mitigative measures and/or alternative development approaches may be required in order to protect, improve or restore sensitive surface water features, sensitive ground water features, and their hydrologic functions.</i></p> | design of the subdivision meets this objective. |
| 2.6 Cultural Heritage & Archaeology | | |
| .1 | <i>Significant built heritage resources and significant cultural heritage landscapes shall be conserved.</i> | The archaeological assessment conducted by Fisher Archaeological Consulting for the previous draft plan submission determined that nothing of heritage value or interest was located within the study area. The Ministry of Tourism and Culture accepted the archaeological assessment and submitted it to the public registry (see Appendix 2). Therefore, no further archaeological work is required. |
| 3.0 Protecting Public Health and Safety | | |
| 3.1 Natural Hazards | | |
| .1 | <i>Development shall generally be directed to areas outside of: (c) hazardous sites.</i> | The subdivision will not encroach on any natural hazard area. |

2.3 Grey County Official Plan (GCOP)

Figure 3

The County of Grey Official Plan is designed to guide development in the County of Grey up to the year 2026, by providing a policy framework that encourages growth and prosperity, guides future economic and social change, and supports integrated communities that are sustainable, healthy and strong.

The GCOP designates this parcel as being entirely within a “Primary Settlement Area,” according to Schedule A – Land Use Designations. The only constraint identified on this property by the GCOP is a “Wellhead Protection Area, Zone B,” which will not be impacted by residential uses in the proposed plan of subdivision.

The Primary Settlement Area policies are found in Section 6.2 of the GCOP and are intended to direct growth of varying types, in a manner that is efficient and appropriate. The official plan defines Primary Settlement Areas as “larger settlements with full municipal servicing, and a wide range of uses, services and amenities, which are intended to be the primary target for residential and non-residential growth.”



Figure 3 - Grey County Official Plan - Schedule A

There are several policy areas that apply to the subject application. Schedule A (Figure 3) of the County Official Plan indicates that the subject lands are included within the Primary Settlement Area. Certain GCOP policies will apply, although a County Official Plan Amendment is not required.

Section 6.12.1 of the GCOP outlines the requirements for a plan of subdivision.

6.12.1 *In any new applications for plan of subdivision or plan of condominium submitted to the County for approval, the proponent shall consider and be prepared to justify the following:*

a) The layout of the proposed plan with regard to matters of:

- i. Access to public transportation (where applicable) and access to existing trails,*
- ii. Connections to existing trails,*
- iii. Improving and promoting the walkability / cyclability within the proposed plan and with consideration for existing walking and / cycling conditions,*
- iv. Accessibility for persons with disabilities,*
- v. The provision of sidewalks,*
- vi. The street pattern of the proposed plan and how it fits with the surrounding neighbourhood. Plans which utilize a grid pattern or a modified grid pattern shall be considered more favourably than those with a curvy street patterns or cul-de-sacs,*
- vii. Energy conservation and efficiency design measures such as LEED (Neighbourhood) and Low Impact Development,*
- viii. Impact on the natural environment, as defined in Section 2.8 of this Plan.*
- ix. Consideration of the design of street lighting to minimize impact on dark skies,*
- x. The provision of usable parkland and green space,*
- xi. Public access to water front or beach (where applicable),*
- xii. Snow removal and emergency vehicle access.*

- b) A range of housing and employment densities.*
- c) A mix of housing types including homes for the aged and assisted living facilities.*
- d) The provision of affordable housing*
- e) Consistency with Provincial Policy and Local Official Plan provisions*
- f) The information requirements listed under Section 6.18*

The proposed subdivision, as noted earlier, will adhere to the above policies where applicable. The street pattern reflects the existing modified grid pattern in Dundalk. As the municipality may want to extend development to a future development area outside of the existing settlement area, a block of land has been reserved at the north-east section of the proposed.

Section 2.6.1 of the Plan contains policies that guide and direct growth to settlement areas, as part of the County Growth Management Strategy.

2.6.1 *Primary Settlement Areas: large settlements with full municipal servicing, and a wide range of uses, services, and amenities are intended to be the primary target for residential and non-residential growth.*

Dundalk is identified as a Primary Settlement Area which includes full municipal servicing. Residential growth is to be directed towards Primary Settlement Areas.

GCOP growth projections include a population of 10,200 in the Township of Southgate by 2021. Seventy-five hundred residents live in the Township as of 2006, and the Township is predicted to grow by 900 residents between 2016 and 2026 according to Table 1 of the GCOP. Some of the additional residents can be accommodated by the proposed subdivision.

Housing policy contained in Section 1.8 specify the following provisions.

- 1.8**
- a) intensification and redevelopment, primarily within Settlement Areas, and within other areas where an appropriate level of physical and social services are available subject to the policies of Section 5.3. In this regard the County will require that the intensification targets as set out in Table 7 be met;*
 - b) the provision of alternative forms of housing for special needs groups, where possible. Special needs groups may include, but are not limited to, seniors, physically or mentally challenged and low income earners;*
 - c) the maintenance and improvement of the existing housing stock. This will be encouraged through local maintenance and occupancy standards by-laws;*
 - d) the utilization of available programs and/or funding, if any, from applicable levels of government for assisted housing for households, including those with special needs, as well as programs to rehabilitate older residential areas; and*
 - e) housing accessible to lower and moderate income households. In this regard, accessory apartments, semi-detached, duplex, townhouse and low rise apartment units will provide the bulk of affordable housing opportunities and will likely be provided within settlement areas with*

appropriate levels of servicing being available. Outside of the settlement areas accessory apartments will be the most likely means of increasing housing affordability.

County housing policy is intended, in part, “to encourage a wide variety of housing by type, size and tenure, to meet projected demographic and market requirements of current and future residents of the County. Although approximately 70% of the dwelling units will be single detached, the reduced lot area and frontage, will provide for a higher density than would normally be considered for single detached developments. This variety will help address housing needs for the current and future residents of this section of the County.

Subsection a) of Section 1.8, encourages development within “Settlement Areas,” where such areas contain the appropriate level of physical and social services to support growth. Section 5.3, referenced above in 1.8 (a), relates to servicing. The servicing report for the subdivision is summarized in section 1.6 of this report and the full text is found in Referenced Materials.

With respect to Subsection e), the development contains housing options, which this subsection defines as affordable housing.

Policy 2.6.2 establishes and outlines general policies for settlement areas. This proposal will develop vacant land located within an identified settlement area without extending the existing urban boundary, meeting the intent of the plan to focus growth in Primary Settlement Areas. The relevant policies of section 2.6.2 are assessed as follows.

2.6.2(2) *Local Official Plans, Secondary Plans, Plans of Subdivision and Condominium Plans shall ensure a proper and orderly street pattern facilitating safe motor vehicle, bicycle and pedestrian travel, efficient use of services, and a variety of housing and development opportunities within designated Settlement Area designations.*

The street pattern of the proposed development is a partial grid with the longest ‘straight-line’ street being approximately 180 metres in length. The layout of the streets contains several stop points and turns while maintaining good sight lines, which encourages slower driving speeds and allows motorists to better react to any immediate situations.

The street pattern will also allow for pedestrians and cyclists to move through the subdivision area safely.

This subdivision will also provide a variety of housing options to home owners that are not commonly available in the area of Dundalk.

2.6.2(3) *Local Official Plans, Secondary Plans, Plans of Subdivision and Condominium Plans should give consideration to the orientation of the streets and dwelling units in order to ensure energy efficiency, convenient access to retail facilities, schools, recreational facilities, and services via motor vehicle, bicycle and pedestrian travel.*

The proposed dwelling units will front onto roadways that have direct access to the various services offered in Dundalk. Access is maintained on these roads year-round by the Township of Southgate.

2.6.2(4) *Local Official Plans and/or Secondary Plans should allocate land use designations or sufficient land area to accommodate development potential for a minimum of ten years to a maximum of 20 years.*

The Township of Southgate Official Plan designates the area to be developed as 'Neighbourhood Area.' The purpose of the Neighbourhood Area designation is to identify areas of existing and planned residential development. The proposal supports this policy.

2.6.2(8) *Development within designated growth areas should progress in an orderly manner with mixed land uses in keeping with the timely expansion of municipal services and the provision of public service facilities. Local Official Plans shall define phasing policies to guide orderly development.*

Although the proposed development contains only residential uses, the mixture of dwelling types will present a wider variety of housing opportunities than those that generally occur in small urban centres.

A wet area is located in the northeastern portion of the subject property, which has been mapped by the Ministry of Natural Resources and Forestry and the Grand River Conservation Authority. Neither the County nor Township Official Plan mapping recognizes this area as a significant wetland or hazardous area. However, the Township of Southgate does zone this area as 'Environmental Protection.' An EIS has been conducted in order to further assess this area and define the boundaries in a more accurate manner.

Section 2.8 of the GCOP requires that consideration must be given to the natural environment. The adjacent hazard area does not contain a feature that would require a setback under the Grey County Official Plan. The proposed subdivision design will not negatively impact the adjacent hazard lands.

2.4 Township of Southgate Official Plan (TSOP)

Figure 4

In a similar manner to the Grey County Official Plan, the Township of Southgate Official Plan (TSOP) has established growth goals and objectives (see submitted material). Sections 2.2 and 2.3 of the TSOP speak to growth principles and future settlement patterns, respectively. In Subsection 2.2.7 it is stated that the policies of the plan are to "provide for the promotion of efficient and cost-effective development strategies." This manifests into strategies that "direct growth to existing settlement areas, ensuring a safe and healthy, living and working environment, and to provide for limited residential growth and commercial and industrial opportunities that meet defined criteria ensuring rural vitality and viability continue." The proposed plan of subdivision is consistent with the intent and purpose of this mandate.

Section 2.3.4 further encourages development in this settlement area by stating that, “the greater majority of growth in the Township of Southgate is to be directed toward the urban community of Dundalk.” Again, this proposal compliments the intent of the local Official Plan.

Under the Township of Southgate Official Plan, the subject land is designated “Neighbourhood Area” in its entirety. Lands with this designation are primarily residential in nature, but do permit other uses compatible with residential development such as commercial, institutional and open space.

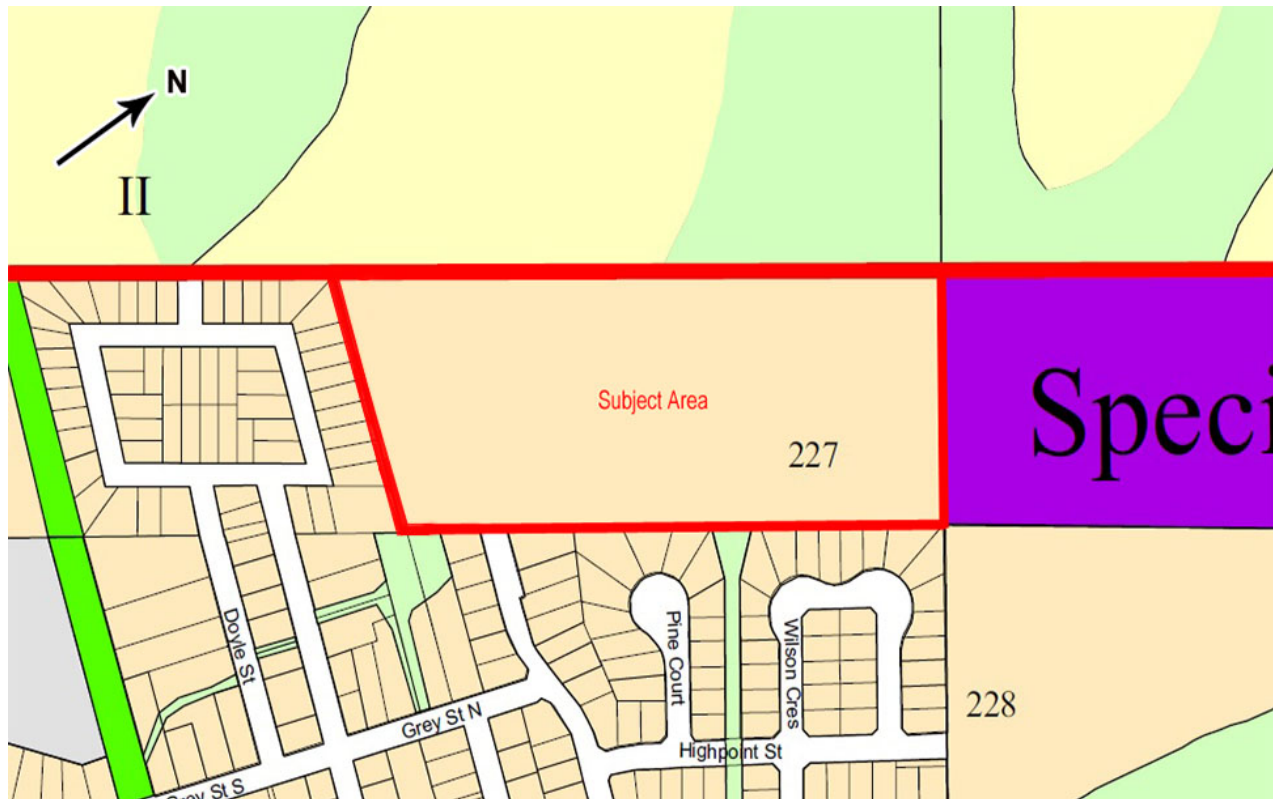


Figure 4 - Township of Southgate Official Plan - Land Use

The permitted uses for a “Neighbourhood Area” designation include: Low and medium density residential dwellings, including single family, semi detached and multiple unit dwellings, townhouses, private nursing homes, funeral homes, senior citizen/retirement homes and group homes. The dwelling types in the proposal reflect the permitted uses.

The development policy (4.1.2) for the “Neighbourhood Area” does not provide direction for single-detached dwelling units, but does contain policies regarding townhouses and multiple unit dwellings.

4.1.2

In considering a zoning by-law amendment and site plan to permit a townhouse and multiple unit dwelling, Council shall be satisfied of the following:

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

The character of the development will blend well with the Dundalk Settlement Area. The single detached dwellings will back onto lots that also contain single detached dwellings to the southeast as well as the low density residential units in the adjacent new subdivision to the south west. The dwelling units at the centre of the proposed subdivision are townhouses that front onto the local streets.

It is not anticipated that the traffic generated from the proposed developments will be of an unacceptable level. The lots are designed to reflect existing zoning requirements and one assumes that landscaping buffering and parking were considered when the standards were established. As noted previously, the subdivision is adjacent to the existing built area in Dundalk and a minimal service expansion will be required. Dundalk has community facilities, schools and parks to support a development of this scale. In regard to stormwater, the stormwater management facility on the adjacent subdivision to the south-west has a design capacity that can accommodate approximately two-thirds of the subdivision. The eastern portion of the subdivision will flow to the existing municipal drain to the southeast. A more detailed storm water design may be required prior to registration.

2.5 Township of Southgate Zoning By-law No. 6-2009

Figure 5 & Table 5

The lot fabric for the proposed subdivision is designed to generally reflect the requirements of Residential Type 1 and 3 zones. The implementation of these zones will vary, but will generally be consistent with the existing requirements of the Township's zoning by-law for these two residential zones. In order to accommodate changes in market demand, the Type 3 zone should provide for detached dwellings. The attached zoning schedule (Figure 5) also refines the limits of the EP and permits a stormwater facility within the EP boundary. Table 5 compares the provisions of the R1 and R2 zones with the White Rose proposal.

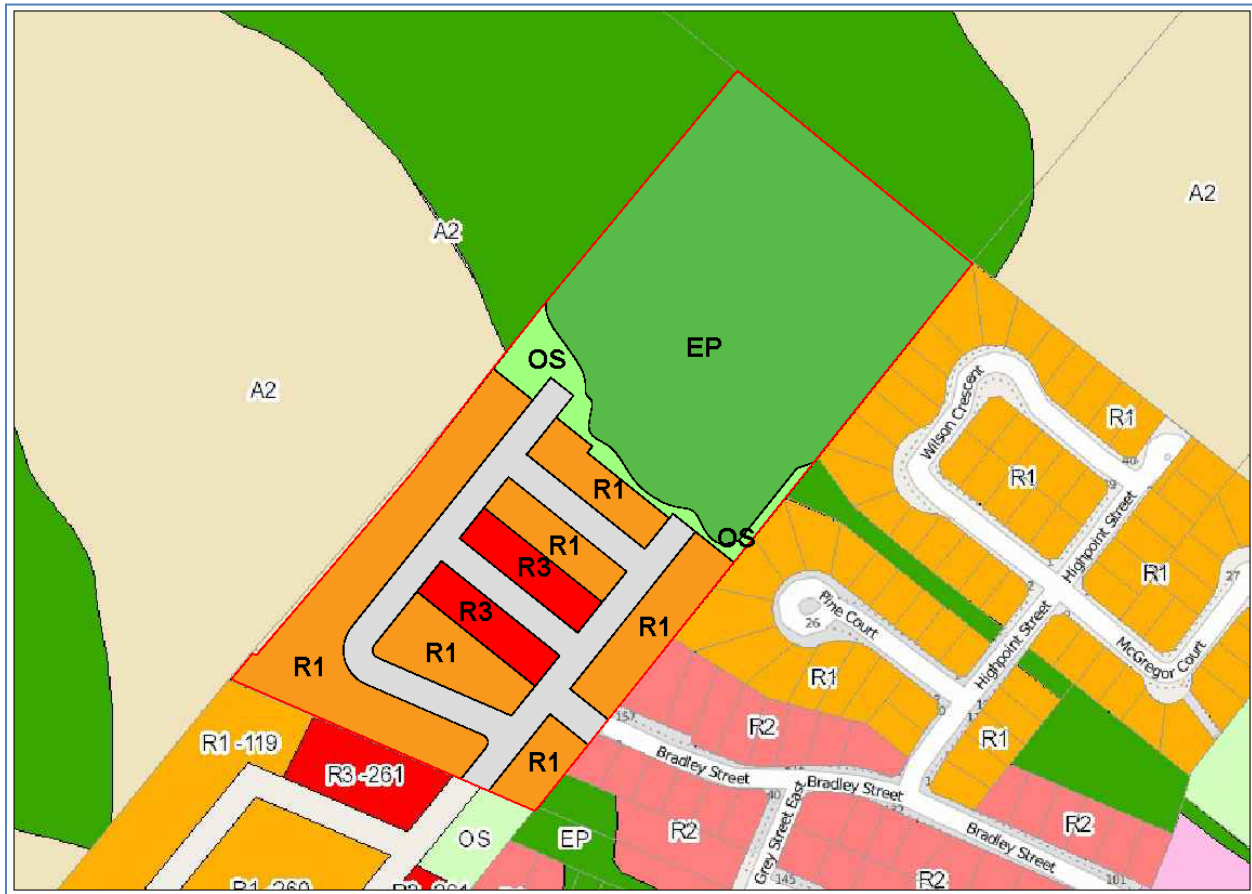


Figure 5 - Township of Southgate Zoning – Proposed Designations (subject property outlined in red).

This table provides a summary of the zoning provisions for the R1 and R3 zone in the Townships comprehensive provision for the modification to the R1 and R3 zones that would apply to the White Rose Park subdivision.

Table 5: Zoning Provisions

| Relevant Zoning Portions | | | | |
|-----------------------------------|--|--|--|---|
| Southgate Zoning Provisions | | | | |
| | R1 Zone Provisions | White Rose Proposal for R1 | R3 Zone Provisions | White Rose Proposal for R3 |
| Minimum Lot Frontage | 12.12 m (40 ft) or [15 m for a corner lot] | 9.0 m (29.5 ft) | 10 m (33 ft) | 6.1 m (20.0 ft) |
| Minimum Lot Area | 465 m ² (5005 ft ²) | 220 m ² (2368.1 ft ²) | 350 m ² (4767 ft ²) | 148.2 m ² (1595.2 ² ft) |
| Maximum Lot Coverage | 35% | 40% | 40% | 40% |
| Minimum Front Yard | 7.0 m (23 ft) | 7.0 m (22.9 ft) | 9.0 m (30 ft) | 7.0 m (22.9 ft) |
| Minimum Interior Side Yard | 1.5 m (5 ft) | 1.2 m (3.9 ft) | 2.0 m (6.6 ft) | 1.2 m (3.9 ft) |
| Minimum Exterior Side Yard | 4.5 m (15 ft) for corner lot | 3.0 m (9.8 ft) | 6.0 m (20 ft) for corner lot | - |
| Minimum Rear Yard | 7.6 m (25 ft) | 7.5 m (24.6 ft) | 9.0 m (30 ft) | 7.0 m (22.9 ft) |
| Minimum Gross Floor Area | | | 79 m ² (850 ft ²) | 79 m ² (850 ft ²) |
| 1 story | 90 m ² or 105 m ² without a basement | 90 m ² or 105 m ² without a basement | - | - |
| 1.5 Story or Split Level | 105 m ² | 105 m ² | - | - |
| 2 or 2.5 Stories | 130 m ² | 130 m ² | - | - |
| Maximum Height | 2.5 Stories | 10 m (32.8 ft) | 2.5 Stories | 10 m (32.8 ft) |

3.0 SUMMARY & CONCLUSIONS

The proposed White Rose Park subdivision has been designed to be consistent with provincial, county, and township policy pertaining to locating urban development, providing for housing market needs and respecting the environmental limits of the site. Based on the foregoing report and policy analysis, the following can be concluded:

- 1) The proposed draft plan has regard for Section 2 as well as the subdivision requirements of Section 51 of the Planning Act.
- 2) The proposal is consistent with the PPS and the policy of the Grey County and Southgate Official Plans.
- 3) The servicing provisions of the proposal will provide an interesting design by means of encouraging streetscapes, and emphasizing architecture.

Considering its location in a full service municipality, its variety of housing types and its respect for the environmental benefits of the site, the approval of the attached draft plan should be granted.

Respectfully Submitted,



Maria Wood
Cuesta Planning Consultants Inc.



Approved By Don Scott
Cuesta Planning Consultants Inc.

APPENDIX I

Draft Plan Submission
July 20, 2018
Cuesta Planning Consultants

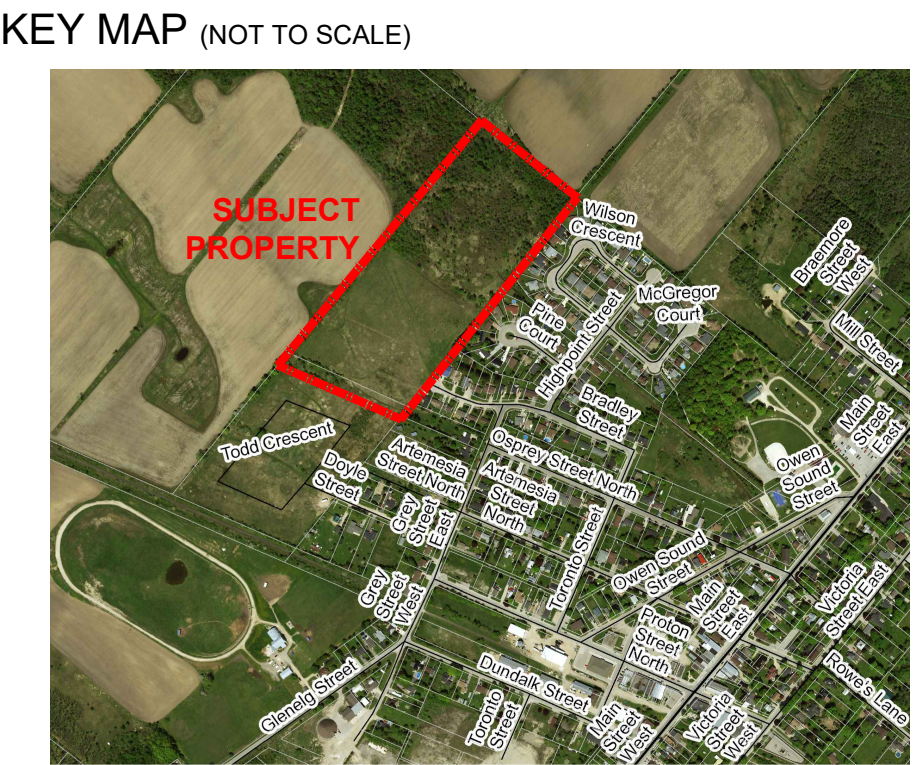
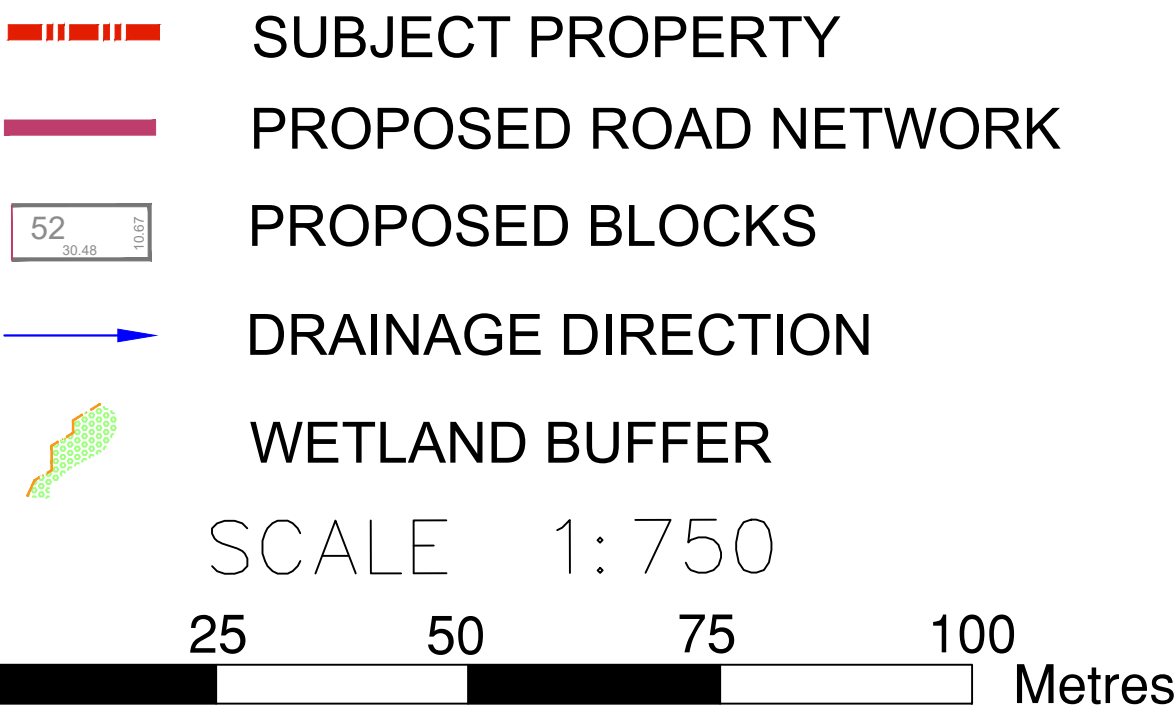
DRAFT PLAN OF SUBDIVISION

DRAFT PLAN NO.

PREVIOUS DRAFT PLAN NO.
21T-16



PART OF LOT 227
CONCESSION 2 S.W.T.S.R.
(VILLAGE OF DUNDALK)
TOWNSHIP OF SOUTHGATE
(GEOG. TOWNSHIP OF PROTON)
COUNTY OF GREY



DRAFT PLAN OF SUBDIVISION
ADDITIONAL INFORMATION AS REQUIRED UNDER
SECTION 51(17) OF THE PLANNING ACT R.S.O 1990

- (a) AS SHOWN
- (b) AS SHOWN
- (c) AS SHOWN
- (d) RESIDENTIAL DWELLINGS
- (e) AS SHOWN
- (f) AS SHOWN
- (g) AS SHOWN
- (h) MUNICIPAL WATER
- (i) CLAY LOAM
- (j) AS SHOWN
- (k) MUNICIPAL SERVICES - FIRE, SOLID WASTE, POLICE, WINTER ROAD MAINTENANCE, HYDRO, PHONE
- (l) AS SHOWN

LAND USE SCHEDULE

TOTAL AREA OF LAND TO BE SUBDIVIDED: ±4.46 ha (±11.02 ac.)

| LAND USE | LOTS/ BLOCKS | UNITS | ±ha | ±ac. |
|------------------------------|-------------------------------|-------|------|-------|
| Detached Dwellings | 1 - 53, 92-94 | 56 | 2.16 | 5.34 |
| Townhouses | | | | |
| Five units per Block | 54-58, 63-67, 68-72, 77-81 | 20 | 0.33 | 0.81 |
| Four units per Block | 59-62, 73-76 | 8 | 0.13 | 0.32 |
| Senior Detached Dwellings | 82-91, 95-101 | 17 | 0.39 | 0.96 |
| Roads and Stormwater | 102, 103 | n/a | 1.45 | 3.59 |
| | | 101 | 4.46 | 11.02 |

OWNER'S AUTHORIZATION
WE BEING THE REGISTERED OWNERS OF THE SUBJECT LANDS HEREBY
AUTHORIZE CUESTA PLANNING CONSULTANTS INC. TO PREPARE AND
SUBMIT THIS DRAFT PLAN OF SUBDIVISION ON OUR BEHALF:

DATE: _____ SIGNED: _____
Owner

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND ARE CORRECT
AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYOR'S ACT
AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.

DATE: _____ SIGNED: _____
O.L.S.

| REV. # | DATE | COMMENTS |
|--------|----------------|--|
| 1 | Jul. 17, 2017 | White Rose Park - Revised for Client - Internal Review |
| 2 | Aug. 24, 2017 | White Rose Park - Revised for Client - Internal Review |
| 3 | Aug. 29, 2017 | White Rose Park - Revised for Client - Internal Review |
| 4 | Feb. 1, 2018 | White Rose Park - Revised for Client - Internal Review |
| 5 | Feb. 15, 2018 | White Rose Park - Revised for Client - Internal Review |
| 6 | March 6, 2018 | Revised for Client - 20m right-of-way - Internal review |
| 7 | March 16, 2018 | Revised for Client - Internal review - wetland line redrawn; add singlet; shift some lots West |
| 8 | March 19, 2018 | Revised for Client - Internal review - additional lots; minor changes to roads |
| 9 | April 30, 2018 | Revised for Client - Internal review - adjust streets, stormwater; remove condo block |
| 10 | June 4, 2018 | Revised for Client - Internal review: add wetland buffer as per SAAR; adjust St. C, lot 41-4, 93-95; delete lot 45 |
| 11 | July 20, 2018 | Revised for Client - Internal review: add topography; add drainage directions |



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(519) 372-9790
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1-800-653-7692
e-mail: cuesta@cuestaplanning.com

Note: Bearings shown hereon are in grid
consistent with Reference Plan 16R-11006

Project No. 21705
Dwn. By D. ELLINGWOOD
J. KEOMANY
DATE: JULY 20, 2018

APPENDIX 2

Ministry of Tourism, Culture, and Sport Letter
(MTCS)

Ministry of Tourism, Culture and Sport

Archaeology Programs Unit
Programs and Services Branch
Culture Division
401 Bay Street, Suite 1700
Toronto ON M7A 0A7
Archaeology@ontario.ca

Ministère du Tourisme, de la Culture et du Sport

Unité des programmes d'archéologie
Direction des programmes et des services
Division de culture
401, rue Bay, bureau 1700
Toronto ON M7A 0A7
Archaeology@ontario.ca



Feb 12, 2016

Jacqueline Fisher (P042)
Fisher Archaeological Consulting (FAC)
452 Jackson Hamilton ON L8P 1N4

**RE: RE: Entry into the Ontario Public Register of Archaeological Reports:
Archaeological Assessment Report Entitled, "STAN GILAS - DUNDALK
SUBDIVISION MUNICIPALITY OF SOUTHGATE, GREY COUNTY, ONTARIO
ARCHAEOLOGICAL STAGE 1: BACKGROUND STUDY & STAGE 2: ASSESSMENT
FINAL REPORT ", Dated Feb 8, 2016, Filed with MTCS Toronto Office on N/A, MTCS
Project Information Form Number P042-0420-2015, P042-0430-2015, MTCS File
Number 0004213**

Dear Ms. Fisher:

The above-mentioned report, which has been submitted to this ministry as a condition of licensing in accordance with Part VI of the Ontario Heritage Act, R.S.O. 1990, c 0.18 has been entered into the Ontario Public Register of Archaeological Reports without technical review.¹

Please note that the ministry makes no representation or warranty as to the completeness, accuracy or quality of reports in the register.

Should you require further information, please do not hesitate to send your inquiry to Archaeology@Ontario.ca

cc. Archaeology Licensing Officer
Don Scott, Cuesta Planning Consultants Inc.
Randy Scherzer, Grey County

¹In no way will the ministry be liable for any harm, damages, costs, expenses, losses, claims or actions that may result: (a) if the Report(s) or its recommendations are discovered to be inaccurate, incomplete, misleading or fraudulent; or (b) from the issuance of this letter. Further measures may need to be taken in the event that additional artifacts or archaeological sites are identified or the Report(s) is otherwise found to be inaccurate, incomplete, misleading or fraudulent.