Cuesta PLANNING CONSULTANTS
Urban and Rural Planning and Resource Management

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Mr. Scott Taylor, Senior Planner
County of Grey
595 9th Avenue East
Owen Sound, ON N4K 3E3

Aug. 1, 2018

Re: Draft Plan of Subdivision; Dundalk
(Pt lot 227, Con 2 SWTSR, Geographic Township of Proton)
Resubmission of Draft Plan 42T-2016-09

Dear Scott,

I am enclosing the following materials in regard to a proposed draft plan of subdivision for White Rose Park.

1) 15 copies of the proposed plan
2) 2 11" X 17" copies of the proposed plan
3) 1 digitalized copy of the proposed plan
4) 5 copies of the Planning Report prepared August 2018, by Cuesta Planning Consultants Inc.
5) 5 copies of the Servicing Report prepared June 2018, by Wilson-Ford Surveying & Engineering
6) 5 copies of the Environmental Impact Study prepared May 2018, by SAAR Environmental Ltd.
7) 10 signed copies of the application form

It is my understanding that you will advise Mr. De Palma of the amount of the application fees required and he will forward the fee directly to your office. Please advise as to when this occurs.

We are forwarding the required rezoning bylaw application and associated materials to the Township of Southgate under separate cover and will notify your office when this occurs.

Please review the enclosures and we advise as to what additional information you require in order to have the application deemed complete.

Regards,

Don Scott, MCIP, RPP
Cuesta Planning Consultants Inc.

Cc: Clint Stedwick, Township of Southgate
Domenic De Palma
File no. 21705

DRAFT PLAN OF SUBDIVISION

DRAFT PLAN NO.

PREVIOUS DRAFT PLAN NO.
21T-16

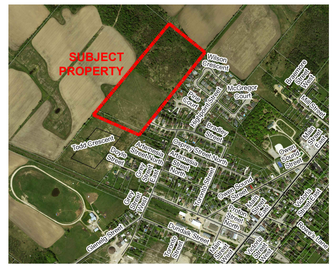
PART OF LOT 227
CONCESSION 2 S.W.T.S.R.
(VILLAGE OF DUNDALK)
TOWNSHIP OF SOUTHGATE
(GEOG. TOWNSHIP OF PROTON)
COUNTY OF GREY

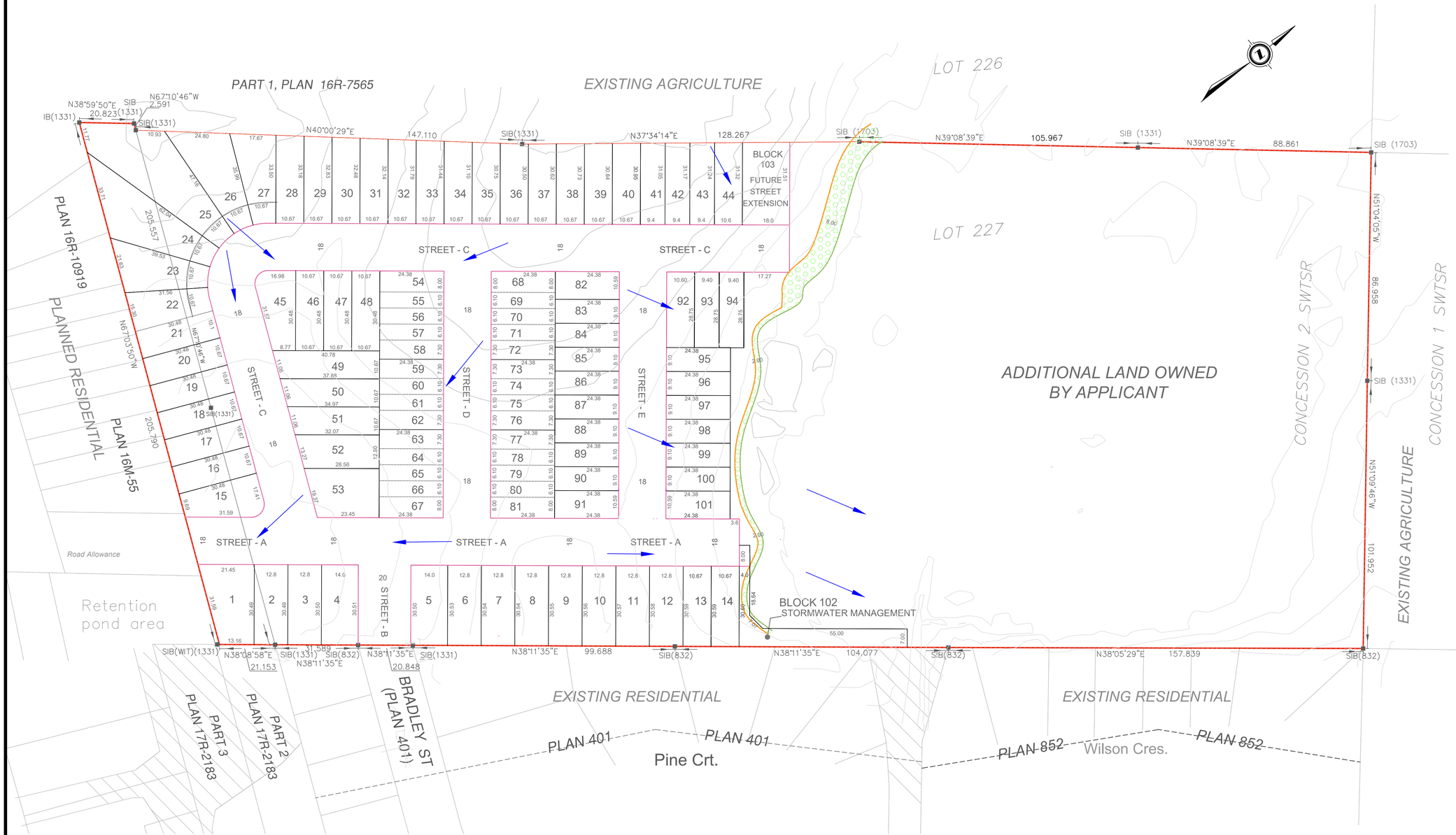
SUBJECT PROPERTY
PROPOSED ROAD NETWORK
PROPOSED BLOCKS
DRAINAGE DIRECTION
WETLAND BUFFER

SCALE 1: 750

0 25 50 75 100 Metres

KEY MAP (NOT TO SCALE)





Note: Bearings shown hereon are in grid consistent with Reference Plan 16R-11006

DRAFT PLAN OF SUBDIVISION

ADDITIONAL INFORMATION AS REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT R.S.O 1990

(a) AS SHOWN
(b) AS SHOWN
(c) AS SHOWN
(d) RESIDENTIAL DWELLINGS
(e) AS SHOWN
(f) AS SHOWN
(g) AS SHOWN
(h) MUNICIPAL WATER
(i) CLAY LOAM
(j) AS SHOWN
(k) MUNICIPAL SERVICES - FIRE, SOLID WASTE, POLICE, WINTER ROAD MAINTENANCE, HYDRO, PHONE
(l) AS SHOWN

LAND USE SCHEDULE

TOTAL AREA OF LAND TO BE SUBDIVIDED: ±4.46 ha (±11.02 ac.)

LAND USE	LOTS/ BLOCKS	UNITS	±ha	±ac.
Detached Dwellings	1 - 53, 92-94	56	2.16	5.34
Townhouses				
Five units per Block	54-58, 63-67, 68-72, 77-81	20	0.33	0.81
Four units per Block	59-62, 73-76	8	0.13	0.32
Senior Detached Dwellings	82-91, 95-101	17	0.39	0.96
Roads and Stormwater	102, 103	n/a	1.45	3.59
		101	4.46	11.02

OWNER'S AUTHORIZATION

WE BEING THE REGISTERED OWNERS OF THE SUBJECT LANDS HEREBY AUTHORIZE **CUESTA PLANNING CONSULTANTS INC.** TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION ON OUR BEHALF:

DATE: _____ SIGNED: _____
Owner

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYOR'S ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.

DATE: _____ SIGNED: _____
O.L.S.

REV. #	DATE	COMMENTS
1	Jul. 17, 2017	White Rose Park – Revised for Client – Internal Review
2	Aug. 24, 2017	White Rose Park – Revised for Client – Internal Review
3	Aug. 29, 2017	White Rose Park – Revised for Client – Internal Review
4	Feb. 1, 2018	White Rose Park – Revised for Client – Internal Review
5	Feb. 15, 2018	White Rose Park – Revised for Client – Internal Review
6	March 6, 2018	Revised for Client – 20m right-of-way – internal review
7	March 16, 2018	Revised for Client – internal review – wetland line redrawn; add. singles; shift some lots West
8	March 19, 2018	Revised for Client – internal review – additional lots; minor changes to roads
9	April 30, 2018	Revised for Client – internal review – adjust streets, stormwater; remove condo block
10	June 4, 2018	Revised for Client – internal review; add wetland buffer as per SAAR; adjust St C, lot 41-4, 93-95; delete lot 45
11	July 20, 2018	Revised for Client – internal review; add topography; add drainage directions

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Project No. 21705

Dwn. By D. ELLINGWOOD J. KEOMANY

DATE: JULY 20, 2018

PLANNING REPORT

Proposed Draft Plan of Subdivision and Zoning Bylaw Amendment

Part of Lot 227, Concession 2, SWTSR
Geographic Township of Proton
Township of Southgate
County of Grey

Prepared for:
2570970 Ontario Inc.
O/A White Rose Park

Prepared by:
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File No. 21705

Cuesta PLANNING CONSULTANTS
Urban and Rural Planning and Resource Management

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LIST OF COMPLETE APPLICATION SUBMISSION MATERIALS

ENVIRONMENTAL IMPACT STUDY (EIS) – MAY 23, 2018, SAAR ENVIRONMNETAL LTD (SAAR)

SERVICING REPORT – JUNE 2018, WILSON-FORD SURVEYING & ENGINEERING

DRAFT PLAN OF SUBDIVISION (2 FT X 3 FT)

PLANNING JUSTIFICATION REPORT

Zoning By-law Amendment and Draft Plan of Subdivision
Part of Lot 227, Concession 2, SWTSR
Geographic Township of Proton
Township of Southgate
County of Grey

1.0 INTRODUCTION

1.1 Purpose of Report

Cuesta Planning Consultants Inc. (CPC) has been retained by 2570970 Ontario Inc. operating as (O/A) White Rose Park, to prepare an application to permit a residential subdivision on the above noted lands. This planning justification report, a draft plan of subdivision and associated technical studies have been prepared in support of this application. The following planning justification report provides a description of the property and surrounding land uses, as well as an evaluation of the proposal with regard to the 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. This submission is a re-submission of a previous application for a mixed residential development on the same property. The previous submission is referenced as 42 T-2016-09 (Gilas).

1.2 Location & Description of Subject Lands Figure 1

The lands subject to this application are located at the northern edge of the Dundalk Primary Settlement Area in the Township of Southgate. The property is legally described as Part of Lot 227, Concession 2, SWTSR, in the geographic Township of Proton. The subject property is approximately 8.5 hectares (±21 ac.) in area.

The southwestern half of the property was previously used for agricultural purposes. The northeastern portion of the property contains a wet area with a poorly defined drainage system. The topography of the property includes a gentle slope to the south, directing local surface water flows to the southwest and the southeast. Two tree lines are located on the southwestern and northwestern property boundaries. The property is currently accessed by a field entrance from the adjacent Bradley Street right-of-way.

Figure 1 – Aerial of Subject Property

1.3 Surrounding Land Use Figure 2

The lands to the southeast of the White Rose Park property contain an existing residential subdivision. The street pattern in this area includes crescents and a cul-de-sac. The parcel to the southwest is currently being developed as a residential subdivision.

Figure 2 - Surrounding Land Use

The lands west and north of the subject property contain primarily agricultural cropland. The wooded area and wetland in the northern part of the subject property extends off the site to the northwest.

1.4 Description of Proposal — Appendix 1

The draft plan of subdivision (Appendix 1) proposes a mix of housing types on the southwestern portion of the land, which is approximately 4.5 hectares (11 ac) in size. The eastern portion, containing 4.0 hectares (10 ac), is not proposed for any form of urban development at this time. It is shown as additional lands owned by the applicant on the attached plan of subdivision. The subdivision will feature single-detached lots (73) around the periphery and townhouse blocks of four or five units (28) facing the central street. In total, 101 dwelling units are being proposed. Access to the development will be provided by an extension of Bradley Street, as well as a connection to the new subdivision to the west.

Wilson-Ford Surveying and Engineering (WFSE) has prepared a servicing report for the subdivision, which proposes to extend gas, water and sewer lines currently existing at the end of Bradley Street to service the subdivision. A proposed stormwater outlet servicing the south eastern part of the development will connect to the existing municipal drain near the southern lot line, while the west part of the subdivision will be serviced by a stormwater pond in the adjoining subdivision to the southwest.

Block 102 has been retained as open space to permit a future street connection to lands to the north of the subdivision should a settlement area boundary expansion and future development be proposed on the current agricultural fields.

It is noted that the Township consulting engineer, Triton Engineering, has stated that the proposed subdivision will require more water volume than is presently available in reserve capacity. Triton Engineering has stated that reserve capacity will expand once a new municipal well is operational in 2018 or 2019.

The design 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 Consultation

The proposal for a subdivision on the subject property has been on-going for several years. The property was acquired by the current owner in 2017. The application for a draft plan of subdivision was withdrawn due in part to the addition of an adjoining parcel of land along the south western boundary and the consequent adjustment to the lot layout and servicing.

During discussions with County and Township staff, it was suggested that road connections should be included to the adjacent subdivision to the southwest and future development to the north. One of the White Rose Park roads connects to a road coming east from the adjacent development. A future road extension to the north has been included in the attached plan of subdivision as Block 102 (see Appendix 1).

The Grand River Conservation Authority (GRCA) was contacted in February 2014 to obtain a preliminary opinion of the on-site environmental features. The GRCA indicated that an additional Environmental Impact Study (EIS) would be required to confirm the boundaries of wetland areas in the east portion of the property, and that a GRCA permit would be required for site alterations and grading in regulated areas. The EIS was completed and updated in January 2016 and further refinements were made in subsequent addenda. The wetland boundary was field verified during a site visit with SAAR Environmental, and the GRCA in October 2017 and surveyed in April 2018. A copy of the EIS has been submitted with the application (see reference material).

In addition, the consulting engineer for the Township of Southgate, Triton engineering, was contacted in Summer 2016 in order to obtain information on water servicing and sanitary servicing. Triton Engineering indicated that the water servicing requirements of the subdivision will exceed the servicing capacity of the Settlement Area of Dundalk. Triton Engineering further indicated that there is limited reserve capacity for sanitary services. Further details on servicing may be found in Section 1.6 of this report.

1.6 Technical Reports & Supporting Documentation

In order to provide a complete application, a number of technical studies were commissioned. These include an Environmental Impact Study, Archaeological Assessment and Servicing Report.

SAAR Environmental prepared an Environmental Impact Study (EIS) to determine the impact of subdividing the western portion of the site on the natural heritage features of the subject property and surrounding lands (see reference material). The EIS found that a small pocket of wetland near the southwest corner of the property could be removed if mitigative measures were used to enhance portions of the larger on-site wetland. Field verification of the wetland boundary on the east half of the property was conducted. The EIS concluded that a buffer of 2m was warranted along the southern portion of the wetland. A wider buffer of 8m is recommended along the northern part of the wetland. Additional mitigation measures have been proposed to reduce the impacts of construction activities on these nearby wetlands, and are described in the attached report.

A Stage 1 & 2 Archaeological Assessment was conducted by Fisher Archaeological Consulting for the previous draft plan submission (Gilas). 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 (see submitted material).

A Servicing Report was prepared by Wilson-Ford Surveyors and Engineering in order to assess the White Rose Park Subdivision with regard to Township road capacity, storm water drainage capacity, Township water service capacity, and waste water capacity (see reference material). The report found that a traffic study would not be necessary due to the relatively low density nature of the proposal. The principal entrance to the development would be from Bradley Street. The roads in the subdivision, when constructed, would be maintained year-round by the Township.

The servicing report found that surface water flows on the site tend to flow toward the southwest corner of the property and toward the wetland in the southeast and the northeast. There is no suitable storm water outlet in the southwest of the site, due to the condition of the Bradley Street storm sewer system. As such, the majority of the development and the streets will be graded to direct storm water flows to the west into a storm water management pond on the adjacent subdivision. This facility has extra capacity and can handle the flows from White Rose Park. A smaller section of the subject property will drain through a vegetated swale along the south side of the property and will connect to an existing municipal drain that runs behind Pine Crescent.

The analysis of municipal water service capacity and sanitary sewer capacity was conducted by WFES with input from Triton Engineering. With regard to water services, it was found that the reserve capacity of Dundalk Waterworks is 2,819 m^3/day. The current maximum day demand is 1,695 m^3/day, and would increase by 264.4 m^3/day with the proposed White Rose Park subdivision, to a total maximum day demand of 1,959.4 m^3/day. Triton Engineering noted in their correspondence that they calculate reserve capacity according to firm capacity, as opposed to design capacity. Triton Engineering further advised that the Servicing Report does not consider reserve capacity that has been committed to other developments. Based on their calculations, Triton Engineering stated that the White Rose Park Subdivision will exceed the reserve capacity of the Dundalk Waterworks until upgrading occurs.

With regard to sanitary services, it was found that the average daily effluent flow of the Dundalk Wastewater Treatment Plant would increase by 94 m^3/day with the proposed White Rose Park subdivision, from the current average daily flow of 728 m^3/day to a total average daily flow of 822 m^3/day. The Dundalk Wastewater Treatment Plant was found to have a design capacity of 1,832 m^3/day. Triton Engineering has cautioned that there is limited uncommitted sanitary servicing capacity available.

1.7 Required Approvals Table 1

The White Rose Park lands, in their entirety, are designated as a ‘Neighborhood Area’ in the Township of Southgate Official Plan, Map 1 to Schedule A; Dundalk. The lands are shown as a ‘Primary Settlement Area’ in the Grey County Official Plan. The Township of Southgate Zoning By-law schedules show the subject property has a split zoning, with Restricted Agriculture (AR) on the western portion and Environmental Protection (EP) on the eastern portion. Based on the present land use policy, the following approvals are required in order to attain draft plan approval.

Table 1 – Required Approvals	
Application	**Approval Authority**
Approval of the Draft Plan of Subdivision Application	County of Grey
Township of Southgate Zoning By-law No. 36-2002 The purpose of the amendment is to rezone the 'Restricted Agricultural Zone' (A2) and 'Environmental Protection Zone' (EP) to residential zones that will permit the proposed Detached units and Townhouse Units. The EP designated area will be changed to more accurately reflect wetland boundaries as confirmed by the attached Environmental Impact Study (EIS) (see reference material).	**Township of Southgate**

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 Table 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 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		
Section	**Policy**	**Evaluation**
The Minister, the council of a municipality, a local board, a planning board and the Municipal Board, in carrying out their responsibilities under this Act, shall have regard to, among other matters, matters of provincial interest such as,		
a)	*the protection of ecological systems, including natural areas, features and functions;*	An EIS was completed which established the boundaries of the wetland on-site and recommended a small buffer. Proposed development has been positioned outside the wetland and buffer area.
b)	*the protection of the agricultural resources of the Province;*	The land to be developed is at the northerly limit of the Dundalk primary settlement area. Cash crop lands are located immediately north of the subject lands. This proposal will not negatively impact agricultural resources on the adjacent properties.
c)	*the conservation and management of natural resources and the mineral resource base;*	Schedule B 'Mineral Aggregate Resources' of the Grey County Official Plan does not identify deposits on the subject property. Additional mapping on the Grey County GIS portal shows a tertiary gravel deposit occurring in the northeast portion of the property. Potential extraction of this deposit would not be supported, as the deposit underlies mostly wetland and established Dundalk neighbourhoods. The mineral resource base will therefore not be negatively affected by this proposal.
d)	*the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest;*	In order to provide a complete application, an archaeological assessment was conducted. The assessment found nothing of heritage value or interest and determined that no further archaeological work is required.
e)	*the supply, efficient use and conservation of energy and water;*	The efficient use and conservation of energy and water are determined primarily by energy efficient construction and the installing of low flow fixtures.
f)	*the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;*	The proposed development will use an extension of Bradley Street, which creates a logical extension of the services currently available on this street. The development is within a full servicing municipality and all standard services including gas will be installed in the subdivision.
g)	*the minimization of waste;*	Not applicable.
h)	*the orderly development of safe and healthy communities;*	The proposal is a natural extension of urban residential development to the southeast and southwest. Sidewalks will be installed to encourage safe movement of the residents of the subdivision. The mix of dwelling types encourages a range of income earners that could be attracted to this area.

Table 2 – Planning Act Section 2 – Matters of Provincial Interest		
Section	**Policy**	**Evaluation**
h.1)	*the accessibility for persons with disabilities to all facilities, services and matters to which this Act applies;*	The sidewalks will facilitate the safe movement of all residents.
i)	*the adequate provision and distribution of educational, health, social, cultural and recreational facilities;*	This provision is not applicable to this proposal, as the provision of these services is a township responsibility that should be reflected in it's land use policies.
j)	*the adequate provision of a full range of housing, including affordable housing;*	The draft plan of subdivision indicates a residential mix from single family dwellings to five-plexes.
k)	*the adequate provision of employment opportunities;*	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 Dundalk, leading to the expansion of employment opportunities.
l)	*the protection of the financial and economic well-being of the Province and its municipalities;*	The increased residential development will expand the municipality's assessment base with minimal impact on services.
m)	*the co-ordination of planning activities of public bodies;*	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 GRCA was asked to comment on the stormwater management plan by the engineering consultant and was on-site with the biologist to review the extent of the wetland.
n)	*the resolution of planning conflicts involving public and private interests;*	The pre-submission consultation process provides the remedy 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).
o)	*the protection of public health and safety;*	Given the density, street pattern and provision of sidewalks in the proposed development, no negative impact on public health or safety is anticipated.
p)	*the appropriate location of growth and development;*	The proposed development is to occur within a Primary Settlement Area, which is encouraged in the 2014 Provincial Policy Statement, the County Official Plan, and the Official Plan for the Township of Southgate.

Table 2 – Planning Act Section 2 – Matters of Provincial Interest		
Section	**Policy**	**Evaluation**
q)	*the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians.*	The development design meets density targets and would support transit in the future if available. The sidewalks improve walkability.

Table 3 – Planning Act, s.51(24) – Plan of subdivision approval: Criteria		
Section	**Policy**	**Evaluation**
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;		
a)	*the effect of development of the proposed subdivision on matters of provincial interest as referred to in section 2;*	A review of the proposed subdivision and matters of provincial interest is contained in Table 2 of this Report.
b)	*whether the proposed subdivision is premature or in the public interest;*	According to the Provincial Policy Statement (PPS), residential development is to be directed to settlement areas. As a primary settlement area on full municipal services, Dundalk is well suited to accommodate the proposed expansion to its residential area. The PPS and the Grey County Official Plan encourage a full range of residential accommodation. The 101 dwelling units proposed include single detached, fourplex, fiveplex townhouse units. The range of housing units should address the density and related policies of the PPS.
c)	*whether the plan conforms to the official plan and adjacent plans of subdivision, if any;*	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 and connects to, the adjacent subdivisions, located to the west and south and any future growth to the north or east..

Table 3 – Planning Act, s.51(24) – Plan of subdivision approval: Criteria		
Section	**Policy**	**Evaluation**
d)	*the suitability of the land for the purposes for which it is to be subdivided;*	The land proposed for development is in a former agricultural field that has been inactive for decades and is within the boundaries of a primary settlement area. Lands within primary settlement areas have been identified for their potential to support growth in rural communities. As such, the subject property is suitably located along the edge of the existing urban boundary and would act as a natural extension of the built environment.
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;*	The draft plan of subdivision indicates the above noted details. As previously noted, the principal access to the subdivision will be Bradley Street, located adjacent to the southwest corner of the subdivision. A secondary access is available through the adjoining subdivision to the south west.
f)	*the dimensions and shapes of the proposed lots;*	The draft plan of subdivision indicates the dimensions of all proposed lots. The lots encourage a slightly higher density standard than the density included in the municipal zoning by-law; however, the lot sizes reflect the policies as set out in the county and local Official Plan. The zoning by-law proposed for the subdivision should be flexible enough to respond to changes in the housing market.
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;*	At present, the eastern portion of the subject property 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 outlet.
h)	*conservation of natural resources and flood control;*	The servicing report shows the stormwater being directed to a detention pond in the adjacent subdivision close to the southwest corner of the subject parcel and an existing municipal drain near the eastern end of the subject property. These facilities are designed to meet the stormwater management needs of the proposed development. The site will be graded and the streets will be designed to collect all stormwater runoff and direct it to the above-noted outlets.

i)	*the adequacy of utilities and municipal services;*	**Sanitary:** It is proposed to extend the existing 200mm diameter sanitary sewer on Bradley Street to service the White Rose Park subdivision. The average sewage flow for White Rose Park Subdivision was calculated to be 94m3/day. When the development proceeds, it is expected that the average daily flow at Dundalk's wastewater treatment plant would be increased to 822m^3/day. Based on these calculations, there appears to be sufficient design capacity at the Dundalk wastewater treatment plant to accommodate the proposed development. However, Triton Engineering has stated that there is limited available reserve capacity for sanitary services at the present time. **Water:** It is proposed to extend the 150mm diameter watermain on Bradley Street to service the White Rose Park subdivision. The water demand for the White Rose Park Subdivision was calculated to be 264.4 m3/day. When the development proceeds, it is expected that the maximum daily demand at the Dundalk waterworks would be 1,959.4m^3/day. There appears to be a sufficient design capacity at the existing water works facility to accommodate the proposed development. Triton Engineering calculates the design capacity of the Dundalk waterworks according to firm capacity, which differs from design capacity. Firm capacity is defined as the capacity of the system without the largest source of water in service. Based on its analysis of committed water reserves for other developments in the area, Triton Engineering concluded that there is not enough water servicing available for the proposed development at this time. Triton Engineering noted that a Municipal Class Environmental Assessment is being conducted to increase Dundalk's reserve capacity, and that a new municipal well may be online by 2018 or 2019. Water servicing requirements will be addressed as a part of the planning approval and registration process, after the application is filed.

Table 3 – Planning Act, s.51(24) – Plan of subdivision approval: Criteria		
Section	**Policy**	**Evaluation**
j)	*the adequacy of school sites;*	The public and separate school administrations were contacted with regard to school capacity. Both Boards indicated that there is adequate capacity in both primary and secondary facilities to easily accommodate students generated by this subdivision.
k)	*the area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes;*	No active public open space is allocated at this time and no request has been put forward by the municipality. The additional lands owned by the applicant may, in whole or in part, provide a natural passive park area.
l)	*the extent to which the plan's design optimizes the available supply, means of supplying, efficient use and conservation of energy; and*	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.
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.*	Section 51(24) may be considered when specific proposals for the multiple family area are put forward. These units will be encouraged to place parking behind the buildings and to encourage attractive design.

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 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

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. The PPS contains several major policy areas; however, the following provisions are considered the most applicable with respect to the proposed plan of subdivision:

1.0 Building Strong Healthy Communities
- *1.1 Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns*
- *1.4 Housing*
- *1.6 Infrastructure and Public Service Facilities*

2.0 Wise Use and Management of Resources
- *2.1 Natural Heritage*
- *2.2 Water*
- *2.6 Cultural Heritage and Archaeology*

3.0 Protecting Public Health and Safety
- *3.1 Natural Hazards*

Table 4 – Provincial Policy Statement

Section	Policy	Evaluation
1.0 Building Strong Healthy Communities		
1.1.1 Healthy, liveable and safe communities are sustained by:		
a)	*promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;*	The design of the proposed subdivision is compact and efficiently uses land. This parcel is appropriately located within the Dundalk Primary Settlement Area. A range of dwelling types are included in this proposal. Approximately 28% of the proposed dwellings are contained in multiunit structures.
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;*	The proposal offers a variety of housing options including a slightly higher density detached dwellings, fourplex, and fiveplex townhouse dwelling units. This combination of residential dwelling units creates housing opportunities for individuals and families of varying income levels.

c)	*avoiding development and land use patterns which may cause environmental or public health and safety concerns;*	The proposed application will retain the easterly portion of the site in its natural condition, to avoid any negative impacts on the environment. The services will be designed to municipal standards.
d)	*avoiding development and land use patterns that would prevent the efficient expansion of settlement areas in those areas which are adjacent or close to settlement areas;*	The proposed development is on the periphery of the Dundalk urban area. It is also within the boundary of the primary settlement area. Therefore, the proposal would not offend this policy. It is not anticipated that the municipal boundaries will expand north in the near future. If expansion north does occur, an extension of the east end of the proposed Bradley Street terminus could be considered.
e)	*promoting cost-effective development patterns and standards to minimize land consumption and servicing costs;*	As noted above, the proposed development offers some of housing types from single detached to townhouses. The development will present a compact development alternative to the typical single detached residential development found in the Dundalk settlement area. The proposed lot configuration on a 4.5 ha parcel generates a density of approximately 22.4 units/ha.
f)	*improving accessibility for persons with disabilities and older persons by identifying, preventing and removing land use barriers which restrict their full participation in society;*	This provision is not applicable for this stage of the process, and would be more appropriately considered as a building code issue.
h)	*promoting development and land use patterns that conserve biodiversity and consider the impacts of a changing climate.*	The Environmental Impact Study submitted in conjunction with this application (see reference material) supports the development as proposed and the location of stormwater detention facility. A tree planting requirement will assist in promoting buffering.
1.1.3 Settlement Areas		
.1	*Settlement areas shall be the focus of growth and development, and their vitality and regeneration shall be promoted.*	This application will result in various types of dwelling units, contributing to a balanced growth in Dundalk.
.2	*Land use patterns within settlement areas shall be based on:*	1. The parcel as a whole is approximately 8.5 hectares in area. Of these 8.5 hectares, 4.5

	a) *densities and a mix of land uses which:* 1. *efficiently use land and resources;* 2. *are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion;* 3. *minimize negative impacts to air quality and climate change, and promote energy efficiency;* 4. *support active transportation;* 5. *are transit-supportive, where transit is planned, exists or may be developed; and* 6. *are freight-supportive; and* ***b)*** *a range of uses and opportunities for intensification and redevelopment in accordance with the criteria in policy 1.1.3.3, where this can be accommodated.*	hectares (12 acres) will be developed to accommodate the 101 dwelling units, for a density of approximately 22.4 dwelling units per hectare. The unit types vary between single detached and townhouse dwelling units. 2. The increased density will provide for more efficient use of services. Items 3 to 6 are not applicable to small urban centres such as Dundalk. As stated above, the development is compact, proposes mid-density housing options and provides for attractive urban streetscapes and a natural gradation from single detached dwellings to higher density development.
.3	*Planning authorities shall identify appropriate locations and promote opportunities for intensification and redevelopment where this can be accommodated taking into account existing building stock or areas, including brownfield sites, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs.*	The Southgate Official Plan shows the entire White Rose Park holding as "Neighborhood Community", which anticipates the extension of the existing community to the south east and the rounding out of the Dundalk Primary Settlement area.
.4	*Appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form, while avoiding or mitigating risks to public health and safety.*	The proposed development supports the compact form objectives of this policy.
.5	*Planning authorities shall establish and implement minimum targets for intensification and redevelopment within built-up areas, based on local conditions. However, where provincial targets are established through provincial plans, the provincial target shall represent the minimum target for affected areas.*	The County of Grey projects 1600 additional dwelling units to be added to the Township of Southgate. Of those units, 60% (960) are targeted for settlement areas. The proposed subdivision compliments this objective.

.6	*New development taking place in designated growth areas should occur adjacent to the existing built-up area and shall have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities.*	At stated above, this development is a natural extension of existing residential development.
.7	*Planning authorities shall establish and implement phasing policies to ensure:* ***(a)*** *that specified targets for intensification and redevelopment are achieved prior to, or concurrent with, new development within designated growth areas; and* ***(b)*** *the orderly progression of development within designated growth areas and the timely provision of the infrastructure and public service facilities required to meet current and projected needs.*	This proposal will contribute to the County and Township's ability to meet the projected housing targets. The subject is designed to move from single detached holdings to higher density in the central area of the subdivision.
1.3	Housing	
.3	*Planning authorities shall provide for an appropriate range and mix of housing types and densities to meet projected requirements of current and future residents of the regional market area by:* ***b)*** *permitting and facilitating:* 1. *all forms of housing required to meet the social, health and wellbeing requirements of current and future residents, including special needs requirements; and* 2. *all forms of residential intensification, including second units, and redevelopment in accordance with policy 1.1.3.3;* ***c)*** *directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs;* ***d)*** *promoting densities for new housing which efficiently use land, resources,*	b) The proposed development offers more than the standard single detached residential lot. In addition to single detached units, the draft plan includes street townhouse units which will address the need for a variety of housing needs. This form of development is both appropriate and desirable in a community such as Dundalk. It will create less stress on municipal services and consume less land than a single detached subdivision with the same number of units. Because of the assortment of dwelling units, a wider spectrum of family incomes can be accommodated. c) Dundalk is a designated Primary Settlement Area by the County of Grey Official Plan and as such, should be the target of residential growth. Dundalk provides the necessary infrastructure and public service facilities to support development of this nature.

	infrastructure and public service facilities, and support the use of active transportation and transit in areas where it exists or is to be developed; and	d) As stated above, the proposed development is comprised of medium density townhouses and somewhat smaller single detached lots which will efficiently use the land and available infrastructure.
1.6.6 Sewage, Water and Stormwater		
.1	*Planning for sewage and water services shall:* ***(a)*** *direct and accommodate expected growth or development in a manner that promotes the efficient use and optimization of existing:* 1. *municipal sewage services and municipal water services; and* 2. *private communal sewage services and private communal water services, where municipal sewage services and municipal water services are not available;* ***(b)*** *ensure that these systems are provided in a manner that:* 1. *can be sustained by the water resources upon which such services rely;* 2. *is feasible, financially viable and complies with all regulatory requirements; and* 3. *protects human health and the natural environment;* ***(c)*** *promote water conservation and water use efficiency;* ***(d)*** *integrate servicing and land use considerations at all stages of the planning process; and* ***(e)*** *be in accordance with the servicing hierarchy outlined through policies 1.6.6.2, 1.6.6.3, 1.6.6.4 and 1.6.6.5*	The proposal will extend existing municipal servicing on Bradley Street. Stormwater management for the majority of the subdivision will be directed to the south-west into a stormwater facility in the adjoining subdivision. The eastern section of the development will be accommodated by the existing municipal drainage system that services the existing subdivision to the south east. Most of the provisions of this Section of the PPS apply to municipalities, when developing official plan and servicing policies. The promotion of water conservation and efficiency is achieved by installation of water efficient fixtures and encouraging conservation in water use. The proposal reflects a natural extension of municipal services and controls downstream impacts by proposing a stormwater detention pond and the existing municipal drain to the south east.
.2	*Municipal sewage services and municipal water services are the preferred form of servicing for settlement areas. Intensification and redevelopment within settlement areas on existing municipal sewage services*	The proposal includes municipal sewage services and municipal water services for a subdivision in a Settlement Area and is therefore consistent with this policy.

	and municipal water services should be promoted, wherever feasible.	
.7	*Planning for stormwater management shall:* ***(a)*** *minimize, or, where possible, prevent increases in contaminant loads;* ***(b)*** *minimize changes in water balance and erosion;* ***(c)*** *not increase risks to human health and safety and property damage;* ***(d)*** *maximize the extent and function of vegetative and pervious surfaces; and* ***(e)*** *promote stormwater management best practices, including stormwater attenuation and re-use, and low impact development.*	The project proposes an existing storm water detention pond and municipal drainage described above.
1.6.7 Transportation Systems		
.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.*	The proposal will meet the standard for small urban centres that do not have public transit.
2.0 Wise Use and Management of Resources		
2.1 Natural Heritage		
.1	*Natural features and areas shall be protected for the long term.*	The eastern portion of the property has been assessed by a qualified biologist, in order to determine the occurrence and characteristics of natural heritage features on the site. The eastern area is not shown as a development area at this time, notwithstanding the official plan designation. The area will be left in its natural condition, which will maintain the surface and ground water features and maintain the linkage with the lands to the north, beyond the boundaries of the settlement area.
.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*	The EIS (see reference material) prepared for the project by SARR Environmental, addressed the natural heritage policy in the PPS and determined that the proposed

	possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features.	development would not impact any natural heritage features on the eastern section of the property provided an appropriate buffer area is maintained.
.5	*Development and site alteration shall not be permitted in:* ***d)*** *significant wildlife habitat;* ***e)*** *significant areas of natural and scientific interest; and*	(See item .2.1.2)
.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.*	No endangered or threatened species were identified on the adjacent wet lands according to the EIS (see reference material).
.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.*	The attached EIS provides for mitigation strategies in order to ensure that there is no negative impact from the subdivision on the nearby low lands to the east. As well, the addendum to the EIS provides an augmented planting in the wet land area to compensate for the removal of a very small lowlying area near the extension of Bradley Street. Construction activities will be permitted on site between the hours of 7 am to 7 pm within 120 m of the adjusted wetland boundary. Spruce trees adjacent to houses on Pine Court will also be retained where possible. Lastly, native ground cover, shrub, and tree species shall be planted in order to control outflows of the stormwater management pond and the drainage system as well.
2.2 Water		
.1	*Planning authorities shall protect, improve or restore the quality and quantity of water by:* ***a)*** *using the watershed as the ecologically meaningful scale for integrated and long-term planning, which can be a foundation for considering cumulative impacts of development;*	The proposal will efficiently manage stormwater on site. A more detailed stormwater management report may be required prior to the physical development occurring. The subdivision is designed to avoid any impact on the water features on the eastern 3+ ha of the site. The applicable provisions of section 2.1

	b) *minimizing potential negative impacts, including cross-jurisdictional and cross-watershed impacts;* ***c)*** *identifying water resource systems consisting of ground water features, hydrologic functions, natural heritage features and areas, and surface water features including shoreline areas, which are necessary for the ecological and hydrological integrity of the watershed;* ***d)*** *maintaining linkages and related functions among ground water features, hydrologic functions, natural heritage features and areas, and surface water features including shoreline areas;* *e) implementing necessary restrictions on development and site alteration to:* *1. protect all municipal drinking water supplies and designated vulnerable areas; and* *2. protect, improve or restore vulnerable surface and ground water, sensitive surface water features and sensitive ground water features, and their hydrologic functions;* ***f)*** *planning for efficient and sustainable use of water resources, through practices for water conservation and sustaining water quality;* ***g)*** *ensuring consideration of environmental lake capacity, where applicable; and* ***h)*** *ensuring stormwater management practices minimize stormwater volumes and contaminant loads, and maintain or increase the extent of vegetative and pervious surfaces.*	are satisfied by the maintenance of the Environmental Protection area and the provision for a storm water facility on the adjacent site with the mitigation measures suggested in the attached EIS (see reference material).
.2	*Development and site alteration shall be restricted in or near sensitive surface water features and sensitive*	By retaining the eastern portion of the property in its natural state, the

	ground water features such that these features and their related hydrologic functions will be protected, improved or restored. *Mitigative measures and/or alternative development approaches may be required in order to protect, improve or restore sensitive surface water features, sensitive ground water features, and their hydrologic functions.*	design of the subdivision meets this objective.
2.6 Cultural Heritage & Archaeology		
.1	*Significant built heritage resources and significant cultural heritage landscapes shall be conserved.*	The archaeological assessment conducted by Fisher Archaeological Consulting for the previous draft plan submission 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 (see Appendix 2). Therefore, no further archaeological work is required.
3.0 Protecting Public Health and Safety		
3.1 Natural Hazards		
.1	*Development shall generally be directed to areas outside of:* ***(c)*** *hazardous sites.*	The subdivision will not encroach on any natural hazard area.

2.3 Grey County Official Plan (GCOP) Figure 3

The County of Grey Official Plan is designed to guide development in the County of Grey up to the year 2026, 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.

The GCOP designates this parcel as being entirely within a “Primary Settlement Area,” according to Schedule A – Land Use Designations. The only constraint identified on this property by the GCOP is a “Wellhead Protection Area, Zone B,” which will not be impacted by residential uses in the proposed plan of subdivision.

The Primary Settlement Area policies are found in Section 6.2 of the GCOP and are intended to direct growth of varying types, in a manner that is efficient and appropriate. The official plan defines Primary Settlement Areas as “larger settlements with full municipal servicing, and a wide range of uses, services and amenities, which are intended to be the primary target for residential and non-residential growth.”

Figure 3 - Grey County Official Plan - Schedule A

There are several policy areas that apply to the subject application. Schedule A (Figure 3) of the County Official Plan indicates that the subject lands are included within the Primary Settlement Area. Certain GCOP policies will apply, although a County Official Plan Amendment is not required.

Section 6.12.1 of the GCOP outlines the requirements for a plan of subdivision.

6.12.1 *In any new applications for plan of subdivision or plan of condominium submitted to the County for approval, the proponent shall consider and be prepared to justify the following:*
a) The layout of the proposed plan with regard to matters of:

i. Access to public transportation (where applicable) and access to existing trails,
ii. Connections to existing trails,
iii. Improving and promoting the walkability / cyclability within the proposed plan and with consideration for existing walking and / cycling conditions,
iv. Accessibility for persons with disabilities,
v. The provision of sidewalks,
vi. 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,
vii. Energy conservation and efficiency design measures such as LEED (Neighbourhood) and Low Impact Development,
viii. Impact on the natural environment, as defined in Section 2.8 of this Plan.
ix. Consideration of the design of street lighting to minimize impact on dark skies,
x. The provision of usable parkland and green space,
xi. Public access to water front or beach (where applicable),
xii. Snow removal and emergency vehicle access.

b) A range of housing and employment densities.
c) A mix of housing types including homes for the aged and assisted living facilities.
d) The provision of affordable housing
e) Consistency with Provincial Policy and Local Official Plan provisions
f) The information requirements listed under Section 6.18

The proposed subdivision, as noted earlier, will adhere to the above policies where applicable. The street pattern reflects the existing modified grid pattern in Dundalk. As the municipality may want to extend development to a future development area outside of the existing settlement area, a block of land has been reserved at the north-east section of the proposed.

Section 2.6.1 of the Plan contains policies that guide and direct growth to settlement areas, as part of the County Growth Management Strategy.

2.6.1 *Primary Settlement Areas: large settlements with full municipal servicing, and a wide range of uses, services, and amenities are intended to be the primary target for residential and non-residential growth.*

Dundalk is identified as a Primary Settlement Area which includes full municipal servicing. Residential growth is to be directed towards Primary Settlement Areas.

GCOP growth projections include a population of 10,200 in the Township of Southgate by 2021. Seventy-five hundred residents live in the Township as of 2006, and the Township is predicted to grow by 900 residents between 2016 and 2026 according to Table 1 of the GCOP. Some of the additional residents can be accommodated by the proposed subdivision.

Housing policy contained in Section 1.8 specify the following provisions.

1.8
a) intensification and redevelopment, primarily within Settlement Areas, and within other areas where an appropriate level of physical and social services are available subject to the policies of Section 5.3. In this regard the County will require that the intensification targets as set out in Table 7 be met;

b) the provision of alternative forms of housing for special needs groups, where possible. Special needs groups may include, but are not limited to, seniors, physically or mentally challenged and low income earners;
c) the maintenance and improvement of the existing housing stock. This will be encouraged through local maintenance and occupancy standards by-laws;
d) the utilization of available programs and/or funding, if any, from applicable levels of government for assisted housing for households, including those with special needs, as well as programs to rehabilitate older residential areas; and
e) housing accessible to lower and moderate income households. In this regard, accessory apartments, semi-detached, duplex, townhouse and low rise apartment units will provide the bulk of affordable housing opportunities and will likely be provided within settlement areas with

appropriate levels of servicing being available. Outside of the settlement areas accessory apartments will be the most likely means of increasing housing affordability.

County housing policy is intended, in part, "to encourage a wide variety of housing by type, size and tenure, to meet projected demographic and market requirements of current and future residents of the County. Although approximately 70% of the dwelling units will be single detached, the reduced lot area and frontage, will provide for a higher density than would normally be considered for single detached developments.
This variety will help address housing needs for the current and future residents of this section of the County.

Subsection a) of Section 1.8, encourages development within "Settlement Areas," where such areas contain the appropriate level of physical and social services to support growth. Section 5.3, referenced above in 1.8 (a), relates to servicing. The servicing report for the subdivision is summarized in section 1.6 of this report and the full text is found in Referenced Materials.

With respect to Subsection e), the development contains housing options, which this subsection defines as affordable housing.

Policy 2.6.2 establishes and outlines general policies for settlement areas. This proposal will develop vacant land located within an identified settlement area without extending the existing urban boundary, meeting the intent of the plan to focus growth in Primary Settlement Areas. The relevant policies of section 2.6.2 are assessed as follows.

2.6.2(2) *Local Official Plans, Secondary Plans, Plans of Subdivision and Condominium Plans shall ensure a proper and orderly street pattern facilitating safe motor vehicle, bicycle and pedestrian travel, efficient use of services, and a variety of housing and development opportunities within designated Settlement Area designations.*

The street pattern of the proposed development is a partial grid with the longest 'straight-line' street being approximately 180 metres in length. The layout of the streets contains several stop points and turns while maintaining good sight lines, which encourages slower driving speeds and allows motorists to better react to any immediate situations.

The street pattern will also allow for pedestrians and cyclists to move through the subdivision area safely.

This subdivision will also provide a variety of housing options to home owners that are not commonly available in the area of Dundalk.

2.6.2(3) *Local Official Plans, Secondary Plans, Plans of Subdivision and Condominium Plans should give consideration to the orientation of the streets and dwelling units in order to ensure energy efficiency, convenient access to retail facilities, schools, recreational facilities, and services via motor vehicle, bicycle and pedestrian travel.*

The proposed dwelling units will front onto roadways that have direct access to the various services offered in Dundalk. Access is maintained on these roads year-round by the Township of Southgate.

2.6.2(4) *Local Official Plans and/or Secondary Plans should allocate land use designations or sufficient land area to accommodate development potential for a minimum of ten years to a maximum of 20 years.*

The Township of Southgate Official Plan designates the area to be developed as 'Neighbourhood Area.' The purpose of the Neighbourhood Area designation is to identify areas of existing and planned residential development. The proposal supports this policy.

2.6.2(8) *Development within designated growth areas should progress in an orderly manner with mixed land uses in keeping with the timely expansion of municipal services and the provision of public service facilities. Local Official Plans shall define phasing policies to guide orderly development.*

Although the proposed development contains only residential uses, the mixture of dwelling types will present a wider variety of housing opportunities than those that generally occur in small urban centres.

A wet area is located in the northeastern portion of the subject property, which has been mapped by the Ministry of Natural Resources and Forestry and the Grand River Conservation Authority. Neither the County nor Township Official Plan mapping recognizes this area as a significant wetland or hazardous area. However, the Township of Southgate does zone this area as 'Environmental Protection.' An EIS has been conducted in order to further assess this area and define the boundaries is in a more accurate manner.

Section 2.8 of the GCOP requires that consideration must be given to the natural environment. The adjacent hazard area does not contain a feature that would require a setback under the Grey County Official Plan. The proposed subdivision design will not negatively impact the adjacent hazard lands.

2.4 Township of Southgate Official Plan (TSOP) Figure 4

In a similar manner to the Grey County Official Plan, the Township of Southgate Official Plan (TSOP) has established growth goals and objectives (see submitted material). Sections 2.2 and 2.3 of the TSOP speak to growth principles and future settlement patterns, respectively. In Subsection 2.2.7 it is stated that the policies of the plan are to "provide for the promotion of efficient and cost-effective development strategies." This manifests into strategies that "direct growth to existing settlement areas, ensuring a safe and healthy, living and working environment, and to provide for limited residential growth and commercial and industrial opportunities that meet defined criteria ensuring rural vitality and viability continue." The proposed plan of subdivision is consistent with the intent and purpose of this mandate.

Section 2.3.4 further encourages development in this settlement area by stating that, “the greater majority of growth in the Township of Southgate is to be directed toward the urban community of Dundalk.” Again, this proposal compliments the intent of the local Official Plan.

Under the Township of Southgate Official Plan, the subject land is designated “Neighbourhood Area” in its entirety. Lands with this designation are primarily residential in nature, but do permit other uses compatible with residential development such as commercial, institutional and open space.

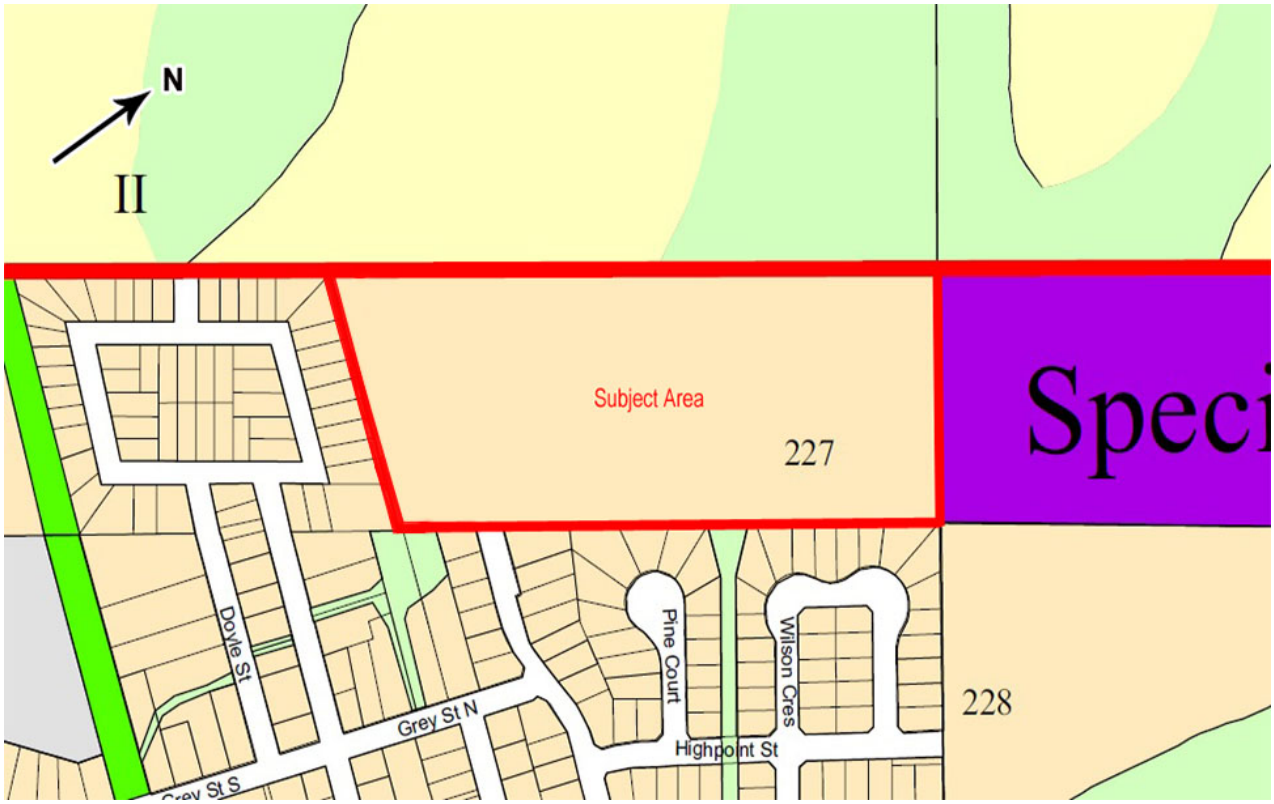


Figure 4 - Township of Southgate Official Plan - Land Use

The permitted uses for a “Neighbourhood Area” designation include: Low and medium density residential dwellings, including single family, semi detached and multiple unit dwellings, townhouses, private nursing homes, funeral homes, senior citizen/retirement homes and group homes. The dwelling types in the proposal reflect the permitted uses.

The development policy (4.1.2) for the “Neighbourhood Area” does not provide direction for single-detached dwelling units, but does contain policies regarding townhouses and multiple unit dwellings.

4.1.2
In considering a zoning by-law amendment and site plan to permit a townhouse and multiple unit dwelling, Council shall be satisfied of the following:

i. The proposed use is compatible with the surrounding lands, with regard to scale and visual impact.
ii. The use will not cause or create traffic hazards or an unacceptable level of congestion on surrounding streets.
iii. The use is located on a site that has adequate land area to incorporate required parking, open space, landscaping and buffering.
iv. The use can be serviced by municipal water and sewer services.
v. The proposed lots can be adequately serviced by adequate community facilities, including schools and parks.
vi. Townhouse and Multiple Dwelling development shall require stormwater management for both quantity and quality control, as approved by the Municipality and other approval authorities.

The character of the development will blend well with the Dundalk Settlement Area. The single detached dwellings will back onto lots that also contain single detached dwellings to the southeast as well as the low density residential units in the adjacent new subdivision to the south west. The dwelling units at the centre of the proposed subdivision are townhouses that front onto the local streets.

It is not anticipated that the traffic generated from the proposed developments will be of an unacceptable level. The lots are designed to reflect existing zoning requirements and one assumes that landscaping buffering and parking were considered when the standards were established. As noted previously, the subdivision is adjacent to the existing built area in Dundalk and a minimal service expansion will be required. Dundalk has community facilities, schools and parks to support a development of this scale. In regard to stormwater, the stormwater management facility on the adjacent subdivision to the south-west has a design capacity that can accommodate approximately two-thirds of the subdivision. The eastern portion of the subdivision will flow to the existing municipal drain to the southeast. A more detailed storm water design may be required prior to registration.

2.5 Township of Southgate Zoning By-law No. 6-2009 Figure 5 & Table 5

The lot fabric for the proposed subdivision is designed to generally reflect the requirements of Residential Type 1 and 3 zones. The implementation of these zones will vary, but will generally be consistent with the existing requirements of the Township's zoning by-law for these two residential zones. In order to accommodate changes in market demand, the Type 3 zone should provide for detached dwellings. The attached zoning schedule (Figure 5) also refines the limits of the EP and permits a stormwater facility within the EP boundary. Table 5 compares the provisions of the R1 and R2 zones with the White Rose proposal.

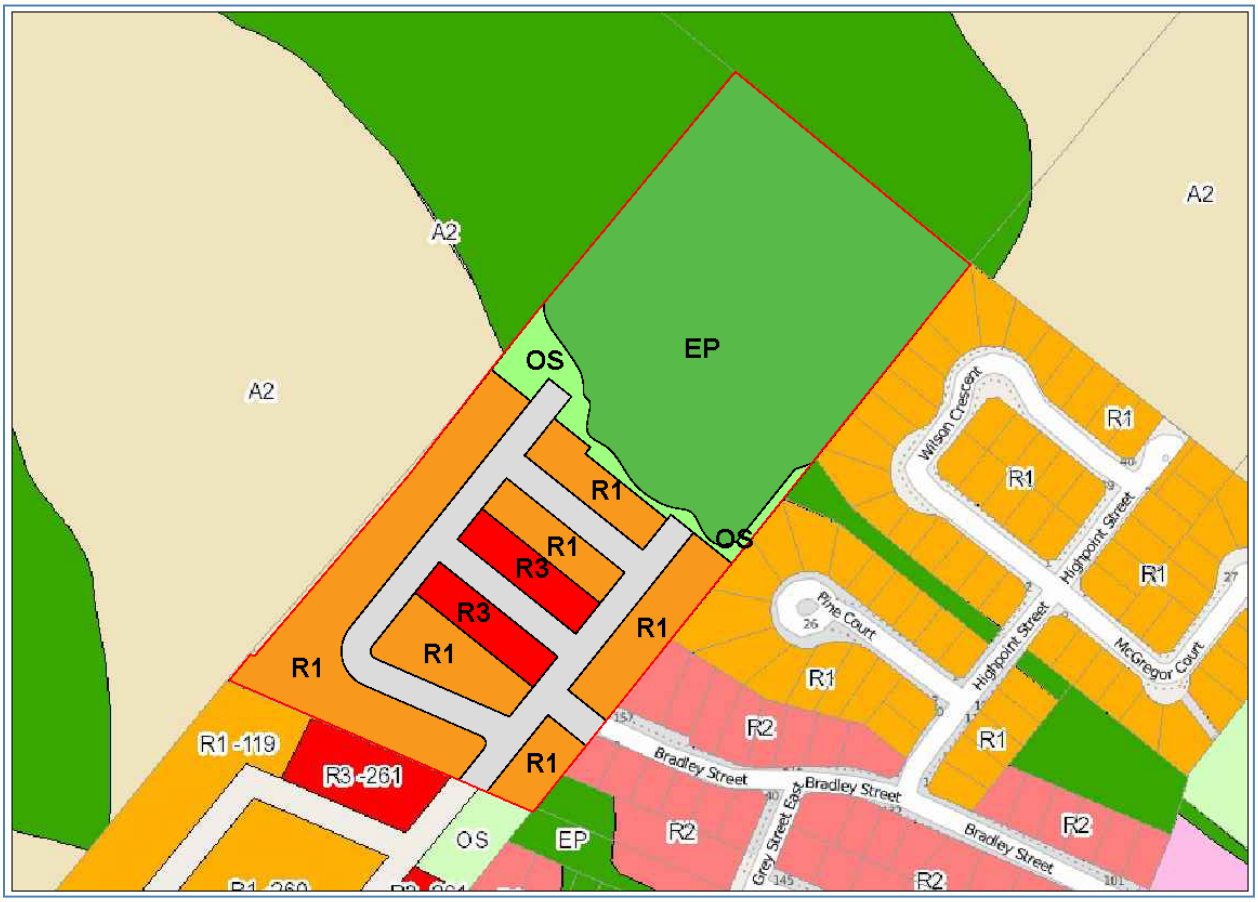


Figure 5 - Township of Southgate Zoning – Proposed Designations (subject property outlined in red).

This table provides a summary of the zoning provisions for the R1 and R3 zone in the Townships comprehensive provision for the modification to the R1 and R3 zones that would apply to the White Rose Park subdivision.

Table 5: Zoning Provisions

Relevant Zoning Portions				
Southgate Zoning Provisions				
	R1 Zone Provisions	**White Rose Proposal for R1**	**R3 Zone Provisions**	**White Rose Proposal for R3**
Minimum Lot Frontage	12.12 m (40 ft) or [15 m for a corner lot]	9.0 m (29.5 ft)	10 m (33 ft)	6.1 m (20.0 ft)
Minimum Lot Area	465 m^2 (5005 ft^2)	220 m^2 (2368.1 ft^2)	350 m^2 (4767 ft^2)	148.2 m^2 (1595.2^2 ft)
Maximum Lot Coverage	35%	40%	40%	40%
Minimum Front Yard	7.0 m (23 ft)	7.0 m (22.9 ft)	9.0 m (30 ft)	7.0 m (22.9 ft)
Minimum Interior Side Yard	1.5 m (5 ft)	1.2 m (3.9 ft)	2.0 m (6.6 ft)	1.2 m (3.9 ft)
Minimum Exterior Side Yard	4.5 m (15 ft) for corner lot	3.0 m (9.8 ft)	6.0 m (20 ft) for corner lot	-
Minimum Rear Yard	7.6 m (25 ft)	7.5 m (24.6 ft)	9.0 m (30 ft)	7.0 m (22.9 ft)
Minimum Gross Floor Area			79 m^2 (850 ft^2)	79 m^2 (850 ft^2)
1 story	90 m^2 or 105 m^2 without a basement	90 m^2 or 105 m^2 without a basement	-	-
1.5 Story or Split Level	105 m^2	105 m^2	-	-
2 or 2.5 Stories	130 m^2	130 m^2	-	-
Maximum Height	2.5 Stories	10 m (32.8 ft)	2.5 Stories	10 m (32.8 ft)

3.0 SUMMARY & CONCLUSIONS

The proposed White Rose Park subdivision has been designed to be consistent with provincial, county, and township policy pertaining to locating urban development, providing for housing market needs and respecting the environmental limits of the site. 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 the policy of the Grey County and Southgate Official Plans.
3) The servicing provisions of the proposal will provide an interesting design by means of encouraging streetscapes, and emphasizing architecture.

Considering its location in a full service municipality, its variety of housing types and its respect for the environmental benefits of the site, the approval of the attached draft plan should be granted.

Respectfully Submitted,

Maria Wood
Cuesta Planning Consultants Inc.

Approved By Don Scott
Cuesta Planning Consultants Inc.

APPENDIX I

Draft Plan Submission
July 20, 2018
Cuesta Planning Consultants

DRAFT PLAN OF SUBDIVISION

DRAFT PLAN NO.

PREVIOUS DRAFT PLAN NO.
21T-16

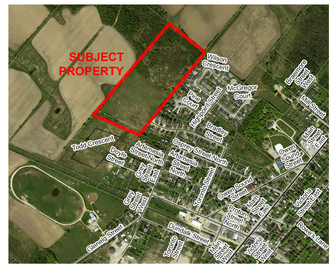
PART OF LOT 227
CONCESSION 2 S.W.T.S.R.
(VILLAGE OF DUNDALK)
TOWNSHIP OF SOUTHGATE
(GEOG. TOWNSHIP OF PROTON)
COUNTY OF GREY

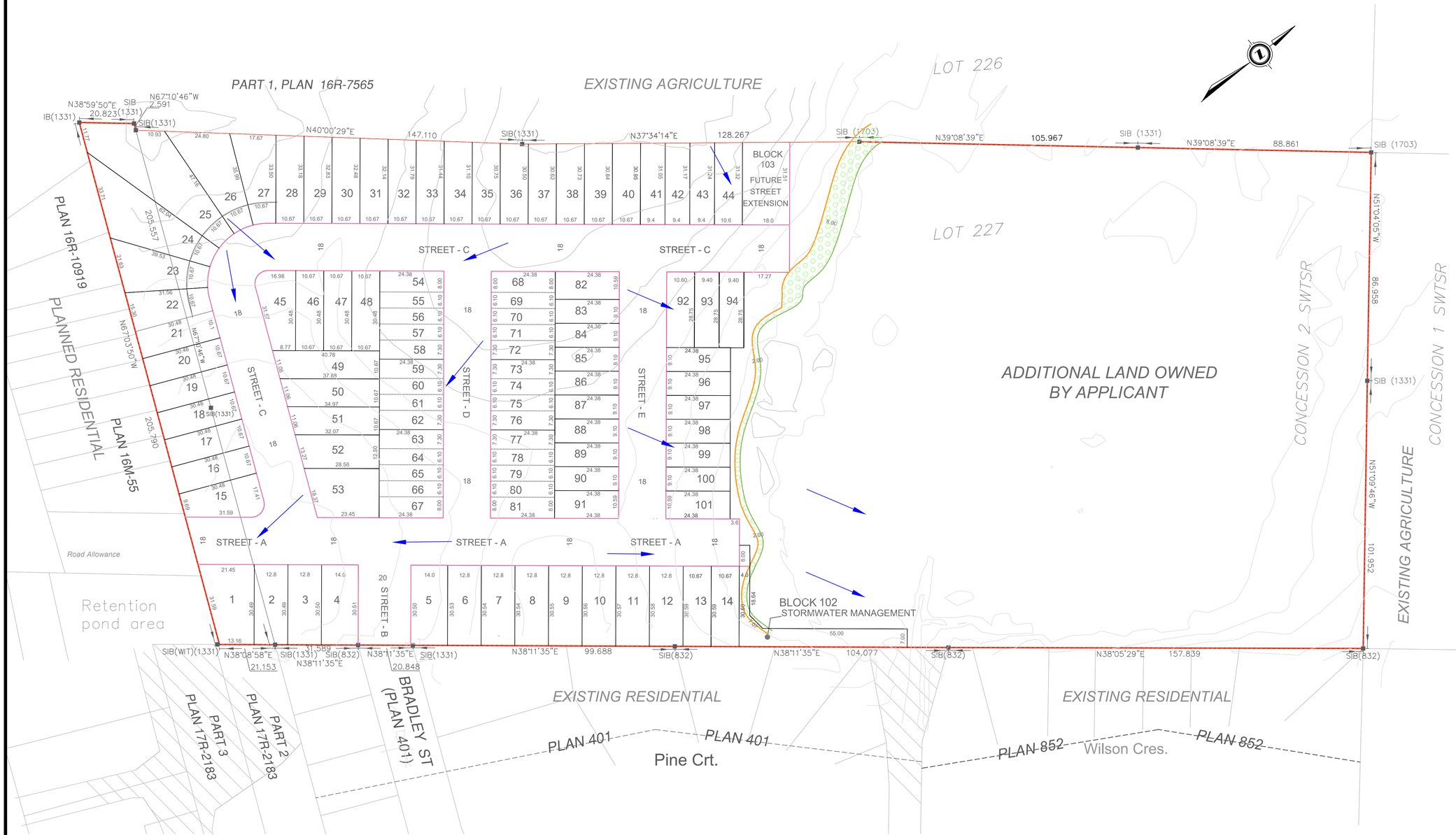
SUBJECT PROPERTY
PROPOSED ROAD NETWORK
PROPOSED BLOCKS
DRAINAGE DIRECTION
WETLAND BUFFER

SCALE 1: 750

0 25 50 75 100 Metres

KEY MAP (NOT TO SCALE)





Note: Bearings shown hereon are in grid consistent with Reference Plan 16R-11006

DRAFT PLAN OF SUBDIVISION

ADDITIONAL INFORMATION AS REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT R.S.O 1990

(a) AS SHOWN
(b) AS SHOWN
(c) AS SHOWN
(d) RESIDENTIAL DWELLINGS
(e) AS SHOWN
(f) AS SHOWN
(g) AS SHOWN
(h) MUNICIPAL WATER
(i) CLAY LOAM
(j) AS SHOWN
(k) MUNICIPAL SERVICES - FIRE, SOLID WASTE, POLICE, WINTER ROAD MAINTENANCE, HYDRO, PHONE
(l) AS SHOWN

LAND USE SCHEDULE

TOTAL AREA OF LAND TO BE SUBDIVIDED: ±4.46 ha (±11.02 ac.)

LAND USE	LOTS/ BLOCKS	UNITS	±ha	±ac.
Detached Dwellings	1 - 53, 92-94	56	2.16	5.34
Townhouses				
Five units per Block	54-58, 63-67, 68-72, 77-81	20	0.33	0.81
Four units per Block	59-62, 73-76	8	0.13	0.32
Senior Detached Dwellings	82-91, 95-101	17	0.39	0.96
Roads and Stormwater	102, 103	n/a	1.45	3.59
		101	4.46	11.02

OWNER'S AUTHORIZATION

WE BEING THE REGISTERED OWNERS OF THE SUBJECT LANDS HEREBY AUTHORIZE **CUESTA PLANNING CONSULTANTS INC.** TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION ON OUR BEHALF:

DATE: _____ SIGNED: _____
Owner

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYOR'S ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.

DATE: _____ SIGNED: _____
O.L.S.

REV. #	DATE	COMMENTS
1	Jul. 17, 2017	White Rose Park – Revised for Client – Internal Review
2	Aug. 24, 2017	White Rose Park – Revised for Client – Internal Review
3	Aug. 29, 2017	White Rose Park – Revised for Client – Internal Review
4	Feb. 1, 2018	White Rose Park – Revised for Client – Internal Review
5	Feb. 15, 2018	White Rose Park – Revised for Client – Internal Review
6	March 6, 2018	Revised for Client – 20m right-of-way – internal review
7	March 16, 2018	Revised for Client – internal review – wetland line redrawn; add. singles; shift some lots West
8	March 19, 2018	Revised for Client – internal review – additional lots; minor changes to roads
9	April 30, 2018	Revised for Client – internal review – adjust streets, stormwater; remove condo block
10	June 4, 2018	Revised for Client – internal review; add wetland buffer as per SAAR; adjust St C, lot 41-4, 93-95; delete lot 45
11	July 20, 2018	Revised for Client – internal review; add topography; add drainage directions

Cuesta PLANNING CONSULTANTS INC.
Urban and Rural Planning and Resource Management

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Project No. 21705

Dwn. By D. ELLINGWOOD J. KEOMANY

DATE: JULY 20, 2018

APPENDIX 2

Ministry of Tourism, Culture, and Sport Letter
(MTCS)

Ministry of Tourism, Culture and Sport

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

Ministère du Tourisme, de la Culture et du Sport

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

Ontario

Feb 12, 2016

Jacqueline Fisher (P042)
Fisher Archaeological Consulting (FAC)
452 Jackson Hamilton ON L8P 1N4

RE: RE: Entry into the Ontario Public Register of Archaeological Reports: Archaeological Assessment Report Entitled, "STAN GILAS - DUNDALK SUBDIVISION MUNICIPALITY OF SOUTHGATE, GREY COUNTY, ONTARIO ARCHAEOLOGICAL STAGE 1: BACKGROUND STUDY &STAGE 2: ASSESSMENT FINAL REPORT ", Dated Feb 8, 2016, Filed with MTCS Toronto Office on N/A, MTCS Project Information Form Number P042-0420-2015, P042-0430-2015, MTCS File Number 0004213

Dear Ms. Fisher:

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
Don Scott,Cuesta Planning Consultants Inc.
Randy Scherzer,Grey County

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.

WILSON-FORD SURVEYING & ENGINEERING

Functional Servicing Report

Bradley Street Plan of Subdivision

Part of Lot 227 Con 2 SWTSR
Geographic Village of Dundalk
Township of Southgate
County of Grey

Prepared for:

2570970 Ontario Inc. o/a White Rose Park
138 Kale Crescent
Maple, ON L6A 3P9
ph: 416-746-8880

This report was prepared by Wilson-Ford Surveying & Engineering for the exclusive use of 2570970 Ontario Inc. and may not be reproduced in whole or in part or used or relied upon in whole or in part by any party other than 2570970 Ontario Inc. for any purpose whatsoever without the express permission of 2570970 Ontario Inc. in writing.

Wilson-Ford Surveying & Engineering
120 King Street East
Mount Forest, On N0G 2L0
Tel (519) 323-2451
Email: greg@wilsonford.ca

Our File Ref No.: 8876

June 29, 2018

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Executive Summary

Wilson-Ford Surveying & Engineering was retained by White Rose Park to complete a Functional Servicing Report (FSR) of the property located at the end of Bradley Street within the former Village of Dundalk, hereafter referred to as the 'Site'. The purpose of this FSR was to:

- evaluate the effects of the proposed change in land use, i.e. Plan of Subdivision on the existing municipal servicing infrastructure and watercourses;
- to determine if necessary improvements are required to the existing municipal servicing infrastructure to support the change in land use, and
- to determine possible mitigation measures to minimise any potential negative impacts to said infrastructure and watercourses.

The work was completed in accordance with established municipal engineering design principles, applicable guidelines (e.g., Ministry of the Environment), regulations and by-laws, and infrastructure information available from the Township of Southgate.

In brief, the FSR has concluded that the Site can be serviced by existing municipal infrastructure (watermains, sanitary sewers, municipal drain) adjacent to the property.

1 Introduction

1.1 Background

Wilson-Ford Surveying & Engineering was retained by White Rose Park to complete a Functional Servicing Report (FSR) to assess the servicing requirements relating to the proposed Plan of Subdivision at the end of Bradley Street. This report will provide the conceptual framework for water distribution, sanitary sewage and storm drainage for the development of the Site prior to detailed design being undertaken.

The Site will be serviced by existing local municipal sewers and watermains at Bradley Street, which adjoins the Site. Service connections will be extended into the proposed Site.

1.2 Site Description

The subject property is an approximate 8.6 ha undeveloped Parcel located at the very north end of the existing Bradley Street comprised of vacant lands and bush, of which 4.65 ha comprises the land to be developed and the balance of ~ 4 ha remaining a wetland/wildlife habitat at tis time[1]. The Site is bounded to the south by an existing residential subdivision (Plans 401 and 852); to the east and north by agricultural lands, and to the west by a Plan of Subdivision currently being constructed (16M-55). Bradley Street is a year-round municipally maintained road.

The Site has a sloping topography with the highest elevation at the northerly end of the vacant lands sloping toward the southeast and southwest at an average slope of 1.8%. The average elevation is 523.0 m along the north boundary and 520.0 m along the south boundary.

The overburden onsite is expected to consist *mainly of a loam textured till*[2] *(Listowel Loam)* with few boulders and relatively stone free for the upper 0.6 m. Additionally, the Listowel Series is characterised by being imperfectly draining. A review of the local water wells[3] verified the presence of loam and sand to varying depths (refer to p. 27).

The Site is legally described as Part of Lot 227 Concession 2 SWTSR within the Geographic Village of Dundalk, Township of Southgate, County of Grey. As shown in Figure 2 (Appendix 1) the Site is also referred to as PIN 37267-0082 (LT) and 37267-0426 (LT) and shown on Reference Plan 16R-11006 as Parts 1 and 2.

[1] According to the Planners retained by White Rose, ie Cuesta Planning Consultants Inc.
[2] Soil Survey of Grey County, Ontario; Report No. 17 of the Ontario Soil Survey; Hoffman, DW, Matthews, BC and Wicklund, RE
[3] Map Well records, MOECC

1.3 Proposed Development

The proposed site development will see the regrading of the currently vacant lands to allow for the construction of a multi-use residential Plan of Subdivision with access from Bradley Street.

As shown in Figure 1 below the subject property is outlined in blue.

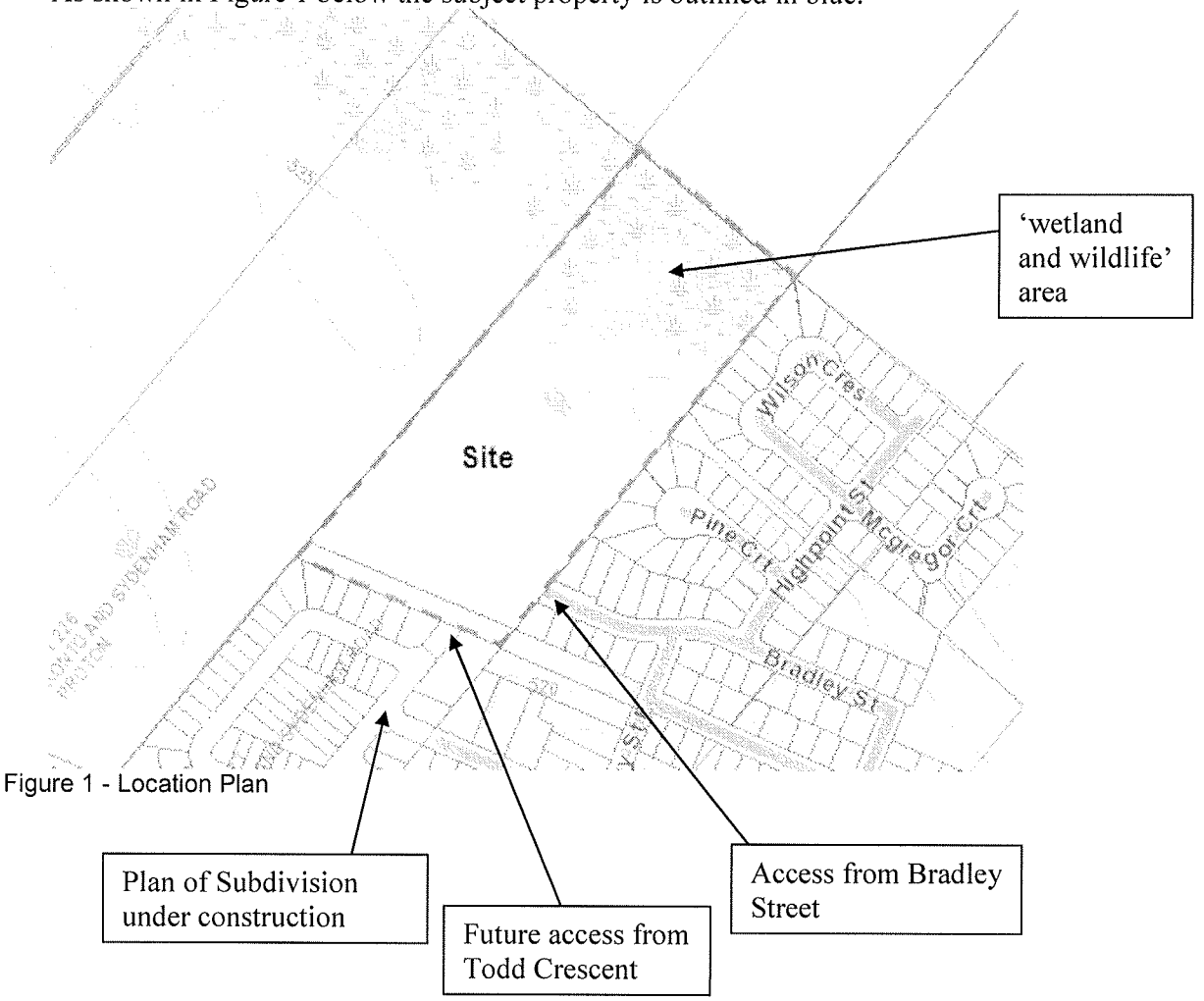


Figure 1 - Location Plan

2 Sanitary Servicing

2.1 Existing Sanitary Infrastructure

The proposed outlet for wastewater will be the existing sanitary sewer at Bradley Street, and more specifically the existing sanitary manhole located in the center of the turning circle located at the end of Bradley Street. Within said manhole there is a singular outlet sewer concrete in material and 250 mm in diameter discharging to the south toward Grey Street. A review of the outlet sewer from the Bradley Street manhole (MH1) is shown below in Table 1.

Sewer segment	**Dia** (mm)	**Slope** (%)	**Length** (m)	**Sewer Capacity** (L/sec)	**Proposed flow from Site** (L/sec)
MH1 to MH2	250	0.50	64	43.9	6.53

Table 1 - summary of sanitary infrastructure conditions

The proposed flow from the Site was developed in Table 2 below for a combination of: 57 single-family residential dwellings; 28 townhouse units and 17 seniors' detached dwellings. The total estimated anticipated sanitary flow from the development will be 6.53 L/sec, which represents ~ 15 % of the existing sewer capacity.

2.2 Sanitary Demands

Sanitary sewers will be designed based on an average daily flow of 450 L/cap[4]; a peaking factor proportional to the design population, and a peak extraneous flow of 0.25 L/Ha*sec. Table 2 below summarises the utilised design criteria and resultant total peak flow that will be generated from the Plan of Subdivision of 0.96 L/sec.

Criteria	**Input**	**Resultant**
Site area	4.55 ha	
Proposed lots (EDU)	57 singles; 28 towns; 17 seniors	
Population[5]	2.5 p/EDU (singles & towns); 1.5 p/EDU (seniors)	238.0 pers[6]
Sewage generation	450 L/cap/day	
Average day Demand	450 L/cap/d * 238.0 pers	1.24 L/sec
Harmon Peaking factor	4.347	
Infiltration Allowance	0.25 L/sec/ha	
Peak sanitary flow	(1.24*4.347) + (0.25*4.55)	6.53 L/sec

Table 2 - sanitary sewage flow

[4] Design Guidelines for Sewage Works, 2008; Ministry of Environment

2.3 Proposed Sanitary Servicing

All sanitary sewers are proposed to be 200 mm diameter PVC pipe with sufficient minimum cleansing velocity of 0.6 m/s.

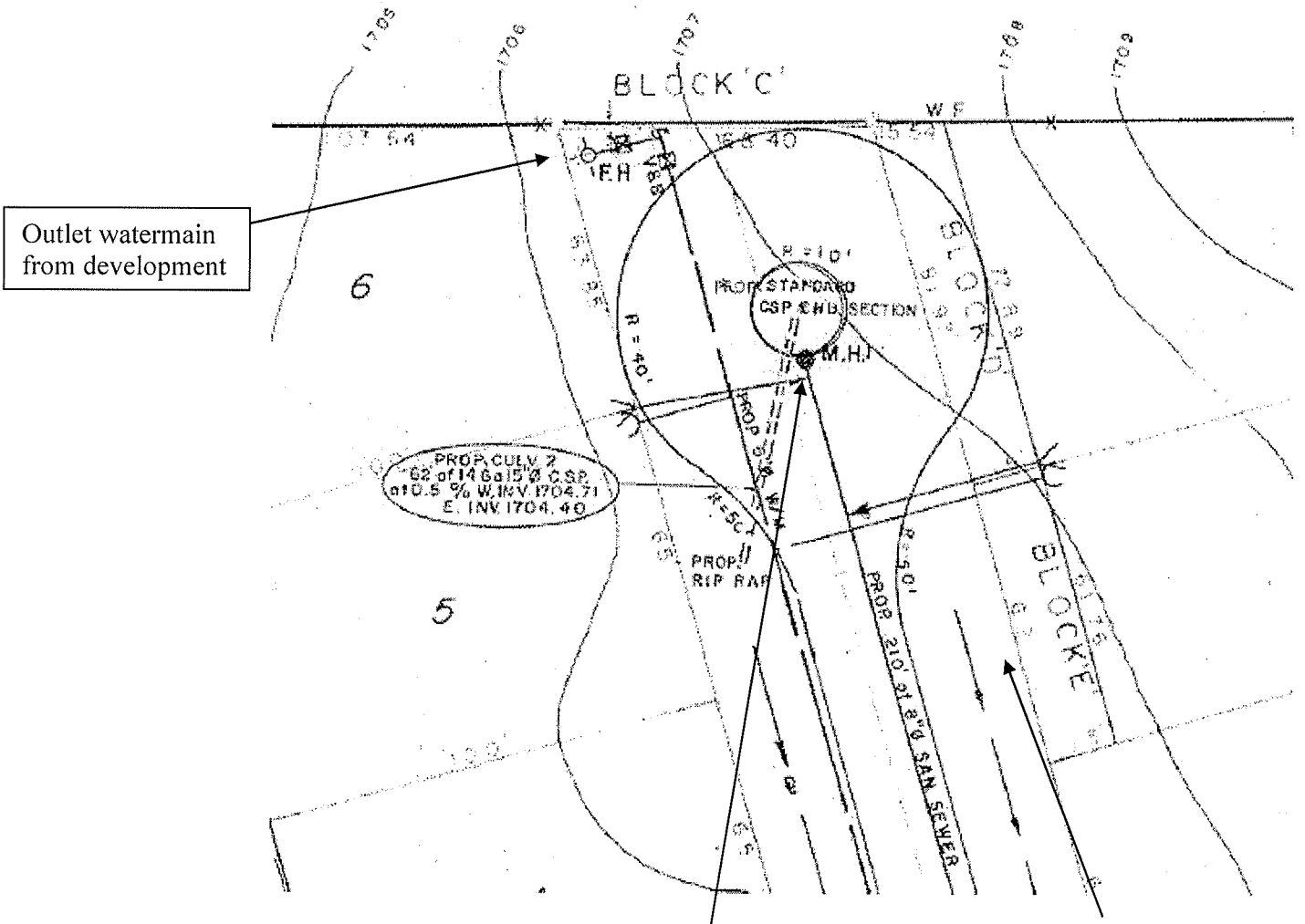


Figure 2 - as-built of Bradley Street[7]

[7] From engineering plans provided by Township of Southgate staff

3 Water Servicing Network

3.1 Existing Conditions

The existing municipal water distribution system around the Site consists of a 150 mm diameter watermain along Bradley Street, where it is dead-ended. The closest existing fire hydrant is located at the end of Bradley Street. Based on flow testing obtained for the existing watermain, the system had a static pressure of 72 psi (496 kPa) and a residual pressure of 15 psi (103 kPa) at a flow rate of 650 usgpm (41.0 L/sec). Refer to Appendix 6 for hydrant flow data.
It is the intent of the design to loop or connect the watermain between Bradley Street and Todd Crescent, currently under construction, which should improve the residual pressures.

[Note – the Township of Southgate are currently in the EA process to build a water tower, which will improve local water pressures]

3.2 Design Criteria

The water distribution system will be designed in accordance to Ministry of Environment guidelines[8] which state that the drinking water system *should be designed* to satisfy the greater of the following:

- Maximum day demand plus fire flow, or
- Peak hour demand.

The maximum day demand and peak hour demand are based on the anticipated water consumption from the development and the fire flow is based on the type of development (see below).

3.3 Domestic Water Demands

The domestic water demand for the development was estimated at 450 L/cap/day[2] . Table 3 below summarises the domestic water demand requirements for the Average day, Maximum Day and Peak Hour demand scenarios derived from Table 3-3 of reference 2 above for systems serving fewer than 500 people. Similar to the sanitary requirements, water usage was based on a population density of 2.5 pers/EDU for singles and towns, and 1.5 pers/EDU for seniors detached dwellings.

[8] Design Guidelines for Drinking-Water Systems, 2008; Ministry of Environment

Criteria	Input	Resultant
Proposed lots (EDU)	57 singles; 28 towns; 17 seniors	
Population[3]	2.5 p/EDU (singles & towns); 1.5 p/EDU (seniors)	238.0 pers
Consumption	450 L/cap/day	
Average day Demand	450 L/cap/day * 238 pers	1.24 L/sec
Maximum day Factor	3.6	
Peak Hour Factor	5.4	
Maximum Day Demand	(3.6*1.24)	4.46 L/sec
Peak Hour Demand	(5.4*1.24)	6.69 L/sec

Table 3 - domestic water demands

3.4 Fire Flow Demands

Fire flow demands for developments are governed by a number of guidelines and criteria, such as the *Water Supply for Public Fire Protection (Fire Underwriters Survey (FUS), 1999), Ontario Building Code (OBC) and AWWA Manual of Water Supply Practices M31 – Distribution System Requirements for Fire Protection.*

The fire flows are dependent upon several factors including the type of construction materials (e.g. wood frame v. masonry or brick), building height, and density of development (i.e. separation). For this development the fire flow requirements at a single-family home (one or two storey), comprised either of wood frame, brick or masonry and separated by 10.1 to 30 m is shown in Table 4 below.

Occupancy	**Fire Flow Required** (L/min)	**Duration** (hr)
One family and two-family dwellings not exceeding 2 storeys in height	3000	1.25

Table 4 - Fire Flow requirements

The watermain within the Plan of Subdivision is required to maintain a minimum residual pressure of 20 psi (138 kPa) when subject to maximum day + Fire Flow demands and a residual system pressure of 40 psi (275 kPa) under normal operating conditions. From Tables 3 and 4 above the value of maximum day + Fire Flow demands = 54.5 L/sec. When this demand, i.e. 54.5 L/sec (864 usgpm) is compared to the fire flow tests, the calculated (extrapolated) residual pressure is < 20 psi (138 kPa) which does not currently meet the minimum required 20 psi (138 kPa).

Because the watermain is currently dead-ended at Bradley Street, but will be looped to connect to the new watermain from Todd Crescent no meaningful pressure tests can yet be derived from this segment.

3.5 Fire Protection

It is anticipated that at least one new fire hydrant will be installed within the Plan of Subdivision cognisant that there is an existing hydrant approximately 5 m from the proposed development boundary at Bradley Street

4 Stormwater Management - preliminary

A Stormwater Management (swm) Report will be required for this development of which some calculations have been included within Appendix 4 and Table 6. Within said calculations the stormwater quantity generated has been estimated under which this Site will demonstrate compliance with the Municipal (Township of Southgate), and Ministry of Environment (MOECC) guidelines.

In general, the Site defined as the developable portion of the overall lands, is split into two drainage areas. One area, the west area, will drain toward the southwest portion of the Site near the existing Bradley Road while the other area entitled the east area will drain toward the existing municipal drain at the southeast area of the Site.

It is anticipated that the west area will drain into the existing storm water facility which services the east portion of the new subdivision located immediately adjacent to the Site. This will require an amendment to the existing MOECC Approval, and is being facilitated by others, ie WMI & Associates Limited under separate cover.

The level of protection with respect to the downstream watercourses and existing aquatic habitats has been specified as 'normal' from the Conservation Authority (Grand River C.A.), which is defined as providing a long-term average removal of 70% of the suspended solids within the newly generated storm water volumes.

4.1 Existing Conditions

There are two existing storm water outlets adjacent to the Site. One outlet is an open watercourse located to the southeast of the proposed developable area of the Site east of Lot 25 on R.P. 401 and west of Lot 7 on R.P. 852 discharging toward Highpoint Street. A second outlet is the recently established storm water facility located to the southwest of the Site south of Todd Crescent.
From a review of the prevailing topography there are no external lands that will drain onto the Site. A combination of new storm sewers and swales throughout the development will provide an outlet for post-development conditions to either of the previously specified outlets.

4.2 Minor Storm Drainage System

An onsite minor storm drainage system, consisting of a series of new storm sewers will be designed to convey storm water from storms up to and inclusive of a 1:10 year storm event exceeding the suggested Municipal guidelines.

The pre-development condition of the site is primarily an agricultural field. The post-development condition will change to a more residential environment with landscaped lawns, hard top driveways and hard top roadways.

No onsite stormwater controls have been incorporated to restrict flows to the new storm sewer system.

4.3 Major Storm Drainage System

The major storm system is a conveyance system for flows in excess of the minor system flows designed for a 1:100 year storm event.

For this development, the grading design will be prepared such that the surface grades of roads and landscaped areas will direct surface drainage to approved outlets, such as the infiltration basin located at the southeast corner of the Site.

4.4 Approvals

New storm sewers and appurtenances, e.g. catchbasins, manholes and storm water management facilities will be subject to local municipal Approval, Conservation Authority and Ministry of Environment (MOECC).

Additionally, permanent swm facilities may be required to be located on lands that the proponent will provide easements thereon for municipal maintenance

4.5 Native Soil

Prior to discussing how water generated from various storm events will affect the Site through a synthetic rainfall distribution, an understanding of the insitu soil is helpful.

From a review of various soils maps, and textbooks e.g. Soil Survey of Grey County (Soil Survey Report No. 17) an appreciation of the local soil described as 'Listowel silt loam' is described. More specifically that the soil type was developed from limestone till defined as *unsorted material deposited directly by glacial ice and showing no stratification*[9] . Listowel silt loam soils were developed on medium textured till resulting in imperfect, i.e. not good and not poor characterised by low surface runoff but slow internal drainage. In our opinion, these soils could be classified as a hydrologic soil group classification 'B'.

In summary, the Site would appear to be underlain by a soils group which will impede the downward movement of water and confirms that a Hydrologic Soil Group classification of 'B' is appropriate.

[9] https://www.britannica.com/science/till

4.6 Hydrologic Modelling

4.6.1 Method of Analysis

Modelling for all storm events was completed using computer (HydroCad ver. 10) software with a 24-hour NRCS (National Resources Conservation Service) type II design storm using Ministry of Transportation IDF coefficients specifically for the Bradley Street development area (lat: 44.17350 deg, long: -80.39755 deg).

Runoff coefficient's that were utilised in this analysis, for a Hydrologic Soils Group classification of 'B' included:

Cover Type	Runoff Curve Number
Residential district with lots approximately 1/8 acre in size or less	85 (Group B)
Fallow grassland with good (>75% ground cover) hydrologic condition	61 (Group B)

Table 5 - runoff coefficients

Overall there is a net increase in the runoff coefficient as shown in Table 2 below. In other words, more water should run off the overall site in a post-development scenario than what currently occurs.

Watershed contributing Area (ha)	Overall coefficient of runoff, CN
West, Pre-development watershed, A = 3.00	61
West, Post-development watershed, A = 3.00	85
East, pre-development watershed, A = 1.65	61
East, post-development watershed, A = 1.65	85

Table 6 - overall runoff coefficient

The runoff coefficients in Table 3 above were further modified by a frequency factor. in other words, less water to account for antecedent precipitation conditions as follows:

Storm Interval (yrs)	Factor
25	1.1
50	1.2
100	1.25

Table 7 - frequency factors

Time of concentration for the sub-catchment areas was evaluated using a sheet flow runoff pro forma template, with a minimum practical time of concentration of no less than 5 minutes.

Initial abstraction (Ia) coefficients, representing the interception, infiltration and surface depression storage of rainfall are illustrated in Table 4 below:

Land Cover	Ia
Impervious	2 mm
Pervious lawns	5 mm

Table 8 - Ia coefficients

Modelling of the site resulted in the following schematic drawings with applicable sub-catchment areas, in both a pre-development scenario (Figure 4), and post-development scenario as shown in Figure 5.

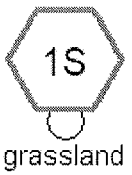


Figure 3 - sub-catchment area (pre-development)

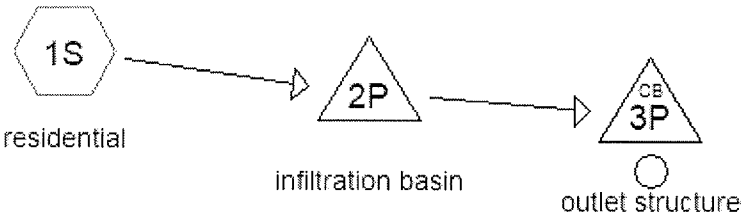


Figure 4 - sub-catchment area and connecting links (post-development)

The infiltration basin shown in Figure 5 will most likely consist of an oil/grit separator followed by an aggregate filled infiltration basin, similar to a sand filter for suspended solids polishing, which in turn will discharge into a concrete outlet structure for final discharge to the open municipal drain.

4.7 Proposed Storm Water Controls

With respect to quality of storm water, it is possible that a combination of stormwater management practices might be implemented to provide TSS attenuation for this development, which is not required at this site.

In a treatment train approach to solutions, beginning at the lot level expanding to the conveyance system then to the end-of-pipe possible restoration measures might include the following practices:

Treatment train level	examples
Lot level	Roof leader discharge to soakaway pits; Reduced lot grading; Reduced driveway grading; Bioretention basins
Conveyance	Grass swales; Vegetated filter strips; Open ditches
end-of-pipe	Infiltration basins; Filters;

Table 9 - stormwater management practices

In summary the salient features of the storm water design for the east area are as follows:

- Minor system flows will enter the storm water facility through an oil/grit separator;
- Major system flows will enter the storm water facility overland directly into the infiltration basin;
- To provide a protection level of 'normal' as specified within the Ministry guidelines[10] the required storage volume within the proposed infiltration basin is 23 cu m to which 40.5 cu m have been allotted;
- A concrete structure at the end of the infiltration basin will allow for monitoring, further particulate polishing through filters prior to discharge to the existing municipal drain;
- The existing municipal drain, estimating it as ~ 5 m in width and 0.6 m in depth has a capacity more than sufficient to drain the post development Site conditions at storm frequencies up to and including the 1:100 storm event, and
- All rainfall events have been based on the very localised Bradley Street area as provided by the Ministry of Transportation and modelled using a synthetic rainfall distribution of 24-hour NRCS (National Resources Conservation Service) type II design storm.

A more detailed storm water design is to follow in the Stormwater Report that will accompany the application for Approval to the Ministry of Environment.

[10] Stormwater Management Planning and Design Manual, March 2003

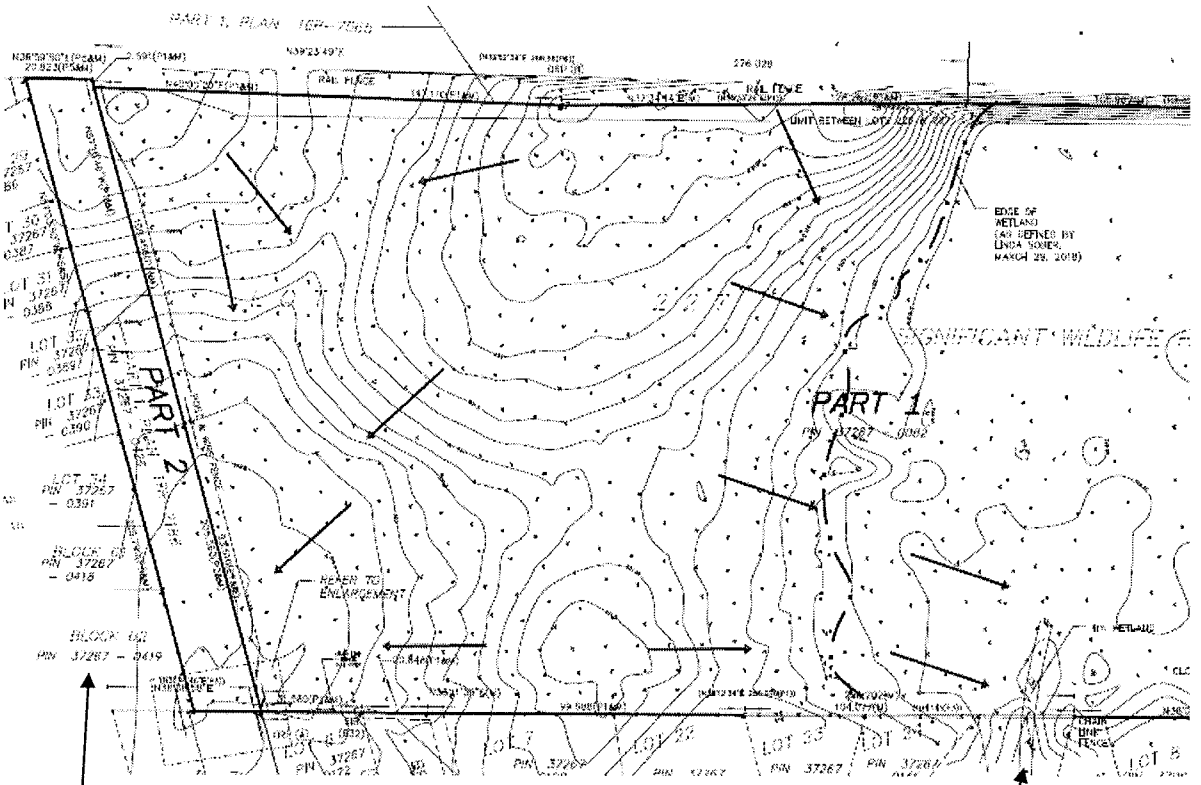


Figure 5 – an illustration of the Site topography

As illustrated in Figure 5 above the two outlets to the newly generated stormwater volumes are shown in the southwest and southeast corners of the Site.

5 Sediment and Erosion Controls

Erosion and sediment controls shall meet the requirements of the most recent version of the MOE Stormwater Management Planning and Design Manual[4] at the time of construction.

Sediment and erosion controls will be implemented both during construction of applicable infrastructure and during lot development. These measures will include:

- Installation of silt control fencing at strategic locations around the perimeter of the site;
- Maintaining sediment and control structures in good repair including periodic cleaning s required) until such time that the Town approved their removal;
- During individual construction of homes within the development, silt barriers to be constructed, as appropriate to prevent eroding of materials into roadside drainage system. Sedimentation control to be in the form of siltation fences and/or shallow excavated sediment traps (moats) placed in the direction of flow from the construction site.

6 Conclusion

6.1 Water Distribution

The proposed development will be serviced from a looping of the existing 150 mm diameter watermain currently dead-ended at the end of Bradley Street to the new 150 mm diameter watermain along Todd Crescent. Through a combination of piping and existing fire hydrants both the maximum daily demand and fire flow consumption will be satisfied. Fire hydrant flow tests are included as Appendix 6. Domestic and fire flow calculations for the proposed development are included under Item 3.

6.2 Sanitary Sewage

Sanitary sewage generated from this development will be conveyed to the existing sewer along Bradley Street, and more specifically to the manhole in the center of the turning circle. It is estimated at the current proposed scale of the Plan of Subdivision, i.e. 57 singles, 28 towns and 17 seniors' dwellings that the post-development peak sanitary flow to be approximately 6.53 L/sec from the Site.

6.3 Storm Sewage

Minor storm drainage for the proposed development will be conveyed to the curb and gutter along the new roads and major storm flows will be directed away from the proposed residential dwellings toward the southeast corner of the Site. The required storage volume to satisfy the level of protection criteria has been met through the implementation of an infiltration basin.

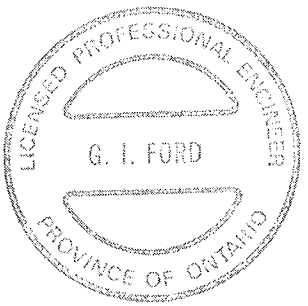
7 Limitation of Liability

The information in this report is based partly on information provided by others and visual observations identified herein. This type of limited investigation is designed to provide information to support an overall Plan of Subdivision application. Sampling and analysis of soils, groundwater, and other media was not carried out as part of the investigation.

It should also be noted that current environmental guidelines and regulations are subject to change, and such changes, when put into effect, could alter the conclusions and recommendations noted throughout this report.

Wilson-Ford Surveying & Engineering

Greg Ford, P. Eng. (civil), OLS



Appendix 1

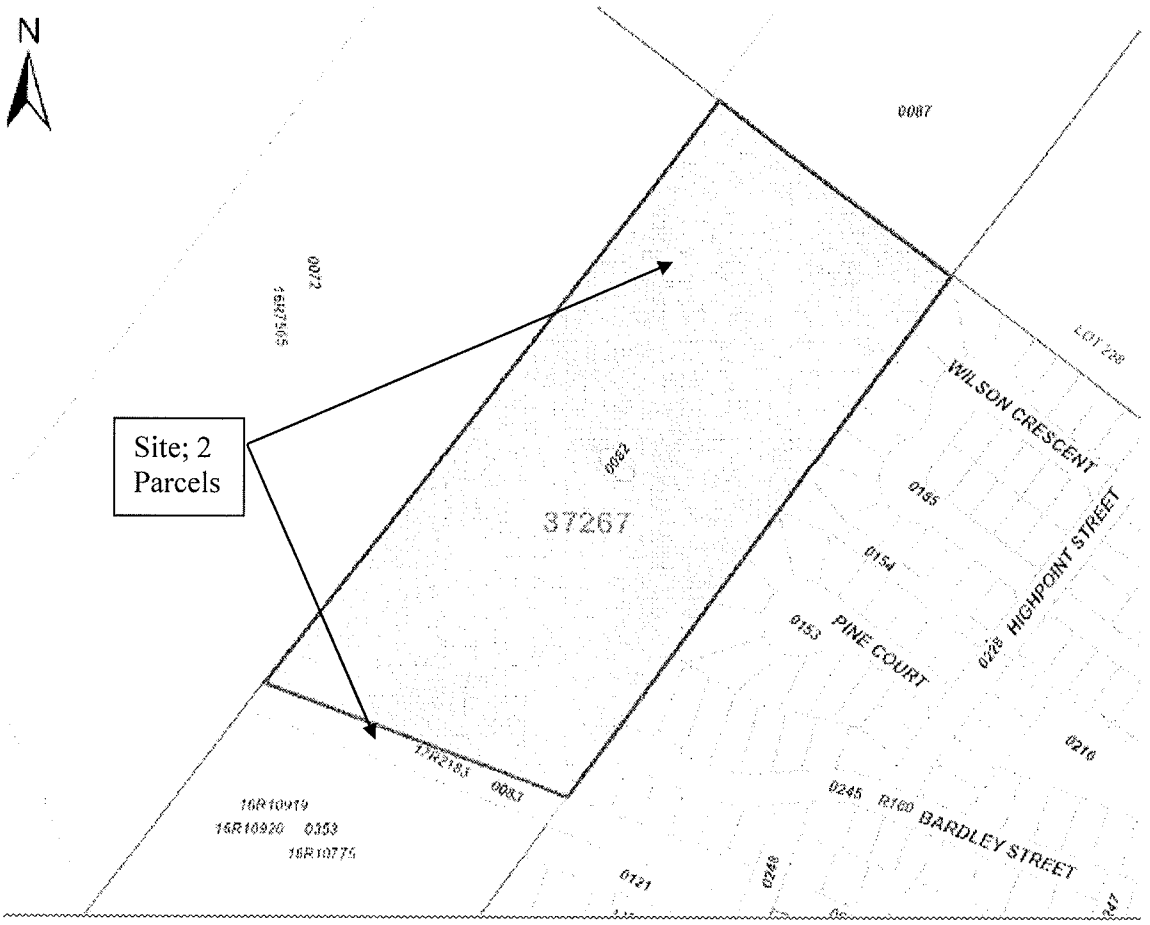


Figure 6 - Block map of Site courtesy of LRO records

Appendix 2

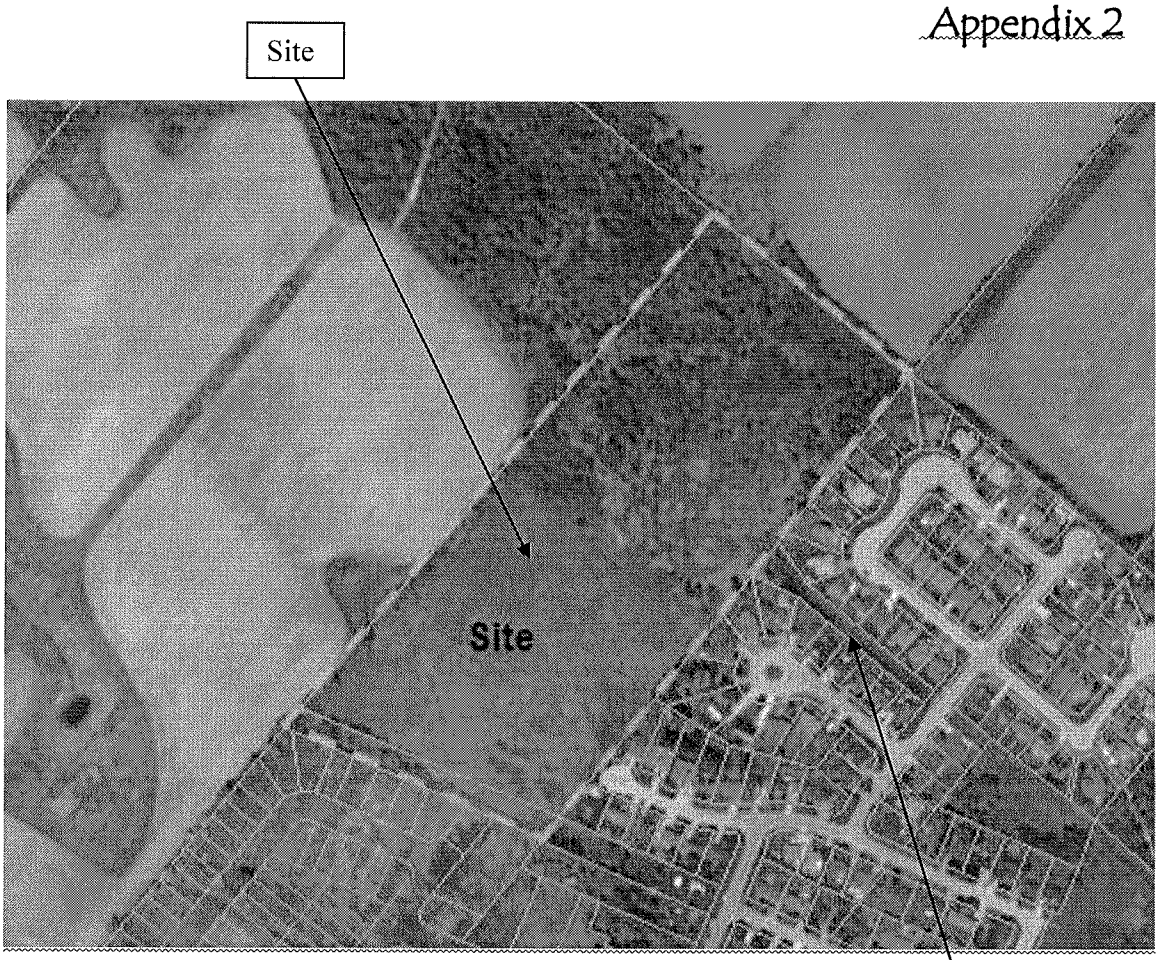


Figure 7 – aerial view of proposed Plan of Subdivision (courtesy of MNRF).

Appendix 3 – Reference Plan

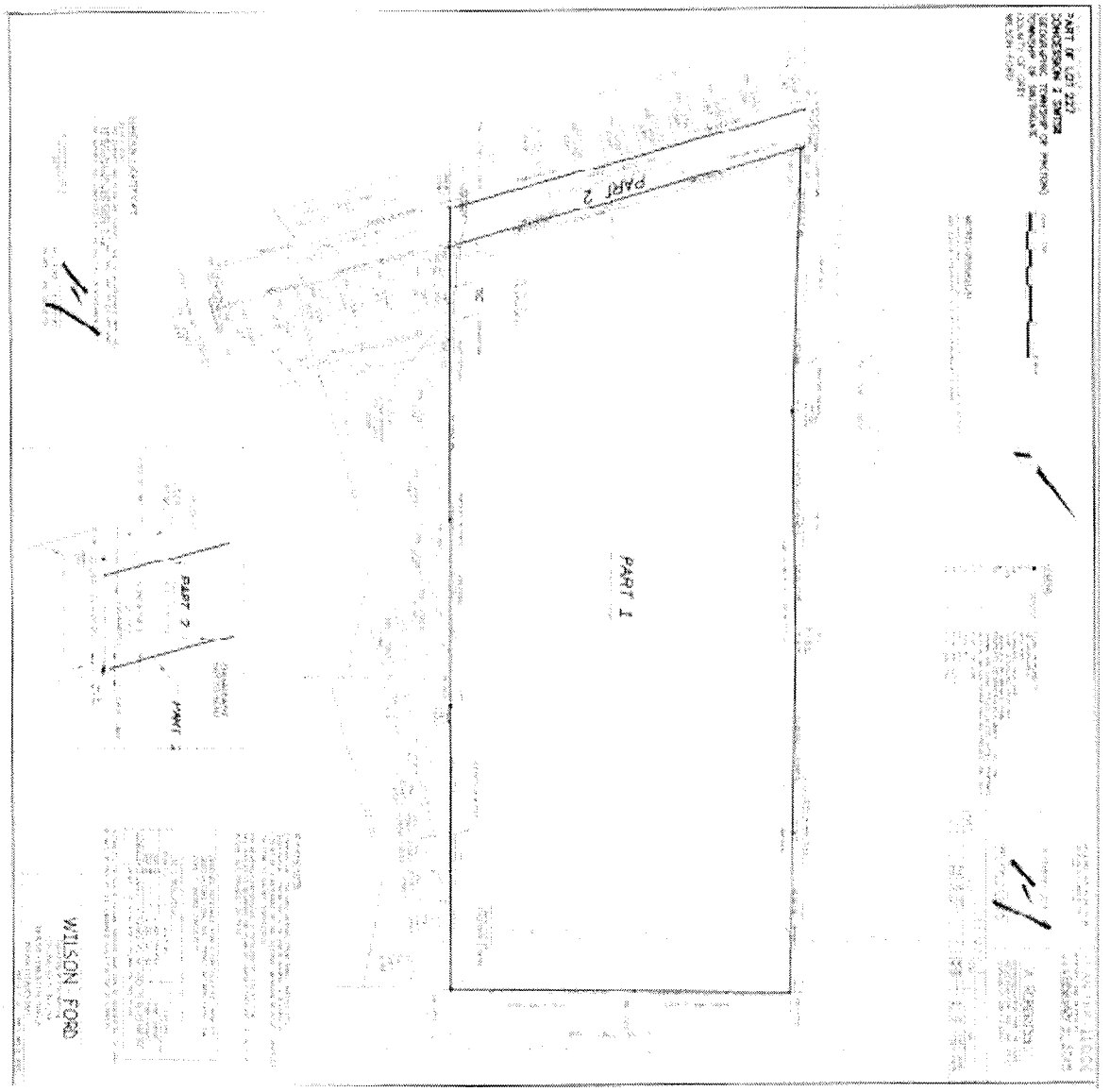


Figure 8 - Reference Plan of Site

Appendix 4 – Site Topography

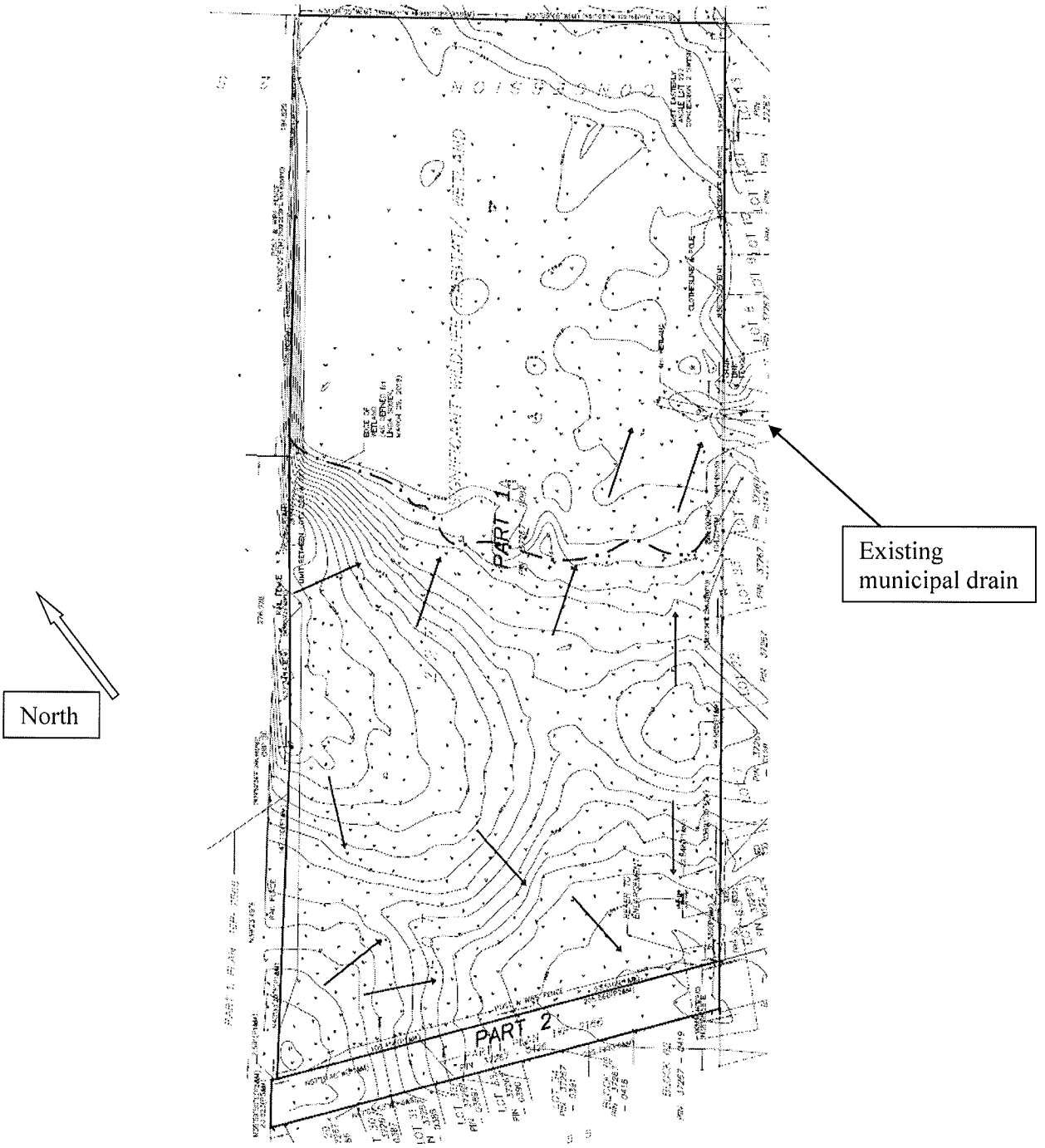


Figure 9 - contour plan of Site

Appendix 5 – Site Geology

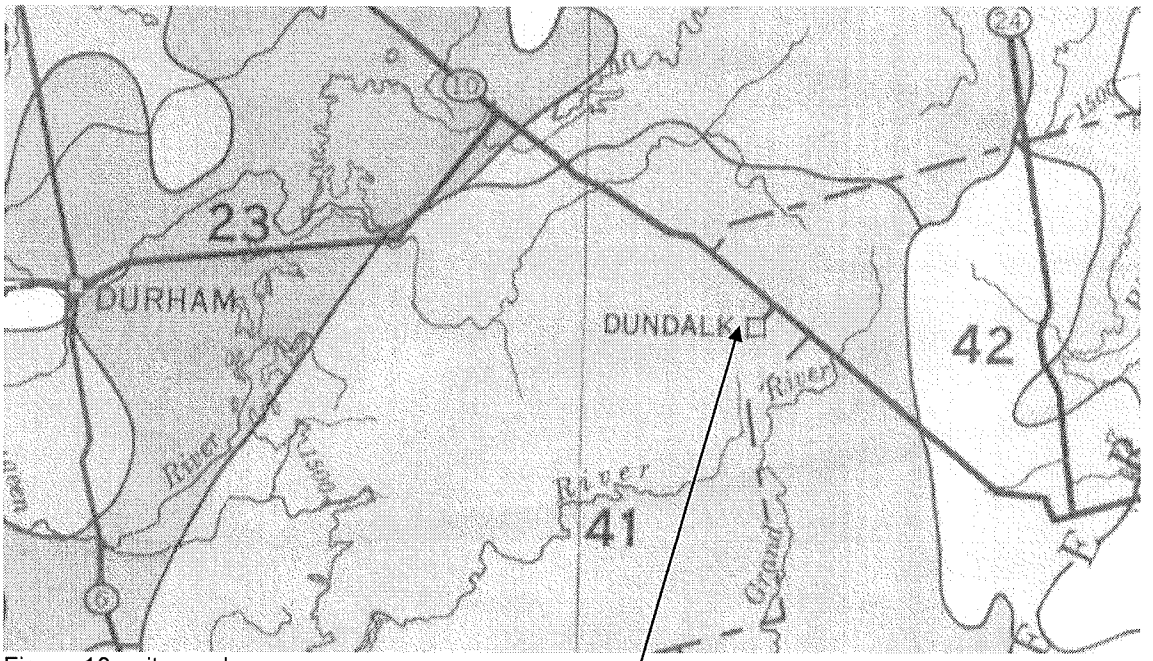


Figure 10 - site geology

From a review of the Soil Survey manual for the area [11] and the geology map[12] the dominant soil type in the Dundalk area is a loam developed from limestone till ("*Listowel silt loam*"). Characteristics include a medium-texture with imperfect drainage and relatively stone free.

[11] Soil Survey of Grey County by JE Gillespie and NR Richards; January 1954; Report No. 17 of the Ontario Soil Survey

[12] Soil Associations of Southern Ontario compiled drawn and published by the Soil Research Institute, Research Branch, Canada Department of Agriculture; 1960

Appendix 6 – Fire Hydrant Flow Testing

Fire Hydrant Flow Testing

Location	Residual Hydrant #	Flow Hydrant #	Static Reading Before	Static Reading During	Residual Hydrant Flow GPM	Residual Hydrant PSI	Calcualte Flow at 20 PSI GPM	Assigned Colour	Date Tested
Eco Parkway	78	79	78	26	750	20	796	Orange	10/10/2017
Eco Parkway	72	73	88	40	850	25	1026	Green	10/10/2017
Ida St N	66	67	82	24	750	20	778	Orange	10/10/2017
Hanbury and Bell Circle	27	28	78	22	700	18	713	Orange	10/10/2017
Ida St S	29	30	80	40	650	15	809	Orange	10/10/2017
Ida St N and Glen Elg St	33	34	78	22	590	12.5	601	Orange	10/10/2017
McDowell St & Braemoe St	64	63	69	34	750	20	899	Orange	10/10/2017
Artemesia St N	42	41	72	34	750	20	889	Orange	11/10/2017
Osprey St N	47	46	72	28	700	17.5	766	Orange	11/10/2017
Bradley St N	50	51	72	28	650	15	711	Orange	11/10/2017

Figure 11- fire hydrant pressures

As shown in Figure 11 above the static pressure at the closest existing fire hydrant to the new development was measured as 15 psi. It is anticipated that upon looping the watermain from Bradley Street North, which is currently dead-ended, to the new watermain from Todd Crescent that the static pressure will increase to be equal to or greater than the required pressure of 20 psi.

Appendix 7 – Water Well Records

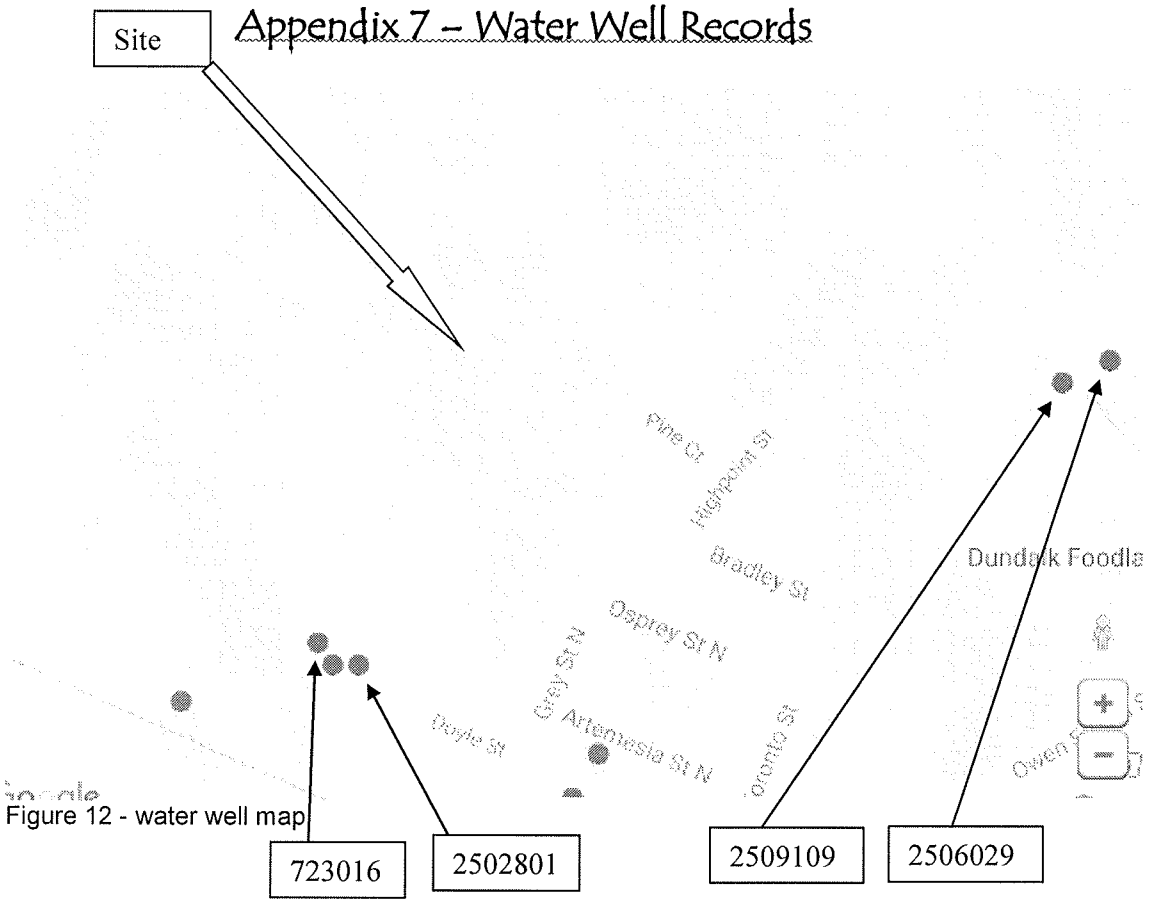


Figure 12 - water well map

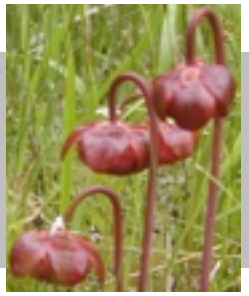
Well ID #	Date of Completion	Overburden strata:	
723016	Dec 13/14	0 – 20 ft: sand w/gravel	
2502801	Mar 7/69	0 – 3 ft: loam	3 – 20 ft: clay w/sand
2509109	Sep 15/87	0 – 1 ft: topsoil	1 – 53 ft: clay, stones & some gravel
2506029	Apr 15/77	1 – 27 ft: sandy clay, gravel	

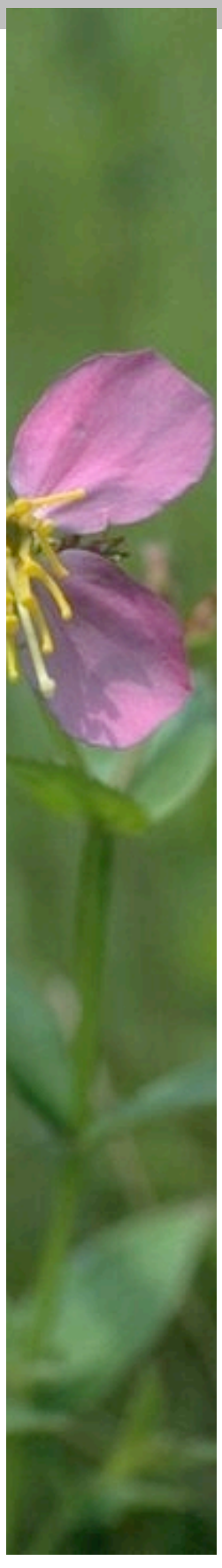
Table 10 - overburden strata

As illustrated in Table 10, courtesy of the Ministry of the Environment, the overburden typifies the 'imperfect' drainage discussed earlier exemplified by competing pockets of sand with gravel and sandy clay.

SAAR

Environmental Limited





May 23, 2018

Cuesta Planning Consultants Inc.
978 First Avenue West
Owen Sound ON N4K 4K5

Dundalk Ontario White Rose Revised Draft Plan of Subdivision, Ontario Regulation 150/06 Incursion into wetland setback technical response.

Further to earlier discussion with GRCA Nathan Garland we are submitting some technical comments on the ecology of the wetland adjacent to the proposed final revised layout of the White Rose draft plan of subdivision.

We acknowledge that the GRCA Ontario Regulation 150/06 speaks to 30 and 15m setbacks from various sizes of wetland habitat, similar to the early fisheries setback recommendations for cold and warm water resources.

These setbacks are good examples of the precautionary principle in planning to safeguard various ecological features and functions and it is also generally accepted that they can be fine tuned at a site level by ground truthing during the required seasonal wildlife field surveys.

The White Rose proposed site for subdivision land use benefits from field observations over a few time intervals due to land ownership changes and the passage of time that required ecology updates in the field. This provides a solid foundation of ecological features and functions to base our review upon for addressing whether the generic wetland setback can be relaxed.

Adjacent Lands

Lands abutting the wetland limit have been farmed in the near past to the west and are actively farmed to the north as illustrated in the following color plates 1 and 2. The fallow fields to the west have been used for recreational purposes as evidenced by cart trails, foot paths and ATV track.

Color Plate 1: Adjacent land north of the wetland in other ownership

Color Plate 2: Adjacent land west of the wetland on site

Color Plate 3: Main cart trail crosses the 30m adjacent lands

The surrounding fields support farm and residential escapee flora including *Poa pratensis, Phalaris arundinaceae, Vicia cracca, Lotus corniculatus, Vinca major, Daucus carota, Solidago rugosa, Aster nova-angliaea, Asclepias incarnata* and others.

Color Plate 4: 30m adjacent lands closer view

Grassland bird surveys did not uncover any significant grassland species ground nesting, and research indicates that the size and height of the grassy portions are not large enough to be considered optimal habitat and based on an absence of breeding pairs do not qualify as significant wildlife habitat.

The fallow field is not a “regularly maintained hayfield” cut seasonally, as McCracken found to be used during his studies on Bobolink habitat requirements (McCraken et al, 2013). We did note Bobolink nesting within 5km in maintained hayfields, supporting this finding.

In the case of other regionally rare grassland nesters such as the Eastern Meadowlark, it too selects maintained cut fields and the fallow grasses and forbs on the White Rose site are taller (e.g. mostly over 70cm+) than heights summarized in the field research (25-50 cm noted by Hull, 2003).

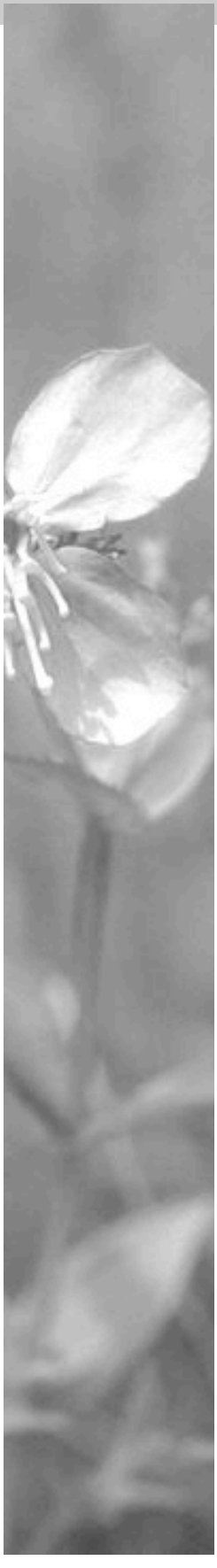
Key Wetland Features and Functions

Herptiles

Seasonal inventories and key wetland features and functions are detailed in the main environmental report and include support habitat for salamanders, amphibians and birds. A vernal pool in particular was studied as it supported salamanders and amphibians, and is located within treed parts of the northeast corner of the wetland. Separation distance exceeds the average daily movement, and migration of the species into the nearby trees.

Observed and documented travel distances for these wetland breeders include forays in particular for the herptiles, into drier adjacent land of the north forest patch edges. This habitat slopes downgradient toward the wetland, approximately 60m from the location of peak amphibian breeding for instance, and sign of Wood frogs during summer inventories was noted in the forest edge.

This portion of forest perimeter should certainly be safeguarded and conserved in the final layout and we note that earlier versions of the draft plan that had initially proposed incursion with seniors residences fully into the bulk of the forest patch have been removed in the current plan. This provides for all season habitat components of the amphibian (Western Chorus Frog) and salamander (Spotted Salamander) life cycle



requirements. Salamanders will not in general select a dry terrain like the adjacent lands field to traverse to complete their life cycle events because they risk dessication due to their fine skin. This particular species of salamander will develop lungs as an adult and not need to breathe through its outer skin membrane like some other salamanders.

They do require the wetland water, and the water of the vernal pool that is located within the wetland boundary (northeast) with tree cover that will be conserved within the wetland. Their larvae are gilled and stay in the wetland until they grow into juveniles during the summer. At that point the juveniles and adults move back into the treed edges, migrating again in early spring to the wetland breeding area. This species can live to 20-30 years.

Bats

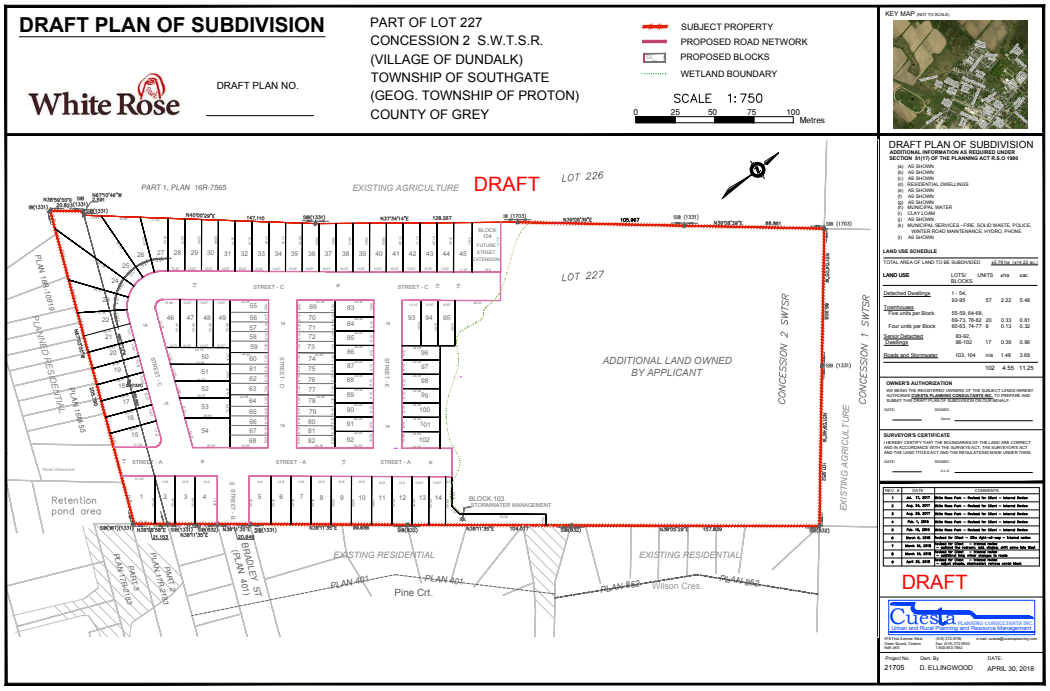
Also noted in our environmental impact study are potential roost trees for bat species (Big Myotis) which are located in the central east portion of the wetland. Aerial forays of possible bats in any of the wetland and wetland edge openings is not impeded by incursion into the reed canary grass meadow.

SAAR has considered the above habitats to be candidate Significant Wildlife Habitat, although the abundance criteria for each species is not met. Guidelines suggest that SWH receive 50m setbacks around the location of the activity and this distance separation has been provided in the current plan.

Fish habitat

Brook stickleback were noted in the outlet and in the wetland. Some of the aquatic areas are ephemeral in warmer summers, drying and not supporting a number of the egg masses through to full incubation but species are continually transferred back into this wetland environment by terrestrial and avian species feeding and breeding in the wetland. Setbacks for maintaining warmwater species cyprinids (15m) from aquatic habitats are exceeded.

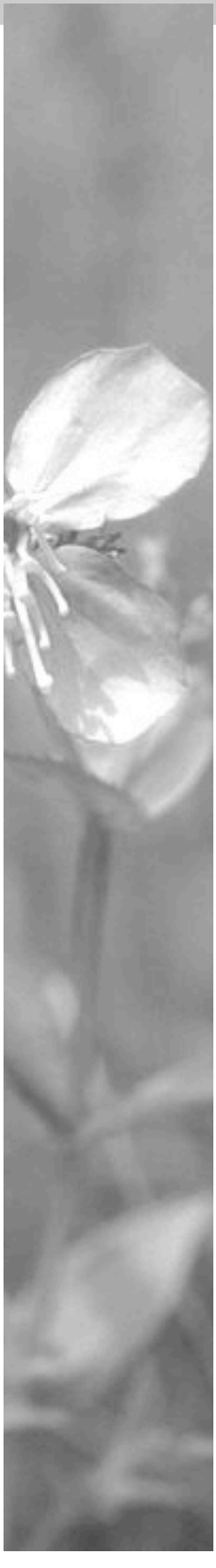
Color Plate 5: Outlet flows south from wetland adjacent to Wilson Crescent.



Map 1: Current Draft Plan of Subdivision

SAAR has reviewed the current draft plan above and notes with some minor adjustments to the easterly footprint, and strategically positioned enhancement plantings flanking the wetland limits, the plan can be resolved for a sustainable fit.

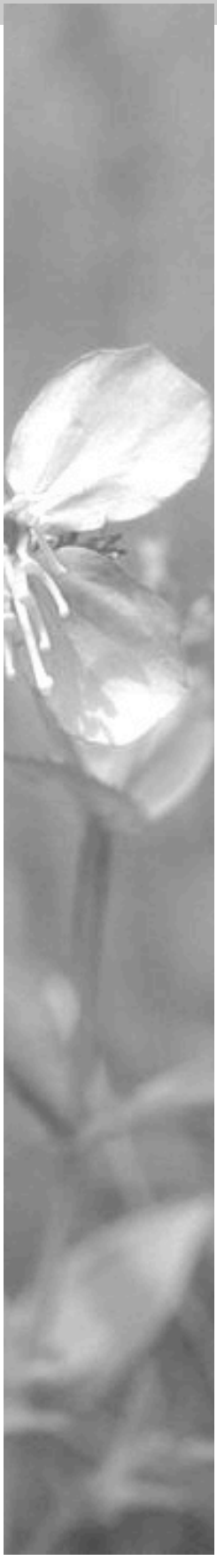
The wetland setback is variable and reflects ecology content of the wetland, ranging from 2m at the southern edge through to 8m within the north forest.



Please do not hesitate to call our offices with any questions or comments.

Best regards

Linda Liisa Sõber, H.B.Sc.
Senior Ecologist
SAAR Environmental Limited
Sarawak Office 519 374 9486
saar.environmental@gmail.com



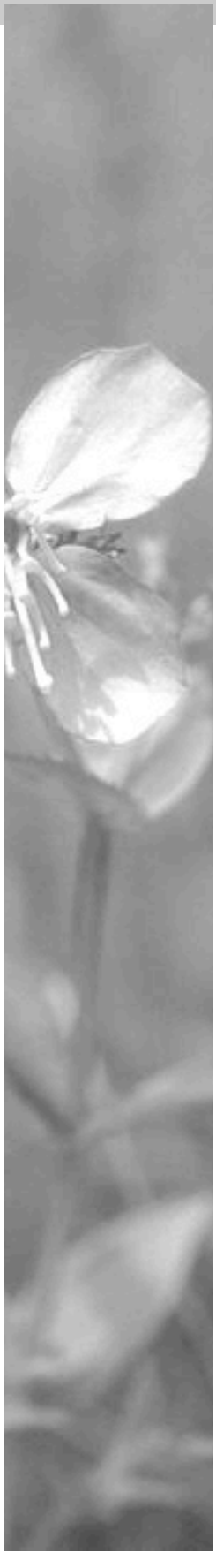
FOR CLIENT SIGN BACK

The Client shall provide the Consultant with all pertinent information that may affect the work to be done, including, if required, a correct survey of the site illustrating existing topography, facilities and utilities, a legal survey of the parcel, development concepts and engineering plans. Where such information is not available, the cost of obtaining the same shall be borne by the Client.

Any and all plans, specifications, drawings and designs furnished by the Consultant will be prepared on the assumption that all information supplied by the Client, or on behalf of the Client, by any person or persons other than the Consultant, is correct and the Consultant shall not be liable for any loss or damage arising from any inaccuracy in such supplied information. The Client shall immediately notify the Consultant of any discrepancies or inaccuracies in such information, as they become apparent. The Consultant shall be entitled to make any necessary change or changes in her plans, specifications, drawings, or designs at the Client's expense, if any such provided information should be erroneous or inaccurate. Where it is necessary to carry out work on property owned or controlled by the Client, access and egress shall be the responsibility of the Client.

LIMITATIONS OF LIABILITY

The Client acknowledges that any environmental assessment report represents a living current view of natural heritage which changes over time. Thus, the report is generally valid and accepted by review agencies for up to a five year period, beyond which natural succession of vegetation communities can change the existing character of vegetation and may require an update. The ecology being documented by the Consultant can be ephemeral, short lived, seasonal and annual in periodicity; for example, species may not emerge every year or breed consistently on a site every year. The Consultant is not responsible for any under representation of these ephemeral ecological features and functions and will accurately report on this aspect of nature.



The Consultant's responsibility is limited to accurately reporting on, and interpreting, ecology encountered on and adjacent to the site and through background review. The Consultant will at times rely on information and data supplied by others, and is not responsible for errors in reviewed data by provided by others.

The Client agrees that the Consultant's financial liability for errors and omissions with respect to the project is limited to the total amount of fees received for work carried out on the project, binding with or without signature.

Neither party shall assign this Agreement without the consent in writing of the other.

Please sign and forward back for our files to be complete.

Linda Liisa Sõber, H.B.Sc.
Senior Ecologist
SAAR Environmental Limited
Sarawak Office 519 374 9486
saar.environmental@gmail.com

Client Signature
Address_____
Phone _____
Email _____

Planning & Development

Subdivision/Condominium Application Form

For applying for approval under Section 51 of the *Planning Act* and Section 9 of the *Condominium Act*

Application is hereby made to:

The Corporation of the County of Grey
Planning & Development Department
595 9th Avenue East
Owen Sound, ON N4K 3E3
Phone: 519 376 2205
Fax: 519 376 7970
Email: planning@grey.ca

FOR OFFICE USE ONLY

Date Accepted: _____
Accepted by: _____
Roll Number (s): _____
_____
Fee:_____Paid [ ]
Other Information:
_____
_____

****PRE-SUBMISSION CONSULTATION IS REQUIRED FOR ALL SUBDIVISION OR CONDOMINIUM APPLICATIONS.**

Type of Application:

In accordance with the County of Grey Fees and Services By-law No. 4735-11, or any successor thereto, the following fees are set for the processing of Plans of Subdivision, Plans of Condominium and the approval of Part Lot Control By-laws:

☑	Subdivision/Condominium*	Application Fee	Peer Review Fee****
	Up to 20 development lots/units or blocks	$3,400.00	$5,000.00
	21 to 75 development lots/units or blocks	$3,400.00 plus $113.00 per lot/unit or block	$5,000.00
	76 to 150 development lots/units or blocks	$8,600.00 plus $57.50 per lot/unit or block	$5,000.00
	151 to 300 development lots/units or blocks	$12,700.00 plus $28.60 per lot/unit or block	$5,000.00
	301 or more development lots/units or blocks	$17,050.00 plus $11.60 per lot/unit or block	$5,000.00

☑	Draft Plan Revisions	Peer Review Fee****	Peer Review Fee****
	Major**	$1,370.00	n/a
	Minor***	$850.00	n/a
	Extension of Draft Approval	$850.00	n/a
	Circulation of revised documentation plans prior to draft approval of a plan of subdivision	$284.00	n/a
	Removal of Part Lot Control	$284.00 plus $113.00 per parcel created after the first parcel	n/a

*Where a plan of subdivision or condominium application is being processed concurrently with a County Official Plan Amendment, the combined fees shall be reduced by $500.00.

*For plans of subdivision or condominium applications, all 0.3 metre reserve blocks shall not be included in the calculation of the application fee.

**A major plan revision is where the conditions of draft approved plan of subdivision or condominium are to be revised and the revisions are deemed to be major, require a re-circulation of the draft plan or where the intent of the original conditions of draft approval are not maintained , or where new lots/units/blocks are being created.

***A minor plan revision is where the conditions of draft approval plan of subdivision are generally maintained and no new lots/units/blocks are being created. A partial re-circulation may be required for a minor plan revision.

****$500 non-refundable fee if application is withdrawn during approval process prior to draft approval. Legislative Authority – Section 69 of the *Planning Act*, R.S.O. 1990, as amended.

Requirements for Submission:

In addition to the application fee the following is required to be considered a complete application:

☑	
	10 copies of this form (including the original certified copy), completed and signed
	15 copies of plans or sets of plans (if further copies are required you will be notified)
	2 reduced size copies of the plans (8.5” x 11” or 11” x 17”)
	5 copies of any required report
	A disk containing a geo-referenced autoCAD .dwg file of the plan, any study or report required and the commissioned application

Applicant Information:

1. Complete the information below and indicate one contact as the primary contact. All communications will be directed to the primary contact.

   Registered Owner(s): 2570970 Ontario Inc. O/A White Rose Park
   Address: 138 Kale Cres Maple, Ontario
   Email Address: domenic@palmgreen.ca
   Telephone Number: 416 746 8880 Fax Number: _____

   Applicant(s): 2570970 Ontario Inc. O/A White Rose Park
   Address: 138 Kale Cres Maple, Ontario
   Email Address: domenic@palmgreen.ca
   Telephone Number: 416 746 8880 Fax Number: _____

   Agent: Cuesta Planning Consultants
   Address: 978 First Avenue West, Owen Sound, Ontario, N4K 4K5
   Email Address: cuesta@cuestaplanning.com
   Telephone Number: 519 372 9790 Fax Number: 519 372 9953

Please indicate the primary contact: [ ] Owner, [ ] Applicant, [X] Agent

Property Information:

2. Provide a description of the subject property.

   Amalgamated Township: Township of Southgate
   Municipal Address: _____
   Lot: pt lot 227 Concession: 2 SWTSR
   Geographic Township: Township of Proton
   Registered Plan: _____
   Part(s): _____ of Lot(s): _____

3. Are there any easements or restrictive covenants affecting the subject land?
   [ ] Yes
   [X] No

   If yes, please provide a description of each easement or covenant and its effect:

   _____

   _____

4. What is the current County and Municipal official plan designations on the subject lands:
   County Official Plan Designation: Primary Settlement Area
   Municipal Official Plan Designation: Neighbourhood Area

5. What is the current zoning on the subject lands: Restricted rural and environmental protection

   _____

6. Is the subject land within an area of land designated under and provincial plan or plans?
   [ ] Yes
   [X] No

   If yes, does the plan conform to or does not conflict with the applicable provincial plan or plans?
   [ ] Yes
   [ ] No

7. Have you consulted with Aboriginal Peoples on the request for a Plan Amendment?
   [ ] Yes
   [X] No

   If yes, provide any information you have on the consultation process and the outcome of the consultation. Please explain (and attach) on a separate page.

8. Has the subject lands ever been subject of an application for approval for any of the following:

   a. A plan of subdivision under Section 51 of the *Planning Act*. [X] Yes [ ] No
   If yes, please provide the file number and the status of the application:
   File Number:_____ Status: withdrawn

   b. A consent under Section 53 of the *Planning Act* [X] Yes [ ] No
   If yes, please provide the file number and the status of the application:
   File Number:_____ Status: approved and merged

   c. A minor variance [ ] Yes [X] No
   If yes, please provide the file number and the status of the application:
   File Number:_____ Status: _____

   d. Approval of a site plan [ ] Yes [X] No
   If yes, please provide the file number and the status of the application:
   File Number:_____ Status: _____

   e. An official plan amendment [ ] Yes [X] No
   If yes, please provide the file number and the status of the application:
   File Number:_____ Status: _____

   f. A zoning by-law amendment [ ] Yes [X] No
   If yes, please provide the file number and the status of the application:
   File Number:_____ Status: _____

   g. A Minister's zoning order [ ] Yes [X] No
   If yes, please provide the file number and the status of the application:
   File Number:_____ Status: _____

9. What is the current use of the subject lands?
   Approximately half of the lands, in the southwest have been farmed and are presently vacant. The northeastern part contains a wet area with a poorly defined drainage system.

10. If known, what were the previous uses on the subject lands?

    Former farmland

11. Are the water, sewage and road work associated with the proposed development subject to the provisions of the Environmental Assessment Act?
    [ ] Yes
    [X] No

If Yes, will the notice of Public Meeting for this application be modified to state that the Public Meeting will address the requirements for both the Planning Act and the Environmental Assessment Act?
[ ] Yes
[ ] No

The Proposal:

12. Please fill out the table below as it relates to the proposal.

Residential proposed uses	No. of Residential Units	No. of lots/blocks (as shown on plan)	Area (in hectares)	Density Proposed (specify units per hectare)	Bedroom Count (specify by number of residential units)	Floor Coverage (m^2)	Parking Provided	Estimated Selling/ Retail Price of Units (if known)
Detached	73		2.55					
Semi-detached								
Multiple attached	28		0.46					
Apartments								
Seasonable								
Mobile home								
Other (specify)								

Non Residential Proposed uses	No. of Residential Units	No. of lots/blocks (as shown on plan)	Area (in hectares)	Density Proposed (specify units per hectare)	Bedroom Count (specify by number of residential units)	Floor Coverage (m^2)	Parking Provided	Estimated Selling/ Retail Price of Units (if known)
Neighbourhood Commercial								
Other Commercial								
Industrial								
Institutional (Specify)								
Parkland Dedication	n/a			n/a			n/a	
Open Space and Hazard Lands	n/a			n/a			n/a	

Non Residential Proposed uses	No. of Residential Units	No. of lots/blocks (as shown on plan)	Area (in hectares)	Density Proposed (specify units per hectare)	Bedroom Count (specify by number of residential units)	Floor Coverage (m^2)	Parking Provided	Estimated Selling/ Retail Price of Units (if known)
Road Allowances	n/a			n/a			n/a	
Other (specify)								
Total								

Please specify the proposed servicing:

Public Services	Yes	No	Studies Required*
Municipal Sanitary Sewers	X		If yes, none
Municipal Piped Water	X		If yes, none

Private Services	Yes	No	Studies Required*
Wells and/or septics for a residential subdivision only, with four or fewer lots (or units), and more than 4500 litres of effluent produced per day			Servicing Options Report & Hydrogeological Study
Wells and/or septics for a residential subdivision only, with four or fewer lots (or units), and 4500 litres of effluent or less produced per day			Servicing Options Report & Hydrogeological Study
Wells and/or septics for a residential subdivision only, with five or more lots (or units)			Servicing Options Report & Hydrogeological Study
Any development on individual private services not covered in the above			Servicing Options Report & Hydrogeological Study

Storm Drainage	Yes	No	Studies Required*
Sewers	X		None
Ditches, Swales			Storm Water Management Study
Other (specify)			

Roads and Access	Yes	No	Studies Required*

Roads and Access	Yes	No	Studies Required*
Public Access	X		Traffic Impact Study (if required)
Private Road			Traffic Impact Study (if required)

*The studies required and the scope of the studies will be determined at the time of pre-submission consultation.

13. Will access to the subject land be by:
    [ ] A Provincial Highway
    [X] A Municipal road
    [ ] Another public road or right of way; or
    [ ] By water

14. Does the subject land contain any areas of archaeological potential?
    [ ] Yes
    [X] No

    If Yes, an archaeological assessment prepared by a person who holds a licence that is effective with repose to the subject land, issued under Part IV (Conservation of Resources of Archaeological Value) of the *Ontario Heritage Act*; and a conservation plan for any archaeological resources identified in the assessment will be required.

15. Additional information for condominium applications only:

    New Building:
    Has a site plan for the proposed condominium been approved?
    [ ] Yes
    [ ] No

    Has a site plan agreement been entered into?
    [ ] Yes
    [ ] No

    Has a building permit for the proposed condominium been issued:
    [ ] Yes
    [ ] No

    Is the proposed condominium under construction or been completed?
    [ ] Yes
    [ ] No

    If the construction has been completed, what was the date of completion? _____

Existing Building:

Is the proposed condominium a conversion of a building containing residential units?

[ ] Yes

[ ] No

Date of Construction: _____

If yes, how many units are to be converted? _____

16. Is the proposed plan consistent with policy statements issued under subsection 3 (1) of the Act?

[X] Yes

[ ] No

Authorization:

17. Owner's Authorization (if the owner is not the applicant):

If an agent is employed, the registered owner(s) must complete the following (or provide similar authorization on the face of the draft plan).

PLEASE PRINT

I (we) 257097 Ontario Inc.
(name(s) of owner, individuals or company)

(name(s) of owner, individuals or company)

(name(s) of owner, individuals or company)

Being the registered owner(s) of the subject lands, hereby authorize

Cuesta Planning Consultants
(Name of Agent)

To prepare and submit a draft plan of subdivision/condominium for approval.

(signature of owner) July 31/18. (date)

(signature of owner) (date)

(signature of owner) (date)

NOTE: If the owner is an incorporated company, the company seal shall be applied (if there is one).

Declaration

19. Declaration (this must be signed in the presence of a Commissioner):

I (we) JEFFREY KEOMANY
(name(s) of applicant/agent)

of the in the County/Region/District of CITY OF OWEN SOUND
(name of City/Town/Township)

Solemnly declare that all of the statement contained in this application and all of the supporting documents are true and complete, and I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath, and by virtue of the "Canada Evidence Act".

Declared before me at: OWEN SOUND

in the County/~~Region/District~~ of GREY

this 7 day of AUGUST, 20 18.

(signature of applicant/agent)

Commissioner of Oaths:

Applicant's Consent

20. Applicant's consent:

In accordance ~~with the provisions~~ of the Planning Act, it is the policy of the County of Grey to provide public access to all development applications and supporting documentation.

In submitting this development application and supporting documentation, I,

Cuesta Planning Consultants

(applicant)

hereby acknowledge the above noted and provide my consent in accordance with the provisions of the Municipal Freedom of Information and Protection of Privacy Act that the information on this application and any supporting documentation provided by myself, my agents, consultants and solicitors, will be part of the public record and will also be available to the general public.

(signature) Aug 7/2018 (date)

Reimbursement Agreement

21. Peer Review Reimbursement Agreement

THIS AGREEMENT made in duplicate this_____day of_____, 20_____.

BETWEEN: 2570970 Ontario Inc.

Hereinafter called the 'APPLICANT'

OF THE FIRST PART

AND

THE CORPORATION OF THE COUNTY OF GREY
Hereinafter called the 'CORPORATION'

OF THE SECOND PART

WHEREAS the Applicant has submitted development applications(s) (i.e. plan of subdivision/condominium, County Official Plan Amendment) and supporting studies to the Corporation for approval, and;

WHEREAS the Corporation by virtue thereof will require the assistance of peer review consultants, solicitor and other professional advisors to provide input and advice to the Corporation with respect to the development proposal and related studies;

NOW THEREFORE BE IT RESOLVED that in consideration of mutual covenants hereinafter set out, the parties hereto agree as follows:

1. The Applicant represents and warrants that they are requesting development approvals on the lands hereinafter described on Schedule 'A' attached hereto. The Applicant represents and warrants that it is intended that the proposal shall closely approximate the application as attached in Schedule 'B' attached hereto.
2. The parties hereto acknowledge that the proposal indicated on Schedule 'B' hereto may not be the final version herein and amendments or modifications may be required thereto as the process proceeds.
3. The Applicant covenants and agrees to pay the Corporation all related costs for professional help incurred by the Corporation. Without limited in the generality of the foregoing, the Applicant covenants and agrees to an immediate security deposit of Five Thousand Dollars ($5,000.00) against the anticipated costs (hereinafter referred to as the 'Deposit'). At any time that the balance of the Deposit falls below $500.00, and upon request of the Treasurer, sufficient funds to increase the balance of the Corporation shall produce to the Applicant invoices that have been paid with respect that the amount of these invoices be matched by the Applicant forthwith. Should the deposit at any time fall below $0.00, the file(s) shall be held in abeyance by the

County and no further action will occur until sufficient funds are deposited by the Applicant to return the deposit to the $5,000.00 level.

Agreement Between:

2570970 Ontario Inc. AND
(Applicant)

THE CORPORATION OF THE COUNTY OF GREY

4. The Applicant covenants and agrees to submit to the Corporation's professional advisers where applicable, all necessary plans, documents, and specifications requested by them on behalf of the Corporation for the services and requirements of the Corporation. All such submissions must meet the approval of the Corporation's professional advisors. It is understood and agreed that the design/study criteria related to services shall be as specified by the Corporation and/or their representative and to industry standards.
5. Any monies remaining in the Deposit will be released to the Applicant after a formal decision on the application(s) have been made by the Corporation.
6. This Agreement and everything herein contained shall inure to the benefit of and be binding upon the Application and the Corporation, their heirs, executors, administrators, successors and assigns.

IN WITNESS WHEREOF the Applicant has hereunto set his hand and seal or, in the alternative, has caused it corporate seal to be affixed hereto attested by signatures of its proper signing officers in this behalf.

IN WITNESS WHEREOF on behalf of the Corporation of the County of Grey by this signature of the Clerk or Director of Planning or Senior Planner.

SIGNED, SEALED AND DELIVERED
Per:

APPLICANT

July 31/18

I have the authority to bind the Corporation (where applicable)

THE CORPORATION OF THE COUNTY OF GREY

Name: _____

Title: _____

PEER REVIEW REIMBURSEMENT AGREEMENT

SCHEDULE 'A'

DESCRIPTION OF THE SUBJECT PROPERTY

PEER REVIEW REIMBURSEMENT AGREEMENT

SCHEDULE 'B'

PLANNING ACT APPLICATION(S)
(ATTACH COPIES)