



PUBLIC MEETING
MINOR REDLINE REVISIONS &
ZONING BY-LAW AMENDMENT

Flato East - Draft Plan Approved Plan of
Subdivision

Township of Southgate

Wednesday, September 22, 2021

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

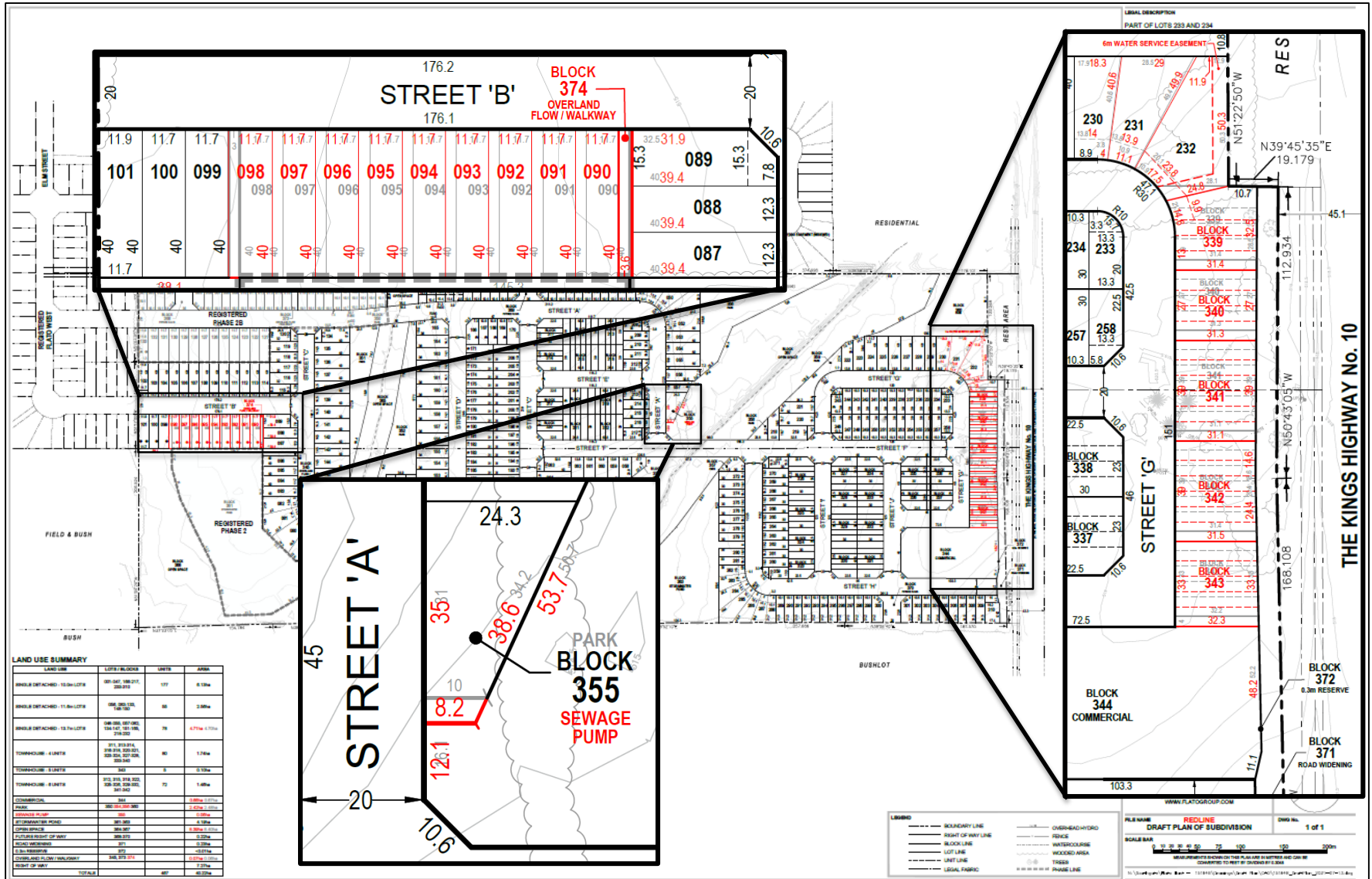
Background

- The Draft Plan of Subdivision was draft approved on November 10, 2016.
- A minor redline revision was approved by the County of Grey on June 13, 2019, which primarily addressed a technical lot grading matter.
- Another minor redline revision to shift the above-noted walkway was approved on January 9, 2020.

Proposal

- Minor Redline Revisions
 - Shifting of Block 361 servicing/access corridor from between Lots 98 and 99, to the east side of Lot 90;
 - Enlarging pumping station Block 355;
 - Introduction of a servicing block between Lot 232 and Block 339; and,
 - Associated shifting of townhouse Blocks 339 to 343.
- Zoning By-law Amendment (ZBA)
 - Amendment to reflect the changes made through the redline revisions and to provide flexibility for future detailed design work;
 - Rezone portion of the lands where the servicing corridor is currently located to reflect the residential lots shifting to the west;
 - Rezone several walkway/servicing corridor blocks;
 - Rezone portion of the commercial block; and,
 - Rezone portion of Block 367 to reflect the enlargement of Block 355.

Redline Revisions



Planning Analysis

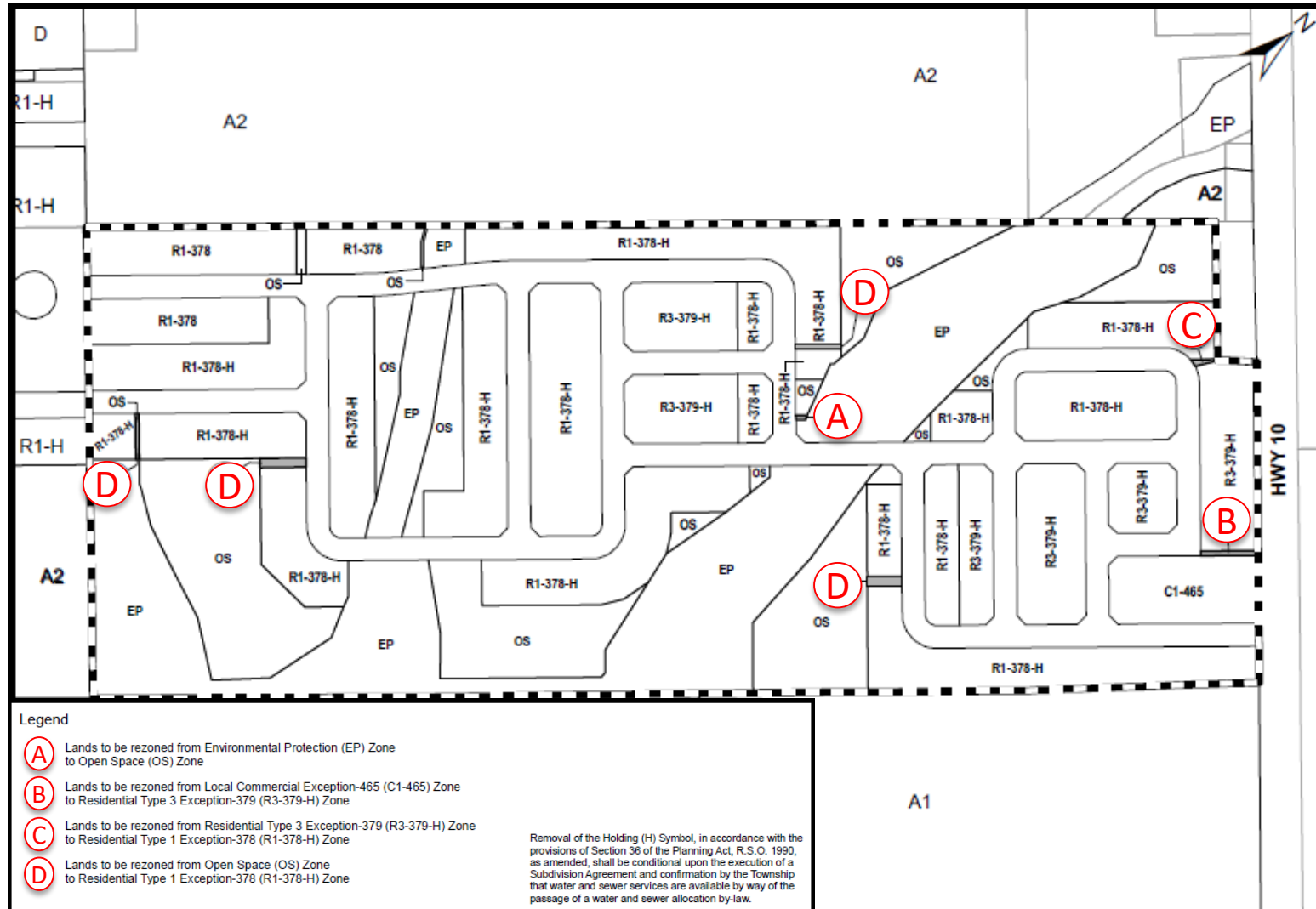
- We have reviewed the proposed changes and it is my opinion they:
 - Are consistent with the PPS;
 - Conform to the County OP;
 - Conform to the Township OP; and,
 - Are in keeping with the approaches used in the Township of Southgate Zoning By-law.



Proposed Zoning By-law Amendment

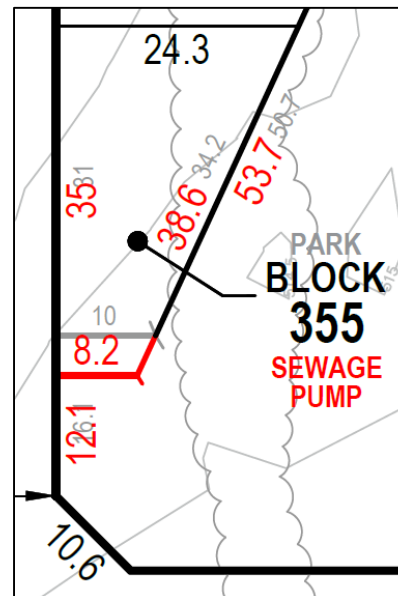
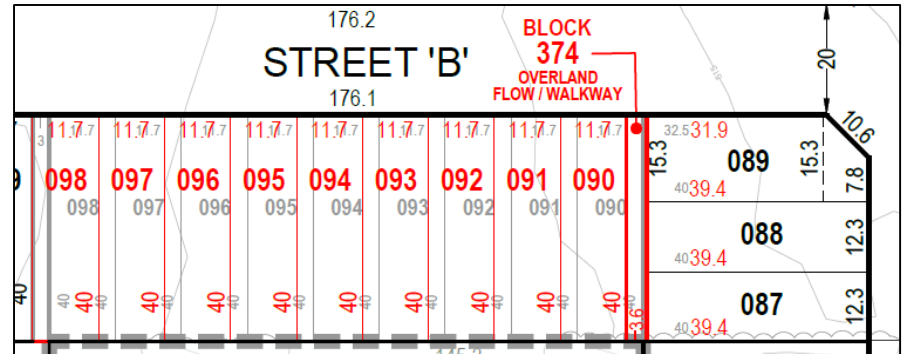
- Amendment to the Residential Type 1 Exception 378 (R1-378-H) Zone, Residential Type 3 Exception 379 (R3-379-H) Zone, Local Commercial Exception 465 (C1-465) Zone, Open Space (OS) Zone and the Environmental Protection (EP) Zone.
- Section 5.19(c) of the Zoning By-law permits:
“any building, structure, 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.

Proposed Zoning By-law Amendment



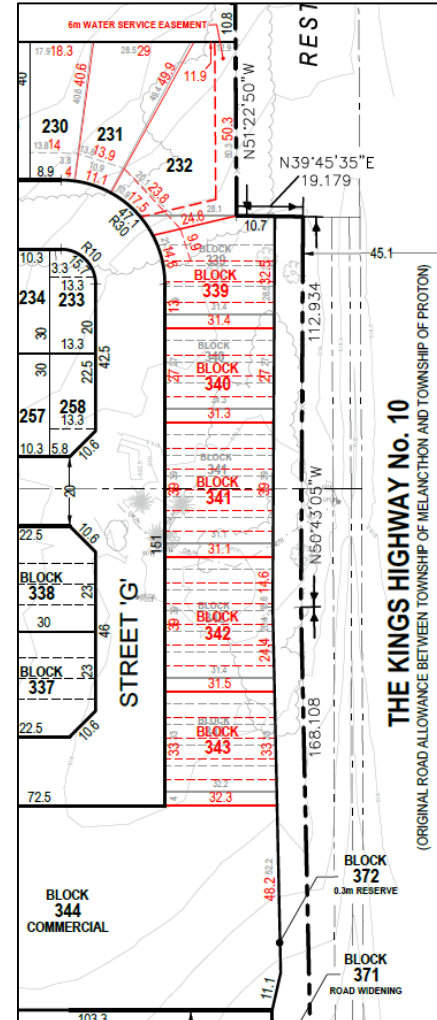
Proposed Redline

- Shifting Block 361 servicing/access corridor from between Lots 98 and 99, to the east side of Lot 90;
- Enlarging pumping station Block 355;



Proposed Redline

- Introduction of a servicing block between Lot 232 and Block 339; and,
- Associated shifting of townhouse Blocks 339, 340, 341, 342, and 343.



Supporting Studies

- Planning Justification Report
 - MHBC Planning.
- Servicing/Stormwater Management Brief
 - C.F. Crozier and Associates Ltd.

Summary

The proposed minor redline revisions and Zoning By-law Amendment to rezone portions of the lands is in the public interest and represents good planning for the following reasons:

- The proposal is consistent with Provincial policy;
- The proposal conforms to the County of Grey Official Plan;
- The proposal conforms to the Township of Southgate Official Plan; and
- The proposal is in keeping with the approaches used in the Township of Southgate Zoning By-law.

An aerial photograph of a residential development. The image shows a large, rectangular pond in the center, surrounded by a dirt road and a line of trees. To the left, there is a dense forest. To the right, there are more trees and a road. The overall scene is a mix of natural and developed land.

THANK YOU

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