



Public Meeting Presentation

Ida Street Subdivision, Dundalk (Flato)

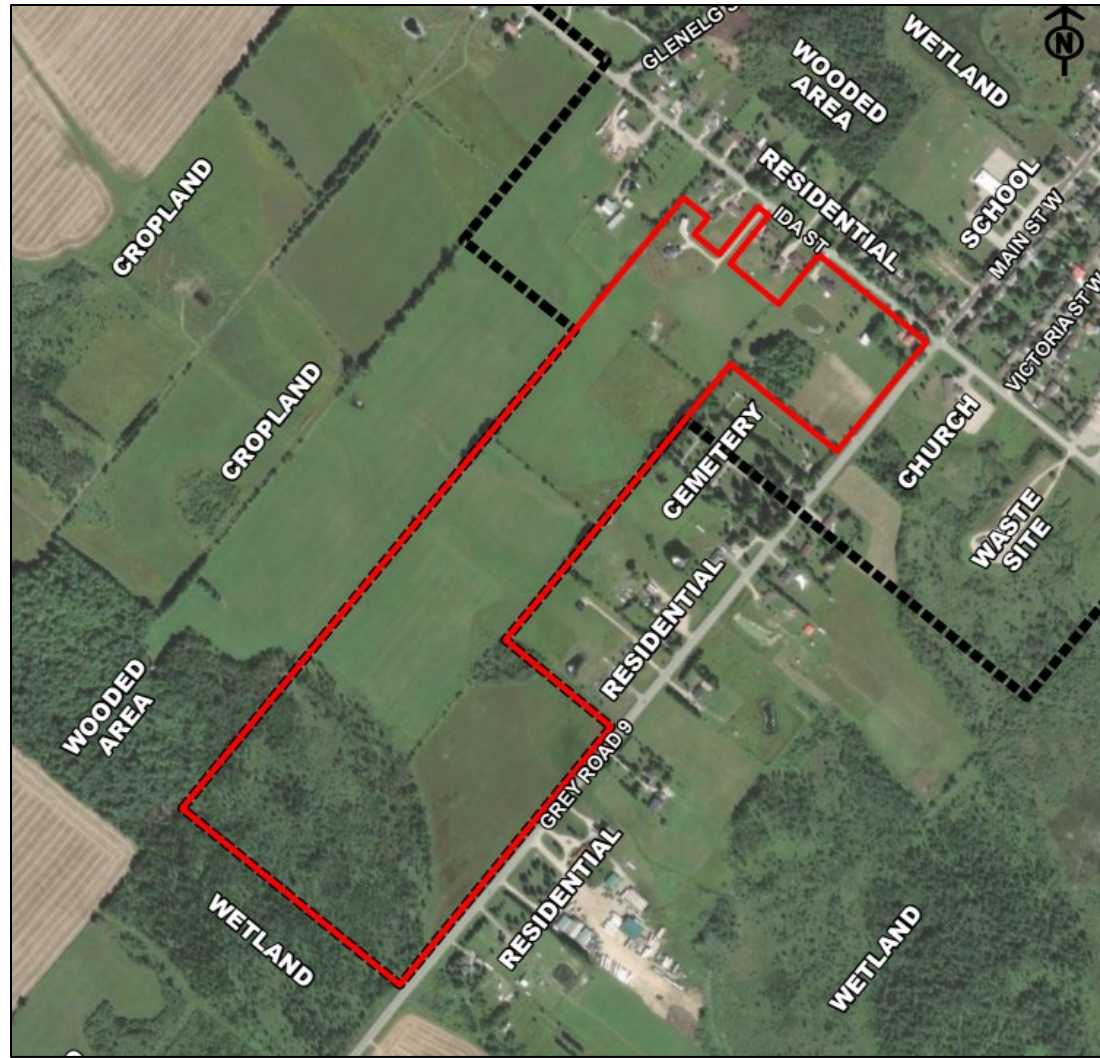
File: 42T-2024-07

By: Becky Hillyer
Senior Planner
Sept. 18, 2024

Background & Proposal

- ▶ The County has received a Draft Plan of Subdivision Application (42T-2024-07), known as Ida Street Subdivision, through MHBC Planning Consultants
- ▶ The subject lands are located in Dundalk, in the Township of Southgate
- ▶ There is *no* concurrent Township application. Zoning was approved through a Minister's Zoning Order (MZO) in 2022.
- ▶ The subject lands are designated 'Primary Settlement Area' and 'Hazard Lands' in Schedule A of the County's Official Plan. The Primary Settlement Area was expanded through County OPA-11 and the Township's 2022 Official Plan update, to bring the subject lands into the settlement area.
- ▶ The subject lands consist of five separate properties, totaling 35.94 hectares in size
- ▶ The lands contain three residential structures, which are proposed to be removed. The majority of the lands are used for agricultural purposes. One portion of the site consists of vacant Township-owned cemetery lands, which were brought into the settlement area through County OPA 20.

Location of Subject Lands



Location:

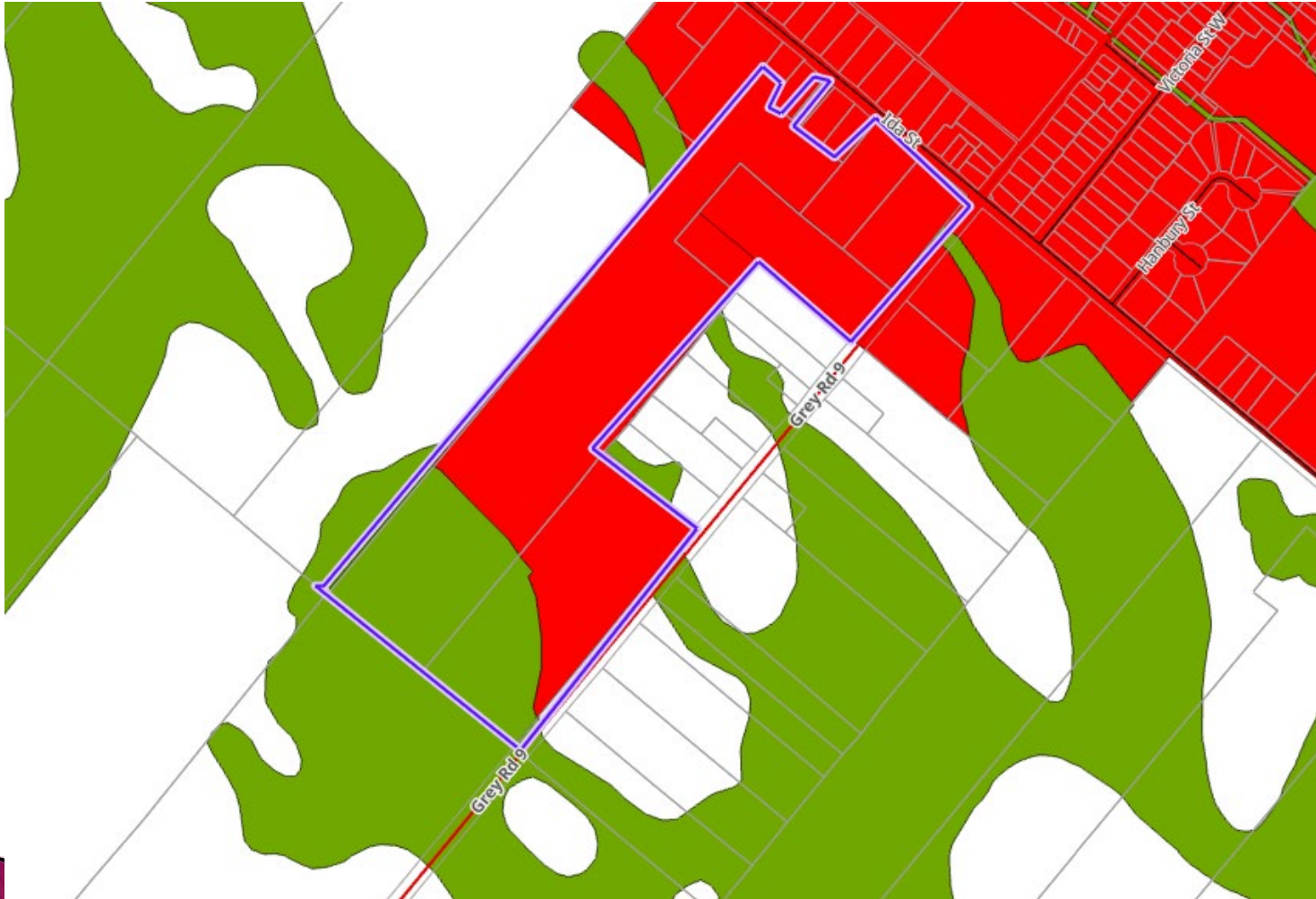
- Frontage on Grey Road 9 and Ida St, on the south-west end of Dundalk

Surrounding uses:

Rural lands to the north west; residential lands, a municipal cemetery place of worship, and waste transfer station to the east, rural uses to the south

Image courtesy of MHBC Planning Consultants

Land Designation / Zoning



What is Proposed?

- ▶ Development would include a total of 321 new residential units
 - 266 single detached
 - 52 townhouses
 - 3 'future residential' units
 - *Net density of 29.6 units per hectare*
- ▶ Road access is proposed from Grey Road 9 (two new access points); as well as one road and one pedestrian access point from Ida Street
- ▶ Two (2) park blocks
- ▶ Two (2) stormwater management blocks
- ▶ Five (5) hectares of 'township lands' to be developed as a municipal services hub
- ▶ Western portion of the lands will remain as hazard/wetlands

Supporting Material

▶ **Submitted studies include:**


1. Archaeological Assessment, (*further archaeological work required*)
2. Environmental Impact Study,
3. Functional Servicing Report,
4. Planning Justification Report,
5. Stormwater Management Report,
6. Traffic Impact Study,
7. D-4 Study
8. Geotechnical Study
9. Hydrogeological Study
10. Environmental Site Assessment

Comments Received (as of Sept. 11, 2024)

- ▶ **Southgate Public Works** – Southeast corner of the property located in Wellhead Protection Area 'D'
- ▶ **Bell Canada** – Easements required for Bell Canada infrastructure
- ▶ **Enbridge Gas** – Easements Required
- ▶ **HydroOne** – no concerns
- ▶ **Grey County Transportation** – further discussion required regarding proposed entrances/upgrades to County Road.

- ▶ **Ida Street resident:**
 - Question about location of proposed entrance off Ida St
 - Traffic/ road safety concerns
 - Loss of nature, loss of older house on the corner
 - Will residents along Ida St be added to Town sewer systems?

Next Steps

1. Fulsome review of concept plan, all technical studies, agency comments, peer review comments, public comments
 2. Applicants revise submission documents (if required)
 3. Work with Township staff towards a recommendation for the Subdivision application.
 4. County staff put forward a recommendation to County Council for a decision on draft approval.
 5. Developers will have numerous conditions that they will need to fulfill, prior to “final” approval.
- 

Questions?