

Amendment No. 30
to the Township of Southgate
Official Plan

DUNDALK MEDICAL CENTER

FEBRUARY 2022

The Corporation of the Township of Southgate

By-law 2022-005

Being a by-law to adopt Amendment No. 30 to the Township of Southgate Official Plan affecting the lands 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) within the Township of Southgate.

The Council of the Township of Southgate, in accordance with the provisions of Sections 17 and 21 of the Planning Act, R.S.O. 1990, as amended, hereby enacts as follows:

1. Amendment No. 30 to the Township of Southgate Official Plan is hereby adopted.
2. This by-law shall come into force and take effect on the day of approval by the County of Grey.

Enacted and passed this 2nd day of February 2022.

John Woodbury, Mayor

Lindsey Green, Clerk

Schedule A-1

Amendment No 30

To the Township of Southgate Official Plan

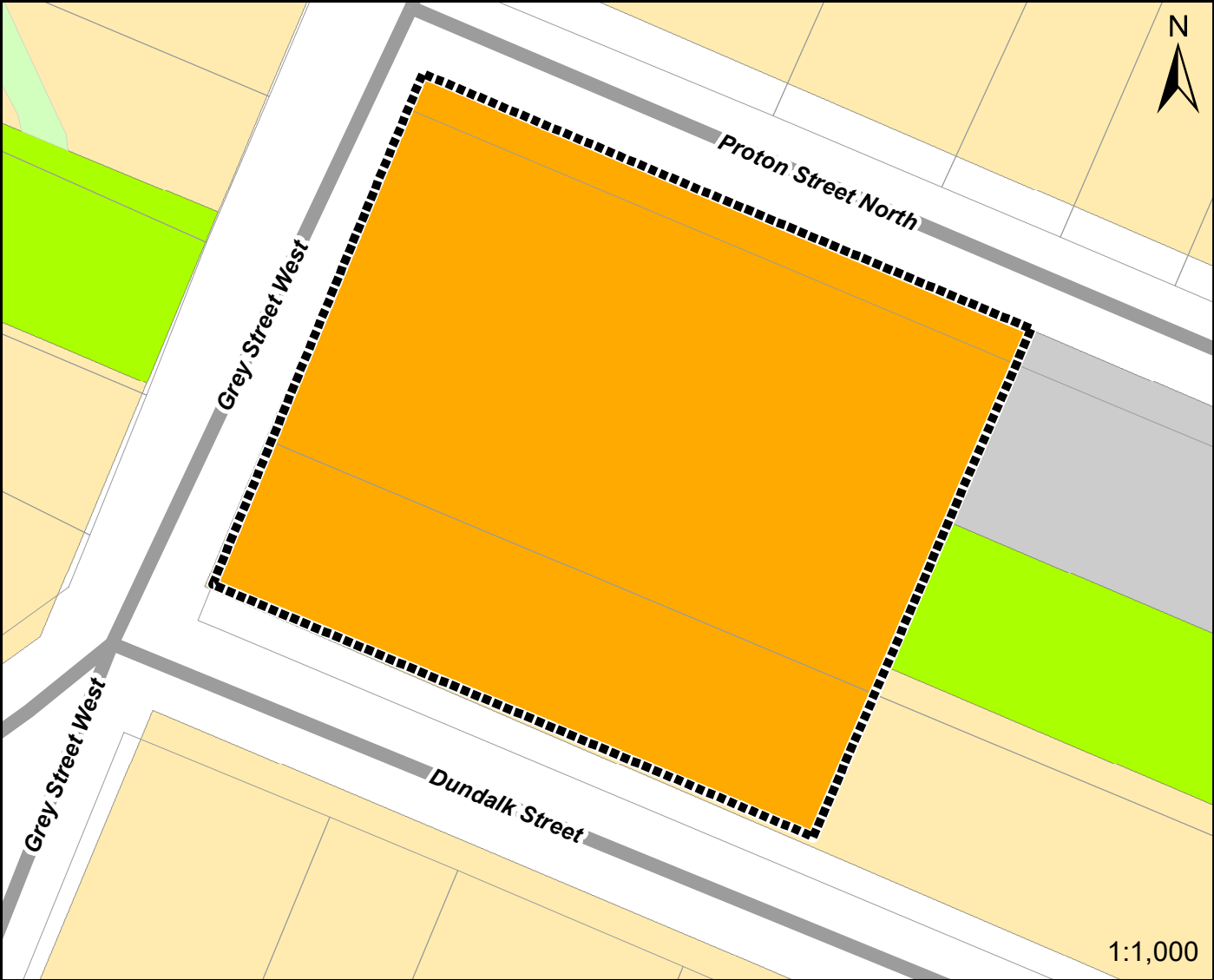
Adopted by the Corporaton of the Township of Southgate on

Date: _____

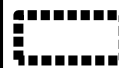


Signed: _____



John Woodbury, Mayor

Lindsey Green, Clerk



LEGEND

-  Lands Subject to Amendment
-  Neighbourhood Area
-  Downtown Commercial

-  Public Space
-  Industrial

**Amendment No. 30
to the
Township of Southgate Official Plan**

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Part A – The Preamble

The Preamble provides an explanation of the proposed amendment including the purpose, location, and background information, but does not form part of this amendment.

Part B – The Amendment

The Amendment describes the changes and/or modifications to the Township of Southgate Official Plan which constitutes Official Plan Amendment Number 30.

Part C – The Appendices

The appendices attached hereto do not constitute part of this amendment. These appendices contain background data, planning considerations and public involvement associated with this amendment.

Part A – The Preamble

Purpose

The purpose of the Official Plan Amendment is 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.

Location

The property subject to this amendment is 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) within the Geographic Village of Dundalk in the Township of Southgate, County of Grey. The site has frontage along Dundalk Street, Grey Street and Proton Street North. The Grey County Rail Trail also bisects the subject lands. The lands are currently vacant. The extent of the amendment is shown on Schedule A-1 attached hereto.

Basis

This amendment is being considered as a result of the partnership with the South East Grey Community Health Center (SEGCHC), The County of Grey and The Township of Southgate. The SEGCHC has been looking for a suitable location to build and expand its services in the area. The SEGCHC approached the Township with the request and the Township was able to provide lands currently owned by the Township. Additional lands were required to address parking considerations and the County of Grey entered the collaboration to provide the adjacent lands for parking for the new facility. The subject lands currently are designated “Industrial and Neighbourhood Area” in the Township Official Plan as shown on Map 1 to Schedule A in the Township of Southgate Official Plan. The Township of Southgate Official Plan also identifies that the site is subject to the Urban Community of Dundalk Official Plan policies. An Official Plan Amendment is required to redesignate the lands as part of the Downtown Commercial designation. The Official Plan Amendment will facilitate the development of the medical center that will service the surrounding Dundalk community and wider Township of Southgate.

Other Approvals

In addition to the Southgate Official Plan Amendment, the Township has submitted an application to amend Zoning By-law 19-2002 being application C16-21.

Supporting Information

Reports prepared in support of the application include: Township Staff Report PL2022-001 and Draft Site Plan for the facility.

Part B – The Amendment

All of this part of the document entitled **Part B – The Amendment**, consisting of the following text and schedule map constitutes Amendment No.30 to the Township of Southgate Official Plan.

Details of the Amendment

The Township of Southgate Official Plan is hereby amended as follows:

1. **That** Schedule "A" of the Township of Southgate Official Plan is hereby amended by changing the land use designation on those lands described as Con 2 WTSR, PT Lots 229 and 230 and RP 16 R9712 Pt 2 (3.69 acres), and Con 2 WTSR Lots 229 and 230 Plan 480 Pt Station Grounds RP 16R9721 Pt 1 (2.2 acres) within the Township of Southgate and illustrated on the Schedule "A-1" attached hereto, from "Industrial and Neighbourhood Area" to "Downtown Commercial with Exceptions".
2. **That** Notwithstanding Section 4.2.1 A medical center, Clinic, Hospice and accessory structures associated with parking are additional permitted within the designation.

Implementation and Interpretation

Subsequent to the adoption of this Amendment, Council will pass a by-law amending Zoning By-law No.19-2002 as amended, as it relates to the subject site by rezoning these lands to General Commercial exception 500 (C2-500) zone. The provisions of the Official Plan, as amended from time to time, shall apply in regard to this Amendment

Part C – The Appendices

The following Appendices do not constitute part of Amendment No. 30 but are included as information supporting the Amendment.

- Appendix A Supporting documents and reports including: [Site Plan Prepared by Lloyd Hunt](#), [Survey of Rail lands and surrounding area](#).
- Appendix B [Minutes of the Virtual Public Meeting July 7, 2021, 9am](#)
- Appendix C [Township of Southgate Planning Report PL 2021-055](#)
[Township of Southgate Planning Report PL2022-001](#)