

**Township of Southgate**  
**Administration Office**  
185667 Grey Road 9, RR 1  
Dundalk, ON N0C 1B0



**Phone:** 519-923-2110  
**Toll Free:** 1-888-560-6607  
**Fax:** 519-923-9262  
**Web:** [www.southgate.ca](http://www.southgate.ca)

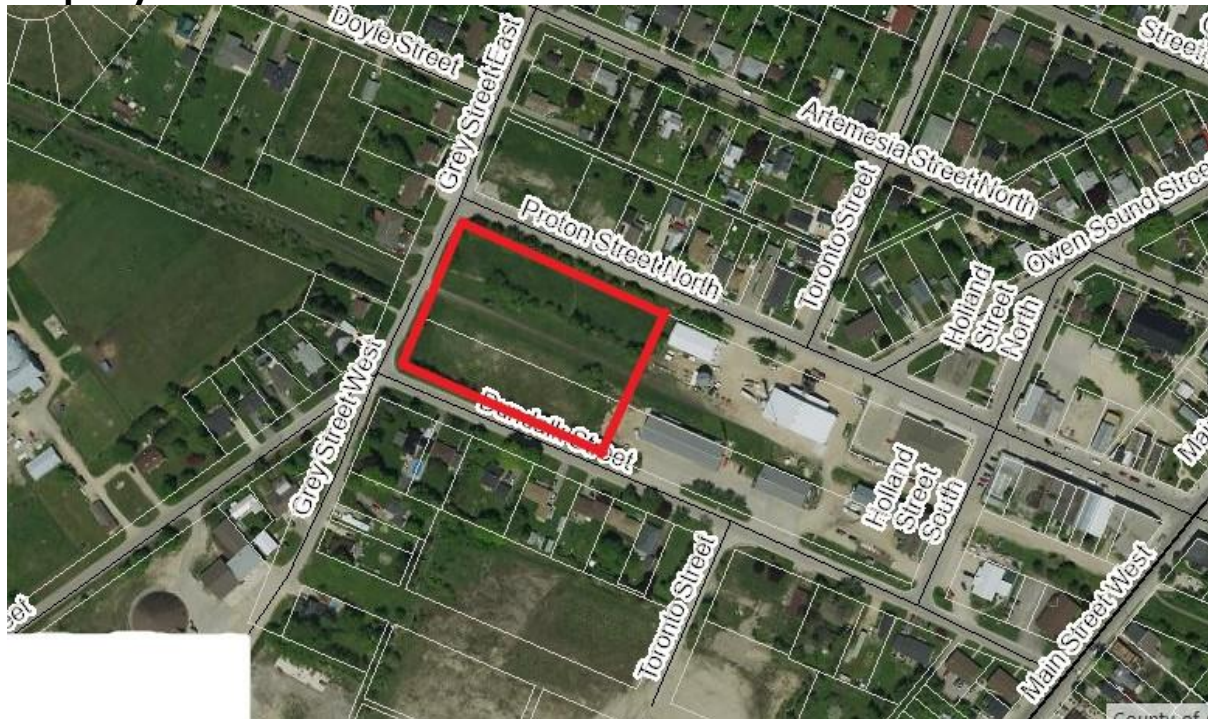
## **Staff Report PL2022-001**

**Title of Report:** PL2022-001 - C16-21-OPA2-21 Dundalk Medical Facility  
**Department:** Clerks  
**Branch:** Planning Services  
**Council Date:** February 2, 2022

### **Recommendation:**

**Be it resolved that** Council receive Staff Report PL2022-001 for information; and  
**That** Council consider approval of by-law 2022-005 adopting OPA 30 to the Township of Southgate Official Plan; and  
**That** Council consider approval of site specific zoning by-law 2022-006 for the medical facility lands.

### **Property Location:**



### **Subject Lands:**

The development lands are legally described as Con 2 WTSR, Pt Lots 229 and 230 and RP 6R9712 Pt 2(3.69acres), Con 2 WTSR Pt lots 229 and 230 Plan 480 Pt Station Grounds RP 16R9721 Pt 1(2.2 acres).

The lands are comprised of a smaller 2.2 acre parcel that is owned by the Township of Southgate and a larger 3.69 acre parcel that is owned by the County of Grey and includes the 25m rail trail right of way. The lands are bounded by Dundalk Street and residential uses to the South, Grey Street and residential uses to the West, and Proton Street and residential uses to the North. To the East of the lands are industrial and public uses such as the Dundalk Fire Department and the Huron Bay Co-op facility.

### **The Proposal:**

The project involves the construction of a four storey, new health facility and accessory uses on the subject lands. The facility would service the local needs of the community and region. Much of the County portion of the subject lands are proposed to be a parking area for the health clinic as well as a trail head for parking and access to the rail trail. There will also be parking for horse and buggy for those members of the community that use horse drawn transportation.

In order to accommodate this proposal, the Township Official Plan requires an amendment to change the designation of the subject lands from Industrial and Open Space to the Downtown Commercial designation with an exception to allow for a medical clinic. This would be a natural extension of the downtown area on vacant land that still maintains the rail trail and respects the adjacent Residential uses.

Similarly, a zoning bylaw amendment is also required which will prescribe commercial uses appropriate to the site and specifically a medical clinic and hospice. Adjustments to certain site specific zone standards may also be required to accommodate setbacks and parking.

The effect of the site specific Official Plan Amendment is to redesignate the subject lands from Neighbourhood Area and Industrial to Downtown Commercial to facilitate the medical center use.

The effect of the zoning by-law amendment is to change the zone symbols on the subject property from Public Utility (PU) and Open Space (OS) to Commercial Exception (C2-500) to provide specific commercial uses, and site specific provisions for certain zone standards. The effect of the site specific Official Plan Amendment is to redesignate the subject lands from Neighbourhood Area and Industrial to Downtown Commercial to facilitate the medical center use.

**Background:**

Allan Madden of the South East Grey Community Health Center has been working with Township and County staff for over a year to bring this project to fruition. The initial stages involved preliminary designs and a selection process that looked at various properties and designs to determine if the subject site was suitable for the size of building that was proposed. The end result, was the creation of the preliminary site plan (Attachment #1) and the renderings (attachment 2) which show what the project could look like upon completion.

Following the initial design of the site plan, discussions took place over the next several months to formalize an agreement for the use and sale of the lands owned by the County. It was also discussed about maintaining the rail trail use and how best to integrate the trail into the design of the site. This resulted in including bends in the trail to reduce speeds and make the crossing of the trail safer from the parking area.

A public meeting was held on July 7<sup>th</sup> virtually where the project was presented to the Community and feedback gathered on the proposed Official Plan and Zoning by-law amendments.

The comments received to date from agencies include:

The County of Grey are generally supportive of the proposal and will provide more detailed comments at the site plan stage to ensure the design of the rail trail crossing is as safe as reasonably possible.

Township Public Works Department indicate that the road is an urban asphalt standard. Entrance permits will be required and the project is within wellhead protection area B, which is managed through education and outreach.

Enbridge Gas indicate that they have service lines in the area and should the proposed site plan impact these services, it may be necessary to terminate the gas service and relocate the line according to the new property boundaries. Any Service relocation required would be at the cost of the property owner.

One comment from the public has been received:

April Emms is concerned about what will happen with the rail trail and its impact on the use of that trail.

Comment: The rail trail has been maintained but curves have been added as a traffic calming measure to increase safety of the trail crossing. The Site Plan process will further refine and enhance safety of this crossing for pedestrians.

## **Provincial Policy Statement 2020**

The Provincial Policy Statement (PPS) has been reviewed in its entirety however only the most relevant policies of the Provincial Policy Statement have been reviewed below.

*"1.1.1 Healthy, liveable and safe communities are sustained by:*

*b) accommodating an appropriate affordable and market-based range and mix of residential types (including single-detached, additional residential units, multi-unit housing, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs;*

Comment: This policy promotes healthy communities by making sure that an appropriate range of not only housing by employment and institutional uses are provided for a community. The proposed medical center is a public service use that promotes and facilitates healthy communities

*g) ensuring that necessary infrastructure and public service facilities are or will be available to meet current and projected needs;"*

Comment: The growing population of Dundalk has required the current medical center in Dundalk to be expanded. The new medical center will ensure that there are medical services in Dundalk for the foreseeable future.

*"1.1.3.1 Settlement areas shall be the focus of growth and development."*

Comment: The project is within the Settlement area of Dundalk on full municipal services and complies with this policy.

## **"1.3 Employment**

*1.3.1 Planning authorities shall promote economic development and competitiveness by:*

*a) providing for an appropriate mix and range of employment, institutional, and broader mixed uses to meet long-term needs;*

*b) providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses;*

*c) facilitating the conditions for economic investment by identifying strategic sites for investment, monitoring the availability and suitability of employment sites,*

*including market-ready sites, and seeking to address potential barriers to investment;*  
*d) encouraging compact, mixed-use development that incorporates compatible employment uses to support liveable and resilient communities, with consideration of housing policy 1.4; and*  
*e) ensuring the necessary infrastructure is provided to support current and projected needs."*

Comment: The proposed medical center and its ancillary and accessory uses will be a place of employment and provide much needed services to Dundalk and surrounding area. It is close to other commercial and institutional amenities and provides much needed medical services to the Township.

*"1.3.2.4 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."*

Comment: The County portion of the lands are historically designated as Industrial because of their proximity to the rail trail. These lands would be utilized for a parking area which does not sterilize them for future uses. The Township owned portion of the subject lands is designated as Neighbourhood area which can be located other places. It is these lands that would contain the Health Center which will be an employer with higher grade wages. In Staff's opinion it would be inappropriate to allow the portion of the subject lands that is designated industrial to be developed for an industrial use. Commercial and Institutional uses are still employment uses but are more compatible with the surrounding residences. For this reason, the proposal meets the intent of this policy. Furthermore, it removes neighbourhood area in favour of an employment designation being the Downtown Commercial Designation.

*"1.5.1 Healthy, active communities should be promoted by:*  
*a) planning public streets, spaces and facilities to be safe, meet the needs of pedestrians, foster social interaction and facilitate active transportation and community connectivity;"*

Comment: The rail trail has been maintained and incorporated into the design of this site. The location of the facility to the rail trail promotes walkability and active transportation. Furthermore a portion of the parking area has been set aside as a trail head for users of the rail trail. (Attachment 3)

Based on the above policies, the proposal is consistent with Provincial Policy.

## **Township of Southgate Official Plan**

### *4.2 Downtown Commercial*

#### *"4.2.1 Permitted Uses*

*Permitted uses shall be limited to:*

- i. Retail and service commercial uses, business, professional and administrative offices, financial institutions, hotels and motels, bus depots, day care facilities, private clubs, places of entertainment, eating establishments, dry cleaning establishments, funeral homes, motor vehicle repair or sales establishments and personal service shops;*
- ii. Public and private institutions and public uses; and*
- iii. All forms of residential development."*

#### **Comment:**

The current site is designated as Industrial and Neighbourhood Area which does not permit the proposed medical facility so an official Plan amendment is required. The Downtown Commercial designation of the Official Plan best suits the proposed use however a site specific amendment will include specific wording for the use.

The permitted uses of section 4.2.1 include retail and service commercial uses as well as professional offices and public and private institutional uses. While it could be interpreted that a medical center and its accessory uses are permitted within the list of permitted uses, the Township felt that specifically adding the medical center would add clarity to the Official Plan.

#### *4.2.2 Development Policies*

*The maintenance and improvement of the downtown commercial core area is a primary objective of this Official Plan. New development in the commercial core shall maintain and/or enhance the existing character of the downtown. The following policies shall be considered:*

- i. Commercial core areas should remain as compact as possible in order to facilitate easy pedestrian access to stores and facilities.*

The proposed site is the only site within Dundalk that is close to the commercial downtown that can still accommodate parking and a building of this size.

- ii. The development of diverse, compatible land uses shall be encouraged.*

A medical center is a vital part of the community and will compliment the other commercial uses such as the pharmacy within the Downtown area.

*iii. New commercial development should endeavour to maintain the historical built form and architecture of the downtown core.*

The built form and architecture of the project will be addressed at the site plan stage.

*iv. To provide for the rejuvenation of the downtown core by encouraging the expansion of and reconditioning of existing buildings to accommodate commercial ventures.*

The proposal will develop a vacant site that has never been developed. As noted previously this was the only site suitable for the size and scale of the building being proposed.

*v. The maximum use of existing buildings in the downtown core to accommodate a range of uses by promoting the use of existing buildings and conversions to promote vitality and variety.*

Again the proposal is to utilize a large vacant lot that has been historically vacant.

*vi. All forms of residential development shall be encouraged, with emphasis on multiple type forms.*

The proposal does not have any residential development other than the option for a hospice to be located within the building.

*vii. The preservation of the cultural and historic features that exist in the downtown core by promoting commercial ventures to locate within existing buildings.*

The proposal will not harm any cultural features of the downtown core.

*viii. The establishment of a positive pedestrian-oriented streetscape.*

The site will have sidewalks as well as a landscaped connection and crossing of the rail trail lands to the parking area.

Based on the above , it is appropriate for the lands to be designated from Industrial and Neighbourhood Area to downtown commercial to facilitate the construction of a new medical center.

### **Township of Southgate Zoning By-law**

The site is currently zoned Public Utility and Open Space. To facilitate the change in use it is proposed that it be designated as a C2 exception which will provide relief from a number of provisions in the bylaw. The provisions requiring relief are shown in the table below.

C2 zone provisions	Existing	Proposed
Min lot area	None	N/A
Min lot frontage	None	N/A
Min lot coverage	40%	40%
Min Front yard setback	7.5m	5.5m
Minimum Interior Yard Setback	3.0m	2.7m
Minimum Exterior Yard Setback	6m	3m
Minimum Rear Yard Setback	10m	10m
Maximum building height	11m	11m
Rear yard Setback for an accessory structure	7m	1.5

Including the buggy spaces the site has 91 spaces with 11 of those being on the trail head portion of the site and 5 being buggy parking. There are also 8 on street parking spaces provided. Because not all of the uses are 100% know at this time for the project the bylaw will also recognize that 80 parking spots will meet the requirements of the C2 zone uses and the proposed exception for the medical center.

With the above changes the proposal will be able to move to the site plan stage and be accommodated on the new use and implement the proposed official plan amendment.

### Concluding Comments:

The project will be on full municipal services and generate employment in the form of doctors, nurses and other specialists as well as the accessory uses that may be associated with the project such as a hospice or other.

The project appears to be a good fit for the area and meets the intent of the Provincial Policy Statement and the Policies of the Township Official Plan. The proposed zoning amendment is appropriate and implements the proposed Official Plan Amendment. Based on the above by-law2022-005 should be approved adopting the Official Plan Amendment. By-law 2022-006 for the changes to the Comprehensive zoning bylaw to implement the proposed Official Plan Amendment, is appropriate for the area and meets the intent of the policies.

Respectfully Submitted,





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

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

**Attachments:**

1. Site Plan
2. Renderings
3. Registered Survey