



# Committee Report

<b>To:</b>	Warden Hicks and Members of Grey County Council
<b>Committee Date:</b>	October 27 <sup>th</sup> , 2022
<b>Subject / Report No:</b>	PDR-CW-34-22 Information Report
<b>Title:</b>	Glenelg Phase 3 Subdivision Information Report 42T-2022-08
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<b>Reviewed by:</b>	Scott Taylor, Director of Planning
<b>Lower Tier(s) Affected:</b>	Township of Southgate
<b>Status:</b>	Recommendation adopted by Committee as presented per Resolution CW140-22; Endorsed by County Council November 10, 2022, per Resolution CC98-22.

## Recommendation

1. That report PDR-CW-34-22 regarding an overview of Plan of Subdivision application 42T-2022-08 on lands described as Part of Lots 225 and 226, Concession 2, Southwest of the Toronto and Sydenham Road, Geographic Township of Proton, Township of Southgate, County of Grey, be received for information.

## Executive Summary

The County has received a Plan of Subdivision application known as Glenelg Phase 3 (County file number 42T-2022-08). The proposed Plan of Subdivision would create 459 residential lots which would comprise of 369 single detached dwellings, 18 semi-detached dwellings, and 72 townhouse dwelling units. In addition to the residential units, the proposal will create a stormwater management block, parkland block and associated trail connections.

A zoning by-law amendment application is not required for the proposed development as the site is subject to a Minister's Zoning Order (MZO), which zoned the property for residential, commercial, park, open space, environmental protection, and infrastructure uses. The proposed development is required to adhere to the MZO.

The application and supporting studies have been circulated to prescribed agencies and the public for comment. Following the public and agency review processes, a thorough analysis and staff recommendation will be provided.

# Background and Discussion

The proposed Plan of Subdivision application, known as Glenelg Phase 3 (County file 42T-2022-08), would create blocks of land for residential development consisting of:

- 369 single detached residential units,
- 18 semi-detached residential units,
- 72 Townhouse Dwelling units,
- drainage block for stormwater management,
- 1.37 hectare park block,
- 6.94 hectares of open space area, and
- 2 unnamed municipal roads (Street A and Street B).

The site is subject to a Minister's Zoning Order (MZO), which zoned the site for residential, commercial, park, open space, environmental protection, and infrastructure uses. The MZO was supported by Township Council through a resolution and was approved by the Minister of Municipal Affairs and Housing on March 4, 2022.

Access to the site is proposed through two (2) internal connections through the extension of unnamed municipal roads (Street A and Street B) within the adjacent Glenelg Phase 2 subdivision, as well as the extension of Bradley Street to the south. The proposed residential units would gain access from two (2) unnamed municipal roads and the extension of the Bradley Street to the south.

Municipal water and sewer services are proposed to be extended to the proposed development. A Functional Servicing and Stormwater Report was also submitted to demonstrate the planned expansion of municipal services. Various other technical reports were prepared as part of the application submission package.

This site is approximately 33.27 hectares in size and the development envelope is approximately 26.33 hectares in area. The lands are legally described as Part of Lots 225 and 226, Concession 2, Southwest of the Toronto and Sydenham Road, Geographic Township of Proton, Township of Southgate, County of Grey.

The subject site is located in the northeast section of Dundalk. The parcel has historically been farmed but currently, all the lands proposed for development are vacant and have no farming-related activity. Surrounding this site are a mixture of residential, future residential lands, and Rural lands. More specifically the subject properties are bounded by;

- Rural lands to the north;
- Future residential lands to the East that is also owned by the Owner of the subject lands;
- Future residential lands with the Dundalk Settlement Area to the South;
- And residential lands (Glenelg Phases 1 and 2) to the west.

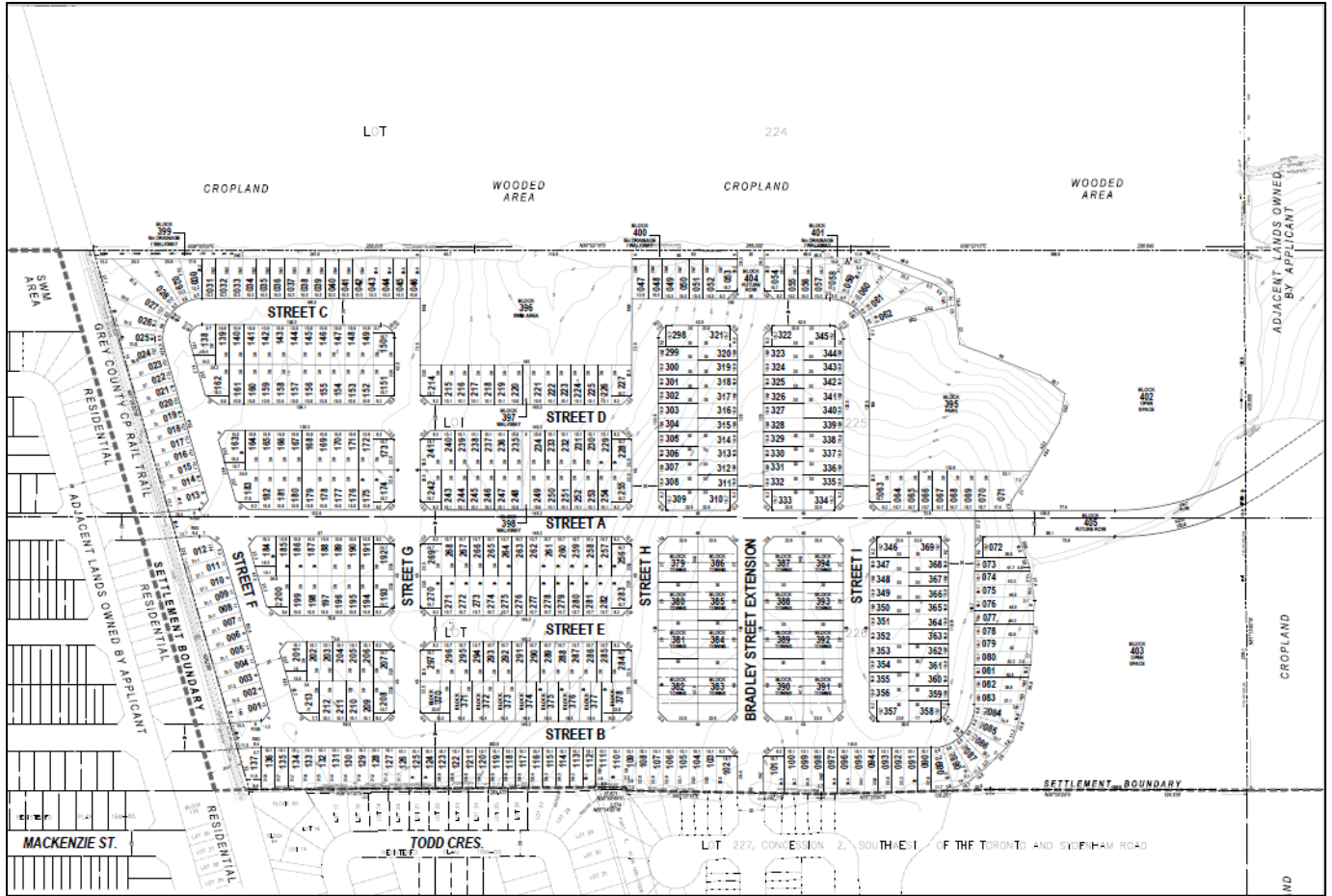
Map 1 below shows the subject lands highlighted in red and the surrounding area, while Map 2 shows the proposed Glenelg Phase 3 concept plan.

A public meeting for the applications will be scheduled at a later date for this proposed subdivision.

Pre-submission consultation between the proponent, the Township of Southgate and the County identified the submission requirements for the proposed plan of subdivision. Copies of all background reports and plans can be found at [this link](#).



Map 1: Location of Subject Lands



## Map 2: Proposed Glenelg Phase 3 Concept Plan

(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), and conform to any Provincial Plans or County/Municipal Official Plans that govern the subject lands. In this case, the County of Grey Official Plan and Township of Southgate Official Plan have jurisdiction over the subject property. The lands are outside of the Niagara Escarpment Plan area.

### *Provincial Policy and Legislation*

Both the *Planning Act* and the Provincial Policy Statement (PPS) speak to promoting development and redevelopment within settlement areas. The proposed Plan of Subdivision is adjacent to an existing settlement area and subject to an MZO. The proposed development will offer a mix of residential dwelling types. The legislation and policy also speak to the provision of affordable housing. County and Township staff will work with the proponent moving forward to determine if there will be any affordable housing provided through this proposed subdivision.

The PPS indicates that municipal services are the preferred form of servicing for settlement areas, which is what will be utilized for this development.

Other policies in the PPS speak to the protection of natural, cultural, and archaeological resources. There are some environmental features on-site. An Environmental Impact Study (EIS) was submitted in support to the proposed development. An Archaeological Assessment was also submitted in support of this development.

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 'Rural' in the County Official Plan. The current policies of Recolour Grey are applicable to the subject lands. However, since the approval of the MZO in March 2022, the County Planning staff have been working to update Recolour Grey policies to reflect this decision. Through the recently adopted OPA 11, the County is incorporating the subject lands as well as other lands associated with the MZO into the Dundalk Primary Settlement Area. OPA 11 is currently in the appeal period, but if there are no appeals impacting this portion of OPA 11, the subject site will be redesignated as a 'Primary Settlement Area' which will permit a range of residential dwelling types on full municipal services. Updates to the County OP through OPA 11 have been included in this report on an advisory note. Further analysis of Primary Settlement Area policies is intended to provide an understanding of how this development should be reviewed.

Section 3.5(5) of the County Plan requires new residential development to achieve a minimum density of 20 units per net hectare, as per the below-quoted policy.

*“For the City of Owen Sound and the Town of Hanover, it is recommended that a minimum development density of 25 units per net hectare will be achieved for new development. For all other Primary Settlement areas, a minimum development density of 20 units per net hectare will be achieved for new development. The County encourages new development to be of a form and density which is supportive of future transit needs in accordance with the Province’s Transit Supportive Guidelines, or to develop similar municipal guidelines that achieve the same objective;”*

Similar to the legislation and PPS, the County Plan also speaks to a range of housing types, including affordable housing. As per above, County staff will explore this matter further as part of the development review process to determine if there will be any affordable housing in this development.

Detailed development standards within this designation are deferred to the current Township Official Plan and the MZO.

Appendix A to the County Plan maps the lands as being within an 'Wellhead Protection Area'.

The County Plan also provides policies that govern roads, transportation, and stormwater management.

## *Township of Southgate Official Plan*

The subject lands are designated as 'Rural' and 'Hazard Lands' in the Township of Southgate Official Plan. The proposed Draft Plan of Subdivision is not within the Settlement Area however, the lands are approved for residential development through a MZO. The Township has adopted a new Official Plan which would include this in the settlement area. Subject to approval by the County, and any potential appeals, staff are currently in the process of adding the subject lands into the Dundalk Primary Settlement Area. The lands will be redesignated to "Neighbourhood Area" and "Hazard Lands". The Neighbourhood Area designation are primarily intended to allow for residential development. Policies regarding the new adopted Southgate Official Plan have been included in this report on an advisory note. The current policies of the Southgate Official Plan apply to the subject lands.

A more thorough analysis of the County and 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 this application.

## Relevant Consultation

Internal: Planning

External: The public, Township of Southgate, Saugeen Valley Conservation Authority, and required agencies under the *Planning Act*.

## Appendices and Attachments

None