Amendment No. 23 to the Township of Southgate Official Plan

FLATO GLENELG SUBDIVISION
Part of Lots 227 and 228, Concession 2, SWTSR
All of Lot Y and Part of the unnamed street, lying northeast of part lot 3,
Block S, Compiled Plan 480
(geographic Village of Dundalk) in the Township of Southgate

(Related Planning Application – Township of Southgate Zoning By-law Amendment File C32/18 and OPA3-18)

SEPTEMBER 2019
The Corporation of the Township of Southgate

By-law 2019-132

Being a by-law to adopt Amendment No. 23 to the Township of Southgate Official Plan affecting the lands described as part of Lots 227 and 228, Concession 2 SWTSR, All of Lot Y and Part of the unnamed street, Lying Northeast of part lot 3, Block S, Compiled Plan 480 (geographic Village of Dundalk) in 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. 23 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 18th day of September, 2019

John Woodbury, Mayor

Joanne Hyde, Clerk
Schedule A-1
Amendment No 22
To the Township of Southgate Official Plan
Adopted by the Corporation of the Township of Southgate on

Date: __________________________

Signed: ______________________________          ______________________________

John Woodbury, Mayor                Joanne Hyde, Clerk

LEGEND

- Subject Property
- Public Space
- Neighbourhood Area
- Industrial
- Hazard Lands
- Rural

1:3,750

KEY MAP
1:12,000

Subject Lands

Doyle Street
Grey Street W
est
Glenelg Street
Dundalk
Ida Street
Glenelg Street
Doyle Street
Grey Street W
est
Dundalk
Main Street East
Artemesia Street North
Young Street
Dundalk Street
Main Street West
Proton Street North
Dundalk Street
Main Street West
Proton Street North

County of Grey Planning Department SG_OPA03-2018.mxd
Amendment No. 23
to the
Township of Southgate Official Plan

Index

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 23.

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 this amendment is to redesignate a portion of the subject lands from “Industrial” to “Neighbourhood Area” and “Hazard Lands” to “Neighbourhood Area”, all in accordance with Schedule A attached hereto. A portion of the subject lands shall remain designated as “Neighbourhood Area”. The purpose of this map change is to permit the development of a plan of subdivision to accommodate a residential plan of subdivision, and associated stormwater management pond, open space and parkland.

Location

The lands affected by this Amendment are those described as part of lots 227 and 228, concession 2 SWTSR, Geographic Village of Dundalk, Township of Southgate, County of Grey and known municipally as 321 Glenelg Street and is located on the north side of Glenelg Street. The portion of the site subject to the development has an area of approximately 14.6 ha (36.1 acres) and is currently being used for agricultural purposes. The entire land holding is larger than the portion subject to the development however, the remainder of the property is located outside of the settlement area of Dundalk and it is not subject to the proposed development or Official Plan Amendment. The site has 370m of frontage on Glenelg Street. The site directly abuts the CP rail Trail to the East and Dundalk settlement boundary to the north. The extent of the amendment is shown on Schedule A attached hereto.

Basis

This amendment is being considered as a result of an application for the development of 153 residential units consisting of 130 single detached lots, 33 townhouse units and 2 future development blocks. A park, trails and stormwater management pond will be provided on the lands.

The subject lands currently are designated “Industrial “, “Hazard Lands”, and “Neighbourhood Area” 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.

A portion of the site is designated “Industrial” thus, in order to allow the proposed residential development on the site; an Official Plan Amendment is required to redesignate the portion of the site from “Industrial” to “Neighbourhood Area”. In addition, an adjusted location will be delineated for the “Hazard Lands” designation. The adjustment is as a result of a natural heritage assessment of the lands which is supported by detailed field evaluation. The area of the site subject to the amendment is included as Schedule A.

The Industrial use for the area has not been constructed, it is orphaned from the remainder of the Township’s industrial lands and is abutting or in close proximity to existing or planned residential development. There is no need for the industrial site and development of the site for industrial uses has the potential to create land use compatibility issues with the surrounding land uses.
The Official Plan Amendment will facilitate the development of a mix of residential development including a large park and will preserve the existing natural heritage features on the site.

Other Approvals

In addition to the Southgate Official Plan Amendment, the applicant has applied to amend Zoning By-law 19-2002 being application C32-18.

Supporting Information

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.23 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 Map 1 to schedule “A”, to the Township of Southgate Official Plan is hereby amended by changing the land use designation of those lands described as Part of Lots 227 and 228, Concession 2 SWTSR, All of lot Y and part of the unnamed street, lying northeast of part lot 3, block s, plan 480, (geographic Village of Dundalk) in the Township of Southgate, and illustrated on the Schedule “A-1” attached hereto, from “Industrial” to “Neighbourhood Area” as well as “Hazard Lands” to “Neighbourhood Area” while maintain the existing “Neighbourhood Area” designation portion of the subject lands.”.

Implementation and Interpretation

Subsequent to the adoption of this Amendment, Council will pass a by-law amending Zoning By-law 19-2002 as amended, as it relates to the subject site by rezoning these lands to Residential Type 1 (R1) and Residential Type 3 (R3) including any required site specific provisions and the storm pond and parkland to appropriate Open Space Zones(s).

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. 23 but are included as information supporting the Amendment.


Appendix B  Minutes of the Public Meeting dated June 26, 2019

Appendix C  Township of Southgate Planning Staff Report PL2019-055