

<b>To:</b>	Warden Hicks and Members of Grey County Council
<b>Committee Date:</b>	January 10, 2019
<b>Subject / Report No:</b>	PDR-CW-07-19 Information Report
<b>Title:</b>	Southgate Meadows Plan of Subdivision 42T-2018-12
<b>Prepared by:</b>	Randy Scherzer
<b>Reviewed by:</b>	Kim Wingrove
<b>Lower Tier(s) Affected:</b>	Township of Southgate
<b>Status:</b>	Recommendation adopted by the Committee of the Whole as presented as per Resolution <i>CW16-19</i> ;

## Recommendation

1. That Report PDR-CW-07-19 regarding an overview of proposed plan of subdivision application 42T-2018-12, proposing a total of 153 residential units, consisting of 127 single detached units, 26 townhouse units and 1 block set aside for 3 potential future residential units on lands described as Part of Lots 227 and 228, Concession 2 SWTSR, Township of Southgate, geographic Township of Proton, be received for information.

## Executive Summary

The County has received a plan of subdivision application known as Southgate Meadows (County file number 42T-2018-12), proposing a total of 153 residential units, consisting of 127 single detached units, 26 townhouse units and 1 block set aside for 3 potential future residential units in the Township of Southgate in the settlement area of Dundalk. Access to the residential units would be provided by new public streets to be constructed as part of the proposed development that would connect to Glenelg Street. Servicing to the proposed subdivision would be via municipal water and sewer services. Various technical reports have been submitted with the proposed subdivision application, as well as a local official plan amendment application and zoning by-law amendment application to the Township of Southgate. The applications and supporting studies have been circulated to prescribed agencies and the public for review and comment. Following the public process, and agency review process, a thorough analysis and staff recommendation will be provided.

## Background and Discussion

The County has received a plan of subdivision application, known as Southgate Meadows,

which proposes to create a total of 153 residential units consisting of 127 single detached units, 26 townhouse units and a future development block for the possible creation of an additional 3 residential units. Access to the proposed residential units would be provided by the construction of new public roads as part of the proposed development that would connect to Glenelg Street. Servicing to the proposed lots would be via municipal water and sewer services.

The subject lands are located in the Primary Settlement Area of Dundalk as identified in the County Official Plan. The proposed subdivision is located on Part of Lots 227 and 228, Concession 2, Southwest of the Toronto and Sydenham Road (SWTSR), all of Lot Y and part of the unnamed street lying northeast of Part Lot 3, Block S, Plan 480, Township of Southgate, geographic Township of Proton.

The subject lands are approximately 14.6 hectares in size. The subject lands currently contain a horse track, fields that are currently used for agricultural purposes, a house and agricultural buildings. North of the subject lands is the County CP Rail Trail as well as a residential subdivision that is currently being developed. South of the subject lands is Glenelg Street and the Grey County Transportation works yard. West of the subject lands are additional lands owned by the applicant that are currently vacant and contain a woodlot. Residential dwellings also exist west of the subject lands.

The proposed development also requires a local official plan amendment and a zoning by-law amendment from the Township of Southgate. Pre-submission consultation between the proponent, the Township of Southgate and the County identified the submission requirements for the proposed development. Copies of all background reports and plans can be found at [this link](#).

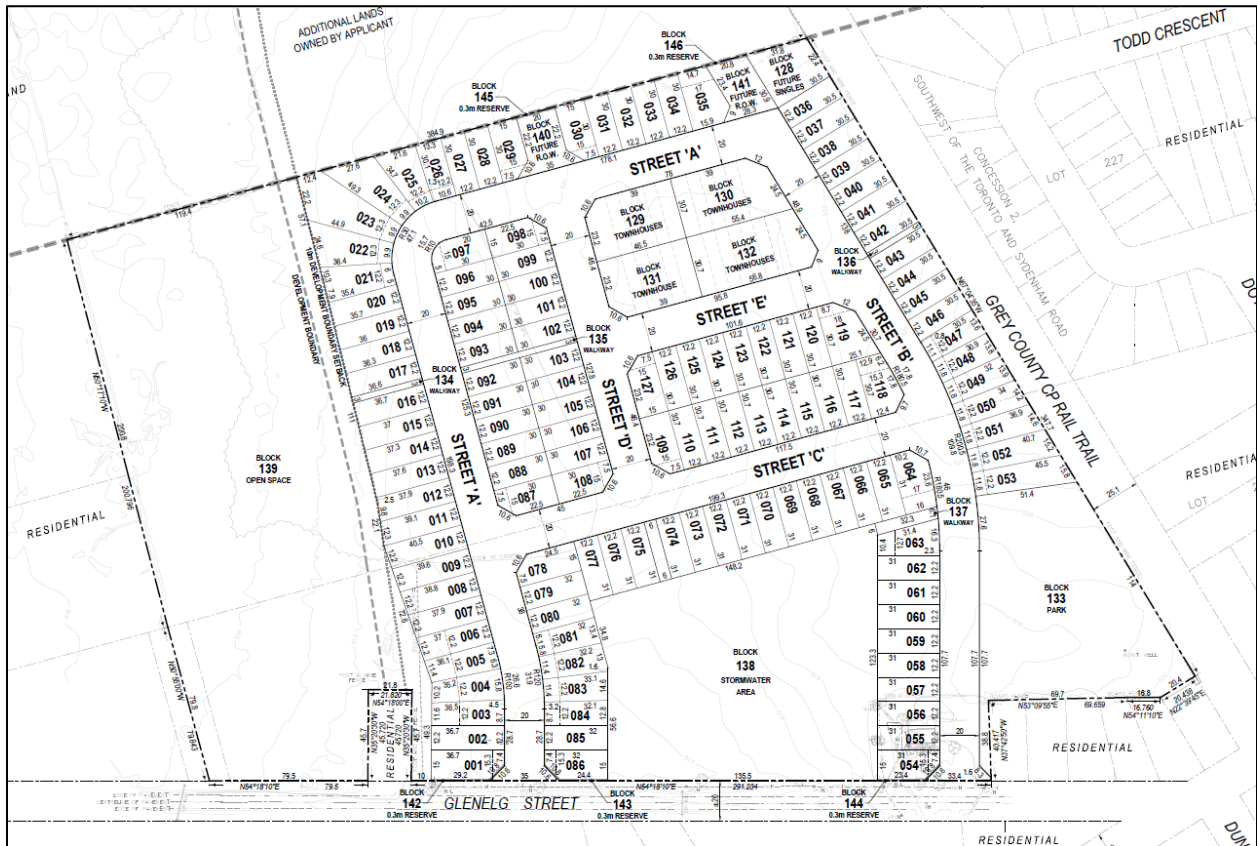
Map 1 below shows the subject lands and surrounding area, while Map 2 shows the proposed plan of subdivision.

Map 1: Airphoto of Subject Lands



Map 2: Proposed Plan of Subdivision

(Map 2 Courtesy of MHBC Planning.)



## *Analysis of Planning Issues*

When rendering a land use planning decision, planning authorities must have regard to matters of Provincial Interest under the *Planning Act*, be consistent with the Provincial Policy Statement (PPS) 2014, and conform to any Provincial Plans or Municipal Official Plans that govern the subject lands. In this case, the County of Grey Official Plan and the Township of Southgate Official Plan have jurisdiction over the subject property. There are no Provincial Plans in this area of the County.

## *Provincial Policy and Legislation*

Both the *Planning Act* and the PPS speak to the efficient use of land within settlement areas. The proposed plan of subdivision is within an existing settlement area designation that will be serviced with municipal water and sewer services.

The supply of an adequate range and distribution of residential housing types is required in both Provincial documents. In this case, the proposed plan of subdivision is proposing single detached residential units and townhouse units.

Other policies in the PPS speak to connected, walkable communities, with provisions for public parkland and open space. The proposed subdivision will provide connections to adjacent roads and connections to the CP Rail Trail. The proposal is to provide a parkland block within the plan of subdivision located adjacent to the CP Rail Trail (Block 133).

Parts of the subject lands are designated as Hazard Lands. Both the PPS and the County Official Plan discourages development within hazard lands. The application and supporting documents have been circulated to the Grand River Conservation Authority and they will be reviewing and providing comments on this matter.

The protection of significant environmental features is also required through the legislation and policy. Appendix A of the County Official Plan identifies parts of the subject lands as being within the Wellhead Protection Area (WHPA). Updates to the WHPAs in Dundalk are being proposed by the Grand River Source Protection Authority and appears that the subject lands will be outside of the updated WHPA policy applicability map. Comments will be received from the Source Protection Authority. Appendix B does not identify any natural heritage features on the subject lands. An Environmental Impact Study has been submitted with the proposed applications examining the potential for impacts on the natural environment.

Following the public and agency review periods, staff will provide a more fulsome analysis of the Provincial legislation and policy.

## *County of Grey Official Plan*

The proposed plan of subdivision is on lands designated as 'Primary Settlement Area' and 'Hazard Lands' in the County Official Plan. Primary Settlement Areas are identified as locations in which to focus the majority of new growth in the County.

The County Plan also requires the protection of cultural and archaeological resources. A Stage 1 – 2 Archaeological Assessment was conducted for this development.

Section 5.3 of the County Plan provides a similar servicing hierarchy to that found in the PPS, which has been noted above. Elsewhere in section 5 of the Plan, are policies which govern roads, transportation, and stormwater management. County Official Plan policies will be further assessed following agency review and the public process.

## *Township of Southgate Official Plan*

The subject lands are designated as 'Neighbourhood Area', 'Hazard Lands' and 'Industrial' in the Township of Southgate Official Plan. The official plan amendment application proposes to redesignate the Industrial designation to Neighbourhood Area to permit the proposed plan of subdivision. The Planning Justification Report submitted with the application provides analysis to justify why the lands should be redesignated and also provides some comprehensive review analysis as required by the PPS, the County Official Plan, and the Township Official Plan when proposing to redesignate employment lands to a non-employment use. Further analysis may be required from the Township of Southgate to ensure that there are adequate Industrial lands designated in the Township of Southgate to accommodate future employment growth should these lands be redesignated.

Other Official Plan policies in the Township Plan mimic those in the County Plan and the PPS. A more thorough analysis of the Township Official Plan policies will follow the agency review and the public process.

## Legal and Legislated Requirements

The application will be processed in accordance with the *Planning Act*.

## Financial and Resource Implications

There are no anticipated financial, staffing or legal considerations associated with the proposed subdivision, beyond those normally encountered in processing a subdivision application. The County has collected the requisite fee and peer review deposit for these applications.

## Relevant Consultation

- Internal: Planning and Transportation Services
- External: The public, Township of Southgate, and required agencies under the *Planning Act*.

## Appendices and Attachments

None