



# Committee Report

<b>To:</b>	Warden Hicks and Members of Grey County Council
<b>Committee Date:</b>	December 10, 2020
<b>Subject / Report No:</b>	PDR-CW-03-21
<b>Title:</b>	Southgate Meadows Phase 2 Information Report – proposed County Official Plan Amendment and Subdivision
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<b>Reviewed by:</b>	Kim Wingrove
<b>Lower Tier(s) Affected:</b>	Township of Southgate
<b>Status:</b>	Recommendation adopted by Committee as presented per Resolution CW01-21; Endorsed by County Council January 14, 2021 per CC08-21;

## Recommendation

1. That Report PDR-CW-03-21 regarding an overview of a proposed County Official Plan amendment application proposing to redesignate a portion of the subject lands from 'Rural' and 'Hazard Lands' to 'Primary Settlement Area' and 'Hazard Lands' as well as a proposed plan of subdivision application 42T-2020-09, proposing to create of total of 155 residential units, consisting of 83 single detached units, 66 townhouses and 6 partial lots on lands described as Part of Lots 225 and 226, Concession 2 SWTSR, Township of Southgate, geographic Township of Proton, be received for information.

## Executive Summary

The County has received a County Official Plan Amendment application (County OPA 6) and a plan of subdivision application (42T-2020-09) known as Southgate Meadows Phase 2. The proposed applications would redesignate a portion of the subject lands from 'Rural' and 'Hazard Lands' to 'Primary Settlement Area' and 'Hazard Lands' to permit the creation of a 155 unit residential plan of subdivision consisting of 83 single detached units, 66 townhouses and 6 partial lots. The site is proposed to gain access through the draft approved plan of subdivision known as Southgate Meadows Phase 1 (42T-2018-12) connecting to Corbett Street and Aitchison Avenue. Further internal roads are proposed to be constructed to provide access to the proposed lots. The proposed lots would be serviced by municipal water and sewer services. A local official plan amendment application and zoning amendment application have also been submitted to the Township of Southgate. Various technical reports, including a comprehensive review, have been submitted with the applications. 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 County Official Plan Amendment application (County OPA 6) and a plan of subdivision application (42T-2020-09), known as Southgate Meadows Phase 2. The proposed County Official Plan Amendment application proposes to redesignate a portion of the subject lands from 'Rural' and 'Hazard Lands' to 'Primary Settlement Area' and 'Hazard Lands'. The plan of subdivision application proposes to create a total of 155 residential units consisting of 83 single detached units, 66 townhouses and 6 partial lots (see Map 2). Access to the proposed residential units would be through an existing draft approved plan of subdivision known as Southgate Meadows Phase 1 – 42T-2018-12. The proposed plan would connect to Corbett Street and Aitchison Avenue as part of Southgate Meadows Phase 1. Additional internal roads would be constructed to provide access to the proposed lots. Servicing to the proposed lots would be via municipal water and sewer services.

The subject lands are located adjacent to the Primary Settlement Area of Dundalk as identified in the County Official Plan. A comprehensive review has been submitted with the applications in support of the proposed expansion to the settlement area of Dundalk. The subject lands are described as Part of Lots 225 and 226, Concession 2 SWTSR, Township of Southgate, geographic Township of Proton (See Map 1).

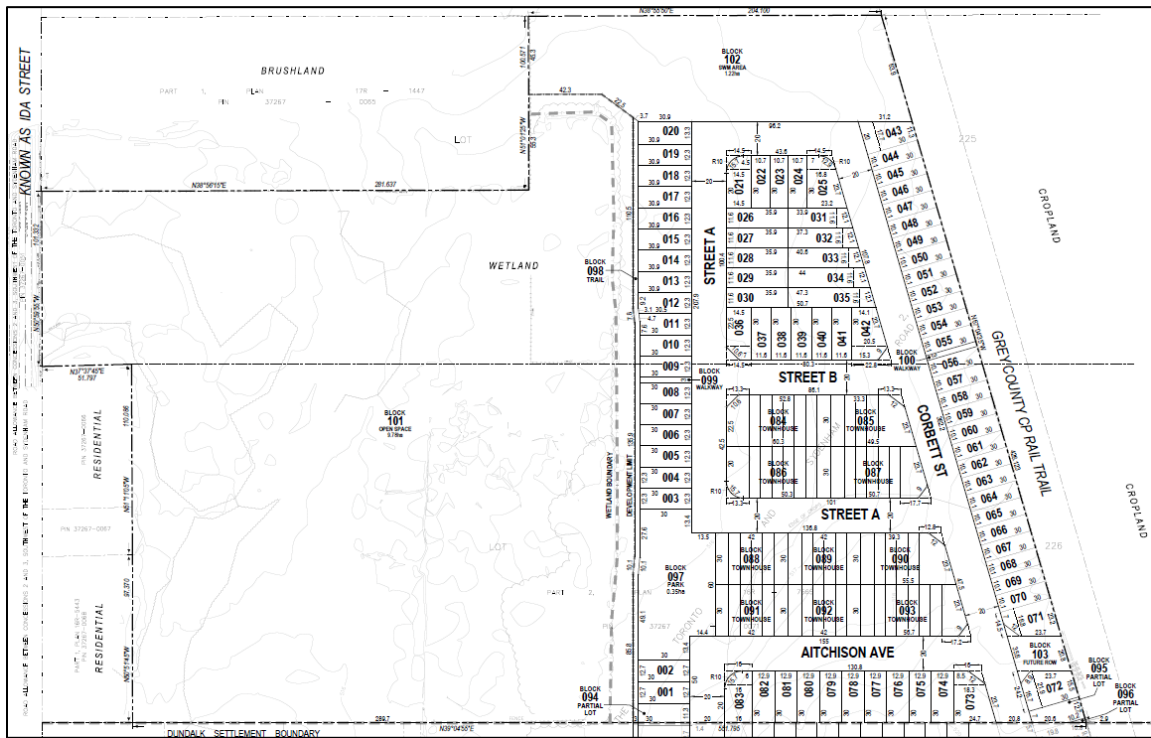
The subject lands are approximately 18.4 hectares in size; however the actual area proposed for development is less than ½ the size of the subject lands. The subject lands are currently vacant with a portion of the subject lands used for agricultural purposes and a portion currently containing woodlands and hazard lands. North of the subject lands is the County CP Rail Trail and some vacant agricultural lands. East and south of the subject lands are residential uses including a draft approved plan of subdivision being Southgate Meadows Phase 1. West of the subject lands include agricultural uses, residential uses and some vacant lands.

The proposed development also requires a local official plan amendment and a zoning by-law amendment from the Township of Southgate. Copies of all background reports and plans can be found at [this link](#).

### Map 1: Airphoto of Subject Lands



Map 2: Proposed Plan of Subdivision - (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) 2020, 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 County Official Plan Amendment application is proposing an expansion to the settlement area of Dundalk. The PPS requires that a comprehensive review be completed to justify an expansion to a settlement area. A comprehensive review study has been submitted with the applications and this will be reviewed in further detail by County and Township staff to determine if the proposed settlement area expansion is warranted. Significant growth has been occurring within the settlement area of Dundalk over the past few years and therefore it is likely that an expansion can be justified.

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 planned roads and connections to the CP Rail Trail. A trail along the southwest boundary of the proposed subdivision is also being proposed which would connect to the trail block identified in Southgate Meadows Phase 1. The proposal is to provide a parkland block within the plan of subdivision (Block 97); however a portion of this block may be required to provide a secondary emergency road access at a minimum in order to address the Transportation Policies contained in the County Official Plan. This will be explored further with the Applicant and with the Township of Southgate.

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 both the Saugeen Valley Conservation Authority and 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 a small portion of the subject lands as being within the Wellhead Protection Area (WHPA). Comments will be received from the Risk Management Official. 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 are on lands designated as 'Rural' and 'Hazard Lands' in the County Official Plan. As noted previously, the County Official Plan Amendment is proposing to redesignate a portion of the subject lands to Primary Settlement Area. A comprehensive review study has been submitted with the applications to address both the PPS policies and the County of Grey Official Plan policies.

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 'Rural' and 'Hazard Lands' in the Township of Southgate Official Plan. The official plan amendment application proposes to redesignate a portion of the subject lands to 'Neighbourhood Area'. The Planning Justification Report and the Comprehensive Review submitted with the application provides analysis to justify why the lands should 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 applications 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 county official plan amendment and subdivision, beyond those normally encountered in processing these types of applications. 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

