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1.0 INTRODUCTION

MacNaughton Hermsen Britton Clarkson Planning Limited (“MHBC”) have been retained by 2358737 Ontario Inc. (the “Owner”), the Owner of the subject property (the “Site”) in order to review the planning merits of a proposed Zoning By-law Amendment (the “proposed ZBA”) and Draft Plan of Subdivision (the “proposed Draft Plan”) on the Site. The proposal is to permit a residential development comprising a total of 267 units that includes a mix of single detached dwellings and semi-detached dwellings.

The Site is located in the Township of Southgate within the community of Dundalk. The Site is legally described as Part of Lot 232, Concession 1, geographic Township of Proton, now in the Township of Southgate, County of Grey. The site is comprised of 16.19 hectares (40 acres) and includes frontage along the current termination of Russel Street. The location of the Site is shown on **Figure 1**.

2.0 PROPOSAL

2.1 DEVELOPMENT CONCEPT

The Site, commonly referred to as Dundalk Meadows North “Dundalk North”, is proposed to be developed for a total of 267 residential units, comprising 205 single detached units and 62 semi-detached units. The site design recognizes and maintains the location of an unnamed tributary through the centre of the site and provides for parkland abutting the tributary. The road pattern is a grid road network. The site also integrates with the proposed subdivisions to the southwest and southeast commonly referred to as Dundalk Meadows West “Dundalk West” and Dundalk Meadows East “Dundalk East”. Both of these subdivisions are subject to applications for draft plan approval and rezoning and are owned by the same owners as the subject property.

2.2 PROPOSED ZONING BY-LAW AMENDMENT

A Zoning By-law Amendment is being sought to permit the Proposed Development on the Site. The Site is currently zoned “Restricted Agricultural (A2)” in the Zoning By-law. The Site is proposed to be re-zoned to “Residential Type 1 exception (R1-XX-H)”, “Residential Type 3 exception (R1-XX-H)” “Open Space (OS)” and “Environmental Protection (EP)”. Schedule A of the proposed ZBA is included as **Figure 4** to this report.

The permitted uses within the R1 and R3 Zones will remain the same as within the Parent Zoning By-law, which include the following:

Residential Type 1 (R1) Zone

- One, single detached dwelling on a lot
- Uses, buildings, and structures accessory to the foregoing permitted uses
- Home occupation

Residential Type 3 (R3) Zone

- A semi detached dwelling
- A duplex dwelling
- A triplex dwelling
- A fourplex dwelling
- A townhouse dwelling
- Uses, buildings and structures accessory to the foregoing permitted uses.

In order to permit the proposed Draft Plan, the proposed ZBA provides a variety of site specific provisions for the R1-XX and R3-XX zones. Section 4.5 of this Report compares the proposed site

specific provisions of the R1-XX and R3-XX zones with the zone provisions of the parent R1 and R3 zones.

2.3 PROPOSED DRAFT PLAN

The proposed Draft Plan consists of 267 units, and is included as **Figure 5** 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
Single Detached - +/- 10.0 m lot frontage	139
Single Detached - +/- 11.6 m lot frontage	66
Semi Detached - +/- 7.5 m lot frontage	62
Total	267

In order to delineate the potential developable limits on the Site, a detailed Environmental Impact Statement (EIS) and Floodplain Assessment Report was prepared to confirm the boundary of the natural features and natural hazards and ensure that the Proposed Development is outside of these features and appropriate buffers are provided. Through the design of the proposed Draft Plan these areas will not be developed. A total of 2.4% parkland (0.37 ha / net site area), outside of the environmentally sensitive or hazard land areas is proposed on the site.

The road pattern is proposed as a grid pattern. The proposed road pattern has been designed in an efficient manner and to provide many of the lots with sun exposure within the yards throughout the day. The roads will connect to the draft approved subdivision to the west through Hagan Street. Russel Street transects the site, connecting it to the existing residential subdivisions of Dundalk to the northwest and the proposed subdivision (Dundalk East) to the southeast. Street "A" provides an additional connection to the proposed Dundalk East subdivision. Additionally there is a block reserved on the northeast of the Site to permit future connection to the adjacent site.

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.

3.0

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 Site is located in the northeast corner of the community of Dundalk. The Site is rectangular in shape and is comprised of 16.19 hectares, with a maximum length of 803 metres and a maximum width of 205 metres. The Site currently has frontage along the existing termination of Russel Street. The Site will have connections to the existing residential neighborhoods of Dundalk to the northwest through Russel Street, as well as one connection to the Draft Plan approved subdivision to the southwest (Dundalk West) through Hagan Street and two connections to the proposed Dundalk East subdivision to the southeast through Russel Street and Street A. (see **Figure 5**).

The Site is relatively flat and has been farmed. The only natural feature, the unnamed tributary transecting the site, is to remain in situ.

Surrounding the Site are the existing residential subdivisions of Dundalk to the north, a large residential lot to the east, the Dundalk West subdivision to the west which is currently draft plan approved and the proposed Dundalk East subdivision to the south. The Site is within walking distance of schools, retail locations and recreational areas including the rail trail and arena, among others.

4.0 PLANNING ANALYSIS

The following is a review of the land use policy framework related to the subject lands and the potential implications for the subject site.

4.1 THE PLANNING ACT

The *Planning Act* set out the foundation for land use planning on Ontario and describes how land uses may be controlled. 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 the proposal on matters of Provincial Interest* – The proposed Draft Plan will have no detrimental effect on matters of Provincial Interest as outlined in Section 2 of the *Planning Act* and as detailed in Section 4.2 of this Report.
- b) *Whether the subdivision is premature or in the public interest* – The Site has been designated for Residential use within the Township’s Official Plan. The property directly abuts the built up area of the community of Dundalk. The site can be fully serviced subject to planned expansions to the municipal water and sanitary systems. The Proposed Development conforms to Provincial Policy, has appropriate access, and is within walking distance of a school, as well as other community amenities. It is submitted 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)* – The Site is designated for urban development within the County and Township OP; the proposal conforms to these policies. The Site has been designed to connect to the draft approved Dundalk West Subdivision to the west, the proposed Dundalk East subdivision to the east and the existing residential neighborhood of Dundalk to the north via the existing termination of Russell Street.
- d) *The Suitability of the land for the purposes for which it is to be subdivided* – The Site is flat and has no significant vegetation. The unnamed tributary will be kept in place, and buffered by adjacent Open Space and Park areas. The Site can properly accommodate the development due to its configuration, topography and access to existing and proposed road connections and infrastructure networks.
- e) *The number, width, location and proposed grades and elevations of highway, 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 provides appropriate access to the Site. A Traffic Impact Study has been completed for the property which supports the development of the Site as outlined. This study is reviewed in detail in Section 5.1 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.
- g) *The restriction on the lands 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 lands.
- h) *Conservation of natural resources and flood control* – The Site hosts an unnamed tributary that transects the site. A Preliminary Stormwater Management Report was prepared that addresses the floodplain associated with the unnamed tributary and is summarized in Section 5.3 of this Report.
- i) *The adequacy of utilities and municipal services* – The Site can be serviced with municipal water services, subject to the planned expansions to the municipal water system, including the construction of an additional well in close proximity to the Site. Preliminary phases of the Proposed Development can be serviced with the existing reserve capacity of the municipal sanitary system (See Section 5.2). There is also a medical centre, ambulance station and fire hall located within the community of Dundalk.
- j) *The adequacy of school sites* – The Dundalk and Proton Community school is a grade school which is within walking distance of the Site. This facility provides schooling for junior kindergarten through grade 3. The Highpoint Community school provides classes from grade 4 to 8. The Highpoint Community school is close to the Site on the western side of Dundalk. The high school is located up Highway 10 in the Village of Flesherton. There is no Catholic school located in Dundalk. The number of additional students associated with the development is anticipated to be minimal and the separate school board has commissioned a study which identified a drop in enrollment Board wide, of 20% (Blue Water District School Board Long Term Accommodation Strategy May 2014); including a reduction in students within the two legal schools.
- k) *The area of land, if any, exclusive of highways, to be conveyed or dedicated for public purposes* – The net percentage of parkland to be dedicated for public purposes on the Site is 2.4%. The parkland abuts the Open Space land on either side of the unnamed tributary transecting the property.
- l) *The extent to which the plans' design optimizes the efficient use and conservation of energy* – The Site provides for an efficient grid road pattern, provides for additional development within the settlement area within walking distance of many amenities and provides for higher density development in the form of semi-detached units and reduced single detached lot frontages.
- m) *The interrelationship between the design and site plan control matters* – The Site will not be subject to site plan control.

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 Draft Plan and specifics respecting these matters are outlined throughout this Report.

4.2 THE PROVINCIAL POLICY STATEMENT

The Provincial Policy Statement (PPS) is applicable to the Site. The County is responsible for approval of the draft plan while the Township is responsible for the approval of the Zoning By-law. Each level of government is to be consistent with the PPS when reviewing the respective applications. The PPS has been reviewed in its entirety by the undersigned as it relates to the Site. A discussion respecting some of the more applicable sections is included herein.

Section 1.1.1 of the PPS promotes efficient development and land use patterns, provides for an appropriate range and mix of land uses including residential (including affordable housing and housing for older persons), park, open space uses and other uses.

The proposed Plan incorporates a mix of single detached and semi-detached units as well as park and open space abutting the unnamed tributary transecting the Site. Additionally the Site incorporates a grid road pattern that maximizes the efficient use of the developable land on the Site.

Section 1.1.3 of the PPS promotes new growth to be directed to Settlement Areas, and identifies that new growth within Settlement Areas shall use land resources wisely, to promote efficient development patterns, protect resources and ensure effective use of infrastructure. Section 1.1.3.4 of the PPS identifies that in order to facilitate intensification, redevelopment and compact form, while reducing risks to public health and safety, appropriate development standards should be promoted,

The Site is within the Settlement Area of Dundalk, and will serve to link the approved development of Dundalk West and proposed development of Dundalk East to the existing residential neighborhood of Dundalk to the north. The low density residential nature of the Site ensures compatibility with the existing low density residential neighborhood to the North, while the incorporation of smaller single detached lots and semi-detached units contributes to a compact development. Additionally the location of the Site promotes active transportation as it is within walking distance of many amenities. The Site will make use of the infrastructure that is planned to be expanded to also service the proposed developments to the south and west

Section 1.4 of the PPS speaks to policies around Housing. Section 1.4.1 identifies that in order for planning authorities to provide for an appropriate range and mix of housing types and densities required to meet projected requirements of current and future residents, they shall maintain at all times the ability to accommodate residential growth for a minimum of 10 years, providing housing that is affordable to low and moderate income households and meets the needs of current and future residents. Additionally Section 1.4.3 prescribes that planning authorities shall establish and implement minimum targets for the provision of housing which is affordable to low and moderate income households.

The Site, as well as the adjacent Dundalk West and Dundalk East Developments, are proposed to be phased over approximately 10 years and will help to accommodate Dundalk's residential growth over the next decade. The proposed mix of single detached and semi-detached units will help provide more affordable housing options to various income households. Additionally this range of housing size will help accommodate the needs of current and future residents by providing housing suitable for both young families and older residents.

Section 1.5.1 of the PPS promotes healthy, active communities through a number of ways, 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 such as provincial parks.

The grid street pattern incorporated in the Site provides for efficient travel for pedestrians. The linear nature of the centrally located open space and park areas abutting the unnamed tributary provides for connectivity between one another, as well as to the proposed Dundalk East development adjacent to the Site. The Site's grid street pattern also incorporates connections to the existing urban area of Dundalk to the northwest through Russel Street, the approved Dundalk West development to the southwest through Hagan Street, and to the proposed Dundalk East development to the southeast through both Russel Street and proposed Street A. The proximity of the Site to the existing amenities within the urban area of Dundalk promotes active transportation and contributes to a healthy, active community.

Section 1.6.6 of the PPS 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. 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 Site, located within a settlement area, will be fully serviced on municipal sewage and water infrastructure. Additionally, it will deal with stormwater management through a holistic and efficient combined stormwater management strategy with the adjacent Dundalk West and Dundalk East developments. This strategy utilizes engineered stormwater retention ponds that both maximize the extent of vegetative surfaces and implements stormwater attenuation. Crozier and Associates Consulting Engineers have completed both a Functional Servicing Report and Stormwater Management Report for the Site, the conclusions of which are summarized in Section 5.

The Site is currently used for Agriculture and possesses no significant natural features of interest other than the unnamed tributary transecting the property. The tributary will be left in situ and will be buffered by open space and park lands. The conclusions of the EIS completed for the Proposed Development are summarized in section 5.4.

Section 2.6 provides the Cultural Heritage and Archaeology policies of the PPS. Section 2.6.1 states that significant built heritage resources and significant cultural heritage landscapes shall be conserved. Section 2.6.3 identifies that development and site alteration shall not be permitted on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved. A Stage 2 Archaeological assessment has been conducted for the Site by Amick Consultants Limited. It was found that the Site contains no significant cultural heritage resources. A summary of its findings can be found in section 5.5.

Section 3.1 outlines the Natural Hazards policies of the PPS. Section 3.1.1 generally directs development outside of hazardous lands adjacent to river, stream and small inland lake systems which are impacted by flooding hazards and/or erosion hazards. Section 3.1.2 prohibits development in areas that would become inaccessible during a flooding event. The stormwater management report, summarized in Section 5.3, identifies that the floodplain associated with the unnamed tributary can be properly accommodated and will not negatively impact the two

proposed crossings at Streets 'A' and 'B' or any of the proposed lots. The floodplain associated with the Foley Drain on the adjacent Dundalk East property lies completely outside of the Site.

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

4.3 THE COUNTY OF GREY OFFICIAL PLAN

The County of Grey Official Plan (County OP) is the upper tier planning document that guides planning policy and development on a regional basis. The County OP provides for various goals and objectives relating to the County's roll in upper tier planning, including respecting the role of the natural environment 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.

Section 1.7 of the County OP identifies Settlement Areas as the focus of permanent household growth for the County with a three tier hierarchy of Settlement Area types; Primary, Secondary and Tertiary. These tiers are based on servicing capabilities, population and function. Dundalk is considered a primary Settlement Area.

Section 1.8 outlines the County's Housing Policy. The County encourages a wide variety of housing by type, size and tenure in order to meet projected requirements of both current and future residents of the County. The County also supports intensification and redevelopment, primarily within Settlement Areas, as well as housing accessible to lower and moderate income households.

Section 2.0 of the County OP outlines the various land use designations used to guide and regulate development throughout the County. As stated, the Site is designated Primary Settlement Area by the County OP. This designation is used to identify existing larger settlements with full municipal servicing, these are intended to be the primary target for residential and non-residential growth.

The Settlement Area policies found within section 2.6.1 encourage and promote development which is consistent with the Provincial Policy Statement as long as the land use is compatible and natural resources and the environment are protected. It is submitted that the Proposed Development meets this policy criteria.

Section 2.6.2 being the General Policies Affecting Settlement Area Designations section, prescribes that Plans of Subdivision 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. The Proposed Development incorporates an efficient grid street pattern, providing for safe travel for motorists, cyclists and pedestrians. It also provides a variety of housing unit types and sizes in a compact manner, contributing to an efficient use of services.

Section 2.6.3 Primary Settlement Areas prescribes that an overall average development density of 20 units per net hectare shall be achieved. The County OP references "net density" when providing density requirements, however does not provide a definition for "net density". Excluding proposed 'Open Space' areas but including roads and parks, the proposed net density of the Site is 17.0 units per net hectare (267 units / 15.67 ha). The proposed density contributes to achieving the prescribed overall density target for Dundalk.

The natural heritage policies of Section 2.8.1 identify that the Natural Environment land use designations include Hazard Lands and Provincially Significant Wetlands (PSW) and the new development shall be protected from natural hazards and development will generally be directed outside of natural features within these areas. The site does not contain any identified Hazard Lands or PSW. The unnamed tributary, the only natural feature of note, has been appropriately buffered by park and open space areas.

Additionally the County OP identifies that the Endangered Species Act, 2007 provides protection for significant endangered, threatened and extirpated species and habitat. An EIS was conducted for the Site and concludes that contingent upon the implementation of its recommendations, no negative impacts to any feature of conservation interest that has the potential to occur on or adjacent to the subject property is expected and the proposed development plan conforms with all relevant environmental policies (including the Endangered Species Act, 2007).

Section 3 of the County OP contains Heritage Policies and recognizes the importance of its cultural heritage resources and managing them in a responsible manner. The OP prescribes that A Stage 1 Archaeological Assessment done in accordance with the Ministry of Culture Guidelines is required for proposed Plans of Subdivision. A Stage 2 Archaeological Assessment has been completed for the Site. It is summarized in Section 5.5 of this Report and concludes that no significant cultural heritage resources are present on the Site.

The Transportation policies related to County Roads and Provincial Highways within Section 5.2.2 specify that for major development proposals within the permit control area of a provincial highway, the MTO will require the preparation of a Traffic Impact Study (TIS) in order to demonstrate how transportation related impacts will be mitigated and addressed. A TIS has been prepared for the Site and is summarized in Section 5.1.

The Services policies in Section 5.3.2 state the hierarchy of servicing options that are preferred by the County OP. Municipal sewage services and municipal water services that can be sustained and are financially feasible are the preferred form of servicing for settlement areas. A Functional Servicing Report (FSR) which demonstrates the feasibility of the planned expansion of municipal services been prepared for the Site and is summarized in Section 5.2 of this Report.

The County of Grey is the approval authority for the proposed Draft Plan as per Section 6.5 of the OP. The lot creation policies of Section 6.12 of the OP identify that any proposed Draft Plan is to have regard to the policies of the County OP as well as Section 2 of the *Planning Act* (this is addressed in Sections 4.1 – 4.3 of this Report), the development is orderly and contiguous, it is compatible with existing and permitted land uses, the servicing requirements of the County are met, there is no proposed direct access to the Highway, soil and drainage conditions are suitable, and the size is appropriate. It is also submitted that the development is contiguous and provides for road connections to adjacent lands, the proposed residential use and form is compatible with surrounding and nearby land uses, the Site is properly serviced, there is an appropriate storm water solution for the Site, and the lot sizes and configuration are suitable.

The Plans of Subdivision and Condominium Policies of Section 6.12.1 have also been reviewed and it is submitted that the design provides access to existing trails, promotes walkability throughout the plan by providing open space and park areas suitable for trail development, the layout is accessible for persons with disabilities, sidewalks will be provided as per municipal criteria, the street pattern fits within the existing road network and utilizes a grid pattern, impact on the

natural environment has been taken into consideration, useable parkland is 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, and the proposal is consistent with the PPS.

Based on the above, it is concluded that the proposed ZBA and Draft Plan conform to the intent of the policies of the County of Grey Official Plan.

4.4 TOWNSHIP OF SOUTHGATE OFFICIAL PLAN

The Site is designated “Neighbourhood Area” in the Township of Southgate Official Plan (OP) (**See Figure 2**). It is submitted the proposed ZBA and Draft Plan align with the policies of this designation.

The intention of the Official Plan is to function as the primary tool guiding municipal decision makers in implementing long-range Provincial, County and municipal land use goals and policy, preparing and implementing the local Zoning By-law, undertaking public works and in the assessment of development applications including Official Plan, Zoning By-law Amendments, consents and plans of subdivision. The OP states that any planning application passed under the OP shall conform to the policies it contains.

The Official Plan establishes the general pattern for future growth to the year 2025. Its purpose is to ensure that future development is initiated through good planning.

The vision of the Township of Southgate, in part, is to be a vibrant progressive community that is a desirable place to live, work and invest. In order to achieve this objective, Southgate will support a mix of residential development to enhance its existing quality of life and rural charm.

The Official Plan lists core values established by the municipality, these include in part:

To value...

- a home for the next generation
- a balance between quality of life and future development that promotes sustainable economic growth while protecting our natural environment
- our sense of community

It is submitted that the Proposed Development aligns with these core values.

The Growth Principles of the 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.

The Official Plan classifies Dundalk as an urban community. The OP projects Dundalk to receive 35% of the allocated growth of 2811 total people within the Township and since the approval of the OP in 2006, has undergone a settlement area expansion, which included adjacent lands to the south of the Site.

The Official Plan prescribes that in order to promote efficient growth, development will be focused in Dundalk, the Township's only fully serviced settlement area. The OP intends to facilitate the expansion of Dundalk in the most rational and cost effective way possible, while maintaining the community's identity.

The Settlement, Housing and Employment Areas Goals of Section 3.2.1 include providing for an appropriate range of housing types and densities to meet the current and future needs within the regional market area. The listed Objectives of Section 3.2.2 include in part ensuring there is an appropriate density and mix of land uses which efficiently use land, resources, infrastructure and public services as well as ensuring new development in designated growth areas occur adjacent to the existing built up area and having a compact form, mix of uses and appropriate densities. The Proposed Development includes a range of single detached dwelling lot sizes as well as semi-detached lots, is arranged within an efficient grid road network, will be fully serviced on planned municipal expansions, is located adjacent to the existing urban area of Dundalk, and the lots have been designed in a compact manner.

The natural heritage goals of the OP include maintaining and enhancing the Township's long term prosperity, environmental health, and social well being by protecting natural heritage resources for their economic, environmental and social benefits. Objectives include protecting significant natural features and areas including their associated ecological functions and features, as well as ensuring storm water management practices are implemented, minimizing storm water volumes and contaminant loads. It is submitted the proposed development will protect the natural environment and ensure appropriate stormwater management features are implemented. Both a Stormwater Management Report and an Environmental Impact Study (EIS) have been completed for the property and are summarized in Sections 5.3 and 5.4 respectively.

The Infrastructure and Servicing goals of the OP include providing infrastructure and public services in an efficient and cost-effective manner and ensuring adequate and safe systems of water supply, sanitary sewage disposal and storm drainage to all areas of development. Objectives include directing growth in a manner that promotes the efficient use of existing municipal sewage and water services and ensuring infrastructure required to service the Urban Community is built in conjunction with urban redevelopment, new development or expansion. The Proposed Development will be phased in a manner that full services will be functioning and available prior to any dwellings being constructed. A Functional Servicing Report (FSR) has been completed for the Site and is summarized in Section 5.2 of this Report.

Objectives of the OP's Public Spaces policies include receiving parkland dedication through planning applications as well as locating public open spaces in a way which benefits the greatest number of people when new development is under consideration. A total of 2.3% of the total Site area is being provided for park purposes (0.37 ha / total site area: 16.19 ha), while 3% is being provided for open space purposes which will afford the community at large different parkland experiences on the Site. It is submitted that the park and open space areas as proposed contribute to the public space goals and objectives of Section 3.9 as they are centrally located on the Site and provide a linked system taking advantage of the natural feature (watercourse) traversing the Site.

The Site is designated Neighborhood Area in the Township OP. The purpose of this Urban Community specific Designation is to identify lands which are on full water and sewer services and are primarily residential in nature, while also incorporating neighborhood commercial, institutional and open space uses as well as other uses compatible with residential development. Applicable

specific uses are identified in the OP. The Site is proposed for residential and open space uses, specifically single detached and semi-detached dwellings (listed as permitted uses in Section 4.1.1)

There is a specific policy context for permitted “Multiple Dwellings” (semi-detached) units within the designation. This includes the scale and visual impact is compatible with surrounding lands, traffic is acceptable, there is adequate parking, open space, landscaping and buffering, it is developed on full services, there are adequate community facilities and schools, and there is appropriate provision for stormwater management.

It is submitted that the semi-detached dwellings are located internally within the Site and are not adjacent to any of the existing neighbourhoods within Dundalk. These units have also been sited to be compatible with the proposed single detached units on the site. The use will not create traffic hazards or unacceptable congestion as is detailed in Section 5.1 of this Report, there is adequate parking for each semi-detached unit as well as park space, open space and buffering within the lots, 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, and there is appropriate stormwater management practices for the Site as outlined in Section 5.3. It is therefore submitted that the semi-detached dwellings component conforms to the multiple dwelling policies of the OP.

There Site contains no designated Hazard Lands, Significant Woodlands or Provincially Significant Wetlands and there is no potential for significant threatened or endangered species habitat on the property as concluded in the Environmental Impact Study completed for the Site, summarized in Section 5.4 of this Report.

Section 7.2 of the Township OP contains the Plans of Subdivisions/Condominium policies for the Township and they are examined herein. The policies state that Council shall only recommend for approval those plans which comply with the policies of the OP, can be supplied with adequate water, sanitary, and stormwater services. Additionally plans of subdivision shall only occur by an amendment to the ZBA and must satisfy Council that a need for the proposed form or housing and development exists. It is submitted that the Proposed Development complies with the policies of the OP as is detailed through this report, can be adequately serviced and an application to amend the Zoning By-law has been made in conjunction with the proposed draft plan of subdivision. Additionally, the site has had long standing OP approvals for Residential use on the site thus the principle of residential development on the site has been previously established by Council.

Section 7.3 requires the Owner to enter into a subdivision agreement with the municipality. This is understood and an expected part of the process.

The policies of Section 7.4 of the OP, General Lot Creation Policies, were reviewed and it is submitted the Proposed Development is permitted by the policies of the OP. The land division is permitted, the development is contiguous and compatible with the existing development pattern of the area, it is 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 Site, the Site is outside of any MDS requirements, the new lots created will be positioned in a compact, clustered form, permission will be sought from the appropriate road authorities, and an application to amend the Zoning By-law is being made.

The Archaeological Conservation policies of Section 7.6 identify that consideration of major new private development proposals be preceded by an archaeological assessment. A Stage 2 Archaeological Assessment has been conducted for the Site. This report concluded that no archaeological sites or resources were found and is summarized in Section 5.5.

Section 8 of the OP contains the Municipal Servicing Policies. These policies favour new development occur on full municipal water and sanitary sewage services. As identified, the Site will be serviced with full municipal water and sewage services which are available in Dundalk subject to planned expansions. The Functional Servicing Report outlines details in respect to servicing, and is summarized in Section 5.1 of this Report.

The Stormwater Management policies of the OP require new plans of subdivision to submit a Stormwater Management Report, demonstrating adequate stormwater management techniques will be implemented on the Site. As identified, a summary of the Stormwater Management Report prepared for the Site can be found in Section 5.3.

The Transportation policies of Section 9 strive to ensure vehicles and pedestrians are able to move safely and efficiently within a rationale system of routes. As previously identified, the Site implements a grid road network that will allow safe and efficient passage for both vehicles and pedestrians. In addition the OP identifies that development located adjacent to provincial highways are subject to the requirements of the MTO. The Site does not abut Highway 10, and is not subject to the requirements of the MTO. Right of Way (ROW) widths of 20 metres have been provided throughout the Draft Plan as per the policies of the OP.

A Traffic Impact Study (TIS) was prepared to forecast the traffic that the development will generate and assess the impact on local traffic this will create. The TIS demonstrated that the traffic generated by the Site will not materially affect the surrounding intersections studied, the Draft Plan can be supported from a site circulation and access perspective, and the Site can be supported from a traffic operation perspective with the implementation of the noted recommendations. Details are in Section 5.1 of this Report.

The Implementation and interpretation Policies of the OP provide criteria for Council's assessment of requests for amendments to the Zoning By-law. Amendments to the ZBL may be permitted when Council is satisfied that the impact criteria have been addressed, and that the proposed use conforms to all other applicable provisions. It is submitted that the Draft Plan satisfies the impact criteria as well as all other applicable policies.

Based on the above, it is concluded that the proposed ZBA and Draft Plan conform with 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. As stated, the Site is currently zoned "Restricted Agricultural" (A2) (**See Figure 3**). Accordingly, a Zoning By-law Amendment is required to permit the Proposed Development. As outlined in Section 2.2 of this Report, the proposed ZBA will re-zone the Site to a new Residential Type 1 exception zone (R1-XX-H), a new Residential Type 3 exception zone (R3-XX-H), the Open Space (OS) zone, and the Environmental Protection (EP) zone (**see Figure 4**). **Table 2** below outlines the zone provisions for the general R1 and R3 zones outlined in the

Township ZBL, the zone provisions proposed for the R1-XX-H and R3-XX-H zones by the proposed ZBA, and the conditions portrayed in the proposed Draft Plan (**see Figure 4**).

Regarding semi-detached units, the Township ZBL provides different regulations between interior and corner lots. The proposed Draft Plan does not incorporate any semi-detached units on corner lots and therefore the proposed regulations for semi-detached units in the R3-XX-H zone does not provide separate regulations for corner lots.

The proposed regulations for the R1-XX-H and R3-XX-H zones are the same as those proposed for the adjacent Dundalk East subdivision.

Table 2

Zone Provision	R1 Zone Requirement	Proposed R1-XX Zone Requirement	R3 Zone Requirement – For An Interior Semi-Detached Unit	Proposed R3-XX Zone Requirement – For A Semi-Detached Unit	Proposed Draft Plan
Minimum Lot Frontage	Int: 12.12 m Corner: 15 m	9.75 m	10 m	7.25 m	Single: 10 m Semi: 7.5 m
Minimum Lot Area	465 m ²	292.5 m ²	350 m ²	225 m ²	Single: 329 m ² Semi: 292.5 m ²
Maximum Lot Coverage	35%	40%	40%	<i>No Change</i>	TBD
Minimum Front Yard	7 m	6 m	9 m	6 m	TBD
Minimum Interior Side Yard	1.5 m	1.2 m on one side and 0.6 m on the other side	2 m	1.5 m end wall 0 m common wall	TBD
Minimum Exterior Side Yard	4.5 m	4 m	N/A	4 m	TBD
Minimum Rear Yard	7.6 m	<i>No Change</i>	9 m	7.6 m	TBD
Minimum Gross 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>	79 m ²	<i>No Change</i>	TBD
Maximum Height	2.5 storeys	<i>No Change</i>	2.5 storeys	3 storeys	TBD

Regarding parking, Section 5.7 of the Township ZBL specifies that a minimum of 2 parking spaces per unit must be provided for semi-detached dwellings. The Draft Plan provides 2 parking spaces for the semi-detached units, one in the garage and one in the driveway. All single detached dwellings will have 2-4 parking spaces, depending on garage and driveway size, which is to be determined in compliance with the Township ZBL.

In addition to rezoning portions of the Site to the new R1-XX-H and R3-XX-H zones, the proposed ZBA also rezones portions of the Site to the EP and OS zones. The EP zone is being applied to the unnamed tributary transecting the Site and accompanying buffer space as identified in the Environmental Impact Study (see Section 5.4 of this Report). The OS zone is being applied to the park space that abuts either side of the unnamed tributary transecting the property.

In addition to providing zone provisions, the Township ZBL also includes various general provisions. It is submitted that the Proposed Development complies with all applicable general provisions.

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 while utilizing alternative approaches where appropriate, and the proposed Draft Plan otherwise complies with the Zoning By-law.

5.0 SUPPORTING DOCUMENTS

The following provides a brief summary of the documents provided in support of the proposed ZBA and DPA.

5.1 TRAFFIC IMPACT STUDY

A combined Traffic Impact Study (TIS) was prepared for the Proposed Dundalk East and Dundalk North Developments by C.F. Crozier & Associates Inc., dated June 2016. This report was already submitted to the County as part of the Dundalk East Draft Plan Second Submission made in July, 2016. The purpose of the TIS was to assess the transportation impacts of the Proposed Development on the boundary road system, and recommend mitigation measures if warranted. The TIS assessed the boundary road network based on existing and future background conditions, for 2020, 2025, 2030, 2035 and 2040 horizon years. The surrounding boundary road network that was studied consists of Highway 10, Main Street (Grey County Road 9), Russel Street, Alice Street, Elm Street, Victoria Street, and Osprey Street.

Based on its analysis, the TIS provided the following conclusions:

- The surrounding intersections will operate at unchanged levels of service through 2040 future total traffic volumes;
- No capacity improvements are currently identified as being required through the 2040 horizon year;
- The Proposed Dundalk North Development is projected to generate 220 weekday a.m. and 283 weekday p.m. inbound and outbound peak period trips;
- The Draft Plan can be supported from a site circulation and access perspective; and
- Traffic generated by the Proposed Development will not materially affect the traffic operations of the surrounding boundary road network or intersections studied.

The TIS concluded that traffic from the Proposed Development will not materially affect the boundary road network, the Proposed Development can be supported from a traffic operation perspective, and the Draft Plan can be supported from a site circulation and access perspective. In addition the alternative access the Site provides between the Village of Dundalk and Highway 10, through the adjacent Dundalk East Subdivision, is required from a safety and emergency vehicle access perspective.

5.2 FUNCTIONAL SERVICING REPORT

A Functional Servicing Report (FSR) was prepared by C.F. Crozier & Associates Inc., dated July 2016. The FSR reviews the servicing design for the Proposed Development, including proposed road standards, site grading, sanitary servicing, water servicing, and utilities.

To summarize the findings of the FSR:

- Access to the Site will be provided by way of roadway connections to Dundalk West, Dundalk East, and the existing road network via the termination of Russell Street.

The proposed Draft Plan has been designed to incorporate 20 metre wide right-of-ways, which is the Township's standard urban cross section for local streets. The Traffic Impact Study (see Section 5.1) provides more detailed analysis of the transportation impacts of the Development.

- The residential area west of the unnamed tributary will be serviced via a gravity fed system with connections to the proposed Hagan Street sanitary stub as part of the proposed Dundalk West development. This portion of the Proposed Development will not require the construction of the pumping station on Dundalk East.

The residential area east of the unnamed tributary will connect to the proposed Dundalk East sanitary system which will require a sanitary pumping station.

The sanitary sewer systems in both Dundalk West and East have been designed to accommodate the demands from the proposed Dundalk North subdivision.

The preliminary sanitary sewer design has been completed and demonstrates that the planned servicing to residential units is feasible. The proposed routing of the internal sanitary sewer will generally follow the alignment of the internal grid road network.

- The Township of Southgate – Dundalk Wastewater Treatment Plant (WWTP) has uncommitted reserve capacity. Initial phases of the subject development will rely upon the uncommitted reserve capacity of the WWTP, while future phases will be subject to future improvements.
- Based on discussions with the Township as well as supply calculations completed by The Townships' consultant Triton, at present the Township does not have the existing capacity of potable water supply required to accommodate the proposed Development. It is understood that the Township is currently undertaking a Municipal Class Environmental Assessment (MCEA) to establish an additional well in order to supplement the existing water supply. As part of the ongoing MCEA a potential location for the additional well was identified within the Medium Density Block on the west side of the Dundalk West lands. The Township has begun the process of determining the suitability of this location. The Owner has identified a well block in the Dundalk West Draft Plan in order to ensure that the potential location is available to host a well if it is determined to be suitable.

The Proposed Development will include an internal watermain network that will generally follow the grid road network of the Site and be municipally owned and operated. The

sizing of the watermain is subject to the completion of a distribution analysis during the detailed design process.

- The Proposed Development will be serviced with natural gas, telephone, cable TV and hydro. An existing hydro line extends along the southern property line contained within a 10 metre easement, a portion of which is on the Subject Property and a portion is on the Dundalk East property. The easement width and location is currently under review by Hydro One. This can be completed during the detailed design stage and preparation of the Composite Utility Plan.

5.3 PRELIMINARY STORMWATER MANAGEMENT REPORT

A Preliminary Stormwater Management Report (SWM) was prepared by C.F. Crozier & Associates Inc., dated July 2016. The SWM was prepared to provide details of the preliminary stormwater management system for the Proposed Development.

The subject property is characterized by the unnamed tributary traversing the Site. The Site as well as the unnamed tributary generally drains from northwest to southeast, with runoff being directed to either the unnamed tributary or as sheet flow towards Dundalk East.

As part of the Dundalk East SWM Report, an overall comprehensive SWM strategy was developed for Dundalk East and Dundalk North combined. The SWM strategy incorporates 3 SWM facilities, all of which are located on the Dundalk East site. The Proposed Development will incorporate a dual drainage system with minor storm events being conveyed via the proposed storm sewer system and major storm systems being conveyed overland within the internal road network. Both systems will outlet to the Dundalk East property and eventually one of the three SWM facilities within Dundalk East.

The Dundalk East SWM facilities are sufficiently sized to provide the required stormwater quantity, quality and erosion controls for both the Dundalk North and East sites.

A floodplain assessment was conducted for the unnamed tributary traversing the Site. The floodplain assessment demonstrated that the crossings of the watercourse by Streets 'A' and 'B' can be constructed in a manner that provides for safe ingress/egress of the Subject Property while not adversely impacting upstream land owners from a flooding perspective. In addition the proposed lots of the Draft Plan can be adequately flood-proofed from the proposed conditions Regional Floodlines of the unnamed tributary.

Ultimately, the SWM Report supports the Proposed Development from the perspective of stormwater management and floodplain management requirements.

5.4 ENVIRONMENTAL IMPACT STUDY

An Environmental Impact Study (EIS) was prepared by Riverstone Environmental Solutions Inc., dated August 2016. The purpose of the EIS was to address municipal, provincial and federal requirements regarding the protection of significant natural features. The EIS was prepared in consultation with the Grand River Conservation Authority (GRCA), who provided feedback on the scope of the EIS in February and March of 2016, as well as in a manner that satisfies the Township's EIS scope and content requirements.

The EIS notes that the Site is comprised primarily by soybean fields, with the only natural feature being a watercourse (unnamed tributary). The Foley Drain is located approximately 40 metres southeast of the Site and wetland units associated with the Provincially Significant Melancthon Wetland are situated more than 450 metres to the south. Agricultural land uses intermixed with natural features such as forest and plantations comprise the wider landscape beyond the subject property (>2 km).

The Site is relatively uniform in topography and slopes gradually in a southern direction. The northeastern portion of the property is the highest elevation, while the southwestern the lowest, with an overall relief in elevation of 6 metres. The Site is drained by one watercourse, being the unnamed tributary. The Site does not contain any vegetation communities that can be described in accordance with ELC as it is being used for soybean production. The margins of the soybean fields are fallow in some areas and grade into woody hedgerows along the boundaries of the Site. None of the vascular plants observed on the Site are considered rare within Grey County.

Thirty One (31) bird species were recorded during breeding surveys on adjacent lands completed in 2015, an additional two species were recorded during investigations of the Site in 2016. Five (5) anuran species were recorded during anuran calling surveys completed on adjacent lands.

No endangered or threatened species have the potential to occur on the subject property or be negatively impacted by implementation of the proposed development plan.

No wetlands, forests or woodlands, valleylands or Areas of Natural and Scientific Interest (ANSI) are present on the Site.

The Site contains one watercourse (the unnamed tributary) that provides habitat for fish. The Foley drain, located 40 metres southeast of the Site also provides habitat for Fish. The unnamed tributary is considered to be a warm to coolwater intermittent system that may only contain water during the spring freshet. The unnamed tributary will be buffered from the Proposed Development by open space and park land.

Three significant wildlife habitat (SWH) features or areas were found to occur or have the potential to occur on the Site; Reptile (Snake) Hibernaculum, Terrestrial Crayfish and Special Concern and Rare Wildlife Species (Monarch). While the Site is unlikely to provide Snake Hibernaculum, the EIS provides recommendations in case any Hibernaculum is discovered. The open space buffer along the unnamed tributary will provide adequate habitat for terrestrial crayfish and upon further assessment it was found that significant Monarch habitat will not be impacted by the Proposed Development.

While it is noted that the Proposed Development will result in a loss of vegetation such as hedgerows and cultivated soybean fields on the Site, recommendations are made to help minimize this loss during the development process.

To summarize, the EIS concludes that provided its recommendations are implemented, the Proposed Development will have no negative impact on the natural features identified on the subject property and adjacent lands or their respective ecological functions, as defined by the 2014 PPS.

5.5 STAGE 2 ARCHAEOLOGICAL ASSESSMENT

The Stage 1 Archaeological Background Study previously conducted on the Subject Property found the Subject Property to have archaeological potential. As a result it was recommended that a Stage 2 Archaeological Assessment be conducted on the Subject Property.

The Stage 2 Archaeological Assessment consisted of property inspection, photographic documentation concurrent with high-intensity test pit survey at an interval of 5 metres between individual test pits and high intensity pedestrian survey at an interval of 5 metres between individual transects.

During the Stage 2 survey of the study area no archaeological sites or resources were found. Therefore, the report identified that no further archaeological assessment of the study area is warranted, the Provincial interest in archaeological resources in regards to the Proposed Development has been addressed and the Proposed Development is clear of any archaeological concern.

6.0 SUMMARY & CONCLUSIONS

Based on the analysis outlined throughout this Report and the conclusions of other technical studies, it is submitted that the proposed Zoning By-law Amendment, to rezone the Site to new R1 and R3 Exception Zones to permit the proposed single detached and semi-detached dwellings, as well as Open Space and Environmental Protection Zones, and the proposed Draft Plan of Subdivision, to create the proposed lots, blocks and road layout, 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 policies of the Township of Southgate Official Plan;
4. The proposed Zoning By-law Amendment is in keeping with the approaches used in the Township of Southgate's Comprehensive Zoning By-law while implementing alternative approaches that are consistent with the policy direction laid out by the Township of Southgate Official Plan where appropriate; and
5. The proposed Draft Plan complies with the proposed Zoning By-law Amendment and other applicable provisions of the Township's Zoning By-law.

Yours truly,
MHBC



Kris Menzies, BES, BEd, MCIP, RPP
Partner

cc. Shakir Rehmatullah c/o Flato Dundalk Meadows Inc.