Staff Report PL2019-055

Title of Report: PL2019-055-Flato Glenelg sub., OPA3-18 and C32-18
Department: Clerks
Branch: Planning Services
Council Date: September 18, 2019

Recommendation:
Be it resolved that Council receive Staff Report PL2019-055 for information; and
That Council consider approving by-law 2019-132, adopting Official Plan Amendment #23; and
That this report be forwarded on to the County of Grey with the recommended draft plan conditions.

Purpose of report

The purpose of this report is to provide comments to the Township Council and County of Grey Planning Staff for consideration of the approval of the proposed draft plan of subdivision known as Flato Glenelg Street. As part of this approval an Official Plan Amendment is required to the Township of Southgate Official Plan as well as a Zoning By-law amendment to implement the proposed plan of subdivision.

The Subject Lands

The subject lands are partially within the Urban Settlement Area of Dundalk and partially outside the settlement area. They are legally described as Part of Lots 227 and 228, Concession 2 SWT, all of lot Y and part of the unnamed street lying northeast of part lot 3, block s complied plan 480 geographic Village of Dundalk, now the Township of Southgate, County of Grey. The site is 14.6 hectares (36 acres) and has frontage on Glenelg Street. Access is proposed to be a double access from Glenelg Street with two future right of way’s to the north of the plan. The lands are currently vacant.

The Proposal

The proposal is to develop a plan of subdivision with a total of 163 units, comprising 130 - single detached lots, and 33 – townhouse units, two blocks
for future lots 0.16ha, Walkway and trails 0.15ha, parklands of 0.49ha, Open Space of 3.5ha, future Right of Ways of 0.12ha, Stormwater area of 1.37ha, 0.3 m reserves of .01ha and two future right of ways of 2.82ha for a total of 14.60ha.

**Summarization of Public Meeting and Agency Comments**

There was a joint public meeting held by the County of Grey and Township of Southgate on June 26th, 2019. The comments are summarized below.

Historic Saugeen Metis advised they have no concerns or objection to the proposed development.

The GRCA has no objections to the County considering Draft Plan Approval and asks that following conditions to be included in the Draft Plan Approval:

1. Prior to any grading or construction on the site and prior to registration of the plan, the owners or their agents submit the following plans and reports to the satisfaction of the Grand River Conservation Authority.


   b) Completion of a feature based water balance, evaluation of downstream stormwater receivers, and mitigation of any negative impacts completed to the satisfaction of the GRCA and Township /Township Engineer.

   c) Detailed Lot Grading and Drainage Plans showing existing and proposed grades.

   d) An Erosion and Siltation Control Plan in accordance with the Grand River Conservation Authority's Guidelines for sediment and erosion control, indicating the means whereby erosion will be minimized and silt maintained on-site throughout all phases of grading and construction.

   e) The submission and approval of a Development, Interference with Wetlands and Alterations to Shorelines and Watercourses permit from the GRCA prior to any grading within the regulated area.

Hydro One have reviewed the documents concerning the noted Plan and have no comments or concerns at this time

Building Department has no comments at this time with the above noted application regarding the proposed Plan of Subdivision and Zoning Amendment to the above noted subject property.
Public Works Department indicate that a safe access can be provided. The access road is an urban standard and is a load restricted road. The development is required to be on municipal water and sanitary sewer service connections. Watermain to be upgraded for supply from Dundalk St. Relocation of water service at 251 Glenelg Street to be completed before underground works commence.

The Risk Management Officer indicates that the development is within the WHPA D zone which is managed through education and outreach programs.

Enbridge Gas Distribution does not object to the proposed applications.

Township Engineers Triton- All the comments provided by Triton have been satisfied as of August 23, 2019 memorandum.

Canada Post has reviewed the proposal and determined that the completed project will be serviced by centralized mail delivery provided through Canada Post Community Mail Boxes. Our centralized delivery policy will apply for any buildings of 3 or more self contained units with a common indoor area. For these units the owner will be required to install a mail panel and provide access to Canada post.

Comments and concerns raised from the Public include:

Cory Allen had questions about geotechnical studies and impacts on wells, depth of the swm pond, mitigation measures for homes along the real trail regarding noise of ATV’s and snowmobiles, and potential future road access to Ida street be located.

Ed Caval asked about the Timetable to bring forward for approval

Dennis Elliot asked if sewers would be extended to his lot further down Glenelg Street.

Councilor Shipston asked about planning for Fibre Optic cable.

Sandy Antunes has questions regarding stormwater management, ecological changes and Traffic Impact

**Addressing concerns raised**

Generally speaking there where several questions but very few concerns raised at the public meeting or from commenting agencies.
The various correspondence showing responses to the various concerns are attached as attachment #1 to this report. Attachment #2 are the proposed draft plan conditions which implement many of the responses to the concerns raised.

**Policy Considerations and staff comments**

The Planning Act and the Provincial Policy Statement polices have been reviewed by MHBC in Section 4 of the Planning Justification report.

While all the polices of the PPS are important to consider it is the policies concerning protecting “employment areas” for current and future uses that are particularly relevant to this application. The proposal seeks to redesignate a small amount of industrial land that is nearly surrounded by the neighbourhood area designation. The justification report reviews the deference between employment areas and employment lands. Employment areas are clusters of residential development while employment lands are stand alone employment lands. The PPS only protects employment areas and does not protect stand alone industrial land.

From a supply perspective there are sufficient vacant industrial lands available within the Settlement area of Dundalk and Southgate as a whole.

This piece of Industrial land is historical in nature and with the changes in Industry over the years and the loss of the railway line it is no longer relevant as an Industrial parcel. In all the discussion about available industrial land it should also be asked, is this an appropriate spot to host industrial development? Given the amount of residential development and its location away from the main haul routes, the Township is of the opinion that this is not an appropriate spot for industrial development. The Township is also actively looking at other areas within and around Dundalk to create more Industrial and Commercial Opportunities. To keep this parcel as industrial when the Township does not have any desire or intention to keep it as industrial is inappropriate. Together with the fact that the surrounding residential uses and the proximity to haul routes create a potential land use compatibility issue, and it becomes increasing apparent that it would be poor planning to keep this land as industrial.

The Township agrees with the MHBC analysis for the conversion of the Industrial lands on the site to residential.

With respect to servicing. The Township has approximately 410 units of available sewage capacity available. The Township has draft approved
approximately 560 units. This means the Township has draft approved 150 more units then there is available servicing. Should this subdivision be approved or any other subdivision for that matter, the total number of units that do not have available capacity would climb to approximately 313 units. The developers and all future developers are informed of this situation. They are required to acknowledge that there is insufficient servicing available at the present time. This is a draft plan condition that is further enshrined in the Subdivision agreement.

While the total number of units requiring servicing may be small, The Township cannot continue to approve subdivisions without a plan to provide services. The Township has been making some progress at gaining additional units through efficiencies. Nearly 100 units of reserve capacity was gained through efficiencies over the past year. The Township is continuing to work toward a solution for wastewater and anticipates the Environmental Assessment process to be completed within the next 6 to 8 months. When the work is complete the Township will be in a position to decide on one or several options to address the servicing shortfall.

There is still approximately 3 year left of servicing capacity given the current rates of development. The Township is actively planning to address this issue within the next two years. It is anticipated that construction of any new solutions would take place within the next two years.

Township staff are satisfied that the applicant has demonstrated in the justification report provided by MHBC that the proposal is consistent with the requirements of the Planning Act and PPS.

**Proposed Township Official Plan Amendment**

The Local Official Plan designates the subject lands as “Neighbourhood area”, but also includes “industrial”, and “Hazard lands designations.

The amendment is required to redesignate the portions of the site that are “industrial” to neighbourhood area in order to permit the proposed residential development. The Hazard lands designation will be adjusted to reflect the ground truthing done when the Environmental Impact Study was prepared. A small portion of hazard lands designation will be redesignated to Neighbourhood area.

The proposed subdivision is a permitted use within the areas of the site that are currently designated as neighbourhood area. This area represents approximately two thirds of the site. The industrial area that is proposed to be redesignated represents about 15% of the lots in the subdivision. The
stormwater management pond and parkland areas are permitted within the Industrial designation.

The Industrial designation proposed to be redesignated represents approximately 23 percent of the site at 3.47ha. This amount of industrial land is able to be accommodated elsewhere within the Township.

Section 4.4 of the planning justification report does a thorough job of evaluating the polices of the Township of Southgate Official Plan. I have reviewed the justification report prepared by MHBC dated September 2018 and I concur with the policy analysis and justification that the proposal conforms, the Township of Southgate Official Plan.

**Proposed Zoning By-law Amendment**

The Comprehensive Zoning by-law has the lands currently zoned “Deferred” (D), “Deferred Development Exception 253” (D-253), and Environmental Protection (EP). A zoning by-law amendment is required to permit the proposed development. It is proposed that the single detached lots will be rezoned as R1-378-H which is the zone for the detached lots in the Flato east and north subdivisions. The R3-379-H zone in the Flato east and north zone has been modified to adjust the lot coverage for the Townhouse provisions depending on the height of the building.

The proposed changes to the R3-379 provisions are as follows:

<table>
<thead>
<tr>
<th>R3 exception Townhouse provisions</th>
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<tbody>
<tr>
<td>Maximum lot coverage -2 storey or less</td>
<td></td>
</tr>
<tr>
<td>Interior Unit</td>
<td>50%</td>
</tr>
<tr>
<td>End Unit</td>
<td>45%</td>
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<tr>
<td>Maximum lot Coverage – 3 storey</td>
<td>40%</td>
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These changes will not negatively affect the development or the surrounding area.

The EP zone will also be modified to reflect the changes to the EP boundary recommended by the EIS.

Again the Justification report and the addendum letter dated May 28, 2019 have provided sufficient justification for the zone change and indicate that the proposed development is in keeping with the Township zoning by-law. The Township agrees with this assessment.
Conclusion

Based on the above and my review of all the documentation provided I recommend the following to Council:

1. That this report be received for information; and
2. That the Official Plan Amendment #23 be adopted; and
3. That the Zoning By-law amendment application C32-18 be approved; and
4. That this report be forwarded on to the County of Grey, with the attached draft conditions.

Respectfully Submitted,

Municipal Planner: Original Signed By
Clinton Stredwick, BES, MCIP, RPP

Dept. Head: Original Signed By
Joanne Hyde, Clerk

CAO Approval: Original Signed By
Dave Milliner, CAO

Attachments:
1. Responses to questions and concerns raised
2. Draft Plan Conditions