

**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)

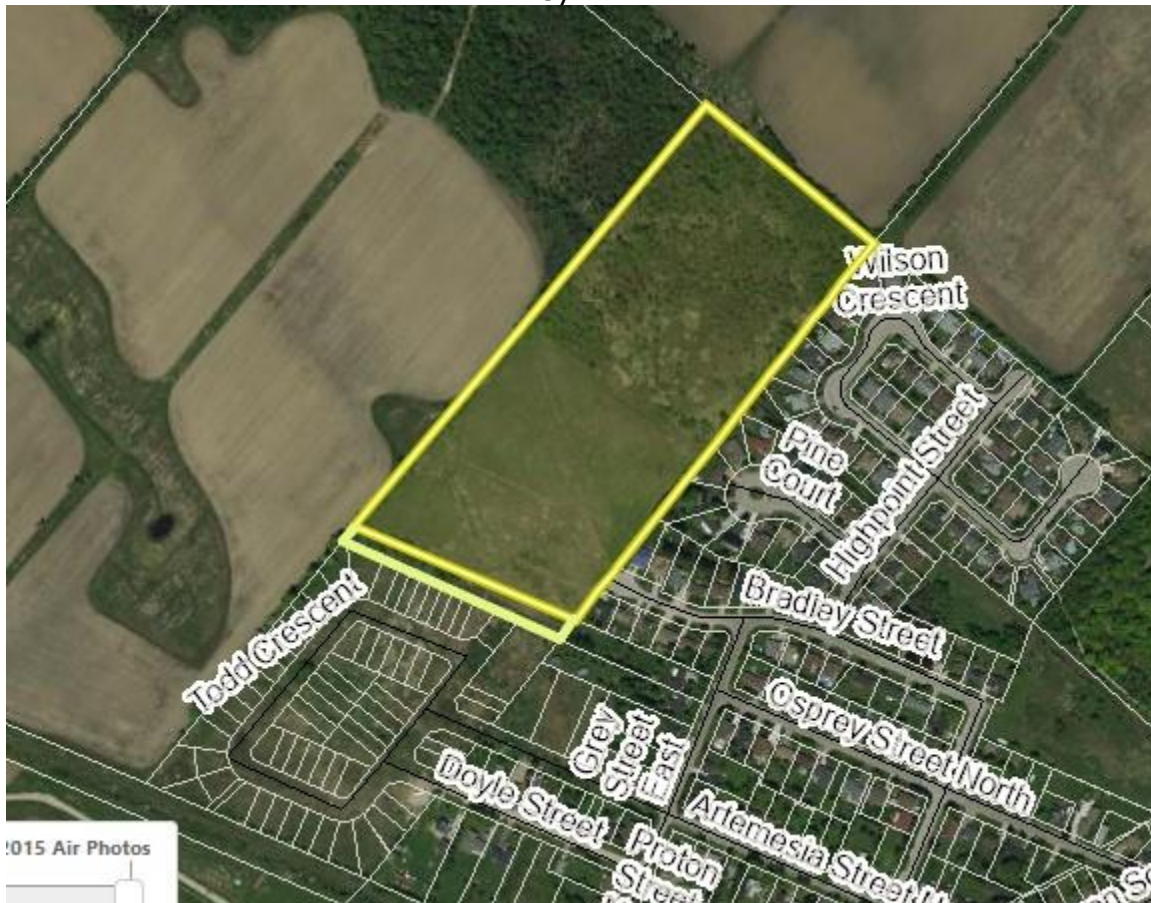
## **Staff Report PL2022-010**

**Title of Report:** PL2022-010-C27-18 White Rose Phase 3 Zoning  
**Department:** Clerks  
**Branch:** Planning Services  
**Council Date:** February 16, 2022

**Recommendation:**

**Be it resolved that** Council receive Staff Report PL2022-010 for information; and  
**That** Council consider approval of by-law 2022-026.

**Property Location:** Pt Lot 227, Con 2 SWTSR Geographic Township of Proton  
Key MAP



## **The Subject Lands**

The subject lands are described as Pt Lot 227, Con 2 SWTSR in the Geographic Township of Proton, Township of Southgate. The lands are approximately 8.79 ha (21.73 acres) in size. 4.37 ha (10.80 acres) of wetland are located on the northeastern portion of the lot. The lot has accesses from Bradley Street and Todd Crescent in Dundalk.

## **The Proposal**

The proposal is for an eighty-six to eighty-eight (86-88) unit plan of subdivision (Attachment 1). The County file for this subdivision proposal is 42T-2018-08. The lots will consist of 12- 40ft lots, 18- 30ft lots, 24 Townhouse units and 24 units in a seniors block, and 8 to 10 future seniors units in a block. The zoning bylaw would implement the subdivision by providing relief from the various zoning provisions within the Residential Type 1 and Residential Type 3 zones.

The surrounding land uses consist of agricultural to the North, A residential subdivision to the East and South, and agricultural lands to the west.

## **Background**

An application was submitted in 2018 and was deemed incomplete at that time as additional information was required. An updated draft plan and studies have been prepared and resubmitted under the old zoning application C27-18 and the application was deemed complete in 2020.

A virtual public meeting was held on September 23, 2020.

Supporting documents and comments received are posted on the website and are available at:

<https://www.southgate.ca/en/municipal-services/planning-applications-public-notice.aspx#Revised-Submission>

The comments received from agencies include:

Bruce Telecom has no concerns

Grey Bruce Health Unit has no concerns at this time.

Grey County indicates that provided the comments raised by the conservation authority are incorporated into the draft plan of subdivision, County planning staff have no concerns. Grey County Transportation

Services have requested a traffic impact study be completed. At this time, staff have generally no concerns with the proposed zoning by-law amendment related to subdivision application 42T-2018-08. Staff will continue to work with the Township along with the consultant to address additional planning matters pertaining to the subdivision proposal.

Historic Saugeen Metis has no concerns.

Hydro One has no concerns.

The Grand River Conservation Authority has no objection to the proposed subdivision and zoning applications provided that conditions are added as part of the Draft Plan conditions. These conditions have been incorporated into the suggested draft plan condition #17.

The comments from the public include:

Carolyn Keir is concerned that the existing subdivision won't be finished before work starts on the new one. She is also concerned about increased Traffic on Todd Crescent.

Nancy Malloy would like the green space between the two properties to be maintained as a buffer from sand and dust. She would also like the developer to finish the subdivision.

Silvia Watt would like the developer to complete the existing subdivision first.

Pam Burgess is concerned with the high-water table in the area.

Amy King is concerned about trucks along Artemisia Street and Traffic coming through the subdivision and the safety of the existing families living there. She is also concerned about the site condition of the existing subdivision.

Staff comments:

Comments relating to the existing subdivision and its level of completion do not meet the planning act test of being a valid planning concern for the

proposal as they do not relate or inform the Township on any aspect about the draft plan proposal that is unsatisfactory.

The issue of Traffic increasing on Todd Crescent and safety concerns of Children at play are valid concerns and have been assessed. It is anticipated that the main access for the new subdivision will be from Bradley Street and not Todd Crescent. Stop signs and the 40km/hr speed limit will also provide and increased level of safety within Dundalk.

The concern regarding keeping the green space to reduce dust and dirt from effecting the existing residents unfortunately can not be fully accommodated. The proposal is to use all of the lands including that strip for development. The Subdivision agreement will have dust control measures in it. It would also be advantageous to develop the lots that are closest to the existing subdivision first, so that in future years they will act as a noise, wind and dust barrier for the existing subdivision on Todd Crescent.

The concern regarding the water table has been addressed in the draft plan conditions by requiring monitoring using piezometers to clearly establish ground water elevations and keep basements out of the water table.

The Trucks on Artemisia is a valid concern and it is hoped that with additional signage for truck traffic and driver education that this will be reduced if not eliminated.

Planning Report PL2021-011 was approved by Council on Feb 17,2021 recommending draft plan conditions to the County of Grey. The County approved the subdivision on March 25, 2021. The conditions of draft plan approval have been included as Attachment #1.

### **Financial Considerations:**

The proposal will create significant growth in assessment for the Township with the creation of approximately 90 units. The increased population within Dundalk as a result of this subdivision will also support local business and economic growth.

## **Staff Review**

Staff reviewed this application based on the Planning Act, the Provincial Policy Statement (PPS), Grey County Official Plan and Southgate Official Plan and the Township Zoning By-law. Most of this review was previously conducted in Planning report PL2021-011 which is outlined as attachment #2 to this report.

## **The Provincial Policy Statement 2020 (PPS)**

All planning applications are required to be evaluated against existing policy including the Provincial Policy Statements. The applicants planning consultants, MHBC Planning Limited, have prepared a very detailed planning justification report that reviews in detail, all of the applicable land use planning policy for the proposal. The planning analysis can be found in the Planning Justification report prepared by MHBC in Sections 3 and 4 as well as appendix A,C, and D. As a point of clarification, the County of Grey and specifically Southgate, are not within the Greater Golden Horseshoe plan as the Justification Report describes.

Planning staff concur with the findings of the planning justification report submitted by MHBC Planning Limited in regard to the PPS. The proposal is consistent with the PPS.

## **County of Grey Official Plan**

The County of Grey as an approval authority for plans of subdivision in Grey County has provided planning comments indicating that generally they do not have a concern with the proposed subdivision.

The subdivision is within a primary settlement area designation of the County of Grey Official Plan. This designation allows for residential, commercial and industrial development to occur on full services.

MHBC has also reviewed the County of Grey Official Plan in Detail and Township staff concur with the opinion of MHBC that the proposal is consistent with the policies of the County of Grey Official Plan.

## **Township Official Plan**

The Township of Southgate Official Plan designates the subject lands as Neighborhood area. This designation is intended for residential development and it was anticipated and desired that these lands would develop with some type of residential housing.

Again, MHBC has reviewed in detail the Township Official Plan and Township staff agree with their opinion that the proposal conforms to the Township of Southgate Official Plan.

## **Zoning By-law**

Many of the issues for the zoning bylaw were raised in the previous planning report PL 2021-011 and a discussion was raised in the report. The recommendations from those discussions have been included in the draft zoning by-law.

The zone changes are required to implement the draft plan of subdivision. Some provisions and considerations that have been included to address concerns raised in discussions include:

1. A maximum driveway width to 50% of the front yard so as to allow for snow storage on the remaining half of the lot for all lots.
2. A holding symbol was also included to require that a subdivision agreement be entered into as well as an allocation by-law be passed when water and sewer services are available.

## **Conclusions**

Based on the policy review provided by MHBC, the information provided, the previous planning report and comments received, the proposal is consistent with the Policies of the Provincial Policy Statement, The County of Grey Official Plan and the Township of Southgate Official Plan. It implements the draft plan approval conditions and it is therefore, recommended that the Zoning By-law amendment be approved.

Respectfully Submitted,

**Municipal Planner:** \_\_\_\_\_ *Original Signed By*



Clinton Stredwick, BES, MCIP, RPP

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

**Attachments:**

1. Draft Plan Conditions.
2. [PL2021-011](#)