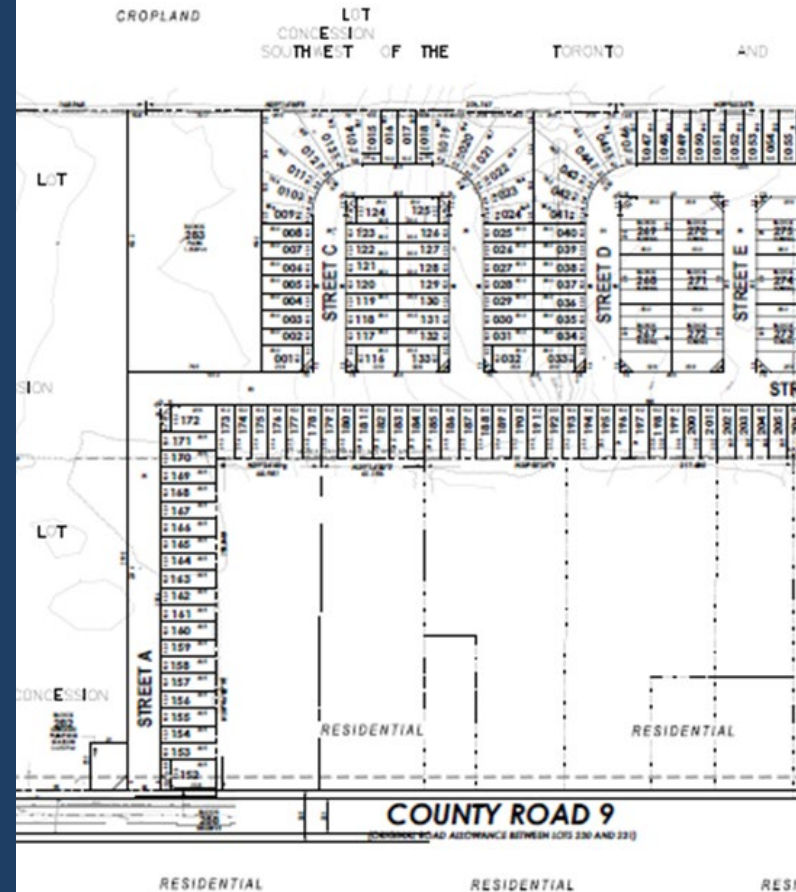


# Ida Street Subdivision Township of Southgate (Village of Dundalk) County of Grey

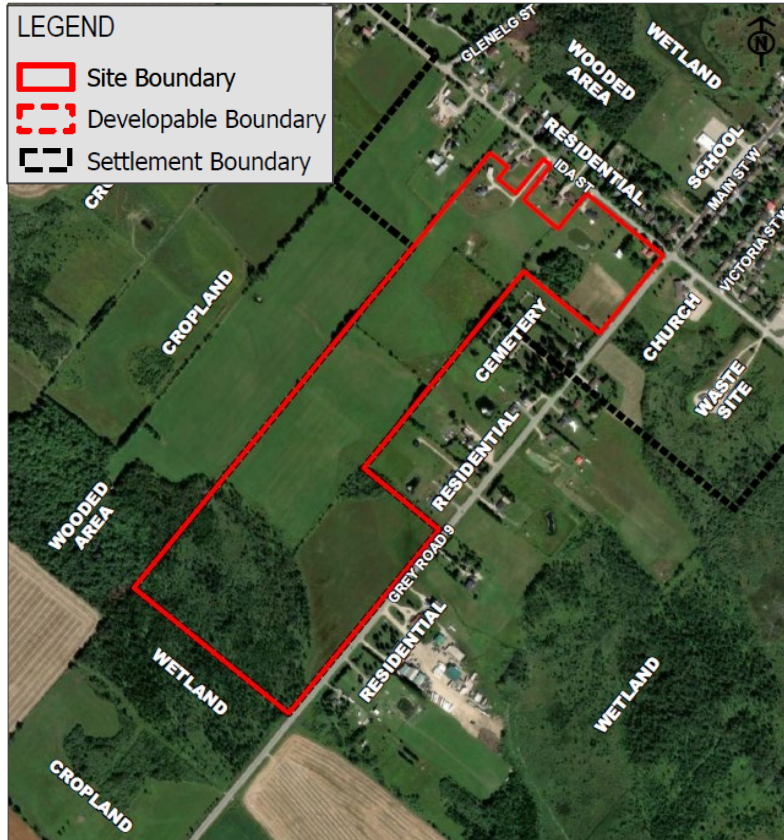
PUBLIC MEETING – DRAFT PLAN OF SUBDIVISION

September 18, 2024

Kory Chisholm, BES, MSc, MCIP, RPP | Partner



# Site Location



- Cropland and wooded area to the north and the northwest.
- Residential lands to the north, east and south.
- Wetland to the south and southwest.

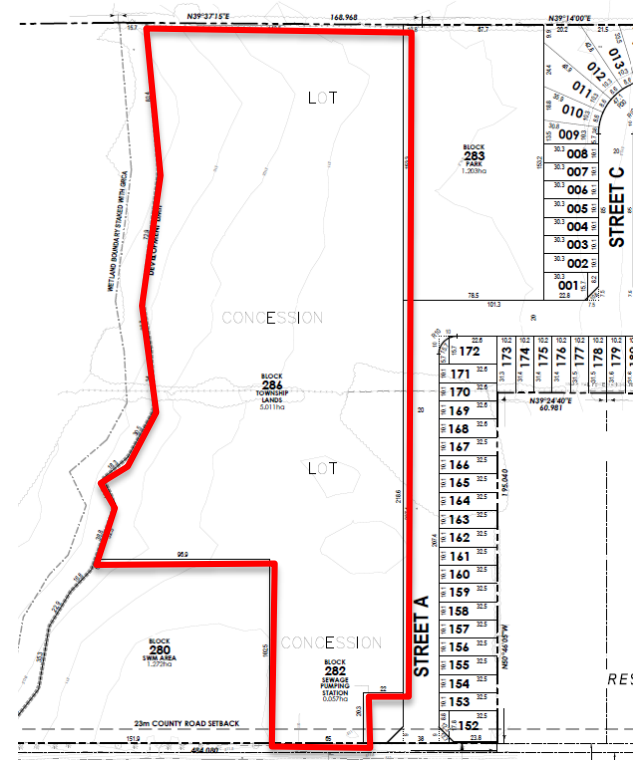
# Proposed Development

- Site area is 35.94 hectares.
- 2 entrances along Grey Road 9 and 1 entrance on Ida Street.
- Developable area of the Site is approximately 25 hectares.
- 321 residential units are proposed.
- Draft Plan includes 321 residential lots, 2 park blocks, a Township development block, 2 stormwater management blocks, an environmental protection block, a sewage pumping station block and an internal road network.

Lot/Unit Type	Number of Lots/Units
10.1 Metre Single Detached Dwelling Units	266
6.5m Freehold Townhouse Dwelling Units	52
Future 10.1m Single Detached Residential Lots	3
<b>TOTAL</b>	<b>321</b>

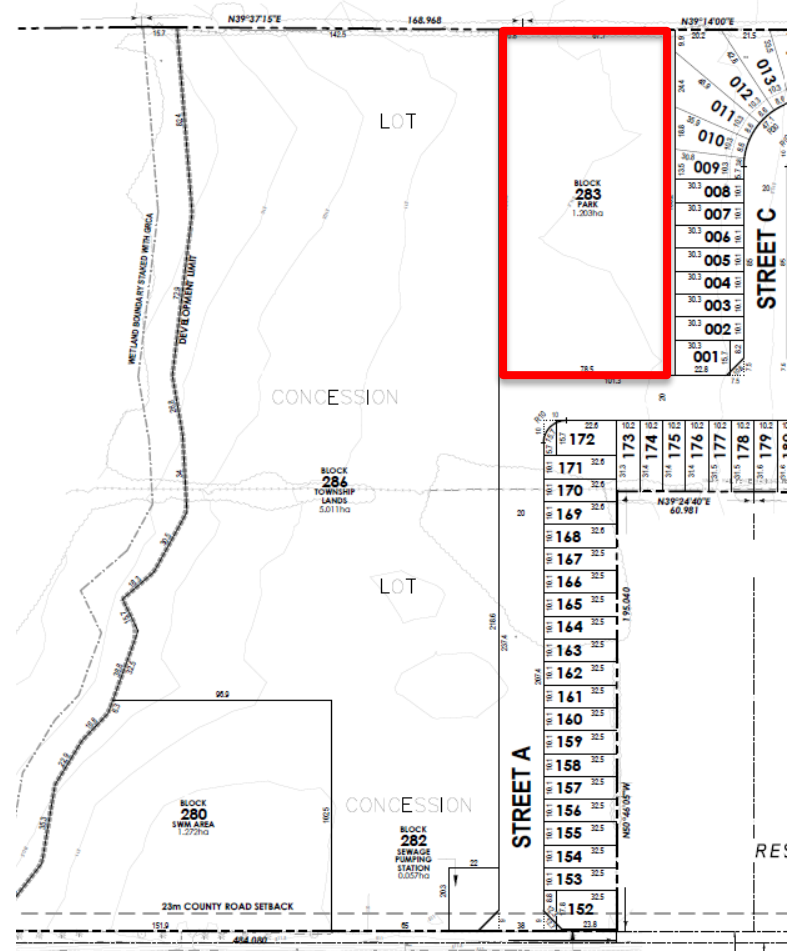
# Township Development Block

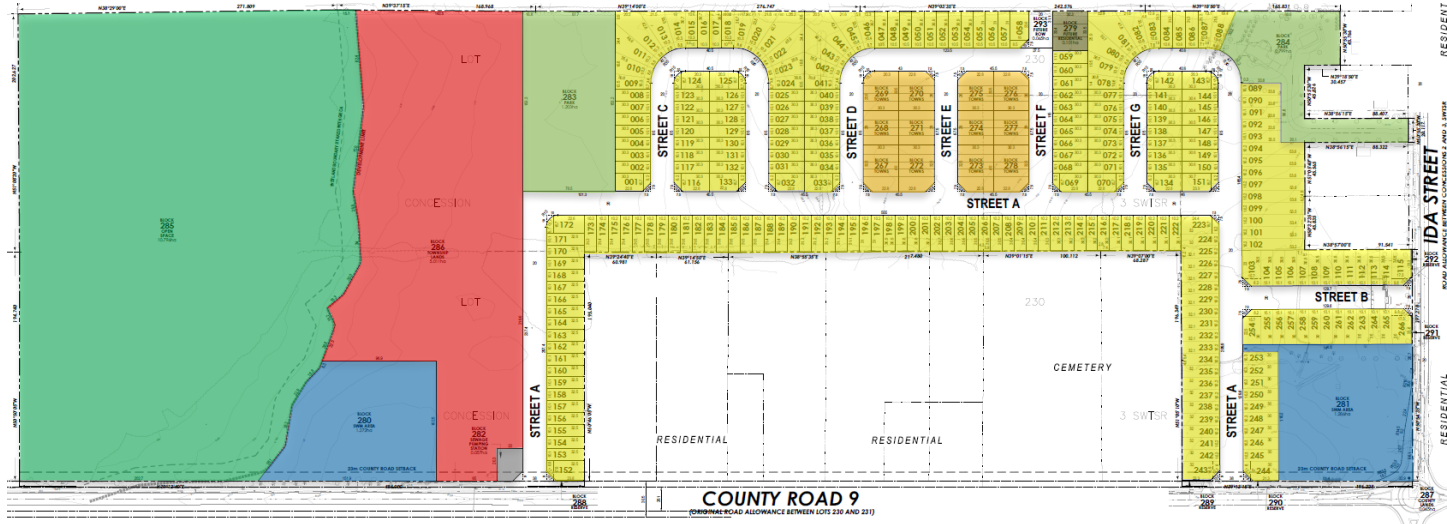
- A 5 hectare development block will be conveyed to the Township.
- The Township development block will be utilized for a new administrative building and other facilities, which may include uses such as a municipal office, public works depot, fire hall, cultural space, park, outdoor event venue, community hall, gymnasium/fieldhouse, walking track, etc.



# Parkland

- A 0.79 hectare park block is proposed in the northeast portion of the Site.
- A secondary 1.20 hectare park block is also proposed in the northwest portion of the Site.
- The 1.20 hectare park block is located adjacent to the Township development block to allow for the Township to provide a more substantive park block that is sized to accommodate a sports complex containing multiple sports fields, as well as other programming for residents.
- A total of 0.74 hectares of surplus parkland is provided over and above the Planning Act requirements. At the request of the Township, this surplus of parkland was transferred over from the parkland requirements on the Glenelg Phase 3 subdivision which the Owner recently received approvals on.





LAND USE	LOT / BLOCK #	UNITS	AREA
SINGLE DETACHED - 10.1m LOTS	001-266	266	9.454ha
TOWNHOUSE - 6.5m UNITS	267-278	52	1.218ha
FUTURE RESIDENTIAL	279	3	0.101ha
STORMWATER MANAGEMENT AREA	280, 281		2.558ha
SEWAGE PUMPING STATION	282		0.057ha
PARK	283, 284		2.002ha
OPEN SPACE	285		10.796ha
TOWNSHIP LANDS	286		5.011ha
COUNTY LANDS	287		0.065ha
0.3m RESERVE	288-292		0.003ha
FUTURE RIGHT OF WAY	293		0.065ha
RIGHT OF WAY	A, B, C, D, E, F, G		4.610ha
TOTALS		321	35.940ha

# Previous Approvals

- The Site was subject to a Minister's Zoning Order (MZO) through Ontario Regulation 165/22, which was approved by the Minister on March 4, 2022.
- OPA 11 brought the Site into the Dundalk Settlement Area Boundary.
- County Official Plan Amendment was made to adjust the development permissions on the northern vacant and unused portion of the existing Maple Grove Cemetery.
  - Amendment to Grey County's Official Plan (County OPA No. 20).
  - Amendment to the Township of Southgate Official Plan (OPA No. 2-23).
  - Amendment to Township of Southgate Zoning By-Law (ZBA No. C19-23).

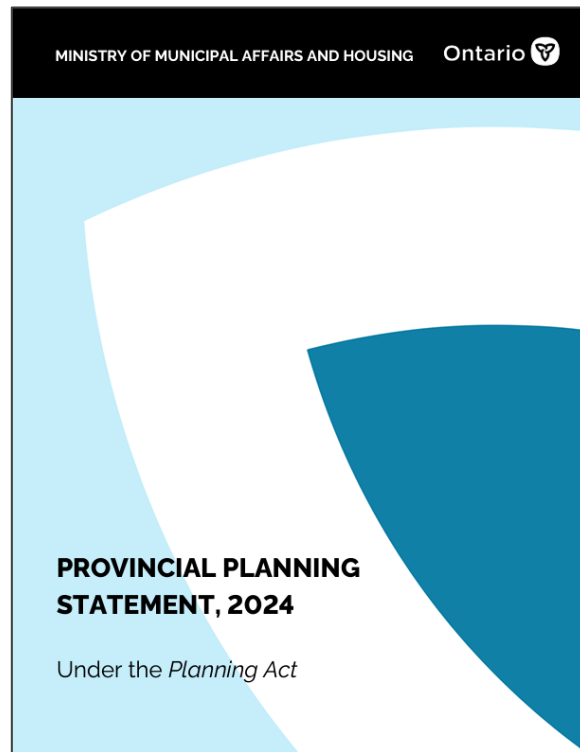
# Provincial Policy Context

## *Planning Act*

- Section 51(24) – Subdivision Criteria.

## *Provincial Policy Statement (PPS)*

- Provides policy direction on matters of provincial interest related to land use planning and development.
- Sets the policy foundation for regulating the development and use of land province-wide, helping achieve the provincial goal of meeting the needs of a fast-growing province while enhancing the quality of life for all Ontarians.
- 2024 PPS comes into effect on October 20, 2024.





# County of Grey Official Plan

- Settlement Areas as the focus of new urban growth and encourage development that does not negatively impact natural resources, and is compatible in nature with surrounding land uses.

Recolour Grey

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*County of Grey Official Plan*

Adopted by Grey County Council October 25, 2018  
Approved by the Province June 6, 2019  
(Effective Date June 7, 2019)

# Township of Southgate Official Plan

- Settlement Areas as the focus of growth for the Township.
- Provide for an appropriate range of housing types and densities required to meet current and future residents' needs.

## Township of Southgate Official Plan



Adopted by Township of Southgate Council: May 4, 2022  
Approved by County of Grey Council: October 27, 2022



Ron Davidson  
Land Use Planning Consultant Inc.

# Township of Southgate Zoning By-law

Table 2: Zoning Provisions by Dwelling Unit Type

- The Site was subject to an approved MZO.
- MZO zoned the Site to the R7-515 Zone, which permits:
  - Single detached dwellings;
  - Semi-detached dwellings; and
  - Townhouse dwelling units.

Zone Provision	Single Detached Dwelling Unit	Semi-Detached Dwelling Unit	Townhouse Dwelling Unit
Minimum Lot Frontage	9.75 m	7.25 m	5.75 m
Minimum Lot Area	300 m <sup>2</sup>	225 m <sup>2</sup>	180 m <sup>2</sup>
Maximum Lot Coverage	40%	40%	40%
Maximum Number of Dwelling Units	N/A	N/A	N/A – Applies to each dwelling unit
Minimum Front Yard	6 m	6 m	6 m
Minimum Interior Side Yard	1.2 m on one side and 0.6 m on the other side	1.5 m end wall 0 m common wall	1.5 m end wall 0 m common wall
Minimum Exterior Side Yard	4 m	4 m	4 m
Minimum Rear Yard	7.6 m	7.6 m	7.6 m
Minimum Floor Area	1 storey: 90 m <sup>2</sup> 1.5 storey: 105 m <sup>2</sup> 2, 2.5 or 3 storey: 130 m <sup>2</sup>	79 m <sup>2</sup>	Bachelor: 41 m <sup>2</sup> 1 Bed: 55 m <sup>2</sup> 2 Bed: 70 m <sup>2</sup> 3 Bed: 83 m <sup>2</sup> 3+ Bed: 83 m <sup>2</sup> + 10 m <sup>2</sup> per additional bedroom
Maximum Height	3 storeys	3 storeys	3 storeys
Minimum Play Space	N/A	Nil	Nil

# List of Supporting Studies

- Planning Justification Report - MHBC Planning
- Functional Servicing Report / Stormwater Management Report - Crozier and Associates
- Traffic Impact Study - Crozier and Associates
- Environmental Impact Study - SLR Environmental Solutions
- Hydrogeological Assessment – SLR Environmental Solutions
- Stage 1 Archaeological Assessment - AMICK Consultants Limited
- Phase 1 & 2 Environmental Site Assessments – SLR Environmental Solutions
- D-4 Landfill Impact Assessment – SLR Environmental Solutions

# Summary

A total of 321 units are proposed:

- 269 Single Detached (3 Future Lots)
- 52 Townhouses

The Site will be fully serviced.

The proposed Draft Plan of Subdivision is in the public interest and represents good planning for the following reasons:

- The proposal is consistent with the Provincial Policy Statement;
- The proposal conforms to the County of Grey Official Plan, the Township of Southgate Official Plan;
- The proposal is in keeping with the intent of the Township of Southgate Zoning By-law.



# Thank you!



**Any questions?**

[kchisholm@mhbcplan.com](mailto:kchisholm@mhbcplan.com)

