

AMENDMENT NUMBER 4
TO THE OFFICIAL PLAN FOR THE
TOWNSHIP OF SOUTHGATE

May 2024

This draft amendment to the Official Plan for the Township of Southgate was prepared in concert with a corresponding amendment to the Grey County Official Plan. Please be advised that this amendment may be revised at any point prior to County approval considering public input, agency comment.

The Corporation of the Township of Southgate
By-law Number 2024-052

**Being a By-law to adopt Amendment No. 4 to the
Township of Southgate Official Plan**

Whereas the Council of the Corporation of the Township of Southgate pursuant to the provisions of the Planning Act, R.S.O. 1990, as amended, deems it necessary to amend its Official Plan; and

Whereas the said amendment to the Township Official Plan corresponds with a proposed amendment to the County of Grey Official Plan and complies with the terms of the County Plan; and

Whereas the amendment to the Township of Southgate Official Plan is consistent with the Provincial Policy Statement 2020.

Now therefore be it resolved that the Council of the Corporation of the Township of Southgate enacts as follows:

1. **THAT** Amendment Number 4 to the Official Plan for the Township of Southgate, consisting of the attached maps and explanatory text, is hereby adopted.
2. **THAT** this By-law shall come into force and take effect on the day of the final day of passing by the County of Grey as approval authority, subject to the provisions of the Planning Act, R. S. O., 1990 as amended

Read a first, second, and third time and finally passed this 15th day of May 2024.

Brian Milne - Mayor

Lindsay Green - Clerk

AMENDMENT NUMBER 4 TO THE Township of Southgate Official Plan

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PART A - THE PREAMBLE

The Preamble provides an explanation of the proposed amendment including the purpose, location, and background information, but does not form part of this amendment.

PART B - THE AMENDMENT

The Amendment describes the changes and/or modifications to the Township of Southgate Official Plan, which constitutes Official Plan Amendment No. 4.

PART C - THE APPENDICES

The Appendices, if included herein, provide information related to the Amendment, but do not constitute part of the Amendment.

PART A - THE PREAMBLE

PURPOSE

The Township of Southgate proposes to amend its official plan with a corresponding zoning bylaw amendment and in compliance with a proposed amendment to the Grey County Official Plan. The amendments would add approximately 2.16 hectares of land, north of the Township cemetery, to the Dundalk Northwest Special Policy Area for development as a future neighbourhood area. To facilitate this change, the amendment would also expand the settlement area of Dundalk by redesignating an approximately 0.87 ha of the land designated 'Rural' and 'Hazard Land' to 'Neighbourhood Area' and place the entire cemetery in the same 'Neighbourhood Area' designation. By agreement of purchase and sale the Township will receive a future site for a municipal services hub in the southwestern section of Dundalk Northwest.

LOCATION

Surrounding the subject lands and cemetery is the Dundalk Northwest Planning Area, 24.8 hectares of future development lands north of Grey Road 9 West of Ida Street. Dundalk Northwest is a special policy area under 5.6.9 of the Official Plan. The lands to be added to the Special Policy Area are located north of the Maple Grove Cemetery site. The lands to be added to the 'Neighbourhood Area' designation include the southwest half of the cemetery.

The subject lands project approximately 130.3 meters into the Special Policy Area. Just over half of the subject lands and the cemetery are within the Dundalk Settlement Area Boundary which identifies the outer west edge of the municipality's urban growth area.

BASIS

Dundalk Northwest is one of three special policy areas designated for development under a Ministerial Zoning Order passed in February 2022. Parcels surrounding the subject lands and northwest of the Maple Grove cemetery are currently active agricultural fields, existing detached dwellings, and small woodlots. The land includes rolling topography with tiled drainage splitting the stormwater drainage toward two outlets at Grey Road 9.

The Township Community Strategic Plan and Development Charges Update both identify the need for a municipal administration office and other facilities, such as a fire hall, cultural and recreation space, and amenities. The Township and Developer entered negotiations resulting in a land trade that increases development efficiency in Dundalk Northwest by adding the subject lands to the special policy area for development in return for an appropriate site at the southwest end of the area.

OTHER APPLICATIONS

1. County Of Grey Official Plan Amendment Number 42-07-060-OPA-20 (OPA 20)
2. Township of Southgate Zoning Bylaw Amendment 2024-053

PART B - THE AMENDMENT

All this part of the document entitled **Part B - The Amendment**, consisting of the following text and map constitutes **Amendment No. 4** to the Official Plan for the Township of Southgate.

DETAILS OF THE AMENDMENT

The Official Plan of the Township of Southgate is hereby amended as follows:

1. **THAT Schedule A Map 2** of the Township of Southgate Official Plan is hereby amended by redesignating the lands shown on Schedule A-1 to this amendment to Neighbourhood Area; and
2. **THAT Schedule A Map 2** of the Township of Southgate Official Plan is hereby further amended by extending the special policy area boundary established under Section 5.6.9.

Schedule A-1

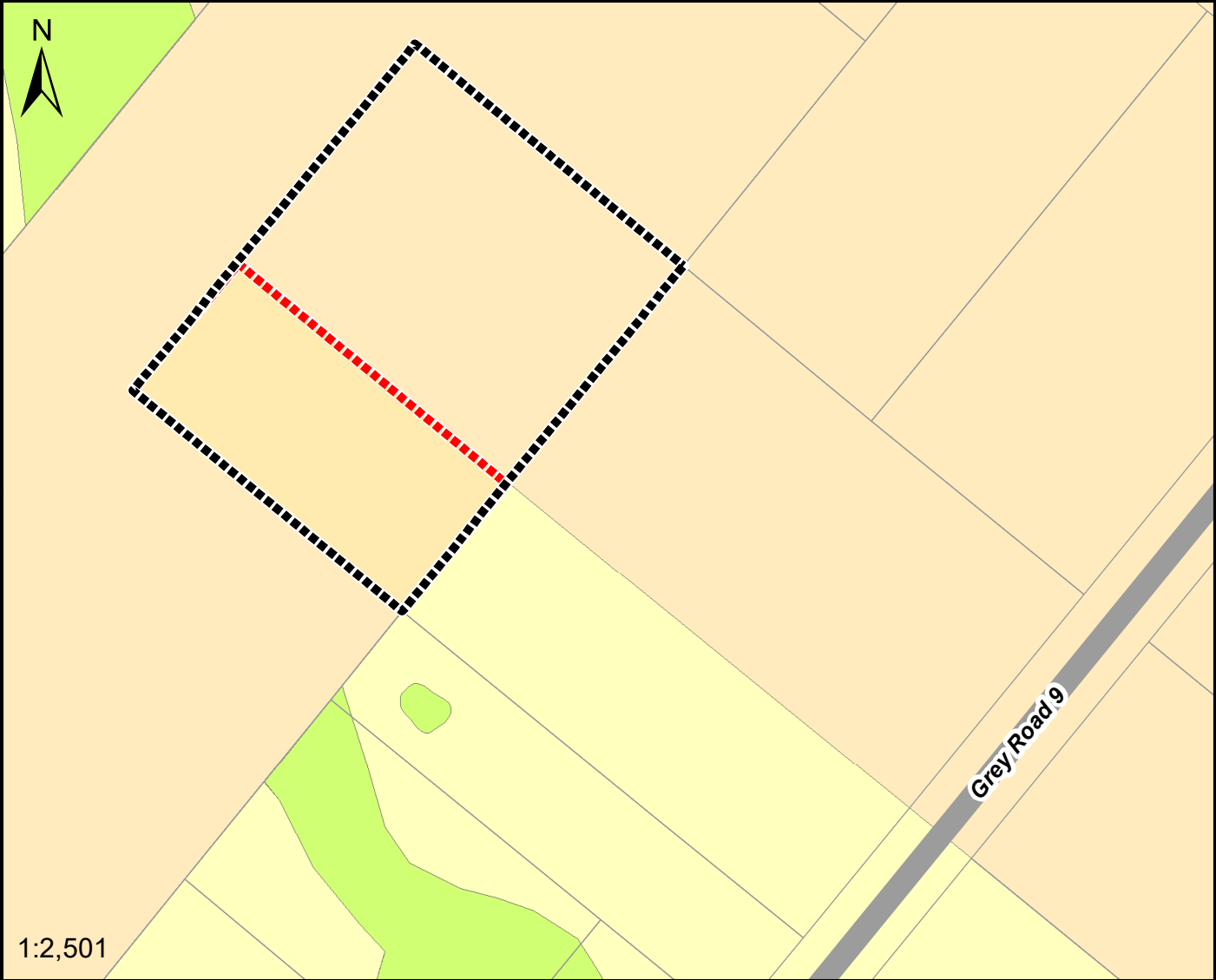
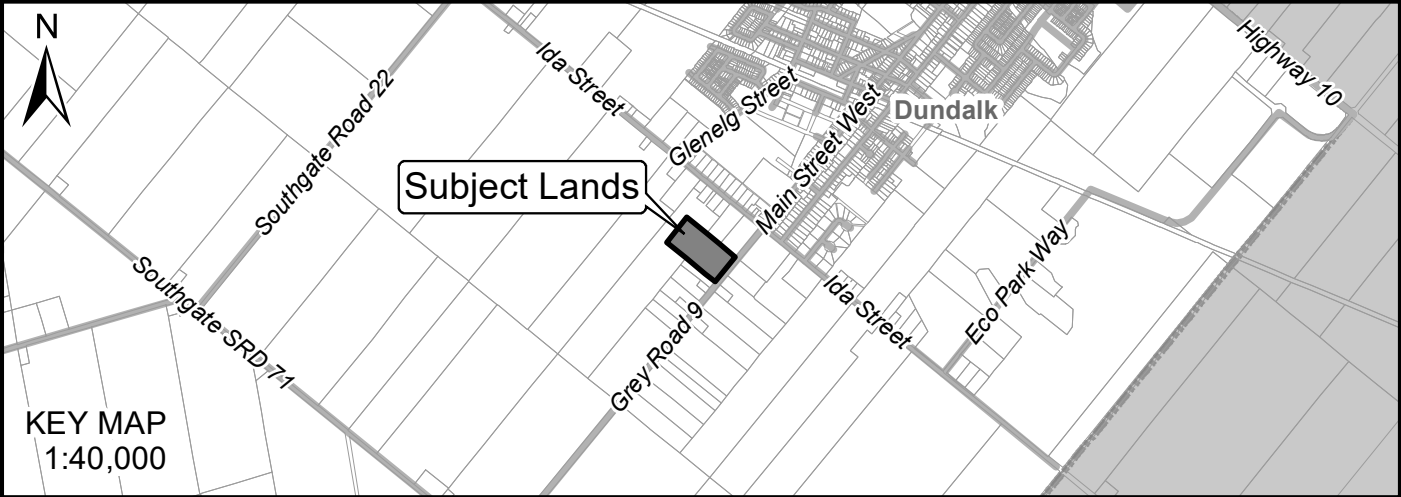
Amendment No 04

To the Township of Southgate Official Plan

Adopted by the Corporaton of the Township of Southgate on

Date: May 15, 2024

Signed: Brian Milne, Mayor Lindsey Green, Clerk



LEGEND



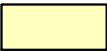
Lands to be added to Special Policy Area Section 5.6.9



Lands to be redesignated to Neighbourhood Area



Neighbourhood Area



Rural



Hazard Land