



# **42T-2015-05 – Redline Revision Flato East Subdivision PDR-CW-16-17**

Part of Lots 233 and 234, Concession 1 (geographic  
Township of Proton), Township of Southgate

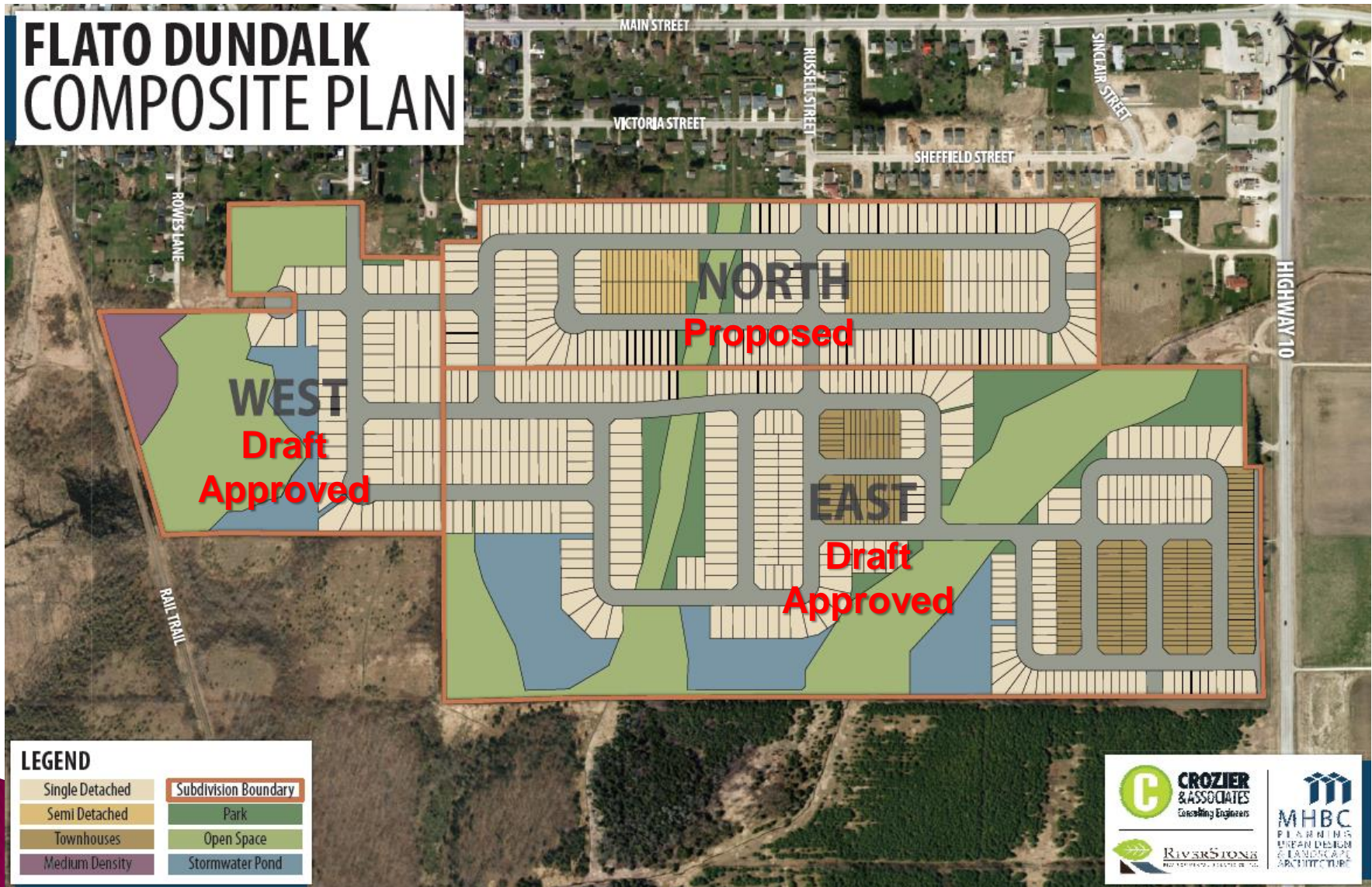
# Flato East: Subject Lands



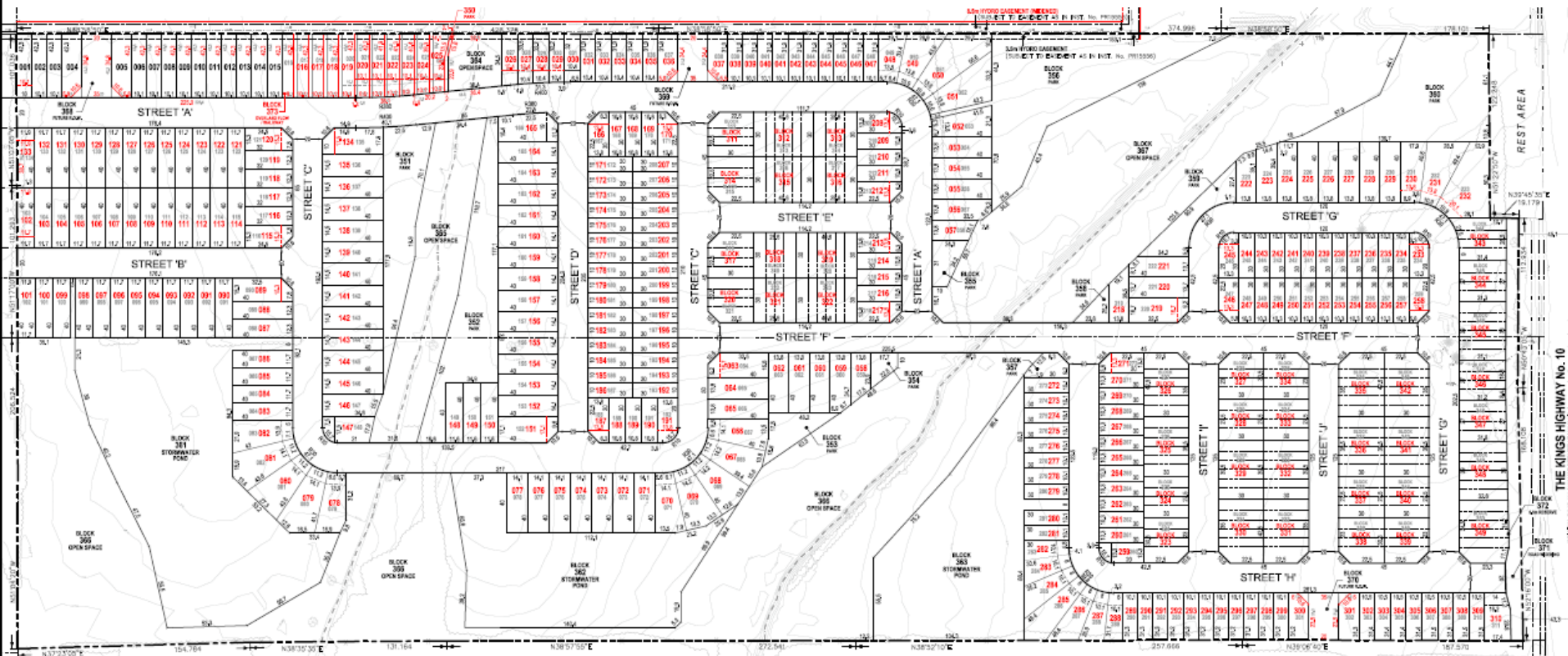


# Flato West, East, North: Concept Plan

## FLATO DUNDALK COMPOSITE PLAN



# Flato East: Proposed Revised Plan





# Comments Received

- **Historic Saugeen Metis and Grey County Transportation Services** – no concerns
- **Grand River Conservation Authority (GRCA)** – no objection and do not require any changes to their original recommended conditions
- **Ministry of Transportation** – MTO requested a 0.3 metre reserve be provided along all the properties that have highway frontage (including the rest area). Also requests that Street 'H' continue to the Provincial Highway and daylight triangles be shown as separate blocks.
- **Township of Southgate** – no concerns with the redline revisions and noted that there may be a need for further revisions at some point in the future.

# Staff Recommendation

1. That Report PDR-CW-16-17 be received and that in consideration of the matters to have regard for under Subsection 51(24) of the Planning Act RSO 1990 as amended, the redline revisions for Plan of Subdivision File 42T-2015-05 are approved subject to the revised conditions set out in the Notice of Decision.

## Report PDR-CW-16-17

**To:** Warden Barfoot and Members of Grey County Council  
**From:** Randy Scherzer, Director of Planning  
**Meeting Date:** February 23, 2017  
**Subject:** **Flato East Redline Revision – 42T-2015-05 (Township of Southgate)**  
**Status:** Recommendation adopted by Committee as presented per Resolution CW37-17;

### Recommendation

1. That Report PDR-CW-16-17 be received and that in consideration of the matters to have regard for under Subsection 51(24) of the Planning Act RSO 1990 as amended, the redline revisions for Plan of Subdivision File 42T-2015-05 are approved subject to the revised conditions set out in the Notice of Decision.

### Background

Plan of Subdivision 42T-2015-05 (Flato East) was draft approved on November 10, 2016. The draft approved subdivision is located on lands legally described as Part of Lots 233 and 234, Concession 1 (geographic Township of Proton) in the Township of Southgate (see Map 1 below). The current draft approved plan consists of 501 residential units, consisting of 311 single detached units and 190 townhouse units. The lands are situated southwest of Highway 10 and will gain access off of Highway 10 and also connect to the draft approved subdivision to the southwest known as Flato West (42T-2006-10) as well as the proposed plan to the northwest known as Flato North (42T-2016-05).

Below is a link to the previous staff report on the original application along with a copy of the draft approved conditions:

[Addendum to PDR-PCD-04-16](#)

[Current Draft Plan Conditions](#)

The Owner has requested redline revisions to the subdivision. The revisions are considered minor in nature and are primarily associated with an overland flow block that is required between the Flato East lands and the Flato North lands (proposed Block 373). The following is a summary of the revisions being requested

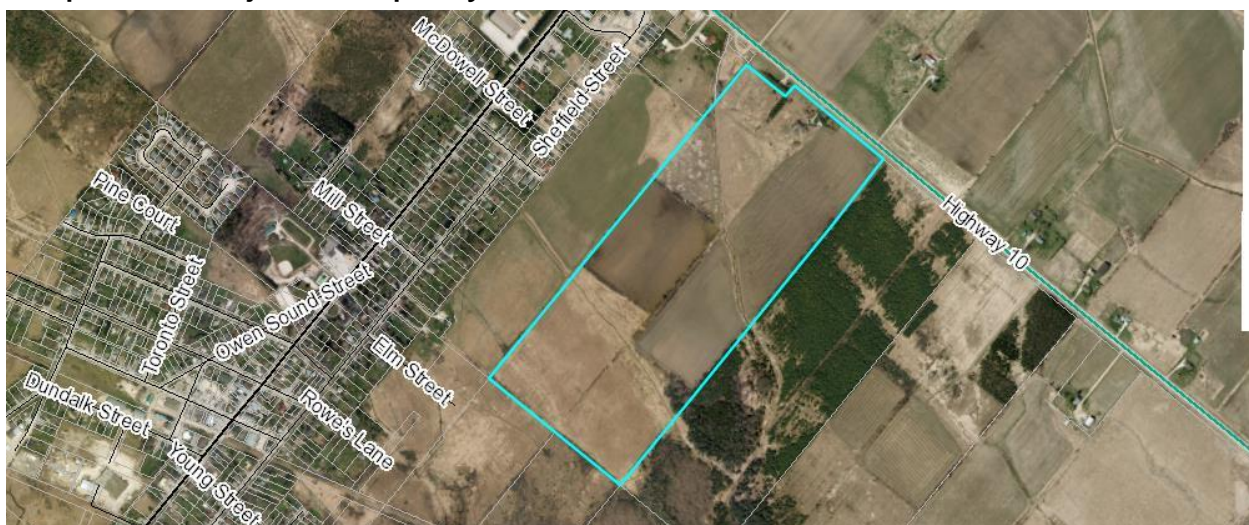
- Incorporate a new 8 metre wide overland flow block from Flato North to Flato East (Block 373)
- Provide a new walkway over the overland flow block (Block 373)
- Provide for 7.5 metre by 7.5 metre sight triangles adjacent to future right of way Blocks 368, 369 and 370
- Reduce the amount of lots by 1 in order to accommodate the new overland flow route
- Shift Lots 16 to 25, 2 metres to the east accordingly
- Introduce a 2 metre wide walkway (Block 350) adjacent to the unnamed tributary between Lot 25 and Open Space Block 364
- Reduce Open Space Block 364 slightly as a result of the new adjacent walkway

It should be noted that the proposed revisions to the Flato East development also trigger revisions to the proposed Flato North development and a revised plan for Flato North has also been submitted by the Applicant. The proposed revised plans and supporting documentation were circulated to the Township and various agencies for comment. Below is a link to the proposed revised plan for Flato East as well as link to the County website which contains links to the supporting documentation:

[Proposed Revised Plan](#)

[Supporting Documentation](#)

## Map 1 – Subject Property





## Comments Received

The following are the comments received as of the date of this report:

Historic Saugeen Metis – in an email dated February 6, 2017, the Historic Saugeen Metis indicates they have no objection or opposition to this proposed development.

County Transportation Services – in an email dated February 6, 2017, the County Transportation Services indicates they have no further comments regarding the proposed redline revisions.

Grand River Conservation Authority (GRCA) – in a letter dated February 7, 2017, the GRCA indicates they have no objection to the proposed revisions and do not require any changes to the original conditions as requested by GRCA.

Township of Southgate – In correspondence dated February 9, 2017, the Township of Southgate indicates they have no concerns with the redline revisions proposed at this time and noted that there may be a need for further revisions at some point in the future.

Ministry of Transportation (MTO) – In correspondence date February 14, 2017, MTO requests that a 0.3 metre reserve be provided along all the properties that have highway frontage (including the rest area). MTO also requests that Street 'H' continue to the Provincial Highway and that the daylighting triangles be shown as separate blocks. A revised condition has been added indicating that these matters are to be addressed on the plans for final approval.

## Analysis of Planning Issues:

Planning authorities must have regard to matters of Provincial interest, the criteria of the *Planning Act* and be consistent with the Provincial Policy Statement (PPS). Within Grey County they must also make decisions that conform to the County of Grey Official Plan.

The proposed redline revisions are minor in nature. It is County staff's opinion that the proposed revisions have regard for matters under the Planning Act, are consistent with the Provincial Policy Statement and conform to the County Official Plan and the Township Official Plan.

## Financial/Staffing/Legal/Information Technology Considerations

At this point there are no financial, staffing, legal or IT considerations beyond those normally encountered in processing a red-line revision.

## Link to Strategic Goals/Priorities

Action 2.10, under Goal 2 of the County's Strategic Plan requires the continued management of growth and the application of sound land use planning principles. Permitting residential growth in an area where growth is permitted can be considered sound land use planning.

## Attachments

*Draft Notice of Decision – Revised Draft Plan Conditions*

Respectfully submitted by,

Randy Scherzer  
Director of Planning

Applicant: Flato Dundalk Meadows Inc. (c/o Shakir Rehmatullah)  
Municipality: Township of Southgate  
Location: Part of Lots 233 and 234, Concession 1 (Geographic Township of Proton)  
Date of Decision:  
Last Date of Appeal:

File No.: 42T-2015-05 (Revised)  
Date of Notice:

## **NOTICE OF DECISION**

### **On Application for Approval of Draft Plan of Subdivision under Subsection 51(45) of the Planning Act**

Draft Plan Approval was given on November 10, 2016. **REVISED** Draft Plan Approval, is hereby given by the County of Grey for the application regarding the above noted lands. A copy of the Decision is attached.

#### **WHEN AND HOW TO FILE A NOTICE OF APPEAL**

Notice to appeal the decision to the Ontario Municipal Board must be filed with the County of Grey no later than 20 days from the date of this notice, as shown above.

The notice of appeal should be sent to the attention of the Director of Planning and Development of the County, at the address shown below and it must,

- (1) set out the reasons for the appeal
- (2) submit completed appeal forms from the Ontario Municipal Board's website - <http://elto.gov.on.ca/omb/>
- (3) be accompanied by the fee (\$300) prescribed under the Ontario Municipal Board Act.

#### **WHO CAN FILE A NOTICE OF APPEAL**

Only individuals, corporations or public bodies may appeal decisions in respect of applications for approval of draft plans of subdivision to the Ontario Municipal Board. A Notice of Appeal may not be filed by an unincorporated association or group. However, a Notice of Appeal may be filed in the name of an individual who is a member of the association or group.

#### **RIGHT OF APPLICANT OR PUBLIC BODY TO APPEAL CONDITIONS**

The applicant or any public body may, at any time before the final plan of subdivision is approved, appeal any of the conditions imposed by the County of Grey to the Ontario Municipal Board by filing with the Director of Planning and Development of the County, or her delegate, a Notice of Appeal.

#### **HOW TO RECEIVE NOTICE OF CHANGED CONDITIONS**

The conditions of an approval of draft plan of subdivision may be changed at any time before the final approval is given.

You will be entitled to receive notice of any changes to the conditions of the approval of draft plan of subdivision if you have either,

- (1) made a written request to be notified of the decision to give or refuse to give approval of draft plan of subdivision, or
- (2) make a written request to be notified of changes to the conditions of approval of the draft plan of subdivision.

#### **GETTING ADDITIONAL INFORMATION**



**Applicant: Flato Dundalk Meadows Inc. (c/o Shakir Rehmatullah)**

**File No.: 42T-2015-05 (Revised)**

**Municipality: Township of Southgate**

**Location: Part of Lots 233 and 234, Concession 1 (Geographic Township of Proton)**

**Date of Decision:**

**Date of Notice:**

**Last Date of Appeal:**

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Additional information about the application is available for public inspection during regular office hours in the Planning & Development Office at the address noted below or by calling (519) 376-2205 or 1-800-567-GREY.

**ADDRESS FOR NOTICE OF APPEAL**

**County of Grey**

**595-9th Avenue East**

**OWEN SOUND, Ontario N4K 3E3**

**Attention: Mr. Randy Scherzer, MCIP RPP**

**Director of Planning & Development**

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Plan of Subdivision File No. 42T-2015-05 has been revised and granted draft approval. The draft plan is hereby revised. The County's conditions of final plan approval for this draft Plan of Subdivision are amended as follows:

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No.	Conditions
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1. Condition 1 of the draft plan conditions approved on November 10, 2016 is hereby deleted and replaced with the following:

**That this approval applies to the draft Plan of Subdivision as prepared by MHBC Planning dated December 11, 2015 and revised February 9, 2017, showing a total of 500 residential lots, 310 lots for detached dwellings (Lots 1 to 47, 166 to 217, and 233 to 310) and 190 residential lots for townhouse dwellings within Blocks 311 to 349, eleven park blocks (Blocks 350 to 360), three stormwater pond blocks (Blocks 361 to 363), four open space blocks (Blocks 364 to 367), three future right of way blocks (Blocks 368 to 370), one road widening block (Block 371), 0.3 metre reserve(s) (Block 372), and an overland flow/walkway block (Block 373) and Streets 'A' to 'J'.**

2. Condition 2 of the draft plan conditions approved on November 10, 2016 is hereby deleted and replaced with the following:

**That Blocks 350 to 370, and Block 373 be deeded to the Township of Southgate and that Blocks 371 and 372 (road widening and 0.3 metre reserve(s) blocks) be deeded to the Ministry of Transportation. The final plans shall show a 0.3 metre reserve along all properties that have highway frontage (including the Rest Area). This would include a 0.3 metre reserve along the side yard of Lot 310 and a 0.3 metre reserve that runs along the rear yards of Blocks 343 to 349, along the shared lot lines of Block 343 and Lot 232 adjacent to the Rest Area. Street 'H' shall be shown on the Plan as being extended to the Provincial Highway and the daylight triangles shall be shown as separate blocks at the intersection of Street 'H' and the road widening for the Provincial Highway.**

3. That all other conditions of draft approval as granted on November 10, 2016 remain in effect.