



## Planning and Development

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June 29<sup>th</sup>, 2021

Ms. Lindsey Green, Clerk  
Township of Southgate  
185667 Grey Road 9  
Dundalk, ON, N0C 1B0  
\*Sent Via Email

**RE: Southgate Official Plan Amendment Application OPA2-21 Zoning By-law  
Amendment Application C16.2021  
Con 2 WTSR, Pt Lots 229 and 230 and RP 6R9712 Pt 2, Con 2 WTSR Pt lots  
229 and 230 Plan 480 Pt Station Grounds RP 16R9721 Pt 1  
Township of Southgate  
Applicant: Township of Southgate and County of Grey**

Dear Ms. Green,

This correspondence is in response to the above noted official plan and zoning amendment applications. We have had an opportunity to review the applications in relation to the Provincial Policy Statement (PPS) and the County of Grey Official Plan (OP). We offer the following comments.

The purpose of the proposed official plan amendment is to change the designation of the subject lands from the 'Industrial', Neighbourhood Area', and 'Public Space' designations to the 'Downtown Commercial' designation with exceptions to allow for a medical clinic. The purpose of the zoning bylaw amendment application is to prescribe commercial uses appropriate to the site and specifically a medical clinic and hospice. The zoning on the subject property would change from 'Public Utility' (PU) and 'Open Space' (OS) to 'Commercial Exception' (C2-XXX) to provide specific commercial uses, and site-specific provisions for certain zone standards. Adjustments to certain site-specific zone standards may also be required to accommodate setbacks and parking.

In making the below comments, County staff have not yet had the opportunity to review the detailed zoning and official plan provisions being applied to the subject lands. County staff will however comment based on the principle of the uses being proposed, and the draft site plan which has been shared.

Section 1.3.2.4 of the PPS states;

*“Planning authorities may permit conversion of lands within employment areas to non-employment uses through a comprehensive review, only where it has been demonstrated that the land is not required for employment purposes over the long term and that there is a need for the conversion.”*

A portion of the subject lands are identified as employment lands (Industrial). The proposed official plan and zoning amendments would allow for a new medical clinic and other complimentary uses. In this case, County staff are of the opinion that although the lands are coming out of an employment designation, the lands currently are not well suited to new industrial uses based on the uses across the street on Proton Street North and their location in a Wellhead Protection Area. The effect of the applications would allow for employment on the subject lands, beyond a lower-order retail or commercial type of employment, which meets the intent of the above PPS policy of preserving employment lands. Furthermore, staff believe that the medical centre and accessory uses will provide both employment and essential public services to the community. County staff are not recommending a comprehensive review be completed at this time.

Elsewhere in section 1 of the PPS redevelopment and infilling within serviced settlement areas are promoted. The proposed use would be on Township water and sewer services and would appear to represent a compatible infill opportunity.

Schedule A of the County Official Plan designates the subject lands as ‘Primary Settlement Area’. Within the Primary Settlement Area designation, the County Plan generally defers to the detailed development standards of the Southgate Official Plan and Zoning By-law.

Appendix A to the County Official Plan maps the subject lands as being within a Wellhead Protection Area. County staff would defer to comments from the Township’s Risk Management Official as it pertains to development within the Wellhead Protection Area.

Section 8.8 of the County Official Plan contains policies on rail corridors and the County’s CP Rail Trail. County staff have been working collaboratively with Southgate on this project to ensure that safe crossing and adequate continued use of the County’s CP Rail Trail will remain, should the medical clinic be developed on the subject lands. County staff appreciate the inclusion of parking for trail users at this location and the traffic calming measures in this area. County staff have also consulted with staff from the Grey Suable Conservation Authority who manage the CP Rail Trail on the County’s behalf. There are no concerns at the official plan and zoning stage, provided it’s made clear that the trail is a continued permitted use on the subject lands to ensure trail

connectivity is not lost. Further detailed comments on the site plan can be included at a later date to ensure;

- safety of the trail and trail crossing,
- that the landscaping or fencing along the trail is appropriate, and
- that the parking meets the needs of all users with adequate connectivity.

County Transportation Services have no concerns at this time.

At the time of writing this letter comments had not yet been received from the County Paramedic Services or Housing departments. Should comments be received from these departments, County staff will forward them along to the Township.

The County requests notice of any decision rendered with respect to the zoning amendment. County staff look forward to receiving the official plan amendment for approval, should Township Council adopt the amendment.

If you wish to discuss this matter further, please contact me.

Yours truly,

A handwritten signature in black ink, appearing to read "Scott Taylor", is positioned above a yellow horizontal line.

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