



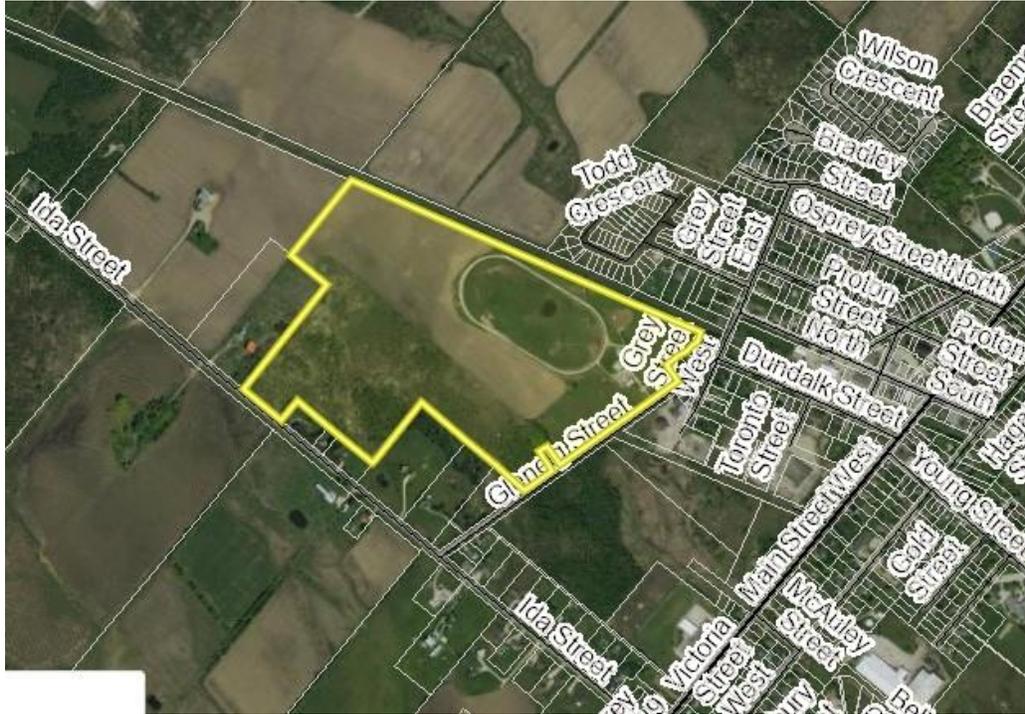
## Staff Report PL2020-035

**Title of Report:** PL2020-035-C9-20 Glenelg Redline Revision Flato  
**Department:** Clerks  
**Branch:** Planning Services  
**Council Date:** September 2, 2020

**Recommendation:**

**Be it resolved that** Council receive Staff Report PL2020-035 for information; and  
**That** Council Consider approval of By-law 2020-093; and  
**That** this report be forwarded on to the County of Grey.

**Property Location: 231 Glenelg Street**



**The Proposal:**

The proposal is to change the current draft approved plan of subdivision by decreasing the number of single detached units and increasing the number of townhouse units. The Stormwater pond area has also been reduced in size. The single detached units will go from 130 units to 118 units. The Townhouse units will go from 33 units to 65 units. Expressed as a percentage the unit mix is going from approximately 20% townhomes and 80% single detached to 36% townhomes and 64% single detached lots.

**Background:**

The application C9-20 was received in April 2020 and a public meeting was held on June 12, 2020. The link to the online file is available here:

<https://www.southgate.ca/en/municipal-services/planning-applications-public-notices.aspx#C9-20-Southgate-Meadows-Inc-Glenelg-Redline-Revision>

The Comments from the commenting agencies are below:

County Transportation services have no objection to the proposed changes to the draft plan.

The Historic Saugeen Metis have no objection to the proposed development.

Bell Canada has no objection however they would like a condition of the draft approval to grant easements for the installation of services.

The Public works department indicates all development will be on municipal services. The development is in wellhead protection area D. This area is managed through outreach and public education methods.

The GRCA initially recommended deferral of the application pending more information which was provided by CF Crozier and Associates in a response letter. In an updated comment letter dated June 30, the GRCA indicated that their concerns were addressed.

There were no comments from members of the public.

**Financial Considerations:**

The proposed changes will result in an increased unit count and therefore an increase in assessment.

**Staff Review:**

MHBC has completed a planning justification letter to support the proposal. It addresses several key issues that are associated with a change to the draft plan. The report indicates that CF Crozier's has reviewed the Traffic, Servicing and Stormwater management in relation to the increased number of units for the site.

The conclusions arrived at are that the increased traffic of approximately 14 round trips during the am and pm peak times will not significantly affect traffic patterns in the area or require upgrades at this time.

The reduction in the size of the Stormwater pond along with the increased lot coverage have been evaluated and the pond is sufficiently sized to handle the storm water runoff for both quantity and quality.

It was noted that the sanitary services are sufficient for the increased number of units however the sizing of the pipes along Glenelg and Keppel Streets will need to be increased.

The changes to the subdivision were also reviewed by SLR Consulting specifically from a Natural Heritage perspective. The EIS prepared by SLR concludes that the increased density is supportable from a natural heritage perspective.

**Provincial Policy Statement:**

The applications were submitted under the old PPS 2014 however the planning justification submitted reviewed the application against the new 2020 PPS which took effect on May 1<sup>st</sup>. Township staff agree with the Planning reports conclusion that the proposed changes are consistent with the new PPS 2020.

**Township Official Plan:**

The subject lands are currently designated as Neighbourhood area. The proposed changes are permitted in the Neighbourhood designation and do not offend any other policies of the Plan. The previous planning reports for this subdivision and their conclusions are still relevant to these proposed changes and are still applicable today. The proposal is consistent with the Township Official Plan Policies.

**Zoning By-law:**

The zoning involves the rezoning of a portion of the Open Space zone to allow for the new single detached dwelling lots. And rezoning portions of the single family detached lands to allow for townhomes. The EP Boundaries will remain the same. The by-law amendment simply implements the redline revisions to the draft plan which are before the County of Grey.

**Concluding Comments:**

The Changes in Density from 26.72 units per hectare to 28.68 units per hectare is still well above the target of 20 units per hectare that is set by the County of Grey and helps to make services more cost effective for the residents of Dundalk. Based on the above review and that in the Consultants Planning report the proposed redline revision is consistent with the Provincial Policy, Township Official Plan and meets the intent of the Zoning by-law. It is recommended that The Zoning By-law amendment be approved.

Respectfully Submitted,

**Municipal Planner:** Original Signed By  
Clinton Stredwick, BES, MCIP, RPP



**CAO Approval:** Original Signed By  
Dave Milliner, CAO

**Attachments:**