



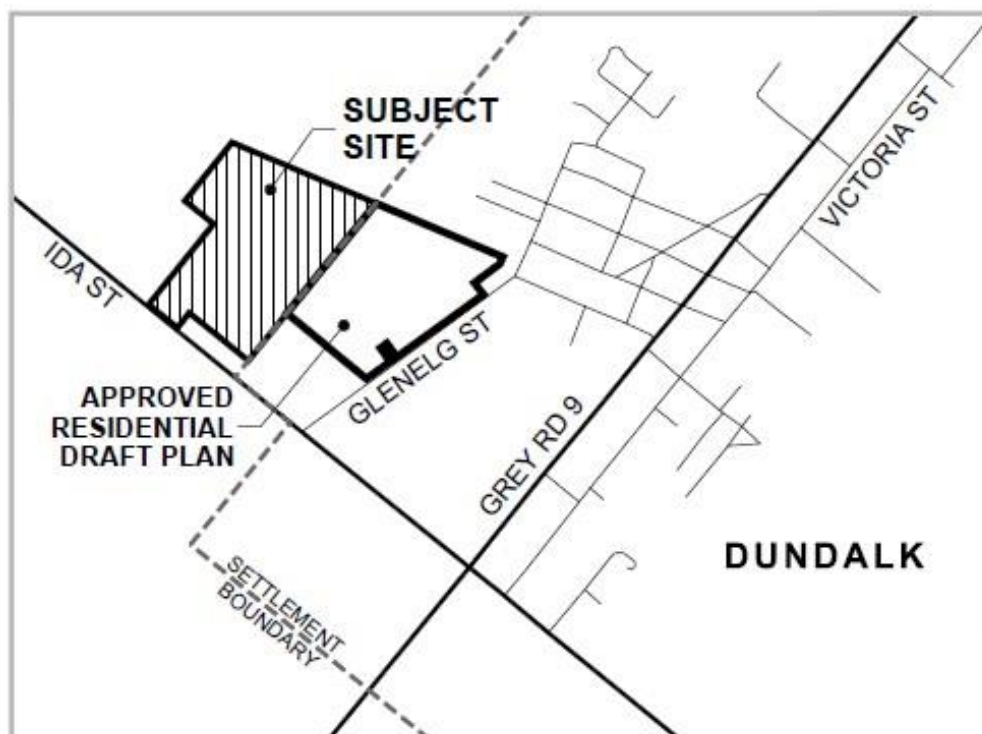
Staff Report PL2021-079

Title of Report: PL2021-079-Flato Glenelg Support resolution
Department: Clerks
Branch: Planning Services
Council Date: September 15, 2021

Recommendation:

Be it resolved that Council receive Staff Report PL2021-079 for information; and
That Council consider passing a resolution of support for the County Official Plan amendment expanding the settlement area of Dundalk for the Project know as Flato Glenelg phase II.

Property Location: Flato 231 Glenelg St (Phase II)



The hatched area above is the area that is required to be brought into the settlement area boundary of Dundalk.

Subject Lands:

The subject lands are situated to the north of the Glenelg Street Flato subdivision phase I. They are legally described as PART OF LOTS 225 AND 226 CONCESSION 2, SOUTHWEST OF THE TORONTO AND SYDENHAM ROAD

TOWNSHIP OF SOUTHGATE, COUNTY OF GREY. The lands are approximately 18.36ha. The lands have frontage on Corbett Street and Atchison Avenue through phase I of the subdivision.

Background

In 2020 the Township received zoning application C21-20 and Official Plan Amendment OPA 3-20. At the same time, the County of Grey received an Official Plan amendment and draft plan of subdivision. These applications were in support of a proposed 155 lot plan of subdivision on the subject lands noted above (attachment #1). A link to the zoning file is available at the following link:

<https://www.southgate.ca/en/municipal-services/planning-applications-public-notice.aspx#C21-20-Southgate-Meadows-Inc-Glenelg-Phase-2>

A joint virtual public meeting was held on January 27th, 2021 at 1pm.

The approval of these applications following complete applications, must be done in a particular sequence before development can proceed.

The Approval Process

1. The County must approve the County Official Plan Amendment for the Settlement area Expansion.
2. The Township must adopt the Local Official Plan Amendment expanding Dundalk.
3. The County must approve the Township Official Plan Amendment.
4. If supported, The Township must recommend conditions of Draft Plan approval to the County of Grey.
5. If the subdivision application receives draft plan approval from the County of Grey, A Zoning By-law amendment is approved by the Township of Southgate with a hold provision, pending a subdivision agreement and servicing allocation by-law.
6. A subdivision agreement and pre servicing agreement are entered into and if servicing is available, an allocation by-law is passed.
7. The holding symbol is removed
8. A Clearance letter is issued once all draft plan conditions are satisfied
9. The draft plan receives final approval from the County of Grey and it is registered.
10. Apply for building permits

Staff Comments

Currently we are in Stage 1 of the approval process. The Provincial Policy Statement requires that prior to a boundary expansion, a comprehensive review must be completed in order to justify and demonstrate the need for the boundary expansion of the settlement area.

This comprehensive review was completed by MHBC and together with the County of Grey update to the County growth management study, have determined that there is sufficient need for additional lands to be designated as residential over the next 25 years (2046). The study results determined that there was a need for 185 additional residential units. With the approval of this Official Plan Amendment there would be 30 residential units of growth left for any expansion plans elsewhere in Dundalk. This number may be revised in future with further evidence from growth such as census data.

Servicing

Should the County approve this expansion to the settlement area, it should be made very clear to Council that continued expansion puts the Township at greater risk of not being able to service the approved developments. If this occurs, development will stop until Southgate Township installs additional servicing capacity. The longer the Township waits, the more expensive this investment in servicing capacity will cost.

Including this proposed subdivision, and additional units of Flato East and White Rose phase III, there are approximately 434 units that require wastewater and water services. At the present time the Township has no additional sewer capacity.

In staff's opinion, future expansion of the settlement area for residential, Commercial, and Industrial is in jeopardy without new investment in increasing the sewage servicing capacity. Without additional capacity, the Township is unable to service any Ecopark expansion on the Township owned lands adjacent to highway 10. The County may not approve this expansion without additional servicing being made available.

Concluding Comments

The County of Grey requires a resolution of support from Southgate Council before it will approve stage 1, the settlement area expansion for the development. Following that, subsequent reports will be brought before Council regarding the draft plan, LOPA and Zoning bylaw amendment. Staff recommend that Council support the boundary expansion, but recommend Council increase the priority of expanding its servicing capacity to avoid a slowdown or stop of development.

Respectfully Submitted,

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



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

Attachments:

1. Proposed Draft Plan of Subdivision