

Township of Southgate
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Staff Report PL2024-007

Title of Report: Application for Rezoning, 191 Hagan Street West
Department: Clerks
Branch: Planning Services
Council Date: February 21, 2024

Recommendation:

Be it resolved that Council receive the Staff Report PL2024-007 for file C17/23 191 Hagan Street West, and the letter from Cuesta Planning Consultants Inc, and that the rezoning be deferred to the March 3, 2024 Council meeting and that notice of further proceedings be issued to the applicant, agencies who sent comments and members of the public who provided input to Council.

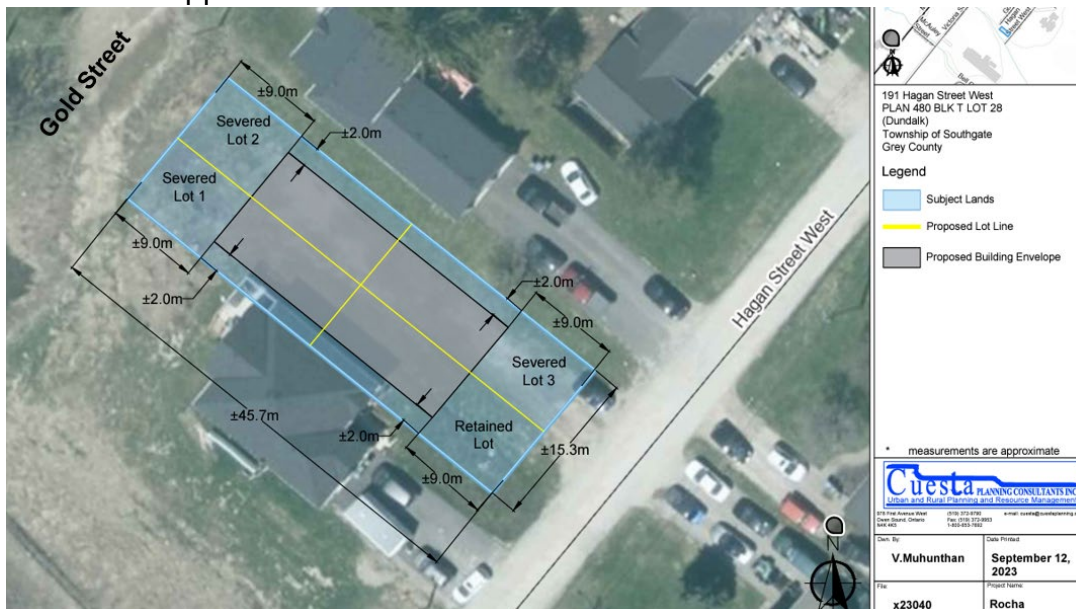
Site Location: 191 Hagan St W, Block T Pt Lot 28 **Subject Lands:** Sketch below.



The Proposal: Committee of Adjustment conditionally approved three consent applications to create four lots with each to contain an individually owned attached residence is proposed. Two joined semi-detached to face Hagan Street would be attached along the rear lot line to face Gold Street. One condition on each severance is zoning for the four unit "Back-to-Back" Semi-detached is to be in full force.

Background: Public Planning Committee held the required public meeting for the rezoning January 24, 2024. At the meeting Cuesta Planning presented their justification report on behalf of the applicant, agency comments were reviewed, and two members of the public expressed concern with safety, street parking, traffic, service capacity, privacy, neighbourhood impact and lack of recreation space.

Staff Review: The proposed site plan is below, and Cuesta Planning's request for deferral of the application attached.



Township Planning Staff will prepare its technical report and recommendation for the March 3, 2024 Council meeting with the benefit of any new information from Cuesta Planning, agency and public comments already received. Section 34(17) of the Planning Act allows Council to give notice of further proceedings if changes are made to a proposed rezoning. Notice can be sent out if Council approves deferral.

Provincial Policy Statement: Building Strong Healthy Communities through intensification, mix of housing types, efficient infrastructure, development to settlement areas with municipal water and sanitary sewer services.

Township Official Plan: Dundalk Settlement, Neighbourhood Area

Zoning By-law: Residential 2 (R2)

Concluding Comments: Township staff suggest deferral would allow time for the applicant's consultant to address concerns brought forward.

Respectfully submitted,

**Triton Engineering
Services Senior Planner:**

Original Signed By

[Bill White, MCIP RPP]

CAO Approval:

Original Signed By

Dina Lundy, CAO

Attachments: Cuesta Request