

PLANNING JUSTIFICATION **REPORT**

ZONING BY-LAW AMENDMENT &
REDLINE REVISION APPLICATIONS

772146 HIGHWAY 10
Township of Southgate

Date:

July 2021

Prepared for:

Flato Dundalk Meadows Inc.

Prepared by:

MacNaughton Hermesen Britton Clarkson Planning Limited (MHBC)

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Our File 15184B

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1.0 INTRODUCTION

MacNaughton Hermesen Britton Clarkson Planning Limited (“MHBC”) was retained by Flato Dundalk Meadows Inc. (the “Owner”), the Owner of the Subject Lands to review the planning merits of a Zoning By-law Amendment and Redline Revision to a portion of the Draft Approved Flato East Draft Plan of Subdivision (the “Subject Lands”).

The Subject Lands are located in the Urban Community of Dundalk within the Township of Southgate. The larger property is municipally known as 772146 Highway 10 and is legally described as Part of Lots 233 and 234, Concession 1, Geographic Township of Proton, now in the Township of Southgate, County of Grey. The Subject Lands are comprised of 40.2 hectares (99.3 acres) and include frontage along Highway 10 totaling 281 metres.

In April 2017 Council approved a rezoning of the Subject Lands in conjunction with an associated draft plan, colloquially known as the Flato East subdivision. The entire property is zoned “Residential Type 1 exception 378 (R1-378-H),” “Residential Type 3 exception-379 (R3-379-H),” “Local Commercial Exception 465 (C1-465),” “Open Space (OS)” and “Environmental Protection (EP).”

2.0 PROPOSAL

2.1 Proposed Minor Redline Revision

The approved Draft Plan of Subdivision for the property consists of a total of 467 residential units, a commercial block, a variety of park lands, a pumping station block, three storm ponds, and related open space and environmental areas. An original Zoning By-law Amendment established appropriate zones to recognize these uses.

As the detailed engineering design of the subdivision has advanced, detailed design considerations have necessitated four (4) minor revisions to the draft plan. The minor revisions requested as part of the redline application are outlined below.

1. Shifting Block 361 servicing/access corridor from between Lots 98 and 99, to the east side of Lot 90;
2. Enlarging the pumping station Block 355;
3. Introduction of a servicing block between Lot 232 and Block 339; and,
4. Associated shifting of townhouse Blocks 339, 340, 341, 342, and 343.

The Redlined Plan of Subdivision is included as **Appendix A**.

2.2 Proposed Zoning By-law Amendment

A Zoning By-law Amendment (ZBA) is sought to reflect the changes made through the redline revision, as well as to provide flexibility for future detailed design work. A number of changes are requested, outlined below.

The Zoning By-law Amendment requests to rezone the portion of the lands where the servicing corridor is currently located to reflect the residential lots shifting to the west. The lands are proposed to be rezoned from the Open Space (OS) zone, to the Residential Type One Exception-378 Holding (R1-378-H) Zone.

Section 5.19 of the ZBL permits a variety of uses permitted in all zones. Further Section 5.19 (c) states that:

"any building, structure, use, service, or utility of any department of the Corporation of the Township of Southgate, the Corporation of the County of Grey, or the Federal or Provincial Government, Ontario Hydro, or any telephone, telegraph, or gas company shall be permitted in any zone [...]"

As such the lands where the servicing corridor is proposed to be relocated will remain residentially designated. Similarly, the servicing block between Lot 232 and Block 339 proposed as part of the redline application is to remain residentially zoned.

Further, in order to provide more flexibility in detailed design, several walkway/servicing corridor blocks are proposed to be rezoned to their neighbouring Residential zone. As established through Section 5.19 (c) of the Zoning By-law, public uses such as servicing corridors are permitted in all zones across the Municipality. In order to avoid future redline and rezoning applications, the walkway blocks are proposed to be rezoned to their neighbouring Residential zones to provide flexibility in the event that detailed design considerations require lots or blocks to be shifted. The blocks proposed to be rezoned are Block 345, a portion of the block providing connection to stormwater Block 361 from the north, the servicing corridor on the east side of Block 363, and the walkway providing access to Park Block 356. It is noted that while these narrow Open Space blocks are proposed to be rezoned to residential zones, they are both too narrow in frontage and too small in total area to qualify to be any sort of residential lot that could accommodate a dwelling so there is no risk to the municipality these will become dwellings at any point in the future. Additionally these blocks will all be transferred to the Township post registration of the respective phases so again the Township will maintain control over their use in the long term.

An additional zoning request is to rezone a portion of the Commercial Block from the Local Commercial Exception 465 (C1-465) to the adjacent Residential Type 3 Exception-379 (R3-379-H) zone as a result of the servicing block and associated shifting of the townhouse blocks.

The final zoning request is to reflect the enlargement of Block 355. The portion of Block 367 that is to be included as an enlargement of Block 355 is proposed to be rezoned from the Environmental Protection (EP) zone to the Open Space (OS) zone.

A draft Zoning By-law and Schedule have been prepared and are contained in **Appendix B**.

3.0 SITE DESCRIPTION AND SURROUNDING LAND USES

This Section of the report provides a brief overview of the Site as well as surrounding land uses.

The property is located in the south-east corner of the urban community of Dundalk. Currently, phases 1, 2, 2A, 2B, 3, 4, 5, and 6 of the overall Edgewood Greens subdivision have been previously registered. The Site is within walking distance of schools, retail locations, and recreational areas.

The applications only apply to a portion of the subject lands, identified as follows:

1. Shifting Block 361 servicing/access corridor from between Lots 98 and 99, to the east side of Lot 90;
2. Enlarging the pumping station Block 355;
3. Introduction of a servicing block between Lot 232 and Block 339; and,
4. Associated shifting of townhouse Blocks 339, 340, 341, 342, 343.

4.0 PLANNING ANALYSIS

The following is a review of the land use policy framework related to the subject lands and the potential implications for the subject site.

4.1 Planning Act

The *Planning Act* sets out the foundation for land use planning in Ontario and describes how land uses may be controlled. With respect to Draft Plans of Subdivision, Section 51 (24) of the *Planning Act* outlines specific criteria to be considered by an approval authority in considering an application. The criteria is identified below, and a response is provided to illustrate the proposed Redline Revision's alignment with the intent of the criteria:

- (a) *the effect of development of the proposed subdivision on matters of provincial interest as referred to in section 2;*

Response: The Minor Redline Revision will not impact matters of Provincial interest.

- (b) *whether the proposed subdivision is premature or in the public interest;*

Response: The Minor Redline Revisions is not premature and is in the public interest as it relates to the efficient use of infrastructure.

- (c) *whether the plan conforms to the official plan and adjacent plans of subdivision, if any;*

Response: The Minor Redline conforms to the Official Plan.

- (d) *the suitability of the land for the purposes for which it is to be subdivided;*

Response: n/a; addressed through original draft plan of subdivision application.

- (d1) *if any affordable housing units are being proposed, the suitability of the proposed units for affordable housing;*

Response: n/a; addressed through original draft plan of subdivision application.

- (e) *the number, width, location and proposed grades and elevations of highways, and the adequacy of them, and the highways linking the highways in the proposed subdivision with the established highway system in the vicinity and the adequacy of them;*

Response: The subject lands are within close proximity to a County highway.

- (f) *the dimensions and shapes of the proposed lots;*

Response: The dimensions and shapes of the redlined blocks are appropriate.

- (g) *the restrictions or proposed restrictions, if any, on the land proposed to be subdivided or the buildings and structures proposed to be erected on it and the restrictions, if any, on adjoining land;*

Response: n/a

- (h) *conservation of natural resources and flood control;*

Response: The applications will not have an impact on natural resources or flood control.

- (i) *the adequacy of utilities and municipal services;*

Response: The subject applications will aid in the efficient provision of services.

- (j) *the adequacy of school sites;*

Response: n/a; addressed through original draft plan of subdivision application.

- (k) *the area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes;*

Response: Addressed through original draft plan of subdivision application.

- (l) *the extent to which the plan's design optimizes the available supply, means of supplying, efficient use and conservation of energy; and*

Response: Addressed through original draft plan of subdivision application.

- (m) *the interrelationship between the design of the proposed plan of subdivision and site plan control matters relating to any development on the land, if the land is also located within a site plan control area designated under subsection 41 (2) of this Act or subsection 114 (2) of the City of Toronto Act, 2006. 1994, c. 23, s. 30; 2001, c. 32, s. 31 (2); 2006, c. 23, s. 22 (3, 4); 2016, c. 25, Sched. 4, s. 8 (2).*

Response: n/a;

The Planning Act requires that the subdivision have regard for the health, safety, convenience and accessibility for persons with disabilities, and welfare of the present and future inhabitants of the municipality. It is submitted that all of these matters were properly addressed in the design of the Original Subdivision, and considered through the Minor Redline Revision. Specifics respecting these matters are outlined throughout this Report.

4.2 Provincial Policy Statement (2020)

The Provincial Policy Statement ("PPS") is the statement of the provincial government's policies on land use planning, and is intended to provide policy direction on land use matters which are in the Provincial interest. All land use planning decisions are required to be consistent with the PPS. At a broad level, the PPS seeks to enable appropriate development that protects resources of the provincial interest, public health and safety, and the quality of the natural and built environments.

The subject lands are located within a settlement area, and as such, is intended to accommodate the majority of new growth and development. The principle of development was established through the original draft plan application and the proposed applications are technical in nature and as such do not impact the plan's ability to be consistent with the PPS.

An Environmental Impact Study (EIS) and Environmental Implementation Report (EIR) were previously undertaken for the Subject Lands and concluded that the Proposed Development would have no impact on the existing natural heritage features. The natural heritage features on or nearby to the Subject Lands were assessed through the original Draft Plan Approval and Zoning By-law Amendment approval processes. These features were previously identified and contained within separate blocks that include any applicable buffers or setback. None of these features are located on the portion of the Site subject to the development applications. It is noted the EIS identified a 30m buffer associated with the Foley Drain, it is noted the area of the Open Space Block associated with the Foley Drain that is proposed to be added to the Pumping Station Block is located outside of the identified 30m buffer from the Foley Drain.

It is submitted that the proposed Zoning By-law Amendment and Redline Revision is consistent with the PPS.

4.3 County of Grey Official Plan

The County of Grey Official Plan ("County OP") is the upper tier planning document that guides planning policy and development on a County wide basis.

Within the County OP the site is designated "Primary Settlement Area" And the portion proposed to be added to the Pumping Station Block is designated "Hazard Lands". The County OP defines Primary Settlement Areas as larger settlements with full municipal servicing, and a wide range of uses, services, and amenities which are intended to be the primary target for residential and non-residential growth. The County OP identifies that Hazard Lands include floodplains, steep or erosion prone slopes, organic or unstable soils, poorly drained areas, and lands along the Georgian Bay shoreline. In the case of the Site the Hazards Lands are associated with the Foley Creek and associated buffer area. The County Hazard Lands designation specifically permits Public Utilities such as a Pumping Station as a permitted use and it is noted the Township OP which is done at a more detailed scale and is more refined has these lands outside of the corresponding Hazards designation.

The County OP outlines the general policies affecting settlement area land use types, and identifies that development of communities is to occur with a wide range of housing types, including detached, semi-detached, townhouse, and apartment units. The original applications proposed a development concept that conforms to the direction of the County OP.

The County OP contains policy direction related to natural features in the region. Natural features were analyzed, assessed and incorporated into the Flato East Subdivision through the initial Official Plan Amendment, Zoning By-law Amendment and Draft Plan Approval processes including the natural features and hazards associated with the Foley Drain. It is noted the EIS identified a 30m buffer associated with the Foley Drain, it is noted the area of the Open Space Block associated with the Foley Drain that is proposed to be added to the Pumping Station Block is located outside of the identified 30m buffer from the Foley Drain. It is the opinion of the undersigned that the proposed ZBA and Redline Revision will have no negative impact on the natural features or functions associated with the Site within the context of the previously approved Draft Plan and previously completed environmental studies.

The Proposed Development will be fully serviced and stormwater management will be directed to the stormwater management pond. While the overall servicing and stormwater management strategy was reviewed and approved through the Flato East Draft Plan Approval process, Crozier and Associates have prepared a Servicing and Stormwater Management Analysis dated July 9, 2021 to assess the changes and any potential impacts contemplated by the ZBA and redline revision on the previously approved Flato East servicing and stormwater management solution and concluded that the applications will not materially impact the stormwater management or civil servicing strategy for the Subject Lands. The Crozier Servicing and Stormwater Management Analysis is reviewed further in **Section 5.1** of this Report.

It is submitted that the proposed Zoning By-law Amendment and Redline Revisions conform to the policies of the County Official Plan.

4.4 Township of Southgate Official Plan

The Township of Southgate Official Plan ("Township OP") is the applicable lower tier policy document guiding development on the subject lands. The broad vision of the Township is to be a vibrant progressive community that is a desirable place to live, work and invest. To achieve this objective, the Township will support a mix of residential development to enhance its existing quality of life and rural charm; and strive for diversity within the agricultural, commercial, industrial, recreation and tourism sectors to enhance growth opportunities.

The lands proposed to be rezoned are designated Neighbourhood Area. The Neighbourhood Area designation is introduced in Section 4.1 of the Official Plan. The intent of the Neighbourhood Area designation is to identify primarily residential areas across the Township, as well as permitting other compatible uses with residential development. Permitted uses include low and medium density residential uses, as well as public uses. It is noted the EIS identified a 30m buffer associated with the Foley Drain and the area of the Open Space Block associated with the Foley Drain that is proposed to be added to the Pumping Station Block is located outside of the identified 30m buffer from the Foley Drain.

Section F of the Township OP contains policies pertinent to infrastructure and servicing, and directs growth in a manner that promotes efficient use of existing sewage and water services. Furthermore, policies direct new development to ensure that there are no adverse effects on the Township's environmental resources and groundwater supply, and that Southgate Servicing Standards are adhered to. The Proposed Development will utilize municipal sewage and water services, has sufficient separation from environmental features and is designed in a manner that will have no adverse effect on the groundwater supply. Further, a Servicing & Stormwater Management Analysis prepared by Crozier and Associates confirms there are no concerns relating to servicing of the development.

Section 6 of the Township OP contains policies related to the Natural Environment Area. As discussed all of the natural environment areas contained within the Subject Lands were assessed and appropriately accommodated within the initial Draft Plan Approval for the Flato East subdivision. There are no natural environment areas that will be affected by the development.

A Stormwater Management Report, Functional Servicing Report and Traffic Impact Study were completed at the time of the initial ZBA and Draft Plan of Subdivision submissions for the development and a Servicing & Stormwater Analysis and Traffic Impact Study has been prepared by

Crozier and Associates that demonstrates the development's alignment with the general intent of the Township OP. The documents conclude that no negative impacts are anticipated from the development from a servicing, stormwater and drainage, and traffic impact perspective.

The OP also hosts various other policies which include but are not limited to servicing, archaeology, and stormwater management, these as well as the other applicable policies have been reviewed in the context of the applications and it is the opinion of the undersigned that the proposed application conforms to these policies.

It is submitted that the proposed Zoning By-law Amendment and Redline Revisions conform to the Township of Southgate Official Plan.

4.5 Township of Southgate Zoning By-law 19-2002

The Comprehensive Zoning By-law for the Township of Southgate (the "Township ZBL") sets out the specific zoning provisions for individual properties Township-wide and is applicable to the Site.

The portion of the lands subject to the ZBA are currently zoned "Residential Type 1 exception 378 (R1-378-H)," "Residential Type 3 Exception-379 (R3-379-H)," "Local Commercial Exception 465 (C1-465)," "Open Space (OS)" and "Environmental Protection (EP)." A Zoning By-law Amendment is required to rezone portions of the site to permit the servicing changes required.

The proposed ZBA text and associated Schedule are included as **Appendix B** to this Report.

Section 5.19 of the Zoning By-law hosts a range of uses that are permitted in all zones. Section 5.19(c) permits:

any building, structure, use, service, or utility of any department of the Corporation of the Township of Southgate, the Corporation of the County of Grey, or the Federal or Provincial Government, Ontario Hydro, or any telephone, telegraph, or gas company shall be permitted in any zone provided that such use, building or structure shall comply with the regulations with regard to the height, yard, and lot coverage prescribed for the Zone in which it is located.

With respect to the above, it is submitted that the proposed public walkways and servicing requirements would be permitted in the proposed Residential and Open Space zones.

Based on the above analysis, it is the opinion of the undersigned that the proposed applications are in keeping with the intent of the Township of Southgate Zoning By-law.

5.0 SUPPORTING MATERIALS

The following provides a brief summary of the documents provided in support of the proposed ZBA and Minor Redline Revision applications.

5.1 Servicing/Stormwater Management Brief

A servicing brief was prepared by Crozier and Associates in support of the Zoning By-law Amendment and redline revision.

The brief details the engineering changes necessitated through the redline revision. The change of location of the walkway block between lots 99 and 98 was shifted necessitated for ensuring a more secure overland stormwater flow route. The total overland flow from Street B on the Draft Plan (now named Moody Street) through the swale to the Stormwater Pond on Block 361, immediately southeast of the proposed relocated Block 374 has not been altered.

There has been no increase or decrease to the total number of units in the development because of these proposed changes. Therefore, there has been no change to the sanitary and stormwater servicing or traffic design for the development. No further analysis is required from a servicing and traffic perspective.

The brief concludes that there will be no negative impact to the overall development from a servicing and stormwater management perspective.

6.0 SUMMARY & FINDINGS

Based on the analysis outlined in this Report, it is submitted that the proposed Zoning By-law Amendment and Redline Revision is in the public interest and represents good planning for the following reasons:

- Is consistent with the Provincial Policy Statement;
- Conforms to the County of Grey Official Plan;
- Conforms with the Township of Southgate Official Plan; and,
- Complies with the Township of Southgate Zoning By-law.

Respectfully submitted,

MHBC



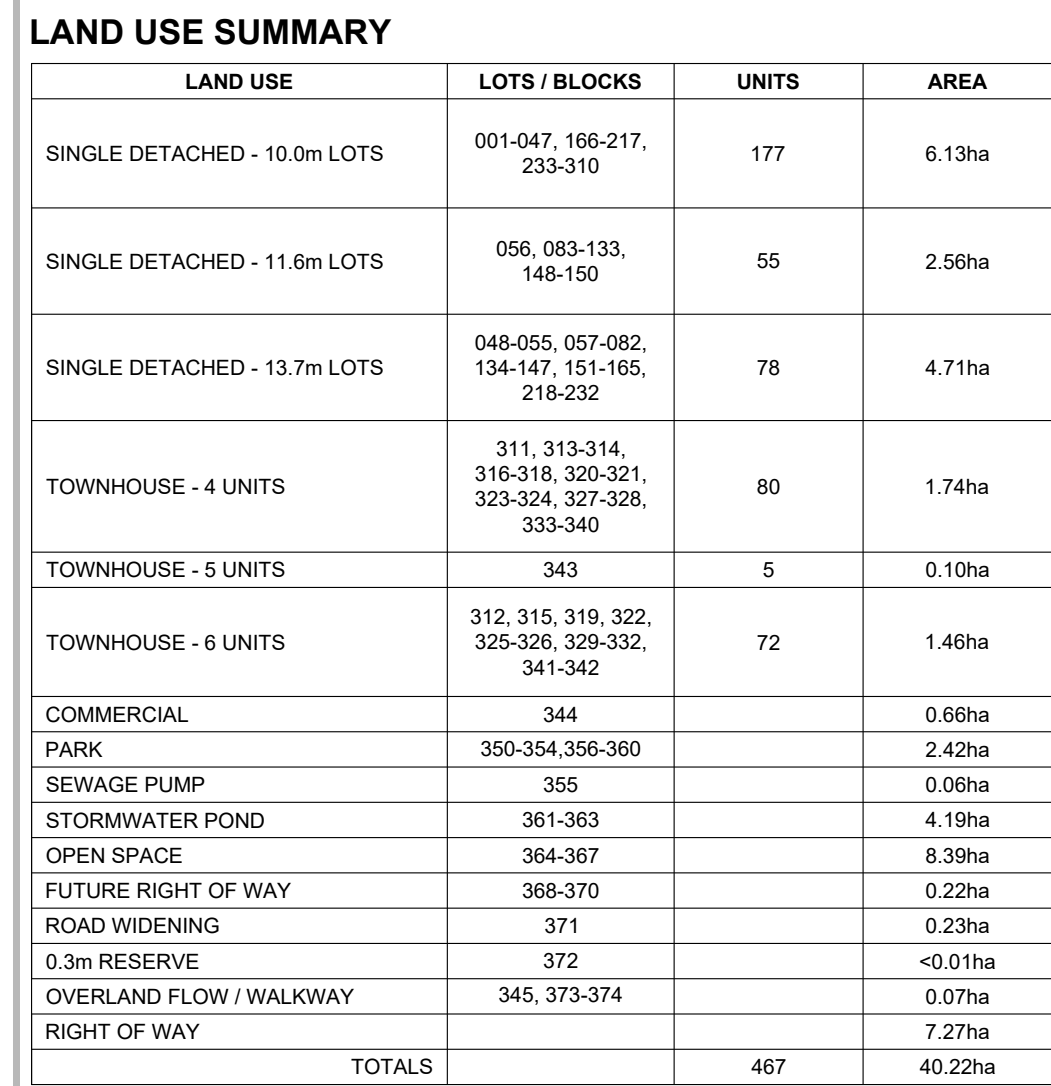
Kory Chisholm, BES, M.Sc., MCIP, RPP
Partner









Andrew Edwards, BES
Planner

Appendices

Appendix **A**



LAND USE SUMMARY			
LAND USE	LOTS / BLOCKS	UNITS	AREA
SINGLE DETACHED - 10.0m LOTS	001-047, 166-217, 233-310	177	6.13ha
SINGLE DETACHED - 11.6m LOTS	056, 083-133, 148-150	55	2.56ha
SINGLE DETACHED - 13.7m LOTS	048-055, 057-082, 134-147, 151-165, 218-232	78	4.71ha
TOWNHOUSE - 4 UNITS	311, 313-314, 316-318, 320-321, 323-324, 327-328, 333-340	80	1.74ha
TOWNHOUSE - 5 UNITS	343	5	0.10ha
TOWNHOUSE - 6 UNITS	312, 315, 319, 322, 325-326, 329-332, 341-342	72	1.46ha
COMMERCIAL	344		0.66ha
PARK	350-354, 356-360		2.42ha
SEWAGE PUMP	355		0.06ha
STORMWATER POND	361-363		4.19ha
OPEN SPACE	364-367		8.39ha
FUTURE RIGHT OF WAY	368-370		0.22ha
ROAD WIDENING	371		0.23ha
0.3m RESERVE	372		<0.01ha
OVERLAND FLOW / WALKWAY	345, 373-374		0.07ha
RIGHT OF WAY			7.27ha
TOTALS		467	40.22ha

LEGEND		
	BOUNDARY LINE	OVERHEAD HYDRO
	RIGHT OF WAY LINE	 FENCE
	BLOCK LINE	 WATERCOURSE
	LOT LINE	WOODED AREA
	UNIT LINE	 TREES
	LEGAL FABRIC	PHASE LINE

LEGAL DESCRIPTION
PART OF LOTS 233 AND 234 CONCESSION 1, SOUTHWEST OF THE TORONTO AND SYDENHAM ROAD GEOGRAPHIC TOWNSHIP OF PROTON TOWNSHIP OF SOUTHGATE COUNTY OF GREY

OWNER'S CERTIFICATE

I HEREBY AUTHORIZE MACNAUGHTON HERMSEN BRITTON CLARKSON PLANNING LIMITED
TO SUBMIT THIS PLAN FOR APPROVAL.

DATE: JANUARY 28, 2020

SHAKIR REHMATULLAH - PRESIDENT
FLATO DUNDALK MEADOWS INC.

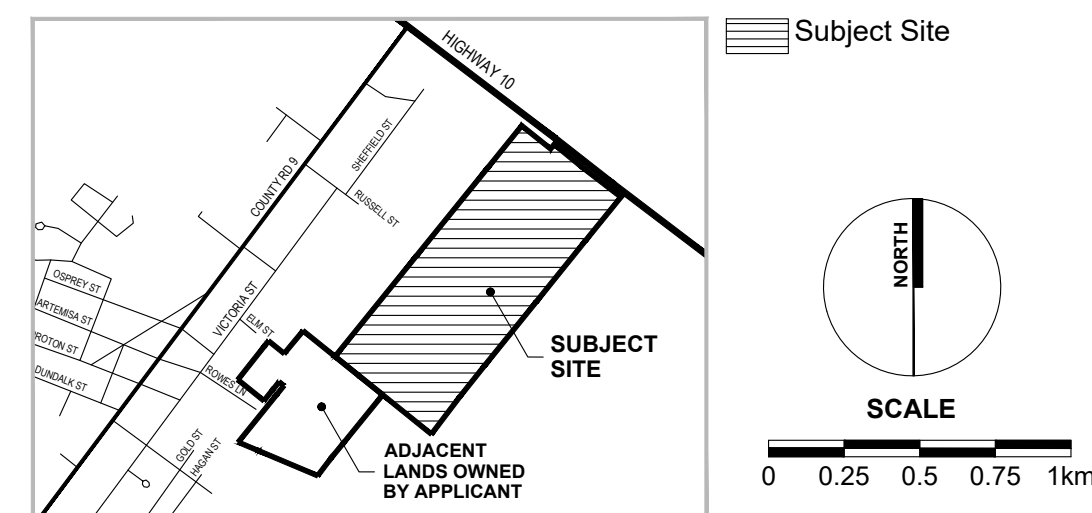
SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED ON THIS PLAN AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN.

DATE: JANUARY 28, 2020

SEE PRIOR SUBMISSION

KEY PLAN



No. 6	Jul. 13, 2021	<ul style="list-style-type: none"> Shift lots 090-098 to accommodate overland flow / walkway Block 374 Convert Block 355 from park to sewage pumping station and expand Add 6m water service easement between Lot 232 and Block 339 by shifting Blocks 339-343 the commercial Block 344 	M.M.
No. 5	Jan. 28, 2020	<ul style="list-style-type: none"> Removed townhouses along Streets J & G Add Commercial block Realigned Street G Add registered phases Add surrounding registered subdivisions 	M.M.
No. 4	Nov. 1, 2019	<ul style="list-style-type: none"> Moved walkway from between lots 051 & 052 to between lots 055 & 056 Widened walkway from 3m to 4m Narrowed lot 056 from 13.8m to 12.7m 	M.M.
No. 3	Mar. 13, 2019	<ul style="list-style-type: none"> Widened Block 362 street frontage Revised lots backing on to Block 362 Shifted Street D west by 2m and adjust lots to fit 	M.M.
No. 2	Feb. 9, 2017	<ul style="list-style-type: none"> Widened Hydro Easement Add daylighting triangles to Future R.O.W. Add Overland Flow/Walkway Block 372 Add Park Block 350 Remove one Lot Rearrange Lots to fit Revised labels and dimensions 	M.M.
No. 1	Jul. 5, 2016	<ul style="list-style-type: none"> Revised as per MTO comments March 17, 2016 Add road widening, 0.3m reserve, and daylighting triangles Relocated Highway 10 entrance and future right of ways Reorganized subdivision layout along Highway 10 Add walkways to Open Space 	M.M.
No. 0	Dec. 11, 2015	Draft Plan Application Submission	M.M.
REV. No.	DATE	ISSUED / REVISION	BY
ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT R.S.O. 1990 C.P.13 AS AMENDED			
A. AS SHOWN	F. AS SHOWN	K. MUNICIPAL WATER AND SANITARY SERVICES. ALL	
B. AS SHOWN	G. AS SHOWN	MUNICIPAL SERVICES AS	
C. AS SHOWN	H. MUNICIPAL WATER SUPPLY	REQUIRED	
D. RESIDENTIAL / COMMERCIAL	I. SILT LOAM	L. AS SHOWN	
E. AS SHOWN	J. AS SHOWN		

**ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51(17)
OF THE PLANNING ACT R.S.O. 1990 C.P.13 AS AMENDED**

A. AS SHOWN	F. AS AHOWN	K. MUNICIPAL WATER AND
B. AS SHOWN	G. AS SHOWN	SANITARY SERVICES. ALL
C. AS SHOWN	H. MUNICIPAL WATER SUPPLY	MUNICIPAL SERVICES AS
D. RESIDENTIAL / COMMERCIAL	I. SILT LOAM	REQUIRED.
E. AS SHOWN	J. AS SHOWN	L. AS SHOWN


113 COLLIER STREET
BARRIE, ON, L4M 1H2
P: 705 728 0045 F: 705 728 2010
WWW.MHBCPLAN.COM

PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE
MHBC PLANNING

STAMP	DATE	DEC. 11, 2015
	FILE No.	15184B
	SCALE	1:1,800 (ARCH D)
	DRAWN BY	M.M.
	CHECKED BY	K.M.

PROJECT

FLATO EAST

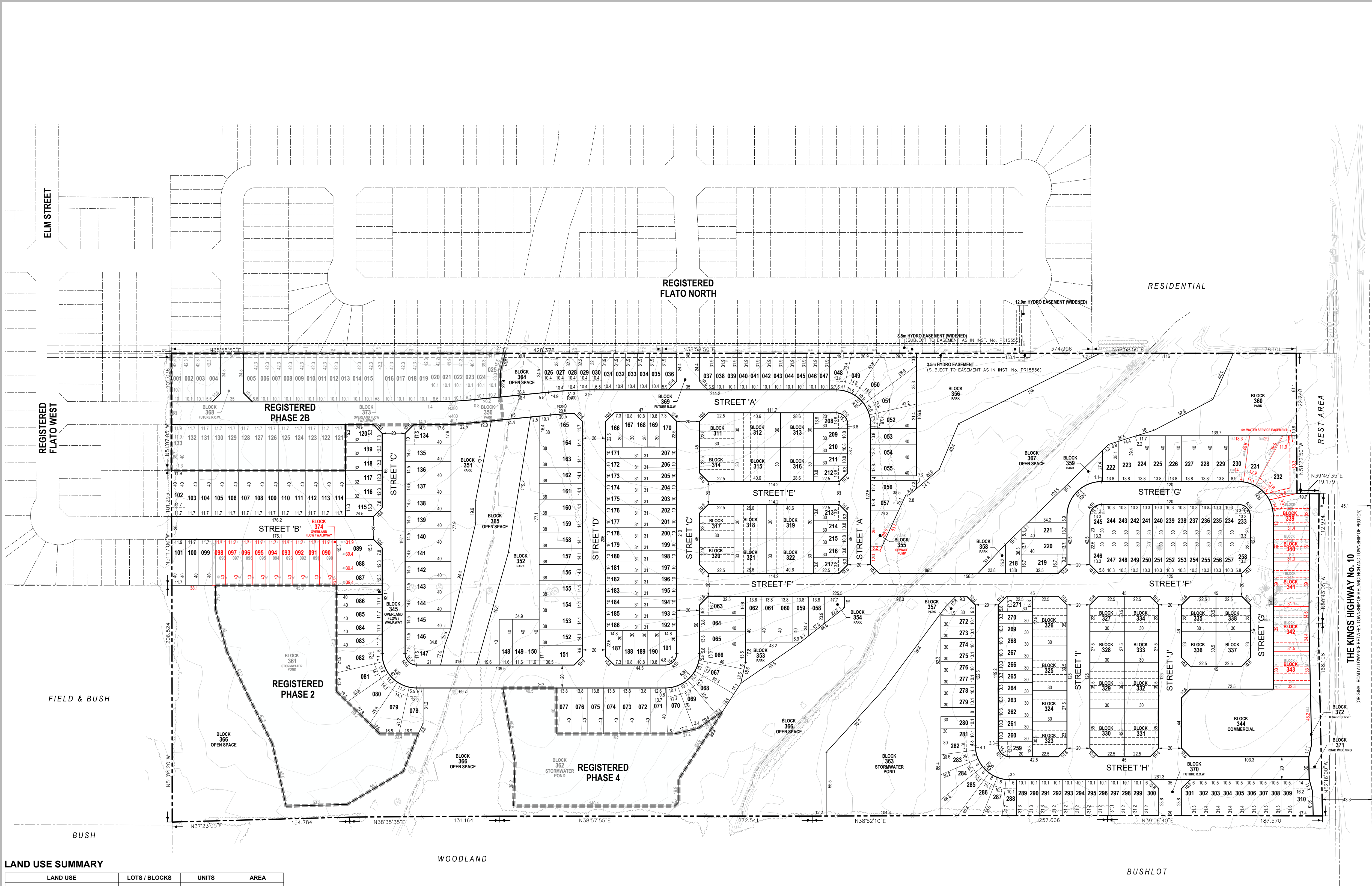
FLATO GROUP INC.
3621 HIGHWAY 7 EAST, SUITE 503
MARKHAM, ON L3R 0G6
P: (905) 479-9292 F: (905) 429-9165
WWW.FLATOGROUP.COM

FILE NAME **DRAFT PLAN OF SUBDIVISION**

SCALE BAR

SCALE BAR

N: \Southgate\Flato East - 15184B\Drawings\Draft Plan\CAD\15184B_DraftPlan_2021-07-13.dwg



LAND USE SUMMARY

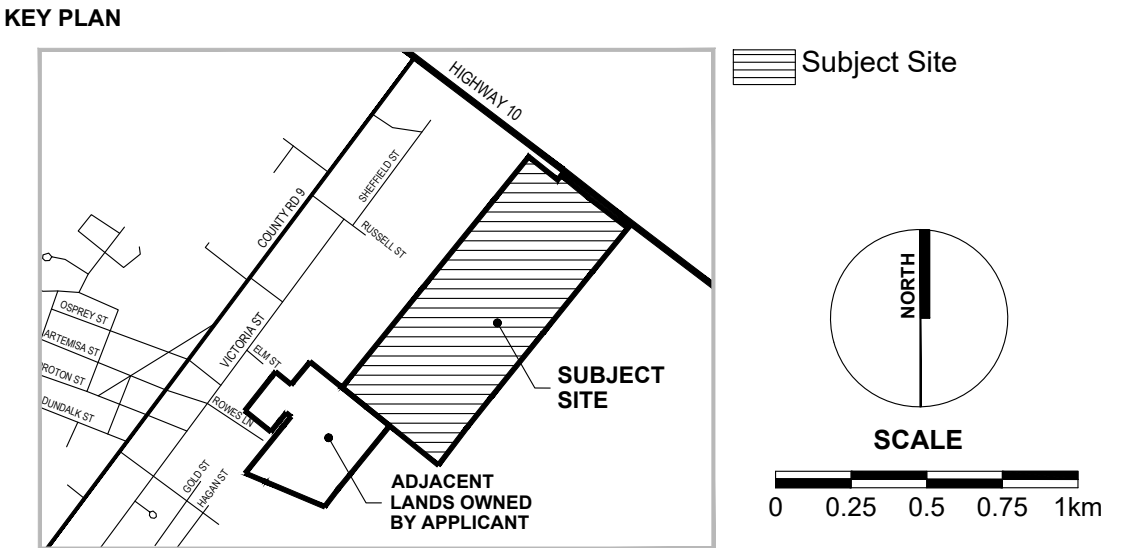
LAND USE	LOTS / BLOCKS	UNITS	AREA
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SINGLE DETACHED - 11.6m LOTS	056, 083-133, 148-150	55	2.56ha
SINGLE DETACHED - 13.7m LOTS	048-055, 057-082, 134-147, 151-165, 218-232	78	4.71ha 4.70ha
TOWNHOUSE - 4 UNITS	311, 313-314, 316-318, 320-321, 323-324, 327-328, 333-340	80	1.74ha
TOWNHOUSE - 5 UNITS	343	5	0.10ha
TOWNHOUSE - 6 UNITS	312, 315, 319, 322, 325-326, 329-332, 341-342	72	1.46ha
COMMERCIAL	344		0.66ha 0.67ha
PARK	350-354, 356-360		2.42ha 2.40ha
SEWAGE PUMP	355		0.06ha
STORMWATER POND	361-363		4.19ha
OPEN SPACE	364-367		8.39ha 6.40ha
FUTURE RIGHT OF WAY	368-370		0.22ha
ROAD WIDENING	371		0.23ha
0.3m RESERVE	372		<0.01ha
OVERLAND FLOW / WALKWAY	345, 373-374		0.07ha 0.06ha
RIGHT OF WAY			7.27ha
TOTALS		467	40.22ha

LEGEND	
--- BOUNDARY LINE	0.0/1 OVERHEAD HYDRO
--- RIGHT OF WAY LINE	- - - FENCE
--- BLOCK LINE	- - - WATERCOURSE
--- LOT LINE	- - - WOODED AREA
--- UNIT LINE	⊙ TREES
--- LEGAL FABRIC	■ PHASE LINE

LEGAL DESCRIPTION
PART OF LOTS 233 AND 234
CONCESSION 1, SOUTHWEST OF THE TORONTO AND SYDENHAM ROAD
GEOGRAPHIC TOWNSHIP OF PROTON
TOWNSHIP OF SOUTHGATE
COUNTY OF GREY

OWNER'S CERTIFICATE
I HEREBY AUTHORIZE MACNAUGHTON HERMSEN BRITTON CLARKSON PLANNING LIMITED
TO SUBMIT THIS PLAN FOR APPROVAL.
DATE: JANUARY 28, 2020
SHAKIR REHMATULLAH - PRESIDENT
FLATO DUNDALK MEADOWS INC.

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED ON THIS PLAN
AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY
SHOWN.
DATE: JANUARY 28, 2020
SEE PRIOR SUBMISSION



No. 6	Jul. 13, 2021	• Shift lots 090-098 to accommodate overland flow / walkway expand • Convert Block 355 from park to sewage pumping station and add 6m water service easement between Lot 232 and Block 339 by shifting Blocks 339-343 the commercial Block 344	M.M.
No. 5	Jan. 28, 2020	• Removed townhouses along Streets J & G • Added Commercial block • Realigned Street G • Added registered phases • Added surrounding registered subdivisions	M.M.
No. 4	Nov. 1, 2019	• Moved walkway from between lots 051 & 052 to between lots 055 & 056 • Widened walkway from 3m to 4m • Narrowed lot 056 from 13.8m to 12.7m	M.M.
No. 3	Mar. 13, 2019	• Widened Block 362 street frontage • Revised lots backing on to Block 362 • Shifted Street D west by 2m and adjust lots to fit	M.M.
No. 2	Feb. 9, 2017	• Widened Hydro Easement • Added daylighting triangles to Future R.O.W. • Added Overland Flow/Walkway Block 372 • Added Park Block 350 • Remove one Lot • Rearrange Lots to fit • Revised labels and dimensions	M.M.
No. 1	Jul. 5, 2016	• Revised as per MTO comments March 17, 2016 • Added road widening, 0.3m reserve, and daylighting triangles • Relocated Highway 10 entrance and future right of ways • Reorganized subdivision layout along Highway 10 • Added walkways to Open Space	M.M.
No. 0	Dec. 11, 2015	Draft Plan Application Submission	M.M.
REV. No.	DATE	ISSUED / REVISION	BY
ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT R.S.O. 1990 C.P.13 AS AMENDED			
A. AS SHOWN	F. AS SHOWN	K. MUNICIPAL WATER AND SANITARY SERVICES. ALL	
B. AS SHOWN	G. AS SHOWN	MUNICIPAL SERVICES AS REQUIRED.	
C. AS SHOWN	H. MUNICIPAL WATER SUPPLY		
D. RESIDENTIAL / COMMERCIAL	I. SILT LOAM		
E. AS SHOWN	J. AS SHOWN		

PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE
MHBC PLANNING

113 COLLIER STREET
BARRIE, ON. L4M 1H2
P: 705.728.0045 F: 705.728.2010
WWW.MHBCPLAN.COM

STAMP	DATE	DEC. 11, 2015
	FILE No.	15184B
	SCALE	1:1,800 (ARCH D)
	DRAWN BY	M.M.
	CHECKED BY	K.M.
PROJECT	FLATO EAST FLATO GROUP INC. 3621 HIGHWAY 7 EAST, SUITE 503 MARKHAM, ON L3R 0G6 P:(905) 479-9292 F:(905) 429-9165 WWW.FLATOGROUP.COM	
	FILE NAME DRAFT PLAN OF SUBDIVISION	
SCALE BAR	DWG No. 1 of 1	
	MEASUREMENTS SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048	

N:\Southgate\Flato East - 15184B\Drawings\Draft Plan\CAD\15184B_DraftPlan_2021-07-13.dwg

Appendix **B**

The Corporation of the Township of Southgate By-law Number 2021-__

BEING a by-law to amend Zoning By-law No. 19-2002, entitled the "Township of Southgate Zoning By-law";

WHEREAS the Council of the Corporation of the Township of Southgate deems it necessary to pass a by-law to amend Zoning By-law No. 19-2002;

AND WHEREAS pursuant to the provisions of Section 34 of the Planning Act, R.S.O. 1990, as amended, by-laws may be amended by Councils of municipalities;

NOW THEREFORE the Council of the Corporation of the Township of Southgate enacts as follows:

1. Schedule "X" to Zoning By-law No. 19-2002 is hereby amended by changing the zone symbol on a portion of the lands described as Part of Lots 233 and 234, Concession 1, Geographic Township of Proton, in the Township of Southgate as shown on Schedule "A", affixed hereto, from:

Open Space (OS), Environmental Protection (EP), and Local Commercial Exception 465 (C1-465) Zones to the Residential Type 1 Exception-378 (R1-378-H), Residential Type 3 Exception-379 (R3-379-H), and Open Space (OS) Zones.

2. Schedule A attached hereto forms part of this By-law.
3. This by-law shall come into force and take effect upon being passed by Council subject to any approval necessary pursuant to the Planning Act R.S.O. 1990, as amended.

READ a first, second, and third time and finally passed this **XX** day of **XX**, 2021.

John Woodbury, Mayor

Joanne Hyde, Clerk

I hereby certify that the foregoing is a true copy of By-law No. 2021-**XX** as enacted by the Council of the Township of Southgate on the **XX** day of **XXX**, 2019.

Date

Joanne Hyde, Clerk

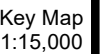
Explanatory Note

This by-law applies only to those lands described as Part of Lots 233 and 234, Concession 1, Geographic Township of Proton, in the Township of Southgate. The purpose of the zoning by-law amendment is to shift a servicing corridor which is currently zoned OS to another location on the approved draft plan, to rezone servicing/walkway blocks to a residential zone to provide flexibility in detailed design, and to recognize rezone the portion of the enlarged pumping station to the OS zone. All other provisions of the by-law shall apply.

Township of Southgate

Signed: _____
Anna-Marie Fosbrooke, Mayor

Joanne Hyde, Clerk



- A** Lands to be rezoned from Environmental Protection (EP) Zone to Open Space (OS) Zone
- B** Lands to be rezoned from Local Commercial Exception-465 (C1-465) Zone to Residential Type 3 Exception-379 (R3-379-H) Zone
- C** Lands to be rezoned from Residential Type 3 Exception-379 (R3-379-H) Zone to Residential Type 1 Exception-378 (R1-378-H) Zone
- D** Lands to be rezoned from Open Space (OS) Zone to Residential Type 1 Exception-378 (R1-378-H) Zone

Removal of the Holding (H) Symbol, in accordance with the provisions of Section 36 of the Planning Act, R.S.O. 1990, as amended, shall be conditional upon the execution of a Subdivision Agreement and confirmation by the Township that water and sewer services are available by way of the passage of a water and sewer allocation by-law.