



Planning Report

Proposed Draft Plan of Subdivision and Zoning Bylaw Amendment

Part of Lots 2, 3 & 4, Concession 21
Geographic Township of Egremont
Township of Southgate
County of Grey

**Prepared for: H. Bye Construction
Limited**

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Appendices

Appendix 1 – Draft Plan of Subdivision December 2019 GM BluePlan Engineering (11x17)

Appendix 2 – Ministry of Tourism Culture and Sport (MTCS) Letter

Appendix 3 – Complete Application Requirements Letter – May 2018 County of Grey

List of Complete Application Submission Materials

Environmental Impact Study (EIS) – December 2019, SAAR Environmental Ltd (SAAR)

Hydrogeological Report and Site Servicing Study – December 2019, GM BluePlan Engineering

Stormwater Management Report and Associated Plans*– December 2019, GM BluePlan Engineering (Including Geotechnical Investigation – December, 2018)

Draft Plan of Subdivision** (2 ft x 3 ft) – December 2019, GM BluePlan Engineering

Stage 1 and 2 Archaeological Assessment – November 2018, Scarlett Janusas Archaeology Inc.

Visual Impact Study – December 2019, Aboud & Associates Ltd.

Aggregate Resources Potential Letter– December 2019, GM Blue Plan Engineering (GM BluePlan)

*Associated Plans include Stormwater Management Plan; Sediment & Erosion Control Plan

**Includes Tree Retention & Landscaping Plan; Road Profiles/Plans

PLANNING JUSTIFICATION REPORT
Zoning By-law Amendment and Draft Plan of Subdivision
Part of Lots 2, 3 & 4 Concession 21
Geographic Township of Egremont
Township of Southgate
County of Grey

1.0 INTRODUCTION

1.1 Purpose of Report

Cuesta Planning Consultants Inc. (CPC) has been retained by H. Bye Construction Ltd. to prepare an application to permit a residential subdivision on the above noted lands. This planning justification report, draft plan of subdivision and associated technical studies and plans have been prepared in support of this application.

The following planning justification report (Report) provides a description of the property and surrounding land uses, as well as an evaluation of the proposal with regard to the relevant sections of the Planning Act and relevant land use policy. In determining the appropriateness of the proposed plan of subdivision, the following analysis will consider the compatibility of the proposed plan with the surrounding lands and review the various technical studies that have been prepared in support of the proposal.

1.2 Location and Description of Subject Lands (Fig. 1)

The lands subject to this application are located at the 263512 Southgate Rd 26, along the western shores of Wilder Lake, approximately 15 km north-northeast of the settlement area of Mount Forest and 6 km southeast of the settlement area of Durham in the southern section of the County of Grey. The property is legally described as Part of Lots 2, 3 and 4, Concession 21, in the geographic Township of Egremont, now part of the Township of Southgate in the County of Grey.

The entire property is approximately 50 hectares in area while the section proposed for development is approximately 21.10 hectares (52 acres±) in area.



Figure 1 Subject Proposal

Currently, the subject lands are developed as the Homestead Golf Course and Winter Resort which includes a clubhouse, restaurant and rental accommodation (cottages) along the shore of Wilder Lake. The majority of the property is grassed with some naturalized areas bordering Wilder Lake and the tributary of Camper Creek (Camper Creek), which is located in the northern portion of the property, and flows from Wilder Lake. The topography of the site is undulating, generally sloping east and north to Wilder Lake and Camper Creek respectively. It is the intention of the applicant to maintain the golf course use on the subject lands in conjunction with the proposed residential development.

1.3 Surrounding Land Use (Fig. 2)

The property is bounded on the east by Wilder Lake and Southgate Road 26 to the north. Curving north and then east along the Wilder Lake frontage is a mix of seasonal and permanent residential development. South of the property there is a mix of agricultural and forested lands. Directly west of the site lie cropped lands with a forested area. The municipal recycling facility is located further west at the intersection of Southgate Road 26 and Southgate Sideroad 41.



Figure 2 Surrounding Land Use

1.4 Description of Proposal (Appendix 1)

The proposal is located on the east half of the subject lands and will include approximately 20.10 hectares for a twenty-nine (29)-lot estate residential development (the Site).

The Site is to be accessed from Southgate Road 26 and will follow the existing internal road to the clubhouse then head east toward Wilder Lake (the lake), then south parallel to the lake, then west parallel to the southern property boundary, finally looping back

around to the north to connect with the entrance road. The road will be built to municipal standards and will ultimately be assumed by the Township of Southgate.

Twenty-nine (29) estate residential lots will be developed along both sides of the road frontage with an average lot area of .4 hectares (1 acre). A lot which includes the golf course buildings will also be created and included as part of the draft plan of subdivision. The development will include three (3) open space blocks and grassed swales have been incorporated into the subdivision design for stormwater management purposes. The open space blocks will contain three (3) stormwater retention ponds (2 new ponds and 1 existing wet pond), while the swales will provide for preliminary infiltration and filtration of stormwater. Stormwater infrastructure will also be assumed by the Township over the long-term.

Each lot will be serviced individually via drilled wells and septic systems. The large lots will ensure the services can be accommodated adequately and in accordance with Ontario Building Code (OBC) requirements.

Development setbacks have been established in accordance with the findings of the Environmental Impact Assessment (EIS). The EIS also includes a planting plan to enhance protection of on-site natural heritage features.

The Site is intended to be developed in two phases. The first phase will include the internal road from the entrance to the Site, east to the lake and the portion of road parallel to the lake. The lots along this portion of frontage will be included in the first phase along with all stormwater features. Phase two will complete the looped roadway and include the remainder of the lots.

The scale and character of the planned subdivision is consistent with development in the immediate area and conforms to the intent of the Provincial Policy Statement, the Grey County Official Plan and the Township of Southgate Official Plan.

1.5 Technical Reports and Supporting Documentation

Pre-submission consultation took place in May 2018 among County of Grey and Township of Southgate planning staff, the proponent and project planner. Complete application requirements were confirmed in writing by County planning staff shortly thereafter (Appendix 3). Follow up discussion with County staff, related to a revised design, took place in September 2019. Site visits occurred among staff of the Saugeen Valley Conservation Authority (SVCA), GM BluePlan, SAAR and the proponent to confirm stormwater and environmental reporting requirements.

Additionally, staff of GM BluePlan reviewed Southgate Servicing Standards when preparing stormwater and servicing reports and plans. The proponent has held

discussions with the appropriate utilities providers and has confirmed hydro, telephone and internet connections for the Site.

In late October 2019, a second meeting was held among the proponent, the project team, County and local planning staff to review the subdivision design, Servicing Study and EIS findings.

In order to provide a complete application which reflects the above noted consultation efforts, a number of technical studies were commissioned, the findings and recommendations of which have been summarized below.

Environmental Impact Study

- SAAR Environmental Ltd. (SAAR) prepared an Environmental Impact Study- December 2019 (EIS) as part of the complete application requirements identified by the approval authorities. Multiple surveys were conducted on the site from April to September of 2018 with follow up in 2019 to confirm survey findings. SAAR also conducted a pre-submission site visit with staff of the SVCA to confirm the scope of the EIS.

Results of the fieldwork identified the following significant wildlife habitat (SWH):

- a) Forest interior breeding birds in the woodland, immediately south of the Site;
- b) Barn swallow habitat northwest of the Site;
- c) Fish nursing, amphibian and odonate breeding grounds in the northeast pond chain;
- d) Snapping turtle (habitat and corridor) along the pond chain system
- e) Butternut tree specimen.

In order to avoid impact from the proposal on the above noted natural heritage features the following mitigation is required:

- a) Development setbacks from barn swallow habitat, northeast pond chain habitat and Wilder Lake habitat;
- b) Installation of culverts as wildlife corridor on internal laneway in proximity to pond chain;
- c) Enhancement planting plans for nutrient attenuation and shading;
- d) No disturbance in breeding bird seasons unless area is cleared by an ecologist;
- e) Sediment and water quality controls during construction (via filter cloth) and post-construction (stormwater directed to grassed swales);
- f) Use of dark sky lighting throughout the Site.

Other recommended mitigation includes the installation of bat boxes, construction timing limits (7am to 7pm only during breeding bird season), limiting road salt use near pond chain habitat and preparation of a landowner information brochure.

SAAR met with the project engineers (GM BluePlan) at various times on-site to provide ecological input towards the Site's design. SAAR's recommendations are reflected in the submission.

Archaeological Assessments

- As per the complete application requirements, a Stage 1 and 2 Archaeological Assessment-November 2018 was conducted for the Site by Scarlett Janusas Archaeology Inc. Stage 1 of the assessment confirmed that there was archaeological potential on the Site given proximity to water sources and the fact that early settlement occurred in this area of the Township. The Stage 2 Archaeological Assessment was conducted on relevant portions of the Site over a 6-day period in November 2018. Two archaeological monitors from Saugeen Ojibway Nation (SON) were present during the Stage 2 field surveys. Field surveys were conducted by test pitting at five metre intervals. The study found that there were no items of heritage value or interest and that no further archaeological work was required. The Ministry of Tourism, Culture and Sport entered the report into the Ontario Public Register of Archeological Reports without a request for further technical review (Appendix 2).

Visual Impact Study

- As per the requirements of the Township of Southgate's Official Plan, a Visual Impact Study-December 2019 (VIS) was completed for the proposal by Aboud & Associates Inc. Field work was conducted in August of 2018 with photographs taken both at the Site and across the lake towards the Site in order to assess the visual impact of the proposal. The VIS confirmed that, generally, the height and density of existing vegetation (both leaf-on and leaf-off) along the shoreline and within the northern woodlot, will provide sufficient visual screening between the Site and existing residential development.

The VIS provides the following recommendations be implemented at the Site:

- a) Once the cottages along the shore are removed, the remaining gaps should be planted out with species consistent with, or complimentary to, existing shoreline species;
- b) Gaps in vegetation (particularly in the north part of the Site and along dock laneway), should be infilled with fast-growing and complimentary trees and shrubs;
- c) Strategic placement, orientation and design of homes to reduce visual impact, including the use of muted colours and non-reflective materials;
- d) Use of dark sky lighting;
- e) Limiting tree removal and grading for accessory structures or pathways within the treed buffer at the shoreline;
- f) Use of curved pathways to shore to reduce direct views from the Lake to the Site and;

- g) Where possible, providing seasonal storage outside the 30-metre treed buffer.

The recommendations of the VIS have been reviewed by staff of SAAR with no further comment. Proposed plantings can eventually be shown on the Tree Retention and Landscaping Plan if required. Architectural Guidelines may also be considered as a draft plan approval condition.

Stormwater Management Plan

- A Stormwater Management (SWM) Report and associated Plans – November and December 2019, were prepared by GM BluePlan, in support of the proposal. The preliminary site inspection(s) confirmed that under existing conditions, drainage is generally overland to four (4) outlets; Wilder Lake, Camper Creek, south off-site overland and infiltration in low lying areas. On-site infiltration is assisted by the fact that the local soils are quite pervious as confirmed through geo-technical investigation (see Geotechnical Investigation-December 2018, CMT – Appendix G of SWM Report). As part of the pre-submission consultation process, staff of the SVCA and GM BluePlan met on site which was helpful to establish the following criteria for the SWM report and plan;
 - a) Total post development flows discharging from each outlet as well as the property as a whole are to be attenuated to less than, or equal to, existing conditions peak flow rates;
 - b) Existing outlets should be used as much as possible; and
 - c) Enhanced water quality (80% of Total Suspended Solids (TSS)) is to be provided for run-off prior to discharging from the site.

The SWM plan for the Site proposes three (3) ponds to provide stormwater attenuation and quality treatment of runoff prior to discharge into the lake and Camper Creek. During major storms, over land flow will be conveyed via ditches to the SWM facilities. Driveways, associated culverts, sewers and road profiles have all been designed to accommodate and direct stormwater spill to the appropriate outlet.

Block 30 and 31 ponds are designed as infiltration basins (dry ponds) with overflow outlets to the lake. That being said, the storage volume of the dry ponds has been calculated to accommodate 2-year storm events via infiltration only. Given the low imperviousness of the Site and the infiltration volume of the dry ponds, it is expected that 80% of TSS will be removed prior to discharge from Block 30 and 31 facilities.

Enhanced grass swales (EGS) upstream of the wet pond (Block 32) will be employed for the entire catchment area of this pond to provide water quality control prior to entrance into the pond and ultimately Camper Creek. Again,

given the low imperviousness of the Site, the high infiltration rate of the local soils and the design of the EGS, 80% TSS removal is expected prior to discharge into the wet pond.

Full stormwater quantity and quality will be provided at the completion of Phase 1 of the development.

Total post-development peak flow rates from the Site as well as the property as a whole will be attenuated to less than or equal to existing rates. Enhanced water quality treatment will be provided for run-off draining from the Site prior to discharge from the SWM facilities.

Hydrogeological Report & Site Servicing Study

- A Hydrogeological Report and Site Servicing Study-December 2019 (Servicing Study), was completed by GM BluePlan for the proposal. The authors of the Servicing Study sought input from the project ecologist and reviewed the findings and recommendations of the SWM report and plan during preparation of the Servicing Study. Potential ground and surface water impacts were reviewed holistically during preparation of the Servicing Study.

The Servicing Study included:

- a) Review of the geographic and physiographic setting
- b) Well records analysis (wells within 500 metres of the Site)
- c) Water level measurements of on-site monitoring wells
- d) Analysis of shallow groundwater samples for water quality
- e) Water quality testing of three (3) supply wells
- f) Pumping tests of 3 supply wells to characterize aquifer yield and potential for draw down
- g) D-5-4 analysis to estimate nitrate attenuation on site

Domestic Water Supply Assessment: With respect to water resources, the records of eight (8) off-Site wells were reviewed. Five (5) wells were completed to the deep overburden while three (3) wells were completed to the bedrock. The background review concluded that the deep overburden and bedrock aquifer were likely to be highly connected as there was no significant difference in water quality and quantity obtained from the two sources.

With respect to water resource quantity, a high yield was expected from the background review and confirmed separately through analysis from pumping tests. Three (3) on-Site wells were subject to pumping tests which included drawdown observations. The estimated well yields from one supply well are higher than the expected demand for the entire subdivision. Therefore, wells installed in the deep overburden or dolostone bedrock are expected to provide sufficient long-term yield to support a single home.

Interference with water supply off-Site over a 20-year period was also considered by the report and confirmed as insignificant.

With respect to water quality, samples of groundwater were collected from two (2) domestic wells during the pumping tests. Samples were collected in the middle of the tests and near the end of the test. Testing confirmed nitrate levels varying from 0.38 to 1.5 mg/L and these levels were consistent throughout the pumping tests. No significant difference was found between the deep overburden well and the bedrock well. The raw groundwater at each of these locations meets health-related criteria. As added measures, the Servicing Study recommends water treatment (UV or chlorination) along with a filter and softener to address water hardness.

Groundwater Impact & Sewage System Assessment: With respect to the Sewage System assessment portion of the Servicing Study, six (6) monitoring wells were installed across the Site at 5.2 metres below the ground surface (mbgs) and 7.0 mbgs. Core samples were taken during installation of the wells in order to analyse grain size and to calculate percolation times. The core samples were consistent over the site and consisted of sand and gravel materials. Percolation time was calculated at 10 min/cm.

The background review and on-site water level measurements, confirmed shallow groundwater flow is westerly toward Camper Creek, ranging in depth from 420.72 masl to 425.39 masl.

Groundwater samples were taken in August 2018 and May 2019 and tested. Background nitrate levels in the shallow groundwater were found to be quite low, ranging from 0.14 to 1.10 mg/L, which is below the 10.00mg/L provincial requirement. Calculations were completed for the 29-lot proposed development using the D-5-4 Guidelines which is a conservation method of assessment. Results concluded that resultant groundwater nitrate concentrations are calculated to be 3.77 mg/L which is below provincial allowable concentrations. Combining the average background concentrations with the expected levels of nitrate achieves an expected background level of 4.20 mg/L which, again, is well below the allowable concentration. Sufficient attenuation of nitrates in the shallow groundwater is anticipated.

With respect to surface water impacts (Wilder Lake & Camper Creek) related to the proposed sewage systems, impacts are not expected given the following:

- a) Large lot areas translate to large dilution factors;
- b) Sewage systems will be setback from the shoreline by 30 metres (Creek) and 50 metres (Lake);
- c) The systems will be located in coarse-grained soils 3 metres above the watertable which reduces the potential of phosphorous impact; and
- d) The groundwater flow is away from the lake and groundwater discharging into the creek is inferred to be influenced on a more regional basis.

Consideration could be given to annual monitoring of 1-2 of the on-site wells closer to the surface water resources for quality control purposes.

In regard to construction of the septic systems, given the large lot areas proposed as part of this development, it is expected that Class IV systems can be constructed on the proposed lots to meet any required setbacks under the Ontario Building Code (OBC).

Letter of Opinion-Aggregate Resources

- Following a review of the relevant land use designation and associated schedules, CPC staff considered it appropriate to request an opinion from the project hydrogeologist relating to impact of the proposed residential subdivision to the on-site and adjacent aggregate resource. The letter of opinion (December 2019-GM BluePlan) noted that proximity of sensitive uses and limited noise attenuation on surface water bodies significantly impacts development of the aggregate resource. In addition, historically in Grey County, significant public and political resistance has been met with respect to aggregate extraction proposals near recreational uses and inland lakes. This land use compatibility issue would make development of this resource very difficult, limiting operations and the probability of approval under the Planning Act. The letter concluded that use of the property as a gravel pit is not viable.

1.6 Required Approvals (Table 1)

The majority of the Site is designated as Inland Lakes and Shoreline Area in the upper tier official plan and Inland Lakes in the lower tier official plan. A small portion of the Site (southwest corner) falls within Rurally designated lands in both plans. Areas along the creek and lake have been designated as Hazard lands.

Mapped constraints on the site are Significant Woodlands along the lake and creek and an aggregate resource on and adjacent to the site. An Earth Science ANSI, associated with the aggregate resource adjacent to the site and its geological landform (kame moraine), abuts the south boundary of the Site.

The Township of Southgate Zoning By-law schedules show that the Site has a split zoning, with C5-45 zone reflecting the existing golf course use and Environmental Protection (EP) reflecting the surface water features.

Based on the present land use policy, the following approvals are required in order to attain draft plan approval.

Table 1 Required Approvals Under the Planning Act

Application	Approval Authority
<p><u>Approval of the Draft Plan of Subdivision Application</u></p> <p>The draft plan proposes a 29-lot estate residential subdivision with three open space blocks, a looped internal roadway and 1 additional lot associated with the golf course use.</p>	<p>County of Grey</p>
<p><u>Township of Southgate Zoning By-Law Amendment</u></p> <p>The purpose of the amendment is to rezone the Site from C5-45 to an R5 zone for the proposed residential use. Stormwater infrastructure will be zoned as Open Space (OS).</p> <p>The EP zoned area may be refined to more accurately reflect findings of the Environmental Impact Study (EIS) (see reference material).</p>	<p>Township of Southgate</p>

2.0 POLICY FRAMEWORK

This section of the Report will review Provincial, County and local land use policy and assess it against the proposed subdivision. This assessment will demonstrate the proposal's conformity to the relevant policies in Provincial, County and local land use planning documents.

2.1 Requirements of the Planning Act, R.S.O 1990 (Tables 2 & 3)

A municipality or any other approval authority, when carrying out its responsibilities under the Planning Act, shall have regard to provincial interests as outlined in Section 2 of the Act. The provincial interests described in Section 2 of the Planning Act are evaluated against the proposed subdivision in Table 2. The most relevant provincial interests are further extrapolated upon within the Provincial Policy Statement evaluation.

The Planning Act also establishes a set of criteria that must be considered by any approval authority when contemplating the approval of a draft plan of subdivision. Section 51(24) contains the aforementioned criteria, and these are reviewed in Table 3 of this Planning Report.

Table 2 Planning Act, Section 2 - Matters of Provincial Interest Evaluation

Planning Act, Section 2 – Matters of Provincial Interest	
Policy	Evaluation
<i>The Minister, the council of a municipality, a local board, a planning board and the Local Planning Appeal Tribunal, in carrying out their responsibilities under this Act, shall have regard to, among other matters, matters of provincial interest such as,</i>	
<i>a) the protection of ecological systems, including natural areas, features and functions;</i>	An EIS was completed which established development setbacks and proposed mitigation at the Site to ensure protection of natural heritage features, particularly significant wildlife habitat. Proposed development has been positioned outside these areas and culverts previously installed on the Site to bolster existing wildlife corridors. On-site controls such as the use of dark sky lighting, planting plans and limits on maintenance and construction timings will also be implemented. The proposal will not negatively impact natural heritage features or functions on or off the Site.
<i>b) the protection of the agricultural resources of the Province;</i>	Cash crop lands are located immediately south of the subject lands and agriculturally capable lands with a vacant barn are located the west. Northeast of the site, beyond the northern shore of Wilder Lake lies the closest livestock operation. MDS I is not applied under the County of Grey Official Plan policy as the Inland Lakes designation is considered a settlement area land use type. Additionally, existing sensitive receptors along the shore of the lake have previously impacted the livestock operation’s expansion opportunity. It is therefore, not expected that this proposal would negatively impact agricultural resources on nearby properties.
<i>c) the conservation and management of natural resources and the mineral resource base;</i>	Schedule B ‘Mineral Aggregate Resources’ of the Grey County Official Plan has identified deposits on and adjacent to the subject property. Potential extraction of this deposit would be unrealistic as the existing residential and recreational development of surrounding lands would create limitations on extraction operations and would create public and political resistance of approvals under the Planning Act. The mineral resource base will therefore not be negatively affected by this proposal.

<p><i>d) the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest;</i></p>	<p>In order to provide a complete application, an archaeological assessment was conducted. SON monitors participated during field surveys at the Site. The assessment found nothing of heritage value or interest and determined that no further archaeological work is required.</p>
<p><i>e) the supply, efficient use and conservation of energy and water;</i></p>	<p>The efficient use and conservation of energy and water are determined primarily by energy efficient construction and the installing of low flow fixtures. With respect to water supply, the Servicing Study established that ample groundwater supply was available for the proposed domestic well usage. Given the low-density scale of the development, impacts to the water supply are not expected from the development.</p>
<p><i>f) the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;</i></p>	<p>The proposed development will use the existing entrance and lane extending from Southgate Road 26. The internal road will be built to a municipal standard and eventually assumed and maintained by the Township.</p> <p>The proponent has also confirmed through pre-submission consultation with agencies and the previous landowner that hydro, telecommunication and broadband internet services are available at the boundary of the Site. Bussing and municipal waste and recycling pick-up are services presently available in the vicinity.</p> <p>As described in Section 1.5 of this Report, the Site will be serviced with private wells and sewage systems, thus no extension of municipal services in this regard is required.</p>
<p><i>g) the minimization of waste;</i></p>	<p>Not applicable.</p>
<p><i>h) the orderly development of safe and healthy communities;</i></p>	<p>The proposal is a natural extension of residential development along the shores of Wilder Lake. The low-density proposal ensures negligible impact related to surface and groundwater resources. Access (via registered easement) to the lake at the existing dock location for estate landowners will be provided along with trail access throughout the adjacent golf course, the latter being additional lands owned by the applicant.</p>

<p><i>h. 1) the accessibility for persons with disabilities to all facilities, services and matters to which this Act applies;</i></p>	<p>Accessibility requirements will occur on an individual basis as required and implemented through the requirements of the Ontario Building Code (OBC).</p>
<p><i>i) the adequate provision and distribution of educational, health, social, cultural and recreational facilities;</i></p>	<p>The provision of these services is generally a township responsibility that should be reflected in its land use policies. The availability of educational services will be assessed by the appropriate agency during circulation of the proposal. Given the low number of lots and the recreational nature of the development, no impact is anticipated.</p> <p>It is the intention of the proponent to install information plaques along the golf course cart/trail system which will educate the users on the cultural and natural heritage elements of the Site.</p>
<p><i>j) the adequate provision of a full range of housing, including affordable housing;</i></p>	<p>The draft plan of subdivision provides for single family dwellings only as permitted by the County and local official plans. Given the sensitive nature of the inland lake, Lake Wilder, more intense development would not be appropriate at the Site.</p>
<p><i>k) the adequate provision of employment opportunities;</i></p>	<p>The proposed development of the subdivision will generate opportunities in the construction trade. There is also potential that the increased residential development will support commercial operations in this portion of Grey County as well as Wellington County, leading to the expansion of employment opportunities.</p>
<p><i>l) the protection of the financial and economic well-being of the Province and its municipalities;</i></p>	<p>The increased residential development will expand the municipality's assessment base with minimal impact on services. The compact nature of the development will create a more efficient land use from a municipal servicing perspective than scattered residential development.</p>
<p><i>m) the co-ordination of planning activities of public bodies;</i></p>	<p>The interests of various public bodies have been considered as part of this development. Pre-submission consultation was conducted with upper and lower tier staff. The SVCA was asked to comment on the stormwater management plan by the engineering</p>

	consultant and met on-site with the biologist to review natural heritage considerations.
<i>n) the resolution of planning conflicts involving public and private interests;</i>	The pre-submission consultation process identifies and provides remedies for many concerns prior to an application’s formal submission. Once submitted, the planning process allows for municipalities, agencies and the public to participate in the evaluation of the proposal. In the event there are conflicts, various methods are employed to resolve issues that may be identified. If no resolution can be achieved, the matter can be adjudicated by the Local Planning Appeals Tribunal (LPAT).
<i>o) the protection of public health and safety;</i>	Given the low-density and street pattern of the proposed development, no negative impact on public health or safety is anticipated.
<i>p) the appropriate location of growth and development;</i>	Low-density, resource-based recreational development may occur within the Inland Lakes and Shoreline designation, which is encouraged in the 2014 Provincial Policy Statement, the County Official Plan, and the Official Plan for the Township of Southgate.
<i>q) the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians.</i>	The development is in an area of the County where public transit is not available.

Table 3 Evaluation of Planning Act, Section 51(24) - Plan of Subdivision Approval: Criteria

Planning Act, s51(24) – Plan of Subdivision Approval: Criteria	
Policy	Evaluation
<i>In considering a draft plan of subdivision, regard shall be had, among other matters, to the health, safety, convenience, accessibility for persons with disabilities and welfare of the present and future inhabitants of the municipality and to;</i>	
<i>a) the effect of development of the proposed subdivision on matters of provincial interest as referred to in section 2;</i>	A review of the proposed subdivision and matters of provincial interest is contained in Table 2 of this Report.

<p><i>b) whether the proposed subdivision is premature or in the public interest;</i></p>	<p>According to the Provincial Policy Statement (PPS), limited residential development, particularly resource based recreational uses (including seasonal dwellings) is appropriate in rural areas provided adequate servicing can be accommodated on site. The Grey County and Township of Southgate Official Plans have therefore, directed growth in rural areas to those limited and specific locations where infilling and intensification is most appropriate, given historical development patterns. These locations, which include the Site, are represented by an Inland Lakes designation.</p>
<p><i>c) whether the plan conforms to the official plan and adjacent plans of subdivision, if any;</i></p>	<p>The proposed development conforms to the policies of the County of Grey Official Plan and Township of Southgate Official Plan. The development is compatible with nearby residential development, the adjacent golf course and on-site natural heritage features.</p>
<p><i>d) the suitability of the land for the purposes for which it is to be subdivided;</i></p>	<p>The land proposed for development is within the boundaries of a settlement area land use type under the upper-tier plan and allocated for residential development under both the County and Township Official Plans. Recommendations from the Geotechnical Investigation will be implemented at the time of construction should remedial action, such as fill importation, be required.</p>
<p><i>e) the number, width, location and proposed grades and elevations of highways, and the adequacy of them, and the highways linking the highways in the proposed subdivision with the established highway system in the vicinity and the adequacy of them;</i></p>	<p>The draft plan of subdivision and associated profiles, submitted with this Report, indicate these details. As previously noted, the principal access to the subdivision will be Southgate Road 26, located to the north of the Site. A looped design will ensure safe egress and ingress of emergency vehicles and ease of servicing.</p>
<p><i>f) the dimensions and shapes of the proposed lots;</i></p>	<p>The draft plan of subdivision indicates the dimensions of all proposed lots. The lot sizes reflect the policies as set out in the county and</p>

	<p>local official plans for lower-density development, to ensure adequate area for individual services and to provide appropriate buffering from on-site natural heritage features.</p>
<p><i>g) the restrictions or proposed restrictions, if any, on the land proposed to be subdivided or the buildings and structures proposed to be erected on it and the restrictions, if any, on adjoining land;</i></p>	<p>Portions of the Site along the shore of the lake and creek will retain its “Environmental Protection” zone but will be altered to more accurately reflect the nature and extent of this area. No development in this area is anticipated. The EIS submitted along with this Report and accompanying application at this time supports the location of the proposed lots and stormwater blocks.</p>
<p><i>h) conservation of natural resources and flood control;</i></p>	<p>As summarized in Section 1.5 of this Report, the stormwater management plan takes into account both stormwater attenuation and quality controls. The SWM plan shows the stormwater being directed to three detention ponds via enhanced grass swales as required. These facilities are designed to meet the stormwater management needs of the proposed development and maintain existing flow volumes. The site will be graded, and the streets will be designed to collect all stormwater runoff and direct it to the above-noted outlets.</p>
<p><i>i) the adequacy of utilities and municipal services;</i></p>	<p>Sanitary:</p> <p>Private Services are proposed at the Site. The large lot size allows for adequate attenuation of nitrate in the shallow groundwater system. Calculated concentrations are well below provincial requirements and no impact to deep overburden or bedrock groundwater resources is expected.</p> <p>Water:</p> <p>Private Services are proposed at the Site. The pumping tests confirmed an ample supply of water for the 29-lot residential subdivision is expected with no off-site supply impacts</p>

	<p>anticipated. Raw water samples met drinking water standards.</p> <p>Soft municipal services, such as bussing and garbage pick-up, already exist in the general vicinity and the proponent has confirmed there are hydro, telephone and internet connections at the boundary of the site.</p> <p>Propane will be used as natural gas is not available in this area of the Township.</p>
<p><i>j) the adequacy of school sites;</i></p>	<p>The public and separate school administrations will be contacted with regard to school capacity during the Planning Act process.</p>
<p><i>k) the area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes;</i></p>	<p>No active public open space is allocated at this time and no request has been put forward by the municipality. However, residents of the subdivision will have access to additional lands owned by the proponent (golf course trails) for recreational purposes. As well, an access easement will be provided over Lot 6 for the residents of the subdivision to access the dock at Wilder Lake.</p>
<p><i>l) the extent to which the plan's design optimizes the available supply, means of supplying, efficient use and conservation of energy; and</i></p>	<p>The conservation of energy is generally optimized by the method of construction and insulation of the housing units and the type of electrical and plumbing fixtures installed.</p>
<p><i>m) the interrelationship between the design of the proposed plan of subdivision and site plan control matters relating to any development on the land, if the land is also located within a site plan control area designated under subsection 41 (2) of this Act or subsection 114 (2) of the City of Toronto Act, 2006.</i></p>	<p>Section 51(24) may be considered for implementation of EIS recommendations.</p>

2.2 Provincial Policy Statement, 2014 (PPS)

Section 3 of the Planning Act permits the Ministry of Municipal Affairs and Housing to issue policy statements that reflect provincial interests in municipal land use planning. Section 3 also requires all decision-makers in municipal land use planning matters, to be consistent with the Provincial Policy Statement (PPS). The latest PPS came into effect on April 30th, 2014.

Section 2 of the Planning Act, reviewed in Table 2 of this Report, reflects many of the policies found in the PPS. When such overlap occurs, a reference to Section 2 will be noted.

2.2.1 Evaluation of Provincial Policy Statement (Table 4)

The following analysis will provide further refinement of the previous Planning Act analysis and reviews the most applicable provisions of the PPS only. It is appreciated that the PPS is to be read in its entirety and as such, any land use planning decision must be tested against the applicable provisions of the PPS. In consideration of the review previously provided in Tables 2 & 3, the following policies are considered most relevant to the proposed plan of subdivision.

- ▶ Section 1.0 **“Building Strong Healthy Communities”**
 - 1.1 Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns
 - 1.5 Public Spaces, Parks, Recreation, Trails and Open Space
 - 1.6 Infrastructure and Public Service Facilities
- ▶ Section 2.0 **“Wise Use and Management of Resources”**
 - 2.1 Natural Heritage
 - 2.2 Water
 - 2.6 Cultural Heritage and Archaeology
- ▶ Section 3.0 **“Protecting Public Health and Safety”**
 - 3.1 Natural Hazards

Table 4 Provincial Policy Statement Evaluation

Provincial Policy Statement	
Policy	Evaluation
1.0 Building Strong Healthy Communities	
<i>1.1 Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns</i>	
<i>1.1.1 Healthy, liveable and safe communities are sustained by:</i>	
<i>a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;</i>	As noted previously in this Report, the design of the proposed subdivision reflects the low-density requirements of the relevant upper and lower-tier planning policy. Extending development which already occurs along the shore of Wilder Lake promotes efficient land use patterns and provision of services.
<i>b) accommodating an appropriate range and mix of residential (including second units, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs;</i>	The proposal offers a low-density option at an appropriate location with access to resource-based and passive recreational opportunities.
<i>c) avoiding development and land use patterns which may cause environmental or public health and safety concerns;</i>	The proposed application will implement recommendations from the EIS which emphasize avoidance through development setbacks. Services will be designed to provincial standards.
<i>e) promoting cost-effective development patterns and standards to minimize land consumption and servicing costs;</i>	As the Site will be privately serviced, costs related to the provision of municipal services is expected to be negligible.
<i>h) promoting development and land use patterns that conserve biodiversity and consider the impacts of a changing climate.</i>	The EIS submitted in conjunction with this application supports the development as proposed and the manner and location of stormwater retention measures. A planting plan will assist in promoting buffering and

	enhance protection and diversity of natural features at the Site.
1.1.4 Rural Areas in Municipalities	
<i>1.1.4.1 Healthy, integrated and viable rural areas should be supported by:</i>	
<i>.a building upon rural character, and leveraging rural amenities and assets;</i>	The proposal represents a resource-based use at an appropriate scale similar to existing nearby residential development. The VIS provides a number of recommendations to reduce visual impact of the new development including infill of the treed screen along the lake and architectural controls which will allow the new development to blend with its natural surroundings. Not only will access to Lake Wilder form part of this proposal but use of the golf course for passive recreational purposes will leverage this asset as well.
<i>.g providing opportunities for sustainable and diversified tourism, including leveraging historical, cultural, and natural assets;</i>	The low-density, low-impact development is ideally located on the shore of Wilder Lake, a natural asset of Grey County. Cultural and natural heritage features associated with the Site will be identified on plaques along the golf course trails which serves a public interest.
<i>.h conserving biodiversity and considering the ecological benefits provided by nature; and</i>	The requirements of the EIS, SWM report and Plan and the VIS all prioritize conservation and enhancement of biodiversity and ecological function. Land Stewardship brochures will be made available to landowners which will promote best practices on Site. The proposed subdivision compliments this PPS objective.
<i>1.1.4.4 Growth and development may be directed to rural lands in accordance with policy 1.1.5, including where a municipality does not have a settlement area.</i>	Upper and lower tier policy directs low impact residential growth to the Site.
1.1.5 Rural Lands in Municipalities	
<i>1.1.5.1 When directing development on rural lands, a planning authority shall apply the relevant policies of Section 1: Building Strong Healthy Communities, as well</i>	Please refer to other Sections of this Table in this regard.

<p><i>as the policies of Section 2: Wise Use and Management of Resources and Section 3: Protecting Public Health and Safety.</i></p>	
<p><i>1.1.5.2 (in part) On rural lands located in municipalities, permitted uses are: b) resource-based recreational uses (including recreational dwellings); c) limited residential development;</i></p>	<p>As noted, both seasonal and limited permanent dwellings are permitted by the PPS on Rural lands.</p>
<p><i>1.1.5.3 Recreational, tourism and other economic opportunities should be promoted.</i></p>	<p>Resource-based seasonal dwellings are appropriate at this Site which is reflected by the Inland Lakes and Shoreline designation which promotes low-impact residential development.</p>
<p><i>1.1.5.4 Development that is compatible with the rural landscape and can be sustained by rural service levels should be promoted.</i></p>	<p>As noted, the VIS indicated little to no visual impact should be experienced by nearby residents, particularly if the recommendations of the VIS are implemented. The low density use beside the existing golf course represents a complimentary use. The development will have negligible impact on municipal soft services and will require no hard services other than passenger vehicle use of Southgate Road 26. Aggregate and agricultural resources have been previously impacted by existing residential development.</p>
<p><i>1.1.5.5 Development shall be appropriate to the infrastructure which is planned or available, and avoid the need for the unjustified and/or uneconomical expansion of this infrastructure.</i></p>	<p>No municipal infrastructure expansion is required by this proposal nor is negative impact to existing infrastructure anticipated, given the small scale of the proposed development.</p>
<p><i>1.1.5.7 Opportunities to support a diversified rural economy should be promoted by protecting agricultural and other resource-related uses and directing non-related development to areas where it will minimize constraints on these uses.</i></p>	<p>Constraints on agricultural and mineral resource extraction activities already exist in this area of the Township. Both the County and the Township have allocated some growth to occur adjacent to Wilder Lake which would indicate that the approval authorities are aware that</p>

	historical development has already impacted these resources.
<i>1.1.5.9 New land uses, including the creation of lots, and new or expanding livestock facilities, shall comply with the minimum distance separation formulae.</i>	MDS I does not apply to this application as the County designates the Site as being within a settlement area land use type and existing residential development exists between the Site and closest livestock operation.
1.5 Public Spaces, Recreation, Parks, Trails and Open Space	
<i>.1 (in part) b) planning and providing for a full range and equitable distribution of publicly-accessible built and natural settings for recreation, including facilities, parklands, public spaces, open space areas, trails and linkages, and, where practical, water-based resources; c) providing opportunities for public access to shorelines; and</i>	The proponent recognizes the need for the owners of the back lots at the Site to access Wilder Lake. An access easement is proposed across Lot 6 in order for residents of the subdivision to access the dock located on Wilder Lake. In addition, it is the intention of the proponent to permit the use of the golf course cart trails as walking trails for members of the subdivision community.
1.6.6 Sewage, Water and Stormwater	
<i>.4 Where municipal sewage services and municipal water services or private communal sewage services and private communal water services are not provided, individual on-site sewage services and individual on-site water services may be used provided that site conditions are suitable for the long-term provision of such services with no negative impacts. In settlement areas, these services may only be used for infilling and minor rounding out of existing development.</i>	Individual on-site water and sewage services will be used on the site. The high permeability of the soils at the Site is ideal for nitrate attenuation and the shallow groundwater could be monitored on an annual basis to ensure nitrate levels remain within provincial guidelines. Pumping tests confirmed abundant water supply for the Site with no drawdown or interference with neighbouring wells expected over a 20-year period.
<i>.7 Planning for stormwater management shall: (a) minimize, or, where possible, prevent increases in contaminant loads; (b) minimize changes in water balance and erosion;</i>	The Site's SWM plan will attenuate expected post-development flow rates discharging from the site to less than or equal to existing flow rates. Quality control proposes to remove 80% of total suspended solids prior to discharging

<p><i>(c) not increase risks to human health and safety and property damage;</i></p> <p><i>(d) maximize the extent and function of vegetative and pervious surfaces; and</i></p> <p><i>(e) promote stormwater management best practices, including stormwater attenuation and re-use, and low impact development.</i></p>	<p>from the site through the use of EGS and infiltration.</p> <p>Driveways, culverts, storm sewers and roads have been designed to direct flows to the stormwater facilities.</p> <p>Given the low imperviousness of the site as a whole, use of existing vegetation is maximized at this site.</p>
<p>1.6.7 Transportation Systems</p>	
<p><i>.1 Transportation systems should be provided which are safe, energy efficient, facilitate the movement of people and goods, and are appropriate to address projected needs.</i></p>	<p>The proposal will meet the standard for rural areas that do not have public transit.</p>
<p>2.0 Wise Use and Management of Resources</p>	
<p>2.1 Natural Heritage</p>	
<p><i>.1 Natural features and areas shall be protected for the long term.</i></p>	<p>The Site has been assessed by a qualified biologist in order to determine the occurrence and characteristics of natural heritage features on the site. Development setbacks are the main tool which will be implemented on the Site to avoid impact on significant wildlife habitat. Other required mitigation stemming from the EIS includes strategic planting plans, dark sky lighting and seasonal and timing limits related to maintenance and construction.</p>
<p><i>.2 The diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems, should be maintained, restored or, where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features.</i></p>	<p>In addition to the mitigation noted above, the EIS required a wet and dry culvert be installed adjacent to the northern pond chain. The culverts will maintain and enhance the existing wildlife corridors for turtle and amphibians in this section of the Site.</p>

<p><i>.5 Development and site alteration shall not be permitted in:</i> b) significant woodlands in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Marys River); d) significant wildlife habitat; e) significant areas of natural and scientific interest; and</p>	<p>Significant Wildlife habitat was found at the Site and discussed above (PPS 2.1.1) and within Section 1.5 of this Report.</p> <p>Significant woodlands are identified in the Grey County Official Plan at the Site however, development setbacks will ensure no impact of this feature. An earth science ANSI lies to the immediate south of the Site (kame moraine) and will remain untouched.</p>
<p><i>.7 Development and site alteration shall not be permitted in habitat of endangered species and threatened species, except in accordance with provincial and federal requirements.</i></p>	<p>The bobolink and barn swallow are both threatened species in Ontario. Development setbacks and restrictions on mowing activities for bobolink nesting activities will be implemented on Site in order to avoid impact to these species.</p>
<p><i>.8 Development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas identified in policies 2.1.4, 2.1.5, and 2.1.6 unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions.</i></p>	<p>The results and recommendations of SAAR’s EIS has been reviewed thoroughly in Section 1.5 of this Report.</p> <p>Provided the requirements of the EIS are implemented at the Site, the proposal is consistent with the natural heritage policies of the PPS.</p>
<p>2.2 Water</p>	
<p><i>2.2.1 Planning authorities shall protect, improve or restore the quality and quantity of water by:</i></p>	
<p><i>e) Implementing necessary restrictions on development and site alteration to:</i> 2. <i>protect, improve or restore vulnerable surface and ground water, sensitive surface water features and sensitive ground water features, and their hydrologic functions;</i></p>	<p>The Hydrogeological and Servicing Study conducted for the Site concluded that groundwater will be adequately protected as potential impact (nitrates) will be attenuated in the shallow groundwater system. Monitoring may also be implemented to ensure this protection is maintained at the Site. The Servicing Study also confirmed that the groundwater flow at the Site was in a westerly direction away from Wilder Lake which indicates that</p>

<p><i>g) ensuring consideration of environmental lake capacity, where applicable; and</i></p> <p><i>h) ensuring stormwater management practices minimize stormwater volumes and contaminant loads, and maintain or increase the extent of vegetative and pervious surfaces.</i></p>	<p>this sensitive surface water feature should not be negatively impacted by the proposal.</p> <p>Best practices related to SWM at the site will be implemented via the use of ponds and grassed areas for flow and quality control and infiltration purposes.</p>
<p>2.6 Cultural Heritage and Archeology</p>	
<p><i>.1 Significant built heritage resources and significant cultural heritage landscapes shall be conserved.</i></p>	<p>The archaeological assessment conducted by Scarlett Janusas Archaeology Inc. determined that nothing of heritage value or interest was located within the study area. The Ministry of Tourism and Culture accepted the archaeological assessment and submitted it to the public registry (Appendix 2). Therefore, no further archaeological work is required.</p>
<p>3.0 Protecting Public Health and Safety</p>	
<p>3.1 Natural Hazards</p>	
<p><i>.1 Development shall generally be directed to areas outside of: (b) hazardous lands adjacent to river, stream and small inland lake systems</i></p>	<p>The subdivision will not encroach on any natural hazard area as the EP zoning on the Site will be maintained.</p>

2.3 ReColour Grey – Grey County Official Plan (Fig. 3 & 4)

The County of Grey Official Plan (ReColour Grey) is designed to guide development in the County of Grey up to the year 2038, by providing a policy framework that encourages growth and prosperity, guides future economic and social change, and supports integrated communities that are sustainable, healthy and strong.

ReColour Grey designates this parcel as Inland Lakes and Shoreline Area and Rural according to Schedule A – Land Use Designations. Constraints identified on or near this property by ReColour Grey include Significant Woodlands, Primary Aggregate Resources and an Earth Science ANSI south of the Site.



Figure 3 Environmental Constraints

Section 2.1 of the ReColour Grey forecasts and therefore allocates a significant amount of permanent residential and economic growth to the Township of Southgate during this planning period. While it is understood that most growth is to be directed to the primary settlement area of Dundalk, historical patterns in this area of the County have seen 65-70% of residential growth occur in rural areas.

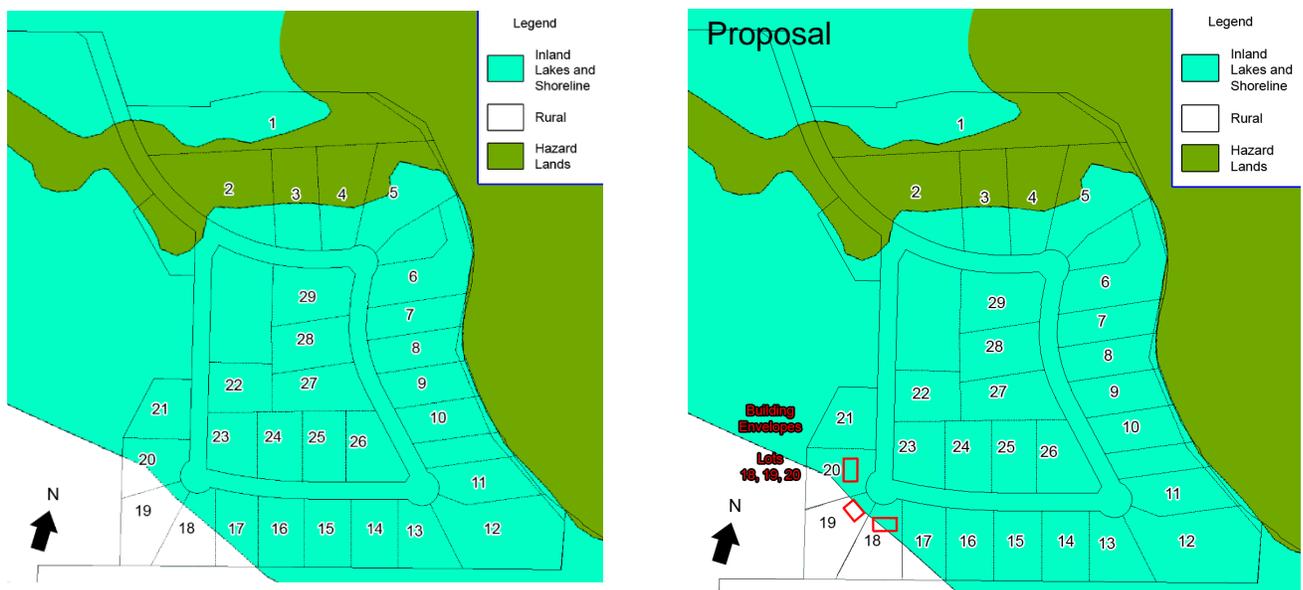


Figure 4 ReColour Grey – Grey County Official Plan, Schedule A

There are several policy areas that apply to the subject application. As noted, Schedule A and Section 3.3 of ReColour Grey identify most of the Site as included within the settlement area land use type Inland Lakes and Shoreline Area. Certain ReColour policies will apply, although a County Official Plan Amendment is not required.

3.7 Inland Lakes and Shoreline Areas (in part)

3.7.2 The Inland Lakes and Shoreline land use type on Schedule A is applied to areas of concentrated development in the vicinity of inland lakes and shorelines. The shoreline areas throughout the County will be guided by local official plan policies that consider the following:

- a) *The need to establish clusters of neighbourhoods as identifiable communities;*
- b) *The likely demand for housing in these areas over the planning period, and the designation of a suitable inventory of development land;*
- c) *The establishment of a logical development pattern;*
- d) *Phasing and staging of residential development to monitor potential impact to a waterbody;*
- e) *Provision of community services, including parks and recreation facilities;*
- f) *Access to the shoreline, including appropriate infrastructure (e.g. parking, boat launch, public washrooms, etc.);*
- g) *The feasibility of full municipal services, and where full services aren't feasible, the potential impact to water quality from the placement of septic systems should be considered;*
- h) *The promotion of tourism;*
- i) *The integration with the County natural heritage system and local municipal natural heritage features;*
- j) *Conservation of shorelines and mitigation of impacts to these ecologically important areas;*
- k) *The ability to meet Provincial Water Quality Objectives;*
- l) *Promoting the maintenance of a naturalized shoreline and limiting disturbance to the vegetative buffer to the minimum amount required for water access.*

As noted above, historically, the Township of Southgate has seen most of the residential development occur within its rural areas. The County and the Township have attempted to balance this historical pattern of growth with the provincial requirements to allocate most growth to primary settlement by identifying suitable areas for rural residential development. Resource-based residential development reflects the goals of 3.2.7 a) and b) in this regard. With respect to subsection c), the proposal makes best use of the Site by employing a looped roadway for safe ingress and egress which also results in a logical lot layout. In regard to subsections d) and g) and k) the Servicing Study and SWM Plan both confirm that potential impacts will be attenuated on the Site. Regional groundwater flow is west, away from Lake Wilder and a monitoring program could ensure Camper Creek remains protected from possible impact. Policy goals of Subsection e) and f) will be met via access to neighbouring trails and access to the dock

at Wilder Lake. Subsections i) j) and l) will be met by the proposal mainly through mandatory development setbacks.

3.7.3 Permitted uses in the Inland Lakes and Shoreline areas must be limited to low density residential dwellings, bed and breakfast establishments, home occupations, marinas, resource based recreational uses, convenience commercial, and public uses. Any new development will need to address the requirements of the servicing section of this plan, Section 8.9.

It has been demonstrated throughout this Report that individual water and sewage systems for the 29-lot proposal can be accommodated on the Site and readily meet provincial requirements and guidelines related to the protection to drinking water supply and adequate attenuation of nitrates. All other services are available at the boundary of the Site.

3.7.4 *Expansion of the Inland Lakes and Shoreline land use type around the inland lakes will not be permitted without an approved comprehensive review as per Section 3.4.2 of this Plan, as well as an approved secondary plan or official plan amendment. In addition to the provisions of Section 9.3, a lake carrying capacity study must also be required for any expansion of the Inland Lakes and Shoreline land use type, exclusive of the Georgian Bay shoreline. As well, the adequacy of potable water supply and sewage treatment and disposal must be demonstrated. For the definition of a lake carrying capacity study refer to Section 9.18 of this Plan.*

Section 9.1 “Understanding the Plan” *The boundaries between land use types shown on Schedule A are approximate except where they coincide with physical features, such as roads, rail corridors, rivers, or streams. Where such features do not exist, the exact determination of boundaries is the responsibility of the County. Without changes made to this Plan, the County may permit minor alterations from these boundaries where it is satisfied that the intent of the Plan is being maintained*

As part of this proposal, implementation of Section 9.1 by the County, has been requested to interpret the building envelopes as wholly within the Inland Lakes and Shoreline Area designation. As noted above, designations are approximate and minor alteration can be made if the approval authority determines the intent of the Official Plan can be met. In this instance, the proposal represents a logical road and lot layout while optimizing the area for development. There are other areas on the Site that fall completely within the Inland Lakes and Shoreline Area but would not necessarily represent the most orderly pattern of development. Pre-submission discussions with the County planning department confirmed minor relief as contemplated within Section 9.1 could be considered in this instance as the proposed development pattern represents efficient land consumption and facilitates cost-effective municipal servicing.

9.13 Plans of Subdivision and Condominium

In any new applications for plan of subdivision or plan of condominium submitted to the County for approval, the proponent will need to consider and be prepared to justify the following:

- 1) *The layout of the proposed plan with regard to matters of:*
 - a) *Access to public transportation (where applicable) and access to existing trails,*
 - b) *Connections to existing trails,*
 - c) *Improving and promoting the walkability / cyclability within the proposed plan and with consideration for existing walking and / cycling conditions,*
 - d) *Accessibility for persons with disabilities,*
 - e) *The provision of sidewalks,*
 - f) *The street pattern of the proposed plan and how it fits with the surrounding neighbourhood. Plans which utilize a grid pattern or a modified grid pattern shall be considered more favourably than those with a curvy street patterns or cul-de-sacs,*
 - g) *Energy conservation and efficiency design measures such as LEED (Neighbourhood) and Low Impact Development,*
 - h) *Impact on the natural environment, as defined in Section 2.8 of this Plan.*
 - i) *Consideration of the design of street lighting to minimize impact on dark skies,*
 - j) *The provision of usable parkland and green space,*
 - k) *Public access to waterfront or beach (where applicable),*
 - l) *Snow removal and emergency vehicle access.*
1. *A range of housing and employment densities.*
2. *A mix of housing types including homes for the aged and assisted living facilities.*
3. *The provision of affordable housing*
4. *Consistency with Provincial Policy and Local Official Plan provisions*
5. *The information requirements listed under Section 6.18*

While most of the requirements of Section 9.13 relate to development within serviced primary settlement areas, the proposal meets policy goals related to access to trail systems, waterfront and green space as discussed earlier in this Report. Natural Heritage policies have been met through the implementation of the EIS, SWM Plan and Servicing Study requirements. Consistency with provincial and local policy has been reviewed and confirmed elsewhere in this Report.

2.4 Township of Southgate Official Plan (TSOP) (Fig. 5)

In a similar manner to Recolour Grey, the Township of Southgate Official Plan (TSOP) has established growth goals and objectives. Section 2.2.2 of the TSOP speaks to allocating limited residential growth in rural areas. The proposed plan of subdivision is consistent with the intent and purpose of this mandate.

Under the Township of Southgate Official Plan, the Site is designated as being within the Inland Lakes and Rural designations. In a similar manner to ReColour Grey, Section 10.11 of the TSOP allows Council to consider minor relief from designation boundaries provided Council is of the opinion that the intent of the plan is maintained. In this instance, a request to implement Section 10.11 and interpret the building envelopes as wholly within the Inland Lakes and Shoreline Area designation has been made. This minor relief allows for a more practical lot and road configuration at the Site.

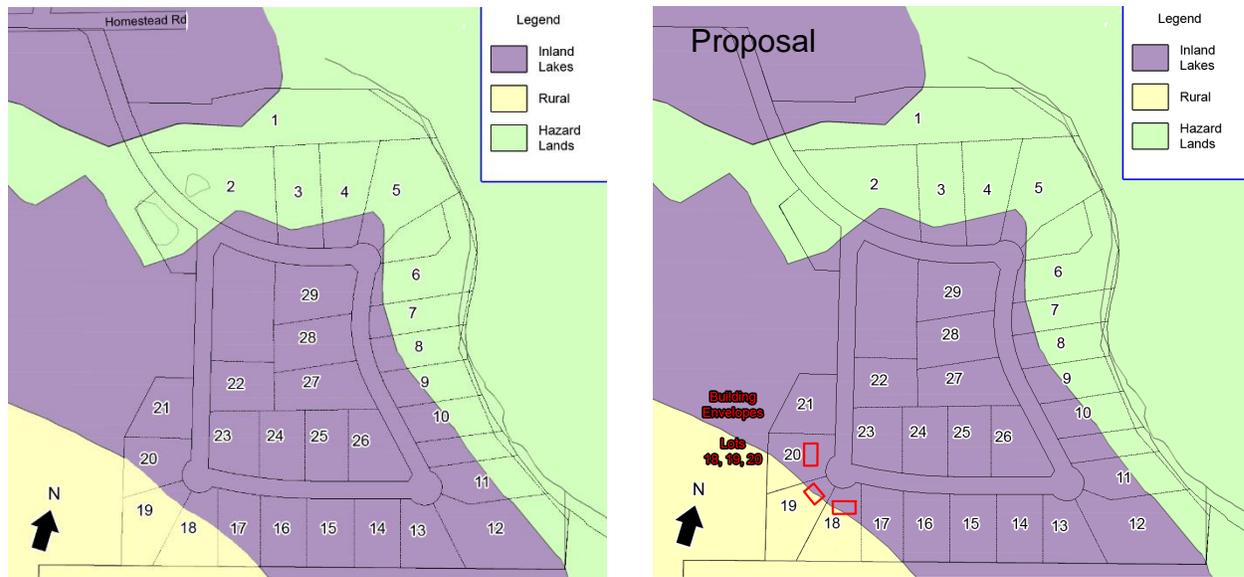


Figure 5 Township of Southgate Official Plan - Land Use

The Inland Lakes designation identifies “those lands that are developed and lands that are planned for residential development in the vicinity of Inland Lakes”.

Inland Lakes 5.4.2 Development Policies in part

2. New residential development is encouraged by Plan of Subdivision or Plan of Condominium. The density of such development will be based on the level of servicing to be provided and the ability of the lake to assimilate the impacts of development.

3. All new development will be considered on a site specific basis, and the proposal must have regard for the environmental features in the area.

4. Where the creation of more than two new lots is proposed on any lands abutting Wilder Lake, an Environmental Impact Study shall be completed demonstrating that no negative impacts on the lake would result from the development. In addition to an Environmental Impact Study, as defined in Section 6.5.8, the following shall be incorporated:

- *the delineation of hazard lands;*

- *refuse disposal;*
- *health and safety issues, including emergency services;*
- *accessibility, including parking and docking;*
- *and measures to mitigate impacts on visual attributes as assessed by a Visual Impact Study, prepared by a qualified professional. For the purposes of this Policy, a Visual Impact Study (VIS) is a study prepared by a qualified professional to assess the visual impacts of a development proposal and to propose measures to mitigate any adverse impacts associated with the development on the surrounding visual environment.*

Components of the VIS generally include, but are not limited to:

- (i) a description of the development setting and view shed (s);*
- (ii) identification of key views for visual assessment; and*
- (iii) proposed methods to mitigate adverse visual impacts.*

5. Buildings and structures (excluding docks and boathouses which are portable or floating in nature) will be setback 30 metres from all lakes and are subject to the Ontario Water Resources Act.

As noted throughout this Report, the proposal will require implementation of the findings of the EIS, SWM plan and report and Servicing Study, in order to ensure there are no impacts to natural heritage or water resources. Emergency service access was taken into consideration during design of the draft plan. Access to the existing dock over Lot 6 will be provided as part of this proposal.

Recommendations of the VIS should be implemented through the planting plan, the subdivision agreement and at the time of building permit. The proponent may wish to consider implementation of Architectural Guidelines for the Site which could be developed as a condition of draft plan approval.

Environmental 6.5.1 Primary Aggregate Resource Areas in part

Primary Aggregate Resource Areas are areas which have been identified under the County of Grey Official Plan as being areas of potential quantities of high quality mineral aggregates, including bedrock-crushed stone and naturally occurring sand and gravel deposits. New non-farm development shall only be permitted where it has been demonstrated to the appropriate approval authority that:

- i. the extraction of the aggregate resource is not feasible due to the quality or quantity of material or the existence of incompatible development patterns.*
- ii. the proposed land use or development serves a greater long term interest of the general public than does the aggregate extraction; and,*
- iii. it has been demonstrated that the proposed development within 300 metres of the Primary Aggregate Area would not significantly preclude or hinder future aggregate extraction.*

While ReColour Grey provides a policy exemption for settlement area land use types, the TSOP requires assurance that proposed development will not hinder future aggregate extraction. The letter of opinion from GM BluePlan confirms that existing development in the area already creates a significant constraint for a potential aggregate operation at or near the Site. Existing sensitive receptors, coupled with the close proximity of Wilder Lake, render the resource non-viable. Therefore, the subject proposal will not create further negative impact to this resource.

7.2 Plans of Subdivision/Condominium

All residential development, except for minor infilling and development by consent, shall take place by registered plan of subdivision or condominium. Council shall only recommend for approval, those plans which comply with the policies of this Official Plan and which can be supplied with adequate services including water supply, sanitary sewer and storm drainage system, public roads, schools, police and fire protection. Such development shall occur only by an amendment to the comprehensive zoning by-law and shall only be considered where Council is satisfied that there is a need for this form of housing and that development will not detrimentally alter the character of the community. The following studies may be required prior to draft approval or final approval of all plans of subdivision; topographical drawings, landscape architectural drawings, grading and filling plans, drainage and stormwater management plans, sediment and erosion control plans, hydrogeological and well evaluation studies, traffic reports, servicing options studies, heritage impact assessments, archaeological impact assessments and detailed site plans.

Pre-submission consultation with Township staff confirmed the materials required for a complete application under the Planning Act. As required by this policy, a zoning by-law amendment application has been filed as part of the subject application.

2.5 Township of Southgate Zoning Bylaw No. 6-2009 (Fig. 6)

The lot fabric for the proposed subdivision is designed to generally reflect the requirements of Residential Type 5 (R5). Three lots (Lot 5, 12 and 19) will require relief from lot frontage requirements.

The recommendations of the EIS have been reflected in the Environmental Protection (EP) zoning and the stormwater blocks will have an Open Space (OS) zone.

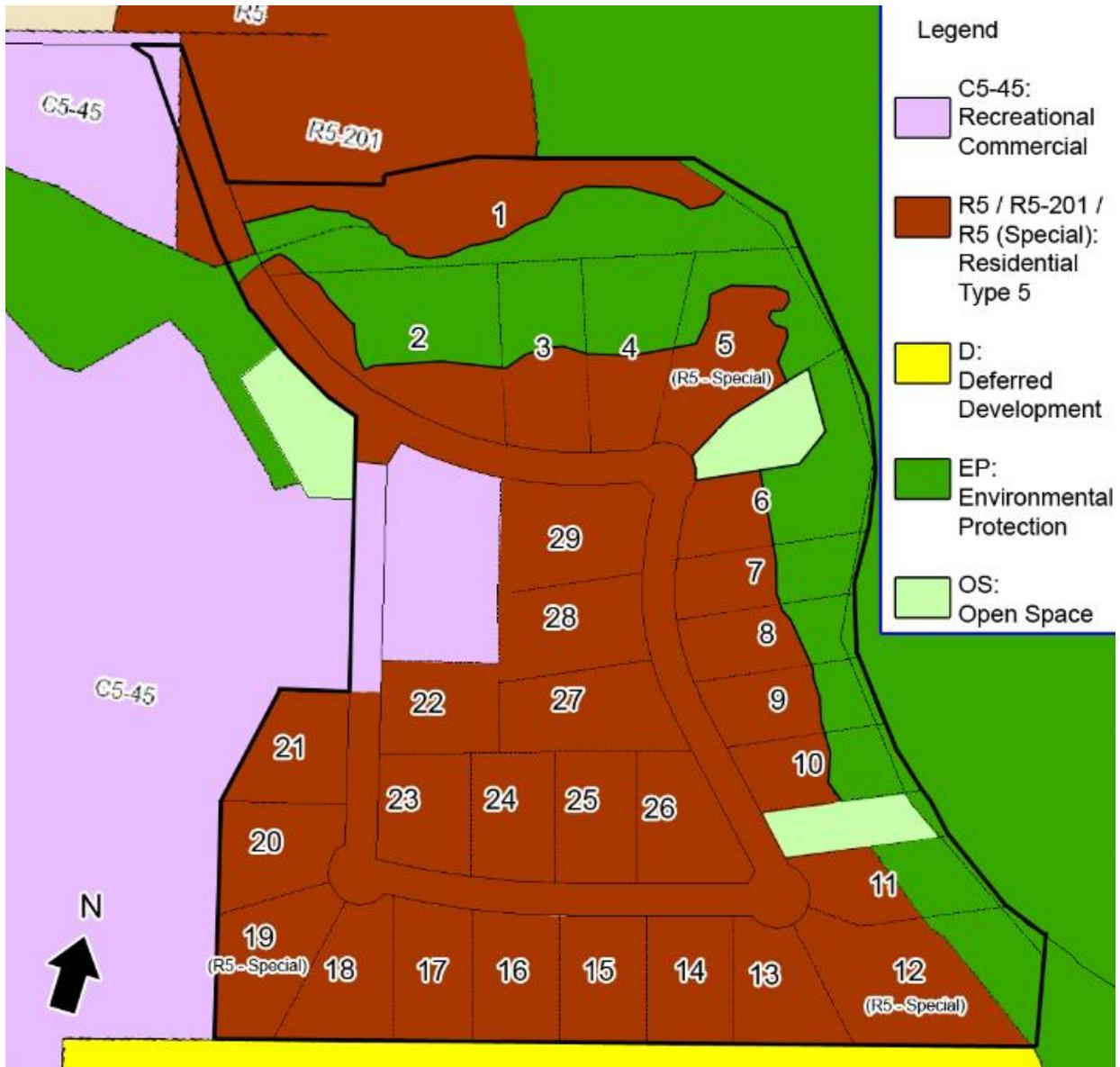


Figure 6 Township of Southgate Zoning – Proposed Zones

3.0 SUMMARY AND CONCLUSIONS

The proposed Wilder Lake Park subdivision has been designed to be consistent with provincial, county, and township policy pertaining to the appropriate location of resource-based residential development while protecting on and off-site natural heritage, water, agricultural and aggregate resources. The technical materials submitted as part of this application, collectively support the proposed development.

Based on the foregoing Report and policy analysis, the following can be concluded:

1. The proposed draft plan has regard for Section 2 as well as the subdivision requirements of Section 51 of the Planning Act.
2. The proposal is consistent with the PPS and conforms with the policy of the Grey County and Southgate Official Plans.

Respectfully Submitted,

Genevieve Scott
Cuesta Planning Consultants Inc.



Approved by Don Scott
Cuesta Planning Consultants Inc.

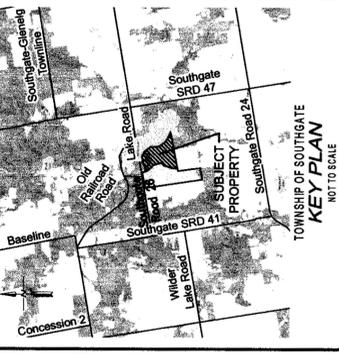
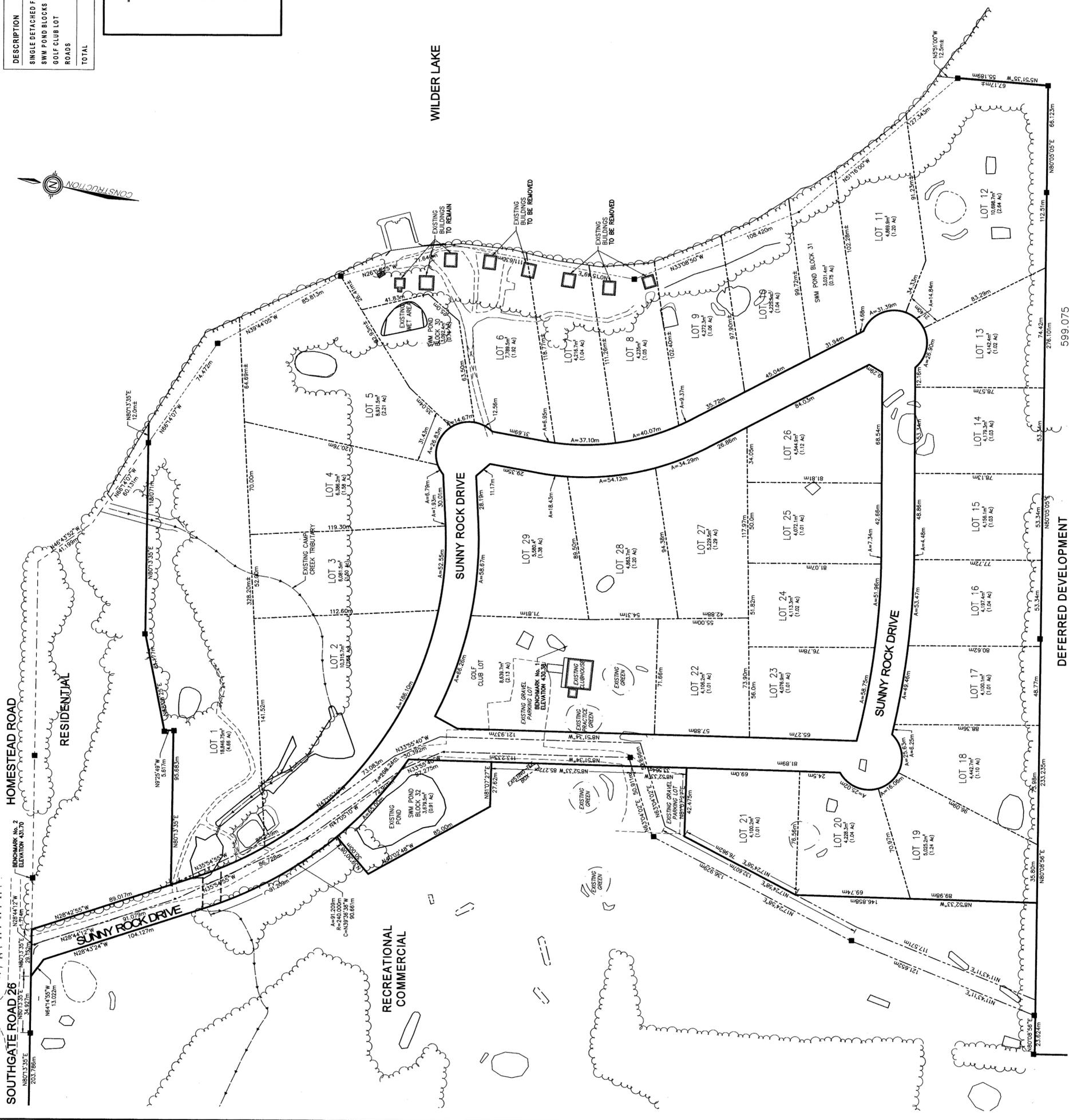
Appendix 1

DRAFT PLAN OF SUBDIVISION-December 6 2019, GM BluePlan.

DESCRIPTION	LOTS/BLOCKS	UNITS	AREA (ha)
SINGLE DETACHED FAMILY RESIDENTIAL	1-29	28	18.60 ha
SWM POND BLOCKS	30, 31, 32	3	0.88 ha
GOLF CLUB LOT		1	0.83 ha
ROADS			2.88 ha
TOTAL		34	21.10 ha

PLANNING ACT SEC. 51 (17)

a) See plan
 b) See plan
 c) See plan
 d) Single Family
 e) See plan
 f) See plan
 g) See plan
 h) Individual drilled wells
 i) Silty sand and gravel
 j) See plan
 k) Hydro, telephone, fire and police protection, ambulance
 l) None



DRAFT PLAN OF PROPOSED DEVELOPMENT
 PART OF LOTS 2, 3 & 4
 CONCESSION 21
 TOWN OF SOUTHGATE
 (GEOGRAPHIC TOWNSHIP OF EGREMONT)
 COUNTY OF GREY

OWNERS CERTIFICATE
 I, THE UNDERSIGNED OWNER OF THESE LANDS, HEREBY AUTHORIZE BLUEPLAN ENGINEERING LTD. TO SUBMIT THIS DRAFT PLAN FOR APPROVAL.
 SIGNED BY: *[Signature]* DATE: Dec 6/19

SURVEYORS CERTIFICATE
 I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AS SHOWN ON THIS PLAN AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN.
 SIGNED BY: *[Signature]* DATE: Dec 6, 2019

BENCHMARKS:
 BENCHMARK No. 1 - ELEVATION 430.38m
 TOP OF CORNER ON EXISTING WELL LOCATED NEAR THE NORTH EAST CORNER OF THE EXISTING CLUBHOUSE BUILDING.
 BENCHMARK No. 2 - ELEVATION 431.70m
 TOP OF 'B' LOCATED APPROXIMATELY 40m EAST OF THE CENTRE OF THE EXISTING ACCESS ROAD TO THE SUBJECT PROPERTY.

THE POSITION OF POLE LINE, CONDUIT, WATER MAIN, SEWER AND OTHER UTILITIES SHOWN ON THIS PLAN ARE SHOWN AS APPROXIMATELY SHOWN ON THE CONTRACT DRAWINGS AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE ENTERING WORK, THE CONTRACTOR SHALL WORK WITH CARE TO AVOID SUCH UTILITIES AND STRUCTURES AND SHALL ASSUME LIABILITY FOR ANY DAMAGE TO THEM.

NO.	DATE	REVISION DESCRIPTION	I.E.E.	C.H.O.
1	12/02/19	ISSUED FOR DRAFT PLAN APPROVAL	I.E.E.	
2	10/29/19	ISSUED FOR REVIEW	I.E.E.	

BluePlan ENGINEERING

1250 - 240 AVENUE EAST, SUITE 101, OREGON, ONTARIO, CANADA
 TEL: 905-885-1808
 WWW.BLUEPLAN.COM

WILDER LAKE SUBDIVISION	
H. BYE CONSTRUCTION LIMITED	
263512 SOUTHGATE ROAD, 26, TOWNSHIP OF SOUTHGATE	
DRAFT PLAN OF SUBDIVISION	
APPROVED BY: K.B.	PROJECT NO.: 218173
ISSUED BY: I.E.E.	DATE: MARCH 2019
SCALE: 1:1250	DRAWING NO.: DP

Appendix 2

MTCS Letter

Ministry of Heritage, Sport, Tourism, Culture
Industries

Archaeology Program Unit
Programs and Services Branch
Culture Division
401 Bay Street, Suite 1700
Toronto ON M7A 0A7
Archaeology@ontario.ca

Ministère des Industries du patrimoine, du sport, du
tourisme et de la culture

Unité des programme d'archéologie
Direction des programmes et des services
Division de culture
401, rue Bay, bureau 1700
Toronto ON M7A 0A7
Archaeology@ontario.ca



Nov 4, 2019

Scarlett Janusas (P027)
Scarlett Janusas Archaeology Inc.
PO BOX none Tobermory ON N0H 2R0

RE: Entry into the Ontario Public Register of Archaeological Reports: Archaeological Assessment Report Entitled, "STAGE 1 AND 2 ARCHAEOLOGICAL ASSESSMENT PROPOSED SUBDIVISION PART LOTS 3 AND 4, CONCESSION 21 GEOGRAPHIC TOWNSHIP OF EGREMONT MUNICIPALITY OF SOUTHGATE COUNTY OF GREY, ONTARIO ORIGINAL REPORT ", Dated Nov 15, 2018, Filed with MTCS Toronto Office on Nov 28, 2018, MTCS Project Information Form Number P027-0365-2018, MTCS File Number 0010109

Dear Ms. Janusas:

The above-mentioned report, which has been submitted to this ministry as a condition of licensing in accordance with Part VI of the *Ontario Heritage Act*, R.S.O. 1990, c 0.18, has been entered into the Ontario Public Register of Archaeological Reports without technical review.¹

Please note that the ministry makes no representation or warranty as to the completeness, accuracy or quality of reports in the register.

Should you require further information, please do not hesitate to send your inquiry to Archaeology@Ontario.ca

cc. Archaeology Licensing Officer
Randy Bye, H. Bye Construction
Randy Scherzer, Corp. of County of Grey, Planning

¹In no way will the ministry be liable for any harm, damages, costs, expenses, losses, claims or actions that may result: (a) if the Report(s) or its recommendations are discovered to be inaccurate, incomplete, misleading or fraudulent; or (b) from the issuance of this letter. Further measures may need to be taken in the event that additional artifacts or archaeological sites are identified or the Report(s) is otherwise found to be inaccurate, incomplete, misleading or fraudulent.

Appendix 3

Complete Application Requirements – May 2018, County of Grey



Planning and Development

595 9th Avenue East, Owen Sound Ontario N4K 3E3
519-376-2205 / 1-800-567-GREY / Fax: 519-376-7970

May 17, 2018

Randy Bye
H Bye Construction
395 Church Street N
Mount Forest, ON
N0G 2L2
rhbye@icloud.com

****Sent Via Email****

Dear Mr. Bye:

This correspondence is in response to our pre-submission consultation meeting on May 3, 2018 in which we discussed your proposed development on Wilder Lake. Thank you very much for taking the time to meet with us and explain the proposal. We apologize for the delay in getting this response out to you.

As we understand it the proposal would be to create a 25 single detached lot plan of subdivision with a new municipal road to be constructed that would connect to Homestead Road. The majority of the proposed lots fall within the Inland Lakes and Shoreline designation on the subject lands; however it does appear that a couple of the lots fall outside of the Inland Lakes and Shoreline designation. It is recommended that the plan be revised slightly so that all of the lots are within the Inland Lakes and Shoreline designation. Alternatively, a County Official Plan Amendment and possibly a Local Official Plan Amendment would be required to consider permitting the lots outside of the Inland Lakes and Shoreline as the Rural designation currently does not permit Plans of Subdivision. A Comprehensive Review would be required to support any expansion to the Inland Lakes and Shoreline designation. Also, lands outside of the Inland Lakes and Shoreline are also identified as an Aggregate Resource Area on Schedule B which does not permit the creation of non-farm lots. For these reasons it is recommended that the plan be revised slightly so that all proposed lots are within the Inland Lakes and Shoreline designation.

If all the proposed lots are within the Inland Lakes and Shoreline designation, there would be two applications required by the County and the Township. A plan of subdivision application would be required to be submitted to the County and a zoning by-law amendment would be required to be submitted to the Township of Southgate.

This letter should reiterate what we spoke about at the meeting and provide a record of what the County would need to see addressed as submission requirements for the plan of subdivision application.

The subject property is designated 'Inland Lakes and Shorelines' (a settlement area in the County Plan), 'Rural' and 'Hazard Lands' on Schedule A in the County Official Plan. Similar designations also exist in the Township Official Plan. Schedule B to the County Plan identifies areas on the property within the 'Aggregate Resource Area' designation. In addition to this, aside from Wilder Lake there is also a watercourse on the property, 'Significant Woodlands' and an 'Area of Natural and Scientific Interest' (ANSI) all shown on Appendix B of the County Plan. The Township Zoning By-law zones the properties as Recreational Commercial (C5-45), Environmental Protection (EP), and Development (D).

The following represents the materials required as part of the above noted plan of subdivision and zoning by-law amendment application submissions:

1. Planning Justification Report addressing the *Planning Act*, Provincial Policy Statement, County Official Plan and Township of Southgate Official Plan,
2. Hydrogeological Study and Servicing Options Study, and any resulting studies depending on what the results of the servicing options study are – these reports should also speak to the Lake Carrying Capacity policies contained in the Official Plans,
3. Stormwater Management Report,
4. Archaeological Assessment (Stage 1 at a minimum and further stages if recommended by the Stage 1),
5. Environmental Impact Study including comments on potential impacts to Wilder Lake;
6. Visual Impact Study (to address the policies in the Township of Southgate Official Plan)
7. Completed application form including all required application fees/deposits.

Additional Comments:

The County would also encourage the proponents to engage representatives of the First Nations and the Métis in early consultation, even in advance of the formal *Planning Act* circulation. Contact information for the First Nations and the Métis, can be provided to you should you require this information.

The above information reflects what the County would need to see submitted to constitute a complete application for the proposed plan of subdivision. Preliminary comments were also sent by Mike Oberle from the Saugeen Valley Conservation

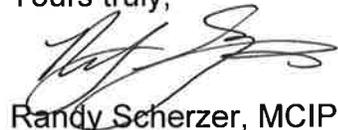
Authority dated May 4, 2018 which includes Environmental Impact Study Guidelines and Stormwater management criteria. These documents will need to be considered when preparing the reports noted above.

The Township may have further study requirements beyond the list noted above which they can confirm. The County reserves the right to ask for more information or clarification at a later date based on; further review, agency comments, or public concerns.

Once again thank you for taking the time to meet with us and to share your vision for this site. We look forward to working with you in the future as you proceed with your development.

Please do not hesitate to contact us if you have any questions or concerns with any of the requirements noted above.

Yours truly,



Randy Scherzer, MCIP, RPP
Director of Planning
519-372-0219 ext. 1237
randy.scherzer@grey.ca
www.grey.ca

cc. Clint Stredwick, Township of Southgate (email)
Don Scott, Cuesta Planning Consultants Inc. (email)
Mike Oberle, Saugeen Valley Conservation Authority (email)