



Committee Report

To:	Warden Hicks and Members of Grey County Council
Committee Date:	October 14, 2021
Subject / Report No:	Addendum to PDR-CW-03-21
Title:	Southgate Meadows/Flato Glenelg Phase 2 Final Report – County Official Plan Amendment No. 6
Prepared by:	Randy Scherzer
Reviewed by:	Kim Wingrove
Lower Tier(s) Affected:	Township of Southgate
Status:	

Recommendation

1. That Addendum to Report PDR-CW-03-21 regarding a proposed County Official Plan Amendment be received; and
2. That all written and oral submissions received on proposed Official Plan Amendment No. 6 were considered, the effect of which helped to make an informed recommendation and decision; and
3. That the Committee support the proposed amendment to the County of Grey Official Plan on lands designated 'Rural' and 'Hazard Lands' to redesignate a portion of the subject lands to 'Primary Settlement Area' and 'Hazard Lands' to allow for the consideration of a proposed plan of subdivision (42T-2020-09) on lands described as Part of Lots 225 and 226, Concession 2 SWTSR, geographic Township of Proton, Township of Southgate; and
4. That the appropriate by-law be prepared for consideration by County Council.

Executive Summary

County official plan amendment application (42-07-110-OPA-06) proposes to redesignate a portion of the subject lands from 'Rural' and 'Hazard Lands' to 'Primary Settlement Area' and 'Hazard Lands' to allow for the consideration of a proposed plan of subdivision application (42T-2020-09) known as Southgate Meadows/Flato Glenelg Phase 2. The proposed plan of subdivision would create a total of 155 residential units consisting of 83 single detached units, 66 townhouses and 6 partial lots and would be a second phase to an overall planned development. Phase 1 of Southgate Meadows/Flato Glenelg is currently under construction. The plan of subdivision application will be considered in a future staff report following a decision on the County Official Plan Amendment and the proposed Township of Southgate Official Plan

Amendment. A proposed zoning amendment application has also been submitted to the Township of Southgate. Staff are recommending approval of the proposed County Official Plan Amendment.

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/Flato Glenelg 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). A future staff report will be provided regarding the plan of subdivision application following a decision on the County official plan amendment and the proposed Township of Southgate official plan amendment.

Access to the proposed residential units would be through an existing draft approved plan of subdivision known as Southgate Meadows/Flato Glenelg Phase 1 – 42T-2018-12 which is currently under construction. The proposed plan would connect to Corbett Street and Aitchison Avenue as part of Southgate Meadows/Flato Glenelg 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.

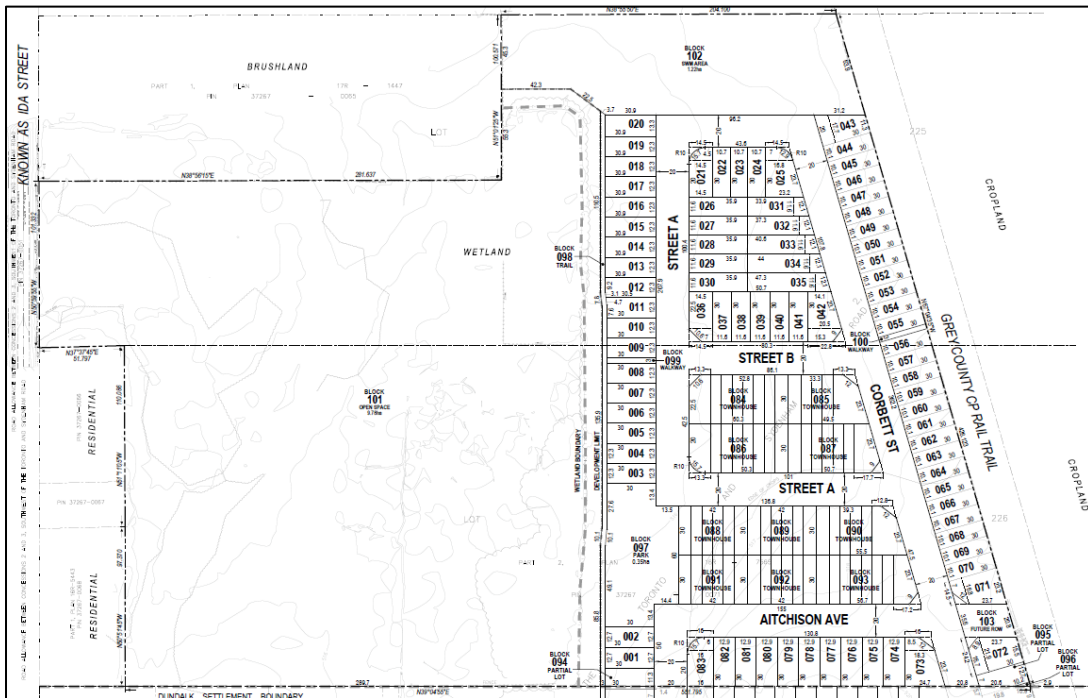
The subject lands are located adjacent to the Primary Settlement Area of Dundalk as identified in the County Official Plan. A comprehensive review has been submitted, along with a comprehensive review addendum, in support of the proposed expansion to the settlement area of Dundalk. The subject lands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

The subject lands are approximately 18.4 hectares in size; however, the actual area proposed for development is less than half 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 the approved Phase 1 for this overall planned development. West of the subject lands include agricultural uses, residential uses and some vacant lands.

Map 1: Airphoto of Subject Lands



Map 2: Proposed Plan of Subdivision - (Courtesy of MHBC Planning.)



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](#).

A joint public meeting between the Township and the County was held for all the proposed applications on January 27, 2021. Most of the comments received are specific to the proposed plan of subdivision and will be considered as part of the future staff report. Minutes from that meeting can be found here: [Public Meeting Minutes – January 27, 2021](#).

Agency Comments Received

Majority of the comments received from agencies are more applicable to the proposed plan of subdivision application which will be considered in a future staff report.

Enbridge Gas, dated November 19, 2020

Enbridge Gas Inc. request that as a condition of final approval that the owner/developer provide to Union Gas the necessary easements and/or agreements required by Union Gas for the provision of gas services for this project, in a form satisfactory to Enbridge.

Bruce Telecom, dated November 19, 2020

Bruce Telecom have no concerns or issues with the work being done at this location.

Canada Post, dated November 19, 2020

Canada Post will provide mail delivery service through centralized Community Mailboxes; and will work with the developer to determine a suitable permanent location for them. Once the development is approved, they require notification of the new civic addresses.

Eastlink, dated November 20, 2020

Once the subdivision is approved, Eastlink staff will require the detailed Hydro plans for their planning.

Township of Southgate Public Works Department, dated November 20, 2020

The subdivision will need to be on municipal water, sanitary sewer and storm water service connections. No road widening is required.

The property is located in a Well Head Protected Area “D”; applicable to Dense Non-Aqueous Phase Liquid (DNAPL) products managed by education and outreach programs.

Bell Canada, dated November 24, 2020

Bell Canada requests conditions of draft approval to ensure that there are necessary easements provided to Bell Canada to service this new development and that the Owner will be responsible to provide entrance and service ducts from Bell Canada’s existing network infrastructure to service this development.

Hydro One, dated November 27, 2020

Hydro One has no comments or concerns at this time.

Grand River Conservation Authority (GRCA), dated November 27, 2020

The subject lands fall completely under the Saugeen Valley Conservation Authority (SVCA) jurisdiction, therefore GRCA staff defer commenting to the SVCA.

Historic Saugeen Metis, dated November 27, 2020

The Historic Saugeen Métis (HSM) Lands, Resources and Consultation Department has reviewed the relevant documents including the Environmental Impact Study and Archaeological Assessment and have no objection or opposition to the proposed Southgate Meadows/Flato Glenelg Phase 2 Plan of Subdivision Application as presented.

Saugeen Valley Conservation Authority (SVCA), dated January 8, 2021

SVCA staff has reviewed the applications in accordance with the SVCA’s Memorandum of Agreement with the Township of Southgate, and as per their mandated responsibilities for natural hazard management, including their regulatory role under the Conservation Authorities Act.

It is the opinion of the SVCA staff that:

- Consistency with Section 3.1, Natural Hazard policies of the PPS, 2020 has been demonstrated.
- Consistency with Section 2.1, Natural Heritage policies of the PPS, 2020 has been demonstrated; and
- Consistency with local planning policies for natural hazards and natural heritage has been demonstrated.

SVCA staff note that the proposed Draft Plan of Subdivision, proposed Official Plan Amendments, and proposed Zoning By-law Amendment are generally acceptable to SVCA staff, provided that recommended conditions of draft approval are included in the draft Plan of Subdivision approval.

The Environmental Impact Study (EIS) that was submitted with the proposed applications was reviewed by SVCA staff. SVCA staff noted that the EIS is acceptable; however, SVCA requires that the hydrologic/hydrogeological study demonstrate no net loss of surface and groundwater balance in order for SVCA to be satisfied both the County and PPS policies for identified natural heritage features have been addressed. This matter will be dealt with in further detail as part of the future staff report regarding the plan of subdivision application and the recommended conditions of draft approval.

SVCA also recommend that the Hazard Lands designation be revised to reflect site conditions and the information included with the applications, specifically the EIS. SVCA staff also recommend that the wetlands identified and mapped on the property as part of the EIS be included in Appendix B of the County Official Plan as “Other Wetlands”. Based on the above noted comments, the Hazard Lands designation proposed in Schedule A to the draft OPA 6 has been revised to reflect the recommended revisions by SVCA and Schedule B of the proposed OPA 6 also includes proposed revised mapping to Appendix B to show the ‘Other Wetlands’ identified as part of the EIS.

Public Comments Received

There were verbal comments provided by Shan Elliot to Township of Southgate staff, 356 Glenelg St, indicating that she supports both Phases 1 and 2 of Southgate Meadows/Flato Glenelg and is hopeful that sewer services will be extended all the way down Glenelg Street in the future so that their property can connect to municipal sewer services.

Another individual at the public meeting asked if the proposed development would have any impact on the existing residents on Doyle Street. It was noted at the public meeting that the County CP Rail Trail acts a divider between the homes on Doyle Street and the planned development and therefore impact on the owners on the east side of the rail trail from the proposed development should be minimal.

There were no further comments provided by the public.

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

Most notable to this proposed official plan amendment are the following clauses from the *Planning Act*, which will need to be considered.

(a) the protection of ecological systems, including natural areas, features and functions,

An Environmental Impact Study (EIS) was provided as part of the application submissions. SVCA has reviewed the EIS and recommended some mapping revisions to the Hazard Lands and to add 'Other Wetlands' identified on the subject lands as part of Appendix B to the County Official Plan. The mapping revisions recommended by SVCA have been incorporated into the schedules for proposed OPA 6. The SVCA also identified some recommended draft plan conditions which will be considered as part of the future staff report regarding the proposed plan of subdivision application.

(b) the protection of agricultural resources of the Province,

The subject lands are designated 'Rural' as per Schedule A of the County Official Plan. An Agricultural Impact Assessment (AIA) was submitted with the applications. The AIA concluded that although there will be a permanent loss of 8.71 hectares of 'Rural' land, impacts on the surrounding agricultural operations within the study area will be negligible and can be mitigated. Some of the recommended mitigation measures identified in the AIA will be considered as part of the future staff report regarding the proposed plan of subdivision.

(d) the conservation of features of significant architectural, cultural, historical, archaeological, or scientific interest,

A Stage 1 and 2 Archaeological Assessment was submitted with the applications. The Archaeological Assessment noted that as part of the assessment of the study area, physical evidence of human activity was observed but it was too recent to qualify as an archaeological resource and is of no cultural heritage value or interest. Accordingly, no archaeological resources were documented. The Archaeological Assessment concludes that:

- no further archaeological assessment of the study area is warranted,
- the provincial interest in archaeological resources with respect to the proposed undertaking has been addressed, and
- the proposed undertaking is clear of any archaeological concern.

(f) the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;

The proposed development will be serviced by municipal water and sewer services from the Township of Southgate. The subject lands are located immediately adjacent to the Dundalk settlement area and would be considered the second phase of a planned development known as Southgate Meadows/Flato Glenelg. Services would be extended to the subject lands from Phase 1 of the development which is currently under construction. The Township is actively working on environmental assessments and approvals to expand and/or upgrade the services to be able to accommodate the projected growth for the settlement area of Dundalk. The servicing matters will be dealt with as part of the recommended conditions of draft approval for the proposed plan of subdivision.

(p) the appropriate location of growth and development,

A comprehensive review was submitted with the applications in accordance with the PPS, the County Official Plan and the Township Official Plan. The comprehensive review analysis reviewed the current land supply available to accommodate future growth and development, identified the planned/approved developments within the settlement area of Dundalk, and analysed the growth projections within the current planning horizon as well as within the next 20 to 25 years based on the growth projections in the current County Official Plan as well as the recent growth projections supported by County Council. The comprehensive review analysis also analysed the potential locations for the proposed settlement area expansion. The comprehensive review analysis has been reviewed by County and Township staff and staff agree with the conclusions and therefore recommend that OPA 6 be approved. Township staff presented a report to Township Council on September 15th and Township Council passed a motion supporting the proposed County Official Plan amendment to expand the settlement area of Dundalk.

Provincial Policy Statement

The PPS speaks 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 has been reviewed 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 this is expected to continue based on the latest Growth Management

Study update supported by County Council. Based on the comprehensive review analysis and the projected growth, an expansion to the settlement area can be justified and the logical location for this expansion is the subject lands.

The supply of an adequate range and distribution of residential housing types is required by the PPS. 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/Flato Glenelg 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 as part of the proposed plan of subdivision application.

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. They have reviewed the supporting documents and SVCA recommends revisions to the Hazard Lands and 'Other Wetland' mapping which have been incorporated into the proposed County OPA. Other matters identified by the SVCA can be dealt with in a future staff report regarding the proposed subdivision application.

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 were received from the Risk Management Official (RMO). The RMO notes that the property is located in a Well Head Protected Area (WHPA) Zone D. The Source Protection Plan regulates the use of Dense Non-Aqueous Phase Liquids (DNAPL's) within the WHPA and the RMO notes that these products will be managed by education and outreach.

County of Grey Official Plan

The proposed plan of subdivision is 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. Comprehensive review analysis 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 and concluded that the provincial interest in archaeological resources with respect to the proposed undertaking has been addressed.

Section 5.3 of the County Plan provides a similar servicing hierarchy to that found in the PPS. The lands will be serviced with municipal water and sewer services. Elsewhere in section 5 of the Plan, are policies which govern roads, transportation, and stormwater management. County

Official Plan policies will be further assessed as part of the future staff report regarding the proposed plan of subdivision application.

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. Following a decision on the County OPA, the Township will then consider whether the Township OPA should be adopted and once adopted that would be provided to the County for approval.

Based on a review of the supporting documents and the comments received as part of the consultation process, County staff are of the opinion that that the proposed official plan amendment:

- has regard for matters of the Planning Act and is consistent with the Provincial Policy Statement, and
- conforms to the objectives and policies in the County Official Plan and the Township Official Plan.

As such, County staff recommend that proposed County OPA No. 6 be approved.

Legal and Legislated Requirements

The application has been processed in accordance with the Planning Act.

Financial and Resource Implications

There are no anticipated financial, staffing, or legal considerations associated with the proposed official plan amendment, beyond those normally encountered in processing an amendment. The County has collected the requisite application fee and peer review deposit for this application.

Relevant Consultation

- Internal: Planning
- External: Township of Chatsworth, required agencies under the Planning Act, and the public.

Appendices and Attachments

[Report PDR-CW-03-21](#)

[Draft Official Plan Amendment 6](#)

[Schedule A and Schedule B Official Plan Amendment 6](#)

