



# PLANNING RATIONALE

PART LOT 234, CONCESSION 2  
TOWNSHIP OF SOUTHGATE | COUNTY OF GREY

PREPARED FOR: BRIARWOOD  
(DUNDALK) LTD.

MAY 2025

**IPS** INNOVATIVE PLANNING SOLUTIONS  
PLANNERS • PROJECT MANAGERS • LAND DEVELOPERS

Part of Lot 234, Concession 2  
**TOWNSHIP OF SOUTHGATE**

APPLICATION FOR

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**OFFICIAL PLAN AMENDMENT  
& ZONING BY-LAW AMENDMENT**

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PREPARED BY  
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ON BEHALF OF  
Briarwood (Dundalk) Ltd.

**May 2025**

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## 2.0 INTRODUCTION

Innovative Planning Solutions has been retained by Briarwood (Dundalk) Ltd. to complete a Planning Justification Report relative to an application for an Official Plan Amendment (OPA) and Zoning By-law Amendment (ZBA) on lands legally known as Part of Lot 234, Concession 2 (Southwest of the Toronto Sydenham Road), Geographic Township of Proton now in the Township of Southgate, County of Grey. The subject lands have no municipal address. The lands are located in the south end of the community of Dundalk. The roll number for the property is 420709000505800.

The lands possess an area of approximately 27 hectares (66.75 acres), with roughly 159.41 metres of frontage on Ida St. **Figure 1** shows the location of the subject lands outlined in red. The lands are currently designated '*Primary Settlement Area*' in the County of Grey Official Plan, '*Hazard Lands*' and '*Future Development*' in the Township of Southgate Official Plan (**Figure 3**), and zoned as '*Restricted Agriculture*' and '*Environmental Protection*' under the Township of Southgate Zoning Bylaw (**Figure 4**).

The intent of the proposed OPA and ZBA applications are to amend the Township of Southgate Official Plan and Zoning By-law to permit a low-rise residential development on the lands. A Draft Plan of Condominium is also required to permit the proposed development and will be submitted at a later date. The subject requests will be processed by the Township of Southgate while the Draft Plan of Condominium will be processed by the County of Grey.

The proposed development consists of four (4) multi-family residential buildings of three (3) storeys in height. Parking is proposed above and below grade. Of the four buildings, three (3) are proposed to be for-sale condominium units while one (1) is proposed as purpose-built rental apartment units.

This proposed built form will provide a more affordable and attainable housing option compared to what has typically and historically been available in the Dundalk community.

This report will review the applicable policies found within the documents noted below to demonstrate consistency with good planning principles:

- Provincial Planning Statement, 2024
- Official Plan of the County of Grey, 2018
- Municipality of Southgate Official Plan, 2022
- Municipality of Southgate By-law 19-2002



<b>LEGEND</b>  Subject Lands	<b>Figure 1</b> <b>Subject Lands</b>	
	Source: Grey County GIS	
	Drawn By: IPS	File: 23-1304
	 <b>INNOVATIVE PLANNING SOLUTIONS</b> PLANNERS • PROJECT MANAGERS • LAND DEVELOPERS	

**Figure 1: Subject Lands**

### 3.0 SUBJECT LANDS & SURROUNDING USES

The subject lands have 158.36 metres of frontage on Ida Street and a total site area of 270,125.05 square metres. The lands are currently vacant with a number of natural features including wetlands and floodplains regulated by the GRCA (**Figure 5**). The lands are also bifurcated by the CP Rail Line. Access to the site is from Ida Street. Despite the large site area, the actual proposed development portion of the property is 35,481.69 square metres, which is only about 26% of the total site area. This is due to natural features of the site, including several large wetland areas as well as woodlands, shrubs, and meadows. In addition, there are two tributaries of the Grand River running through the middle of the property, one of which is adjacent to the proposed development area. The rivers and a buffer area around them are currently protected by the 'Hazard Land' land use designation and the 'Environmental Protection' zoning. The proposed development has been directed away from these sensitive areas, however, some cut and fill will be necessary to ensure the development is not within the floodplain. Due to the size of the subject lands, there is plenty of area to redirect flooding to ensure the safety of the future residents. Further information is provided in the Floodplain Analysis prepared by Valdor Engineering Inc. and submitted under separate cover.

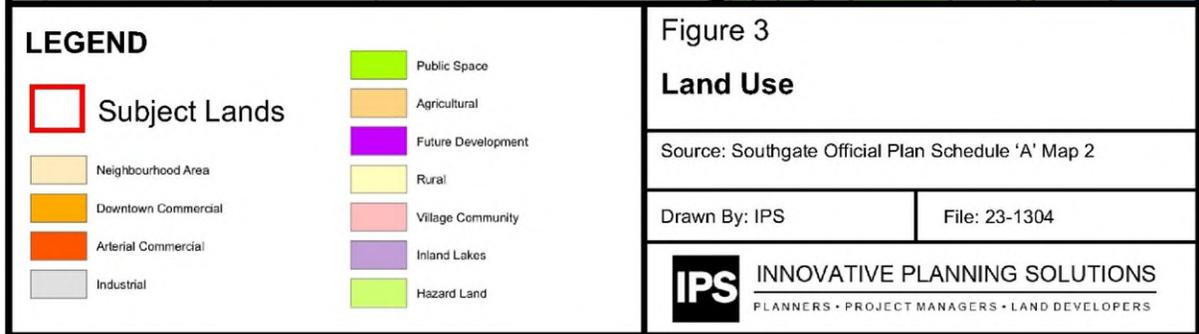
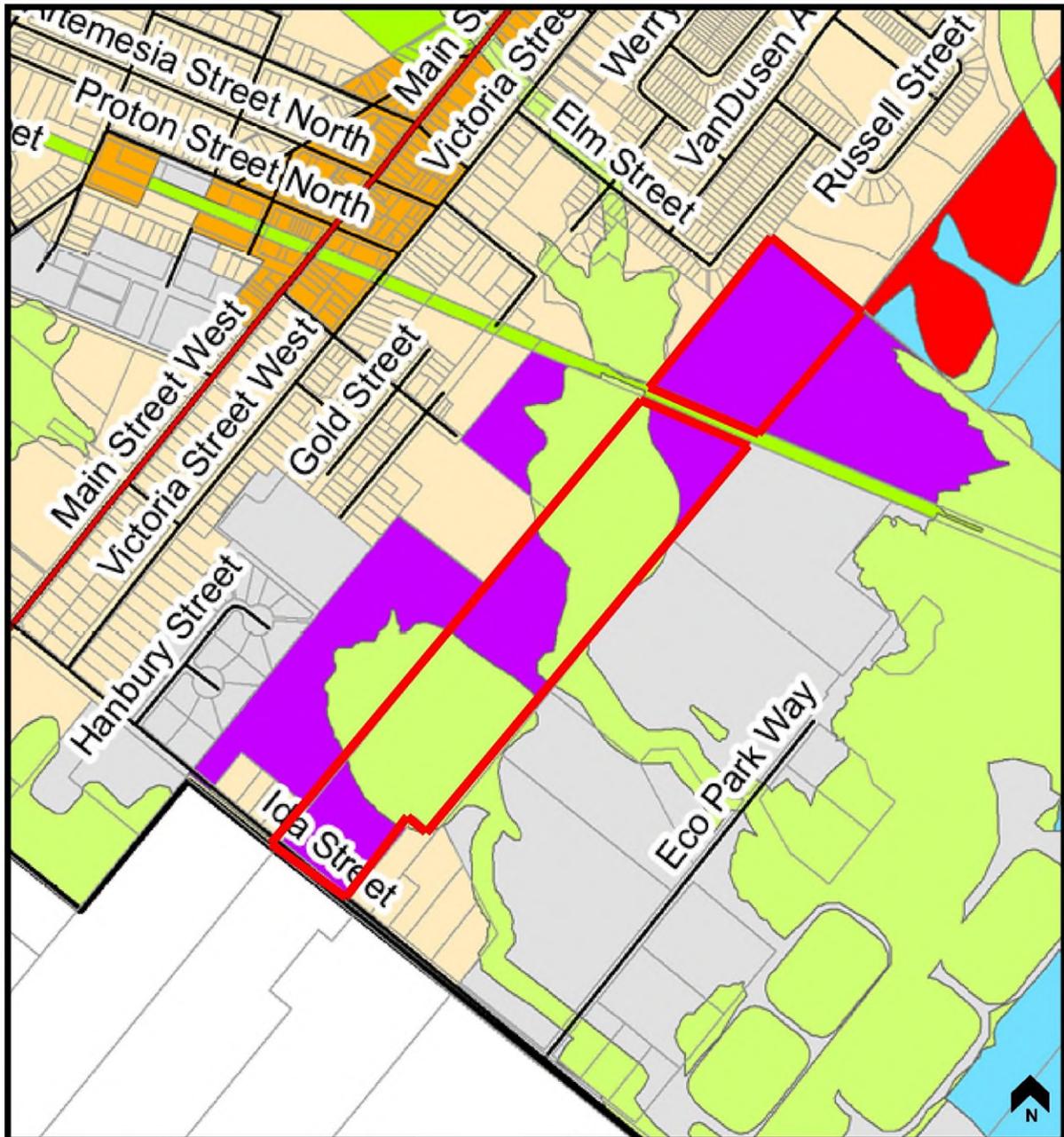
The subject lands and surrounding uses are outlined in **Figure 2**. Abutting land uses are:

- North:** Abutting the subject lands directly to the north is a residential subdivision with single-family detached homes as well as associated stormwater ponds. To the northeast is vacant/forested lands. To the northwest, along Ida Street, are single-family detached homes and a trucking company.
- East:** Properties to the east are a mix of vacant lands, environmental protection areas, and industrial uses including a sewage treatment plant.
- South:** To the South, along Ida Street, is a small cluster of single-family detached homes. Across Ida Street is rural/farm land.
- West:** To the west, across Ida Street, is rural/farm land.



<b>LEGEND</b>  Subject Lands	<b>Figure 2</b> <b>Surrounding Uses</b>	
	Source: Grey County	
	Drawn By: IPS	File: 23-1304
 <b>INNOVATIVE PLANNING SOLUTIONS</b> <small>PLANNERS • PROJECT MANAGERS • LAND DEVELOPERS</small>		

Figure 2: Surrounding Uses



**Figure 3: Land Use**

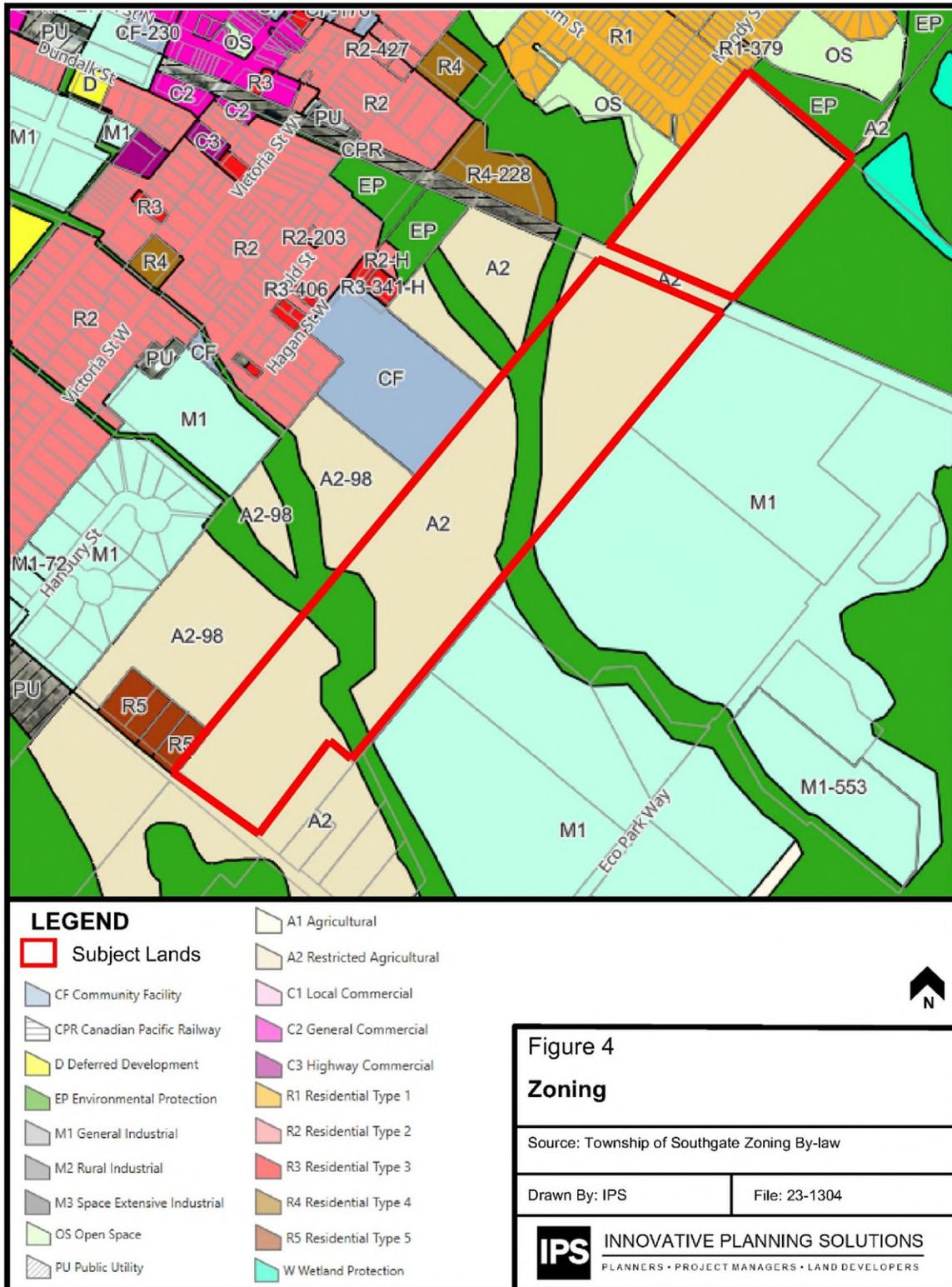
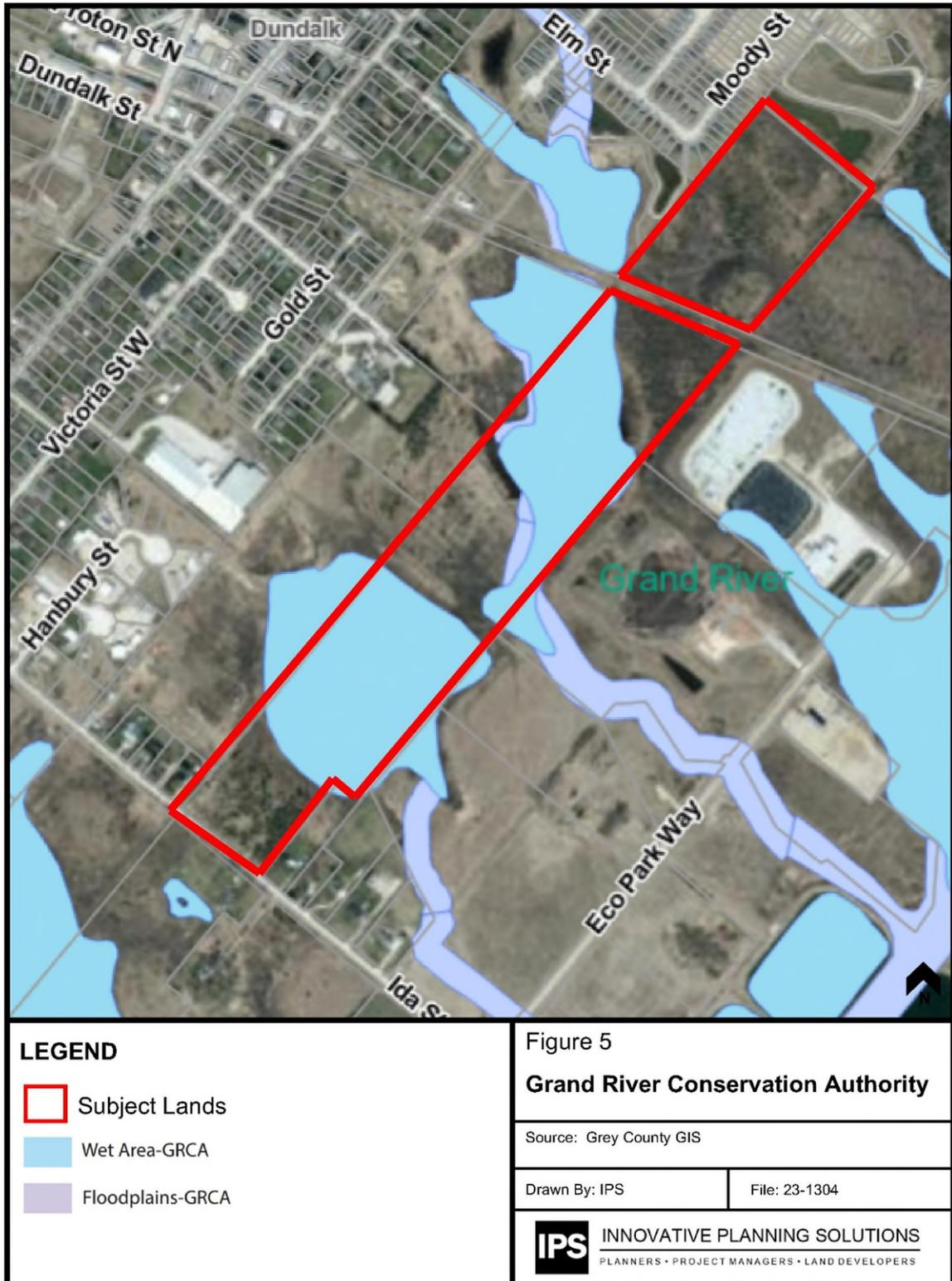


Figure 4: Zoning



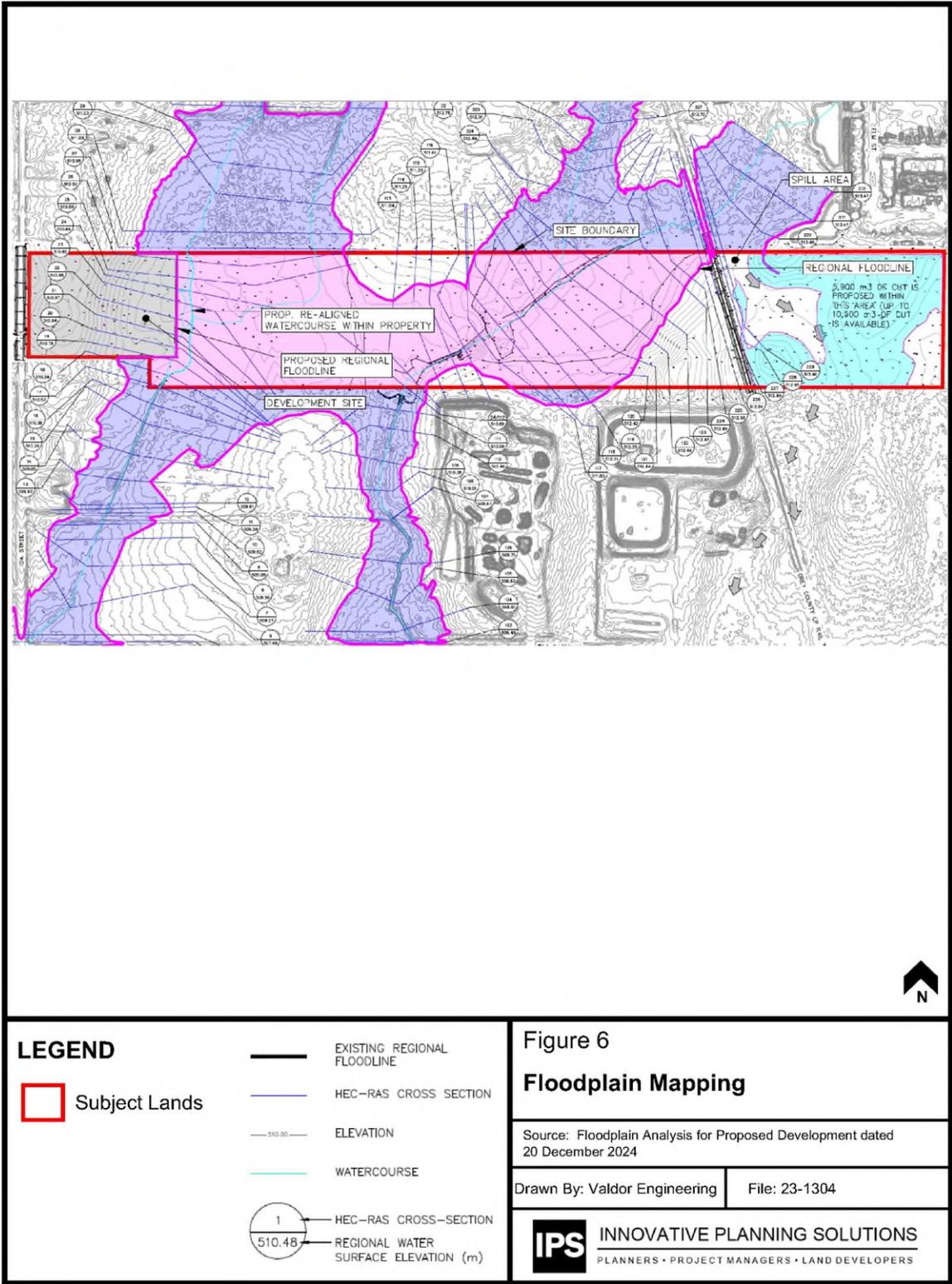
**Figure 5: GRCA Authority**

## 4.0 DESCRIPTION OF DEVELOPMENT

The purpose of the subject application is to allow for the construction of multi-family residential buildings with associated parking and landscaping on the portion of the land abutting Ida Street only. As shown on the Site Plan (See **Appendix A**), the development will consist of 4 multi-family residential buildings, each being 3 storeys in height with 376 total units. A total of 454 parking spaces are proposed on the site which includes 378 underground stalls (1 per unit) and 76 surface parking stalls (visitor parking at 0.2 spaces per unit). Each building will be evenly sized at 6,960 m<sup>2</sup>. The underground parking garage will be split into two sections, each with 189 parking stalls and each servicing two buildings. The buildings will be 'L' shaped and arranged in a rectangle in order to create a central courtyard with amenity space and visitor parking. Site access is via two proposed driveways on Ida Street which provide direct access to each parking garage. An internal street network also connects to the centre courtyard of the four buildings and the surface parking.

The development area includes a large courtyard with landscaping and amenity space. There is also landscaped area along all sides of the building to create a buffer between abutting parcels and to create more amenity space for residents. In addition, 76% of the total site area will be undeveloped due to existing natural features. The applicant would like to add some recreational trails to this area as an amenity for the residents and the local community.

The regional floodline was mapped by Valdor Engineering and runs through the middle of the proposed development area. The project proposes to realign the watercourse to the rear of the development limits of the proposed development (**Figure 6**).



**LEGEND**



Subject Lands

- EXISTING REGIONAL FLOODLINE
- HEC-RAS CROSS SECTION
- ELEVATION
- WATERCOURSE
- HEC-RAS CROSS-SECTION REGIONAL WATER SURFACE ELEVATION (m)

**Figure 6  
Floodplain Mapping**

Source: Floodplain Analysis for Proposed Development dated 20 December 2024

Drawn By: Valdor Engineering

File: 23-1304



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**Figure 6: Floodplain Mapping**

## 5.0 REQUESTED AMENDMENTS

### 5.1 TOWNSHIP OF SOUTHGATE OFFICIAL PLAN

Schedule 'A' of the Township of Southgate Official Plan designates the subject lands as 'Future Development' and 'Hazard Lands' (see Figure 3). The 'Future Development' land use designation does not permit the proposed development and requires an Official Plan Amendment before any development can occur. The subject application therefore includes an Official Plan Amendment to redesignate a portion of the property as 'Neighbourhood Area'. More information on the Official Plan and the requested land use designation is provided in Section 6.4 of this Report. A copy of the draft Official Plan Amendment is included under Appendix C. No special provisions are requested to the Neighbourhood Area land use designation.

### 5.2 TOWNSHIP OF SOUTHGATE ZONING BY-LAW

Per Zoning By-law 19-2002, as amended (Office Consolidation July 2024), the current zoning of the property is Restricted Agriculture (A2) and Environmental Protection (EP). The proposed use of the property is not permitted in these zones; a Zoning By-law Amendment is therefore required to rezone a portion of the lands to Residential Type 4 (R4).

Below is a zoning table which outlines the provisions of the R4 zone and whether the proposed development complies. Justification for the provisions requiring relief is provided below the table.

Table 1: Zoning Compliance Matrix		
Residential Type 4 Zone (R4) for Multi-Residential Building (Section 11.2)		
PROVISION	REQUIRED	PROVIDED
N/A	All development must be on municipal water and sewer services	Complies
Min. Lot Frontage	30 m	159.41 m
Minimum Lot Area	846m <sup>2</sup> + 100m <sup>2</sup> per dwelling unit above 4 units (140m <sup>2</sup> for 2 bedroom units, 186m <sup>2</sup> for 3 bedroom units)	Complies

Min. Front Yard Setback	7.5 m	29.25m
Min. Interior Side Yard Setback	6.0 m	15.99m
Min. Exterior Side Yard Setback	7.5 m	N/A
Min. Rear Yard Setback	10.5 m	Over 1km
Minimum Floor Area per dwelling unit	1 bedroom 51 m2 2 bedroom 62.5 m2 3 bedroom 74 m2 4 bedroom 83.5 m2	Complies
Lot Coverage (Max. % of Lot Area)	40%	Complies
Max. Building Height	11m	13.23m
Landscaped Open Space (Min.)	35%	74%
Off Street Parking (Apartment)	1.25 per dwelling unit plus 1 visitor parking space per 2 dwelling units  470 resident plus 188 visitor = 658 total required	1 per dwelling unit plus 0.2 visitor parking per dwelling unit  454 total provided
Maximum Density	74 units/hectare	Whole site: 14 units/hectare Developable area: 106 units/hectare
Minimum Play Space	1 bedroom 1.8m2 2 bedrooms 3.7m2 3+ bedrooms 5.6m2	264 1-bed x 1.8m2 = 475.2m2 88 2-bed x 3.7m2 = 325.6m2 24 3-bed x 5.6m2 = 134.4 m2 Total req'd: 935.2m2  Total provided play area: 371.72m2
Play Space Requirements	1. Located 4.5m from the nearest wall of the building and at least 7.5m from a habitable room window. 2. Accessible to the building without the necessity of crossing a parking lot or driveway.	1. Complies 2. Does not comply.
Min. Amenity Area (may include patios,	1 bedroom: 20m2 2 bedroom: 40m2	264 1-bed x 20m2 = 5,280m2 88 2-bed x 40m2 = 3,520m2

landscaped outdoor areas, balconies, children's outdoor play areas and indoor communal lounges	3 bedroom: 60m2	<p>24 3-bed x 60m2 = 1,440m2  Total req'd: <b>10,240m2</b></p> <p>Provided Amenity Area: <b>18,507.81m2</b></p>
Privacy Yards	<ol style="list-style-type: none"> <li>1. Each ground floor unit in an apartment dwelling shall be provided with an unobstructed privacy yard clear of any walkway, building, communal amenity area or surface parking provided around the entire perimeter of the apartment dwelling as follows:</li> <li>2. the minimum depth of the privacy yard measured at right angles from the wall it adjoins should be a minimum of 6 metres from any exterior wall containing a habitable room window and 3 metres (10 ft) in the front of a blank wall</li> <li>3. within the privacy yard, in no case shall a pedestrian walkway be provided with 3 metres (10 ft) from any ground floor habitable room window the distance being measured radially from any point on the window unless the window sill is at least 2 metres (6.6 ft) above the level of the adjacent exterior grade area.</li> </ol>	<ol style="list-style-type: none"> <li>1. Complies.</li> <li>2. The minimum depth is 1.8m.</li> <li>3. Complies.</li> </ol>

**5.3 RATIONALE FOR SPECIAL PROVISIONS**

The following provides an overview and analysis of the site-specific provisions requested with the Zoning By-law Amendment.

### **5.3.1 MAXIMUM BUILDING HEIGHT**

The maximum building height for most of the Township of Southgate is 11 metres and the project proposes a maximum height of 13.23 metres. The height of a building is calculated as the vertical distance between the average finished grade level at the front elevation and a point midway between the eaves and the ridge of a pitched roof. The only building which is as high as 13.23 metres at its front elevation is Building B, which is one of the rear buildings. Due to the site topography, this building is set 1.8m above the average grade at the front of the lot. The actual height of this building, and all the buildings, is 11.37m. However, due to the definition, some of the buildings are labeled as taller because they are on higher ground than the front elevation.

The building height of 11.37m is only a slight increase from the permitted 11m. The building has a pitched roof and architectural detailing which create a taller roof area than a flat-roofed building. The architectural design is meant to be visually appealing and also to better blend in with the single-family homes in the area. Given this attention to detail and design, the slight increase in height is justifiable.

### **5.3.2 PARKING**

The zoning by-law requires 1.25 parking spaces per unit plus 1 visitor stall per 2 units for apartments. This is a higher parking requirement than is commonly seen for this type of use. Nearby Orangeville requires 1.5 parking spaces per unit for multiple dwelling uses with no requirement for visitor parking. Owen Sound similarly requires 1.25 parking spaces per unit for apartments with no requirement for visitor parking.

The project proposes 1.2 parking spaces per unit. Resident parking at a rate of 1 space per unit will be provided in the underground parking garages and visitor parking at a rate of 0.2 spaces per unit will be provided as surface parking.

The project is expected to attract mostly senior residents who are from the local area and want to downsize from their single-family homes without leaving their community. Seniors are more likely to be 1-car households since they have fewer daily tasks outside of the home. Seniors are likely to have visits from family members, so the project proposes ample visitor parking to ensure they will have somewhere to park. For these reasons, the proposed parking ratio makes sense for the project.

### **5.3.3 MINIMUM PLAY SPACE**

As mentioned above, the project is expected to have a large population of senior residents. As such, the proposed play space is 371.72 square meters in lieu of the otherwise required 935.2 square meters. The play spaces will accommodate any families that do live in the building as well as children and grandchildren who will come to visit residents of the building.

Overall, the building has much more than the required amount of amenity space. Per the zoning by-law, the areas eligible to be considered amenity area for the minimum amenity area calculation includes patios, landscaped outdoor areas, balconies, children's outdoor play areas and indoor communal lounges. Just the outdoor amenity areas comes to almost double the minimum requirement (18,507.81m<sup>2</sup> in outdoor amenity area versus 10,240m<sup>2</sup> required for all amenity areas). In addition to the outdoor amenity areas, there are private patios and balconies in every unit, two indoor amenity spaces per building (8 in total), and a large undeveloped area in the rear that will have recreational trails. The programming for the indoor amenity areas is not yet set; if there happens to be a lot of families with children in the building, some of these spaces could be made into indoor children's play areas.

With the amount of amenity space available, there will be plenty of space for any resident or visiting children to play and get exercise on the property.

### **5.3.4 PLAY SPACE REQUIRES CROSSING A DRIVEWAY**

The project is designed with a large central courtyard with amenity space including a large children's playground. The visitor parking is also located in this central courtyard, as is the driveway to access the visitor parking. The project is designed with multiple crosswalk areas from building entrances to allow passage to the playground and other amenity spaces in the central courtyard. Since the driveway is for visitor parking only, vehicles are more likely to be driving slowly and cautiously since it will be an unfamiliar area. The driveway is also fairly narrow and has parking spaces all around which will promote slower speeds. Further traffic control measures could be considered such as speed bumps or stop signs if there are issues with safety. For these reasons, the driveway is not expected to be a concern for families accessing the play space.

### **5.3.5 PRIVACY YARDS – MINIMUM DEPTH**

The zoning by-law requires a depth of at least 6m from any windows and 3m from any wall for all ground floor “privacy yards”. The provided spaces are generally between 2-4m in depth; the narrowest point of any of the privacy yards is around 1.8m. As a result, a site-specific amendment is required. The proposed privacy yards are well-shielded from any public walkways, amenity spaces, or other buildings. However, to provide a depth of 6m for all of the yards would impact the ability to provide the larger consolidated amenity space in the central courtyard. The privacy yard spaces are meant to provide a passive outdoor area for residents to sit, have plants, and enjoy the outdoors in a private area. The size of the yards allows for these passive uses. The central amenity courtyard is an important feature of this development and provides an important active and communal recreation space for residents and visitors. It makes more sense to have smaller, but still functional, privacy yards in the buildings in order to provide a more functional communal outdoor amenity space.

## **6.0 SUPPORTING STUDIES**

A pre-consultation meeting was held on August 27, 2024 with staff from the County and Township to discuss the proposed project and required materials for the submission.

In addition to this Planning Justification Report, the following have been prepared and submitted under separate cover in support of this application:

### **6.1 ARCHITECTURAL SET**

The Architectural Set was completed by S&C Architects on January 2025. This set includes the Site Plan, Elevations, Floors Plans, and Site Statistics.

### **6.2 SURVEY**

A topographic survey was completed by J.D Barnes Surveying on June 8, 2018.

### **6.3 FUNCTIONAL SERVICING/STORMWATER MANAGEMENT REPORT**

A Functional Servicing/Stormwater Management Report was prepared by Valdor Engineering Ltd. In January 2025. The report had the following conclusions:

- Existing municipal water and sanitary systems are generally capable of handling the development of the subject site for residential intensification.
- The existing watermain on Ida Street will be used to provide service for the development.
- Wastewater will be connected to an existing sewer in the easement across the property.
- Stormwater will be discharged to the re-aligned watercourse east of the development. On-site stormwater detention will be used to control the post-development peak flows to pre-development rates.
- Erosion and sediment control measures will be implemented during construction.

### **6.4 FLOODPLAIN ANALYSIS**

A Floodplain Analysis was completed by Valdor Engineering Ltd. on December 20, 2024. The primary areas are located further east in the property and away from the proposed development. These areas will not contribute to any significant increase in WSEL's or flood risk. Therefore, as the development is located away from the floodplain area and does not alter the natural hazard lands, the proposed development is not at risk and does not pose an impact to the surrounding natural constraints.

## **6.5 HYDROGEOLOGICAL REPORT**

A Hydrogeological Study was prepared by Soil Engineers Ltd. on January 29, 2025 to characterize hydrogeological conditions and groundwater quality, and to provide recommendations on the suitability of the site for the proposed development. The report includes analysis of the short-term construction dewatering and long-term foundation drainage flow.

## **6.6 GEOTECHNICAL REPORT**

A Geotechnical Report was completed by Soil Engineers Ltd. in December 2024. The purpose of the report was to obtain information on the general subsurface soil and groundwater conditions at the site. The report provides recommendations regarding excavation, fill, and foundation design. The report also provides recommendations regarding groundwater control and dewatering during and after construction.

## **6.7 PHASE 1 & 2 ARCHAEOLOGICAL STUDY**

A Phase 1&2 Archaeological Study was completed by Earthwork Archaeological Services Inc. on January 29, 2019. The Phase 1 study concluded that the lands contain evidence of archaeological potential which triggered the Phase 2 study to be required. 17 test pits were found to contain archaeological material, and 41 historic Euro-Canadian artifacts were found. The findings of the Stage 2 study have triggered the need for a Stage 3 assessment which consist of excavation of additional areas to check for archaeological potential.

## **6.8 TRAFFIC IMPACT STUDY**

A Traffic Impact Study was completed by Paradigm Transportation Solutions Ltd. in January 2025. This TIS includes an analysis of existing traffic conditions, a description of the proposed development, traffic forecasts for a five and ten-year horizon from full build-out (2034 and 2039), and assessment of traffic impacts with recommendations to accommodate the proposed development as appropriate. The result of the study concluded that a left run lane with 15 meters of storage be provided on Ida Street at both driveways. Traffic control improvement at Ida Street and Grey Road 9 should also be considered by the Township and County.

## **6.9 ENVIRONMENTAL IMPACT STUDY**

An Environmental Impact Study was completed by Birks Environmental in May 2025. The purpose of this EIS is to identify and characterize natural features and functions associated with the property and the proposed development area. Potential impacts to those features and functions are evaluated based on current understanding of the construction and maintenance of the proposed development. The study indicated that the proposed development has provided mitigation efforts to reduce the impact on the Natural Heritage features and functions where necessary to be in compliance with environmental legislation and intends to preserve natural heritage.

## **6.10 D-2 & D-6 STUDY**

Sonair Environmental conducted D-2 & D-6 Studies on November 22, 2024 to assess the potential impacts from surrounding facilities in relation to the proposed development. The evaluation has indicated that there are no adverse effects on the subject lands against the MECP D-2 and D-6 guidelines, and no concerns about noise/vibration, dust, and odour.

## **6.11 D-4 STUDY**

A D-4 Study was completed by Palmer on November 18, 2024. This study evaluates the potential for impacts to the proposed residential development at the site due to the presence of methane, in the context of the Ministry's D-4 guidelines. The findings behind the ground water and methane in relation to the subject lands have not been considered an issue of concern.

## 7.0 PLANNING POLICY AND ANALYSIS

This section will outline the applicable planning policy documents as they relate to the subject applications. Each subsection will identify the applicable planning and development policies and provide planning rationale on conformity and development principles.



### 7.1 PLANNING ACT

The Planning Act (The Act) is the provincial legislation that establishes the ground rules for land use planning in Ontario. It describes how land uses may be controlled, and who may control them. The Act promotes sustainable development while balancing factors such as economic development, preservation of the natural environment, and the creation of healthy communities, within a provincial framework focused on provincial interests and fairness.

The policies, as set out in Section 2 of the Planning Act, inform the Provincial Planning Statement (PPS), and other matters of provincial interest, ensuring consistency with the Act.

Under Section 2 of the Planning Act, key matters of provincial interest include:

- The adequate provision of a full range of housing, including affordable housing.
- The protection of public health and safety.
- The appropriate location of growth and development.
- The promotion of development that is designed to be sustainable, to support public transit, and to be oriented to pedestrians.
- The promotion of a built form that is well designed encourages a sense of place, and provides public spaces that are of high quality, safe, accessible, attractive, and vibrant.

The subject lands are located within the Dundalk Settlement Area of the Township of Southgate. The proposed development would contribute to the housing stock within the Township, providing a new housing option that is not typically seen in the Dundalk area. The inclusion of 376 attainably priced housing units in the area, including both for-sale and for-rent units, will help contribute to a complete community.

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The proposed development can take advantage of existing municipal services and amenities in the area, including water and sewer facilities, schools, public spaces and parks, commercial amenities, and employment opportunities. The proposal further provides for the protection of ecological systems, including natural areas, features, and functions by developing on only a portion of the property.

It is our professional opinion that the proposed development aligns with the Province's Interest in land use planning.



## 7.2 PROVINCIAL PLANNING STATEMENT (2024)

The Provincial Planning Statement (PPS) is a vital part of Ontario's policy-led planning system. The PPS provides the policy foundation that regulates development in order to protect resources, public health and safety, and the quality of the natural and built environment. The 2024 PPS contains policies that fall under four overarching sections, with the goal of fostering an effective and efficient land use planning system:

- Increasing the housing supply by promoting a diverse range of housing;
- Creating a strong and competitive economy that continues to attract investment and provides opportunities to the people who live and work in the province;
- Prioritizing compact and transit-supportive infrastructure that will provide convenient access to housing, employment, services and recreation; and
- Recognizing and protecting the vibrant agricultural sector, natural resources, and sensitive areas by prioritizing development in urban and rural settlement areas.

Section 1 of the PPS contains a vision that addresses the efficient and inclusive growth of communities in Ontario. A core element of the PPS is to address the policies for a range of housing options to support the diverse and growing population. Additionally, the PPS outlines framework to establish economic prosperity by creating a strong and competitive economy. Finally, although the core focus of the PPS is on housing and economic growth, the PPS also identifies policies to protect the vibrant and unique natural resources and agriculture sectors present in Ontario.

### **7.2.1 INCREASING HOUSING SUPPLY**

Section 2.1 of the PPS addresses the intent of providing appropriate infrastructure to support the growing population in Ontario. This is achieved through adequate growth planning and the promotion of complete communities which provide a mix of housing options as well as transportation options, employment opportunities, and access to public service facilities, institutional uses such as schools, and parks and open space. To achieve this goal requires the efficient use of lands available within Settlement Areas. To meet the long-term needs of residents, the Plan also supports the accommodation of an affordable and market-based range and mix of residential types, including multi-unit housing, with access to employment opportunities. More specifically, the PPS promotes intensification to achieve cost-effective development patterns and reduced servicing costs.

Section 2.2 further emphasizes that areas need to have various housing options to provide for different types of household and income levels. This section also recognizes that there is a need for residential intensification to meet density targets and provide for both current and future residents. Additionally, the PPS promotes redevelopment on underutilized lands to meet intensification and density targets. As mentioned above, this section of the PPS indicates how to appropriately and efficiently provide housing options for the growing population.

Furthermore, as mentioned previously, the subject lands are located within the Primary Settlement Area of Dundalk; Section 2.3 of the PPS states that development and growth are to be directed towards Settlement Areas to support intensification targets and manage efficient growth.

Section 2.8 addresses the policies for the interaction between employment and housing uses and how to effectively manage their growth simultaneously. There is existing industrial activity in the vicinity of the subject lands including on adjacent properties. However, since the project only proposes to utilize a small portion of the property, there is sufficient distance between these uses and the proposed residential units as to not impact the potential for both employment and residential growth.

The proposed development remains consistent with section 2 of the PPS as it seeks to provide a unique housing option within the Settlement Area of Dundalk through the addition of 378 residential housing units in four 3-storey multi-residential buildings.

### **7.2.2 INFRASTRUCTURE AND FACILITIES**

Section 3.5 addresses the concept of land use compatibility between sensitive uses. As previously addressed in the section above, the lands are adjacent to industrial lands. In tandem with Policy 2.8, the proposed site plan seeks to locate the residential development away from the industrial activity so that the uses will not be directly adjacent to each other.

Section 3.6 policies indicate that new development with access to municipal servicing would generally be supported. The proposed development remains consistent with these policies as it will be connected to the municipal services with details shown in the Functional Servicing/Stormwater Management Report prepared by Valdor Engineering.

Section 3.9 of the PPS highlights the policies for Public Spaces, Recreation, Parks, Trails, and Open Space. Existing environmental features on the subject lands result in the majority of the subject lands being undevelopable. In order to make full use of those lands, the owner is considering that trails be introduced in the rear portion to provide an amenity to the residents of this community. This is on top of the proposed amenity space including a large courtyard with active and passive recreation opportunities. The proposed project therefore seeks to provide healthy and active living for all ages.

### **7.2.3 WISE USE AND MANAGEMENT OF RESOURCES**

A portion of the Subject Lands contain significant natural features in woodlands, wetlands, and wildlife habitats. The proposed development has oriented the development to be towards the front of the parcel closer to Ida Street in order to preserve the existing natural features. Chapter 4 addresses the wise use of natural resource rich areas in respect to development.

Sections 4.1 and 4.2 identify policies that seek to protect Water and Natural Heritage resources. As mentioned above, the development will only cover 26% of the total lot area; the remaining lot area will remain undeveloped to continue to preserve and enhance the natural areas. This is consistent with policies of the PPS.

The proposed development offers a compact urban form, which is a reasonable intensification on lands where this can be accommodated, and at a scale compatible with the neighbourhood. The subject application is consistent with the PPS.

## 7.3 RECOLOUR GREY: COUNTY OF GREY OFFICIAL PLAN



*Recolour Grey: County of Grey Official Plan* (“CGOP”) was adopted by Grey County Council in October 2018 and approved by the Province in June 2019. The CGOP creates a planning policy framework that will direct growth for the next 25 years. The document sets out policy direction for the County’s Growth Management Strategy; key directions include directing growth to serviced areas, protecting the natural heritage system, diversifying economic functions, providing a diverse range of housing, and managing

resources.

Section 2.1 of the CGOP outlines the projected growth for the County. Grey County is expected to have a total population of 127,130 people in 55,570 households by 2046. This is an increase over the 2021 levels of 103,320 people (23% increase) and of 43,540 households (28% increase). The Township of Southgate has been allocated a growth of 4,170 people and 2,040 households between 2021 and 2046. The County is also expecting an increase in the number of seasonal recreational units, which are not included in the aforementioned numbers.

The subject lands are primarily designated ‘Primary Settlement Area’ per Schedule A of the County of Grey Official Plan. A portion of the site is also designated ‘Hazard Lands’.

As established by Table 5 of the Official Plan, the Subject Lands are located within a Primary Settlement Area known as Dundalk. Sections 3.3 & 3.4 of the County Official Plan address the policy direction for Settlement Areas. Specific policies from Section 3.4 that would apply to the subject lands as a Primary Settlement Area are as follows:

*3.4.1 In order to support achieving the growth allocation targets established in Table 2, this Plan sets an overall intensification target for new growth at 15%. Table 6 establishes residential intensification targets for Primary and Secondary Settlement areas within local municipalities.*

*3.4.6 Development within growth areas should occur adjacent to the existing built-up area and will have a compact form, mix of uses, and densities that allow for the efficient use of land, infrastructure, and public service facilities.*

*3.4.14 It is a policy of this Plan that development of communities occur with a wide range of housing types, including detached, semi-detached, townhouse, and apartment units, be provided, along with a mix of affordable housing, including additional residential units and special needs housing, range of alternative locations, forms and densities of housing, and price ranges to meet a variety of housing needs. Targets in relation to this objective are stated in Section 4.1 of this Plan. Local municipal official plans and zoning bylaws must facilitate the provision of a range of housing types and affordable housing.*

*3.4.15 Development within the built-up areas may be of higher density to achieve the policy directives of this Plan but should be compatible with adjacent residential areas. The local municipalities may explore means to ensure compatibility through measures such as transitional densities, built form, and land uses.*

The proposed development is a more intensive built form than what is generally present in the surrounding area, achieving the intensification and compact form goals of the CGOP. The project is designed with landscape buffers on all sides to ensure compatibility with the existing residential uses on abutting properties.

Per Section 3.5 of the CGOP, Primary Settlement Areas are suitable for intensification. Additionally, these areas are encouraged to be vibrant areas that promote the concept of complete communities. The following policies of Section 3.5 apply to the proposed development:

*3.5.5 Within Primary Settlement Areas a minimum residential development density of 25 units per net hectare will be achieved for new residential development. In calculating the minimum residential development densities, the possibility for future additional residential units shall not be included in the density calculation. The County encourages new development to be of a form and density which is supportive of future transit needs in accordance with the Province's Transit Supportive Guidelines, or to develop similar municipal guidelines that achieve the same objective;*

*3.5.6 Intensification opportunities are strongly encouraged within Primary Settlement Areas. Municipalities must develop and adopt intensification strategies to ensure that the residential intensification targets identified in Section 3.4.1 of the Official Plan are met.*

*3.5.7 The County recognizes the need for additional apartment buildings and/or mixed-use development with residential dwellings above commercial or office development within Primary Settlement Areas. The lot densities described in subsection (5) above represent minimum targets only. In most cases mixed use development or apartment buildings will far exceed the County's 25 units per net hectare minimum density requirement. Density policies within this Plan shall not limit such development from exceeding those minimum requirements.*

Section 3.5.5 requires a minimum residential density of 25 units per net hectare for new residential development. Approximately 76% percent of the total area of the subject lands is to remain undisturbed due to the natural constraints; as a result, the developable area of the site is only 3.5 hectares. Based on the total site area, the density is only around 14 units per hectare. However, when only the developable area of the site is considered, the density is approximately 106 units per hectare. This results in the proposed built form being denser than what has traditionally been built in this area, but conforms with the County's goals of having "new development be of a form and density which is supportive of future transit needs" by creating a pocket of modest intensification. The purpose of Section 3.5.5 is to promote higher density development, such as the proposed project. The project therefore is in compliance with the density targets of the CGOP.

Sections 3.5.6 and 3.5.7 further encourage intensification and density in the Primary Settlement Area. These sections further note that the minimum density of 25 units per hectare is a minimum and that higher densities are encouraged.

Section 4.1 addresses policies to promote intensification by providing a diverse housing stock across the county, particularly in Primary Settlement Areas. The following policies are applicable in respect to the proposed development:

*4.1.1 Supporting increased densities in newly developing areas with a broad mix of housing types and integrated mixed-use developments, accessible housing and integrated services, and housing forms;*

*4.1.7 Encouraging intensification which results in new rental accommodation;*

*4.1.8 Sharing the Healthy Development Checklist created in partnership with the Grey Bruce Health Unit with developers and lower-tier municipalities to address healthy community design including public health and safety needs embedded within residential intensification, redevelopment, and new residential development. Some areas of consideration within this checklist include:*

- *Supporting mixed land use by integrating a variety of residential development within 800 meters of retail, recreational centers, parks and public spaces;*
- *Including a variety of affordable housing options and prioritizing those available for low income households;*
- *Committing to the preservation of the natural heritage system by maintaining existing trees, soil integrity, and landscaping using native species;*
- *Including cycling infrastructure, such as bike lanes, paved shoulders, bicycle parking, and signage*

*4.1.11 Ensuring adequate infrastructure is, or will be, established to serve the anticipated development.*

The proposed development provides a unique housing option in relation to the surrounding context and history of the area in the form of a multi-family development which includes a purpose-built rental apartment component. The proposed development is aligned with sections 4.1.7 and 4.1.8 by providing rental accommodation that has been designed with the context of healthy and active living. The proposed development includes large landscaped areas within the development, including both active and passive recreation opportunities. In addition, and unique to this site, the project integrates the natural constraints of the site by proposing trails in the natural area beyond the developable limits of the site to serve as an amenity for the residents and the surrounding community. Additionally, the development will be adequately serviced by the existing municipal infrastructure.

Section 4.2 addresses the policies to promote affordable housing in various housing tenures. It should be noted that the proposed development seeks to provide a more attainable housing option than what currently exists in the area. Although the project does not propose price controls that would qualify it as “affordable”, the built form will command lower prices than the traditional single-family homes that are prevalent in the Dundalk community. The project will therefore allow new buyers to achieve the goal of home ownership through a smaller and more attainably priced built form. The rental units will also provide an opportunity for those who cannot afford to purchase, or those who do not wish to purchase, the opportunity to live in the Dundalk community.

The applicant is expecting that this development will appeal to older buyers. Residents who have raised their families in Dundalk and who no longer need or wish to live in a single-family home are looking for age-friendly housing that allows them to age in place within their community. The

project includes ground floor units, including accessible units, which is highly desired by those with mobility issues. This is further reflected in the *Grey County Age Friendly Planning Report*, particularly Sections 2.3.1 and 5.2.3, which promotes and supports a diverse mix of housing options that are attainable for various demographic age groups.

When older residents vacate their existing homes and move into smaller units, more family-sized units become available for young families. This can in turn reduce the price pressure on the housing market, making the entire Dundalk community more affordable for all demographics and housing typologies.

Although older residents are expected to be the primary interest group for this development, the development is not proposed to be age restricted. The attainably priced units will be available and could be attractive to a wide range of demographics, including first-time home-buyers, single working professionals, and smaller families. The proposed development will offer an opportunity for these demographics to live in Dundalk without needing to bear the cost or burden of single-family homeownership.

The proposed development also conforms to the healthy development checklist mentioned in section 4.1.8:

- The development will provide residential space with a private public space that has adequate tree cover for passive recreation.
- This amenity area will be age friendly and accessible by providing efficient access that promotes safety and provides site furnishing.
- The site provides adequate provisions for shade and protection from sun exposure
- The project proposes possible trails in the rear portion of the property which provide opportunities for active recreation. Depending on the site conditions, the trails may be able to connect to other parts of the Dundalk community such as nearby schools and employment lands.

Section 7.2 outlines the policies for Hazard Lands. These lands include floodplains, slopes, unstable soils, and poorly drained areas. New developments are usually directed away from hazard lands. The proposed development will preserve 74% the property by limiting development to the portion of the site closest to the street only. Although the development will encroach into the Hazard Lands designation area, the proposed development would preserve approximately

23.5 hectares of lands as undeveloped area. The impacts on the existing natural hazard areas are therefore expected to be low. In addition, areas not currently identified as hazard lands will be included in the area that will not be developed, resulting in a net gain of lands to be preserved.

Section 8 of the Official Plan sets out policies to ensure that transportation, services, and technology are in place to support the needs of the County. The following policies are applicable to the proposed development:

*8.2 k. New development should be designed to integrate with the complete transportation system by ensuring that roads, sidewalks, and trails are designed to accommodate pedestrian links (sidewalks, paved shoulders, or trails), cyclists (paved shoulders or trails), and transit links (where applicable). Prioritization of transportation options and needs as outlined in subsection (2) above should be considered. New development will also consider future vehicle and pedestrian connections to adjacent lands. New development will also be designed to accommodate adequate snow storage.*

*8.4.2 New developments will need to be designed to be walkable and bike friendly by including for example trails, sidewalks, and/or paved shoulders where appropriate to integrate with the overall complete transportation system.*

These policies are in place to ensure the efficient integration of the proposed development to the existing transportation network. Currently there is no pedestrian or cycling network on Ida Street. However, the project has been designed with pedestrian connections throughout the site and to the street to prepare for future improvements as Ida Street is developed.

Further policies of Section 8 are regarding availability of servicing for existing and proposed development. Policies relevant to the proposed development are:

*8.9.1.1 Full municipal water and sewage services is the preferred method of servicing and will be provided on the basis that:*

- a) The systems can be sustained by the water resources that the services rely on,*
- b) Is feasible, financially viable (both current and long-term) and complies with all regulatory requirements,*
- c) Is within the financial capabilities of the municipality, and*

d) *Meets all regulatory requirements of the appropriate approval authority.*

8.9.1.2 *Wastewater treatments and water supply servicing options must be based on a hierarchy which considers environmental, technical, and long and short term financial factors to determine the appropriateness of the various servicing options for development.*

8.9.1.12 *Where municipal services pass by a property, new development will not be permitted unless a connection can be obtained.*

8.9.2.1 *In all new subdivisions and other large scale developments, surface water management systems will be included to prevent on- or off-site flooding or erosion, and to prevent the deterioration of environmentally sensitive watercourses. Other developments may also require such systems or studies, as determined by the County, conservation authority, or municipality, if runoff from the location could increase existing drainage or water quality problems. Stormwater submissions are to be prepared in accordance with the requirements and guidelines set out in the Ministry of the Environment, Conservation and Parks 'Stormwater Management Planning and Design Manual' (2003 or successor document) and the applicable conservation authority's guidelines.*

8.9.2.2 *Applicants may be required to submit studies or information relating to:*

- a) *Analysis of pre- and post-development storm runoff and water source flows, erosion, groundwater levels and infiltration;*
- b) *Proposed storm water drainage and retention facilities;*
- c) *Ways to control erosion and sedimentation;*
- d) *Considering climate change and the increase of intensive storm events on the impact and design of the storm water management facilities*
- e) *A grading plan for the proposed development*
- f) *An assessment of the impacts of the proposed development on the water quality, water temperature, and water balance, and the ways to mitigate any potential decreases in water quality*

8.9.2.3 *Local stormwater management policies that include storage for on-site use or the use of infiltration as a means to replenish groundwater supplies and minimize offsite flooding and erosion are encouraged, where feasible.*

8.9.2.5 *The incorporation of stormwater quality best management practices and low impact development (LID) practices or a hybrid of LID and traditional stormwater*

*practices into land use restrictions -and long term maintenance of development proposals will be encouraged.*

*8.9.4.2 The County encourages that fibre be installed for all new developments where fibre is available in order to connect to the overall fibre network being developed through the Accelerated High Speed Internet Program (or any successor thereto).*

The proposed development has accounted for the viability of the servicing capacity. Please refer to the Functional Servicing and Stormwater Management Report provided under separate cover.

Overall, the proposed development conforms to the intent of the County of Grey Official Plan. This is achieved through the alignment with the natural constraints, housing objectives, the design for healthy communities, and the consideration of the surrounding context in respect to servicing and housing options.

## **7.4 TOWNSHIP OF SOUTHGATE OFFICIAL PLAN**

The Township of Southgate Official Plan (TSOP) is intended to serve as the basis for managing growth and development in the Township. The TSOP ensures that a sufficient amount of land is designated to accommodate residential, commercial, industrial, institutional, and recreational development over the horizon to ensure that the policies are appropriate to achieve the desired goals and objective of this Official Plan.

The Plan designates the subject lands as the following:

- Schedule A – Land Use: ***‘Future Development Area’ and ‘Hazard Lands’***
- Schedule E – Subsurface Features and Wildlife Fires: ***‘Wellhead Protection Zone D’***
- Schedule F – Mobility Network: ***‘Arterial’ road***

The current Official Plan land use designation is shown on ***Figure 2***.

As mentioned above, the proposed development would require an Official Plan Amendment (OPA) in order to redesignate the lands from Future Development Area to *Neighborhood Area*. In previous sections, the policy direction to increase housing supply has been analyzed on a provincial and county scale. At the Township level, amending the land use designation would allow the development of new housing in the Primary Settlement Area. Additionally, it would

enable the Township to meet the existing and future growth and development targets set out by the Province, County, and Township. Therefore, the OPA will assist in the vision for increased housing and to efficiently develop underutilized lands.

#### **7.4.1 GROWTH MANAGEMENT**

Section 3 of the Official Plan addresses the policies for growth within the Township. The following policies apply to the proposed development:

- 3.1.1 The population of the Township has increased by more than 1,000 permanent residents between 2016 and 2020, and the forecast is for a continuation of this unprecedented growth over the next several years. The County of Grey Growth Management Strategy (2021) estimates that over 4,000 new permanent residents will be added to the population base by the year 2046.*
- 3.1.2 This projected increase in population will result in approximately 2,040 new households during that same time period, which would give Southgate Township the second highest percentage share of new housing starts within Grey County, behind The Town of the Blue Mountains.*
- 3.2.1 It is the intent of the Official Plan to generally direct development to the designated settlement areas of the Township, which are Dundalk, Holstein, Varney, Dromore, Swinton Park, Cedarville, Hopeville and Wilder Lake. The boundaries of these settlement areas are identified in the series of Schedule A maps of this Official Plan. Expression of these designated settlement areas will not be permitted without an approved Comprehensive Review as per the definition provided in this Official Plan.*
- 3.2.3 Dundalk, on the other hand, offers full municipal services and has been experiencing significant growth over the last few years, and this is expected to continue as explained in Section 3.1. The demand for new homes will occur predominantly within this particular urban centre.*
- 3.4.1 The Township will ensure that a variety of housing types is provided to satisfy the present and future social, health, safety, and well-being requirements of residents.*

*3.4.1.1 The Township will ensure that residential growth can be accommodated for a minimum of fifteen years through residential intensification, redevelopment and new residential development within the designated settlement areas of the Township.*

*3.4.1.2 Given the servicing limitations within the settlement areas, however, most of the residential growth in the Township will occur within Dundalk. Lower density development within the unserviced settlement areas may be considered where the site conditions are suitable for communal or individual wells and septic systems and where permitted by this Official Plan. Medium and high density housing shall generally only be considered in Dundalk.*

The proposed development is consistent with the direction of development being that the subject lands are in the primary Settlement Area of Dundalk. The Township seeks to continue to develop Dundalk as there is full municipal servicing available. A Functional Servicing Report has been provided with this submission to demonstrate how the project will connect to existing municipal servicing.

## **7.4.2 HOUSING & INTENSIFICATION**

Section 3.4 includes policies regarding housing and intensification goals for the Township. Like the higher levels of government, there is a strong focus on providing new housing typologies and greater densities than what has traditionally been built. Relevant policies include:

*3.4.1. The Township will ensure that a variety of housing types is provided to satisfy the present and future social, health, safety, and well-being requirements of residents.*

*3.4.2 Particular attention needs to be given to housing for people with special needs, including assisted housing for low-income households, seniors housing and housing for persons with disabilities, etc.*

*3.4.2.1 Residential intensification shall be achieved by: developing vacant or underutilized lots within existing developed areas; allowing for a secondary dwelling unit (i.e., apartment) within new dwellings; converting or expanding existing residential buildings to create new residential dwellings; converting or*

*expanding existing industrial, commercial and institutional buildings for residential use; and, redeveloping brownfield sites.*

*3.4.2.2 It is recognized that intensification may require relief from one or more provisions of the Township's Zoning By-law. Such relief shall be granted where Council is satisfied that proper land use planning is occurring.*

The following policies have been considered when designing the proposed development. The residential intensification conforms to the OP by providing appropriate intensification in respect to the surrounding area. The housing typology proposed will be able to service demographics which previously have not been accommodated by the traditional built form in Dundalk. Additionally, the relief requested in the zoning by-law amendment application aligns with policy 3.4.2.2.

### **7.4.3 AFFORDABLE HOUSING**

As mentioned previously, the proposed project is not intending to meet the definition of "Affordable Housing" per the PPS. However, the housing typology that is proposed will be a more attainably-priced option. The following policies of the TSOP address these types of housing options:

*3.4.3.7 This Official Plan also encourages the creation of new dwellings that do not fall within the "affordable housing" category to still be financially attainable for low and medium income households whenever possible.*

*3.4.3.10 The Township's Zoning By-law should include a minimum floor area requirement that allows for small, affordable dwellings in all zones where residential dwellings are permitted. The Zoning By-law could simply defer to the Ontario Building Code for minimum floor area requirements.*

The proposed development will be consistent with the policies noted above by providing a more attainable housing type for various residents and demographic profiles. The project will appeal to a range of income levels and household sizes through the provision of a range of unit types and sizes.

#### **7.4.4 SERVICING AND TRANSPORTATION**

Section 3.7 outlines policies regarding servicing and Section 3.8 outlines policies regarding transportation. Relevant policies include:

- 3.7.1.1 New development within Dundalk shall be serviced with municipal water and sanitary sewers.*
- 3.7.1.2 In certain cases, connecting new development to municipal water and sanitary sewers will require extensions and/or improvements to the existing piped systems. In these situations, the extensions and/or improvements will be financed by the developer for works that are not subject to Development Charges.*
- 3.7.1.4 Dundalk's wastewater treatment facility is shown on Schedule E of this Official Plan. In order to ensure compatibility between the wastewater treatment facility and nearby sensitive land uses, development on lands within the general vicinity of this facility shall be in compliance with the recommended buffer separation guidelines of the Ministry of the Environment, Conservation and Parks D-2 Guideline or its successor document.*
- 3.7.2.2 Where required by the Township and/or the relevant Conservation Authority, a development proposal shall be supported by a Stormwater Management Report prepared by a qualified expert to determine the effect of increase runoff due to development of the site and to identify stormwater management measures as necessary to control any increases in flow. The developer shall install the stormwater management measures identified in the study as part of the development of the site to the satisfaction of the Township and the Conservation Authority.*
- 3.8.8 Where development is proposed along an existing Township road allowance having less than 20 metres, the provision for a road widening may be a condition of approval. In all instances, the amount required for widening purposes should be acquired from the landowners on both sides of the road, except where geological, topographic, utility lines, environmental and hazardous features or other conditions or obstructions dictate otherwise.*
- 3.8.17 A Traffic Impact Study may be required to examine the impact of traffic generated by a new use at its access and at nearby intersections, and to determine*

*necessary road improvements. The need for a Traffic Impact Study shall be determined in consultation with one or more of the road authorities having jurisdiction in the area*

The proposed development conforms to the policies and requirements outlined by the Official Plan. A Functional Servicing and Stormwater Management Report has been prepared and provided in this submission which confirms the proposed development can connect to existing water and wastewater services. On January 27, 2025, the Province of Ontario awarded a grant of almost \$3.5 million to the Township of Southgate for upgrades to the Dundalk Wate Water Treatment Facility. The upgrades will help support developments such as the subject development by ensuring sufficient capacity. This investment further emphasizes that Dundalk is an appropriate location for growth and development.

Additionally, a Traffic Impact Study has been prepared and provided in this report which indicates the overall transportation and safe movement and access to the development from Ida Street.

#### **7.4.5 CLIMATE RESILIENCE**

Section 3.9 outlines policies to mitigate and adapt to a changing climate. Relevant policies include:

*3.9.3 The following can assist with mitigating and adapting to the impacts of climate change:*

*a) Preserve and expand Southgate’s natural areas in accordance with this Official Plan to create healthy, vibrant, sustainable communities to live, work and play.*

*b) Ensure the protection of waterways and shorelines including lakes, rivers, and streams, and to reduce the impact of flooding on local infrastructure.*

*e) Support opportunities to maintain existing tree canopies, wetlands and woodland cover in parks, open space areas and on other lands, including privately owned properties in accordance with the policies of this Official Plan, as a means of improving air quality and minimizing contributions to climate change through shading, sheltering, screening, and increasing carbon sinks.*

*f) Take advantage of development opportunities to plant more trees. Subdivision Agreements for new residential development shall require at least one tree to be*

*planted on every new lot where feasible. Site Plan Agreements shall include provisions for tree planting wherever possible.*

*g) Encourage Low Impact Development (LID) to control stormwater where it is generated.*

*i) Support housing intensification and the efficient use of infrastructure.*

The proposed development will be contained to a very small area of the property in order to preserve the existing wetland. An existing stream will be maintained and flood protection will be installed to mitigate impacts on the proposed development and surrounding properties. In addition to preserving existing trees on the undeveloped portion of the property, the development will have a robust landscape plan including new trees. The project is designed with greater density to allow for more efficiencies in the infrastructure. Overall, the project will assist with the Township's goals of climate change mitigation and adaptation.

#### **7.4.6 LANDFILL SITES**

The project is in close proximity to a landfill site. Section 4.2 addresses development near landfill sites:

*4.2.2 No development or site alteration will be permitted within 500 metres of an operating landfill site as shown on Appendix A unless a D-4 study document has been prepared and submitted for review in accordance with the Ministry of the Environment, Conservation and Parks D-4 Guidelines or its successor document. The study will need to identify that the lands to be developed are secure from potential methane gas and/or leachate migration from the landfill site or what remedial measures or conditions are required prior to any development approval being granted.*

D-2, D-4, and D-6 reports have been prepared and submitted as part of this application. The proposed development conforms to the policies outlined in respect to the Dundalk's Wastewater Treatment Facility, Township of Southgate Historical Landfill Site, and Eco Park Employment Lands. The studies indicate that the proposed development is expected to be compatible with these nearby uses.

#### **7.4.7 LAND USE DESIGNATION**

The subject lands are currently mostly designated “Future Development”. Per Section 5.2.6 of the TSOP:

*The Future Development designation applies to certain undeveloped areas within the Dundalk settlement area where the future use of these lands has not been determined.*

*The Future Development designation shall continue to apply to these lands until such time as the need for additional land within the proposed new designation has been demonstrated and where municipal services can be made available to service the development. At that time, an Official Plan Amendment to change the land use designation may be considered. In the meantime, development shall be prohibited in order to not jeopardize the orderly development of these lands in the future.*

The property is now in a position to be developed, and servicing is available. We are therefore requesting a change in the land use designation to “Neighbourhood Area”. Section 5.2.1 provides details about this designation. Relevant policies include:

*5.2.1.1 Permitted uses in the Neighbourhood Area designation shall be predominantly residential dwelling units. The types of dwelling units permitted shall be: low density housing such as detached dwellings, semi detached dwellings and duplexes; medium density housing such as triplexes, quadraplexes and townhouses; and, high density housing such as apartments. An additional residential unit (apartment) within a principal dwelling shall also be permitted.*

*5.2.1.2.1 New residential development shall occur by intensification, infilling and development of vacant greenfield areas.*

*5.2.1.2.2 Residential development through intensification is strongly encouraged in order to increase the amount of residential accommodation and to utilize land and municipal infrastructure in an efficient manner. Residential intensification may occur through, among other means: the development of vacant or underutilized lots within previously developed areas: infilling; the conversion or expansion of existing residential buildings to create new residential units or accommodation, including accessory apartments, additional residential units and rooming houses; and, redevelopment, including the redevelopment of brownfield sites.*

5.2.1.2.5 *The residential portion of all subdivisions, condominiums or multi-unit/multi lot developments shall provide a density of no less than 25 dwelling units per net hectare. Additional residential units are not to be included in this calculation.*

5.2.1.2.6 *The Township shall encourage a mixture of ownership and rental units for new residential development.*

5.2.1.2.8 *The Township shall encourage new residential housing, both rental and ownership, to be affordable.*

5.2.1.2.10.E *The following shall be taken into consideration when reviewing the appropriateness of a new medium or high-density development:*

- i) *The proposed use shall generally be compatible with existing uses in close proximity of the subject lands. The word “compatible” does not necessarily mean the same as or similar to existing nearby built form. Being compatible shall mean that the proposed use can co-exist with the existing nearby built form without causing undue adverse impacts with regard to dwarfing of buildings, shadowing, existing views, increased noise, traffic, etc.*
- ii) *Adequate buffering, landscaping and building setbacks shall be provided to protect the privacy of the adjacent residential properties.*
- iii) *The roads in the area shall have the ability to handle the expected traffic increase. Medium and high-density housing will generally be encouraged to locate in areas near arterial or collector roads in order to minimize traffic congestion and facilitate access to commercial areas.*
- iv) *Municipal water and sanitary sewer capacity shall be available to service the proposed development.*
- v) *Adequate off-street parking shall be provided to serve the proposed development.*
- vi) *The design of the medium and high-density development shall take into consideration the height, bulk and siting of buildings shall achieve harmonious design and integrate with the surrounding area.*

- vii) *Appropriate open space, landscaping and buffering shall be provided on site to maximize the privacy and enjoyment of the residents residing on the property and to minimize any potential impact on adjacent lower density uses.*

The Official Plan Amendment is sought in order to allow the proposed development, which will provide a unique housing typology and help meet intensification and housing objectives set out by the Township Official Plan as well as other policy documents from the Province and County. Based on the policies outlined above, the proposed development conforms to the *Neighbourhood Area* designation by meeting density targets for the developable area, being compatible with the surrounding area, and developing an area that is underutilized in order to meet housing objectives.

A portion of the site is located in the Hazard Lands Designation. Relevant policies include:

*5.5.2.1.1 Permitted uses in the Hazard Lands designation are: forestry and uses connected with the conservation of water, soil, wildlife and other natural resources; agriculture; passive public parks; public utilities; and, resource based recreational uses. The aforementioned uses will only be permitted where site conditions are suitable and where the relevant hazard impacts have been reviewed and found to be acceptable to the Township in consultation with the Conservation Authority.*

*5.5.2.2.1 Placing, removing, or re-grading fill material of any kind, whether originating on the site or elsewhere, is not permitted without written approval of the appropriate Conservation Authority in the 'Hazard Lands' designation.*

The proposed development will preserve 74% the property by limiting development to the portion of the site closest to the street only. Although the development will encroach into the Hazard Lands designation area, the proposed development would preserve approximately 23.5 hectares of lands as undeveloped area. The impacts on the existing natural hazard areas are therefore expected to be low, which is also a conclusion of the Environmental Impact Study (EIS) prepared by BIRKS Natural Heritage Consultants, Inc. In addition, areas not currently designated Hazard Lands will be included in the area that will not be developed, resulting in a net gain of lands to be preserved. The applicant team will work with the Conservation Authority and the Township to ensure the project is sensitive to the existing hazards.

Overall, the proposed development conforms to the goals and visions for the Town of Dundalk through the Township of Southgate Official Plan. However, an Official Plan Amendment is sought in order to redesignate a portion of the *Future Development* lands to *Neighbourhood Area*. This would allow the subject lands to be developed in alignment with the vision outlined by the PPS and County Official Plan. The *Future Lands* designation is for lands that are to be developed once they are in a position to do so. An Official Plan Amendment is required as part of the process, but the lands are intended for development. The proposed amendment is therefore in line with the policies of the Official Plan and will provide for the type of development that is appropriate for and desired in The Township of Southgate.

## **7.5 TOWNSHIP OF SOUTHGATE OFFICIAL ZONING BY-LAW**

The purpose of the Zoning By-Law is for the regulation of land use, building, and structures, in accordance with Section 34 of the Planning Act, RSO 1990. The Zoning By-law sets out more specific parameters than the Official Plan.

The lands are zoned Restricted Agricultural (A2) and Environmental Protection per the Township of Southgate Zoning By-law 19-2002, as shown on Figure 3.

These current zoning designations do not permit multi-family residential uses. Therefore, as mentioned in section 4.2 of this report, a Zoning By-law Application is required to rezone the developable area of the property to Residential Type 4 (R4). The rezoning of the subject lands to R4 will allow the proposed development, which in turn will allow for the growth and development of the Township and Dundalk as outlined in provincial and municipal policies.

Please refer to Section 4 of this report for the details of the provisions and ZBA application relief requested for this application.

## 8.0 CONCLUSION

This report explores the merits of the proposed development of four three-storey multi-family residential buildings on lands legally known as Part of Lot 234, Concession 2 (Southwest of the Toronto Sydenham Road), Geographic Township of Proton now in the Township of Southgate, County of Grey. The purpose of this application is to obtain approval for an Official Plan Amendment and a Zoning By-law Amendment. The proposed development reflects the policy goals of the County of Grey and the Township of Southgate for Primary Settlement Areas such as Dundalk. The proposed development will also provide much-needed diversification of the housing market and will offer residents a more affordable housing typology than what has typically been built in the area.

In summary, it is our professional opinion that the proposed Official Plan Amendment and Zoning By-law Amendment application is consistent with and conforms to the applicable Provincial, County, and Municipal policies, and represents good planning.

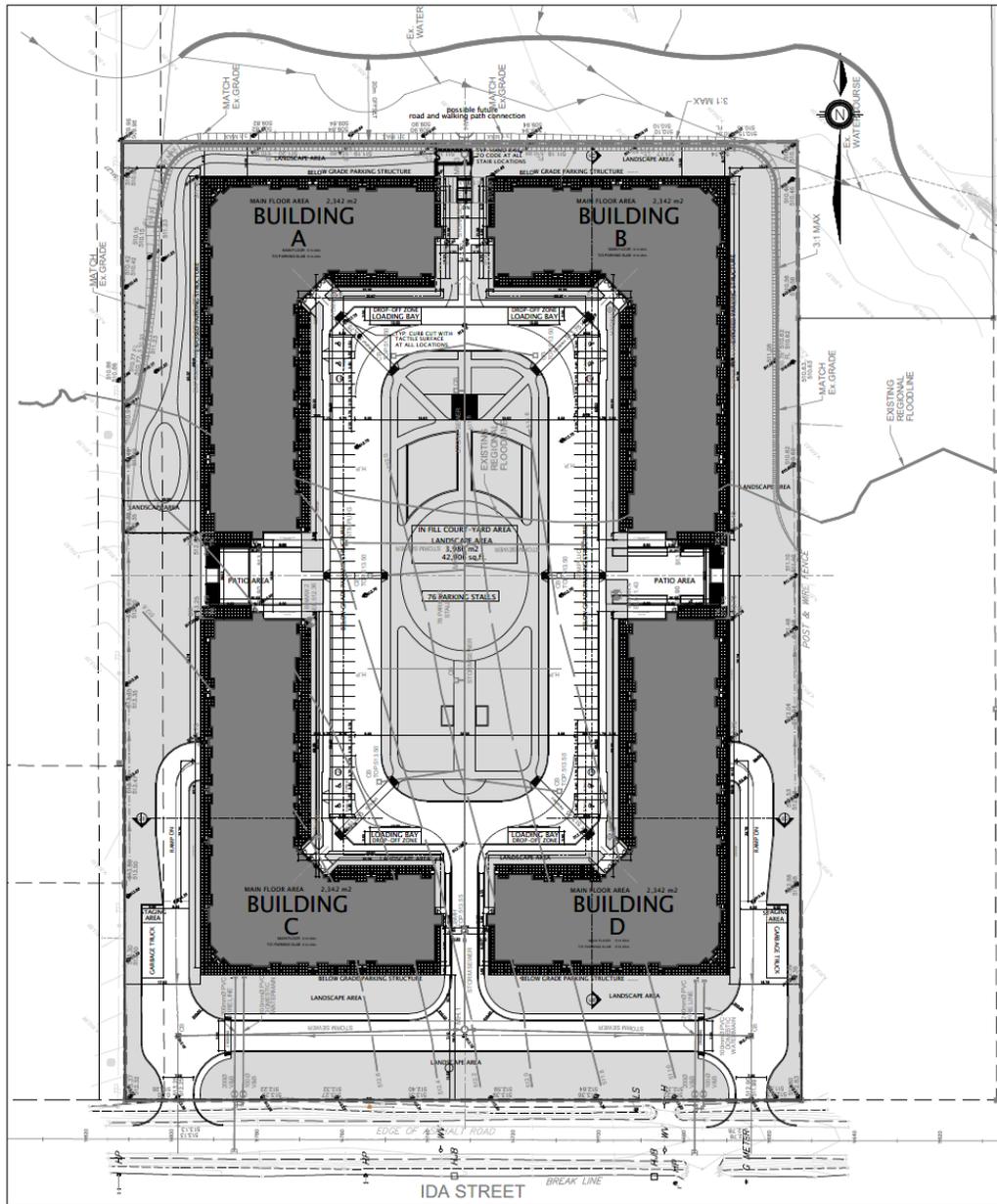


Dafne Gokcen, MPL, RPP, MCIP  
*Senior Planner*



Ray Budiwarman, BES  
*Intermediate Planner*

## **Appendix A: Site Plan**



OBC: 3.2.245 group C, up to 4 storeys, Sprinklered  
 (iii) 2400 m<sup>2</sup> if 3 storeys in building height.

**TOTAL SITE AREA** 270,125.05 m<sup>2</sup>  
**DENSITY** 2,907,601 sq.ft.  
 5.63

**DEVELOPMENT SITE AREA** 35,481.69 m<sup>2</sup>  
**DENSITY** 381,921.7 sq.ft.  
 42.88

**ZONING** R4

**LOT COVERAGE AND SETBACKS FOR THE WHOLE DEVELOPMENT**

**LOT COVERAGE** 26%  
**OPEN AREA** 74%

**FRONT YARD SET BACK(SOUTH SIDE)** 29.25m  
**SIDE YARD SET BACK (EAST SIDE)** 15.99m  
**SIDE YARD SET BACK (WEST SIDE)** 17.60m  
**REAR YARD SET BACK (NORTH SIDE)** 10.00m

**PARKING STRUCTURE**

**EACH PARKING STRUCTURE AREA** 7,535.86 m<sup>2</sup>  
**TOTAL PARKING STRUCTURE AREA** 15,071.72 m<sup>2</sup>  
 162,230.9 sq.ft.

**REQUIRED PARKING**

**PARKING STALLS 1.0 PER UNIT** 376  
**PARKING STALLS VISITOR 0.2 PER UNITS** 75  
**PARKING STALLS REQUIRED** 451

**PROVIDED PARKING**

**PARKING STALLS BELOW GRADE 1.0 PER UNIT** 378  
**VISITORS PARKING STALLS AT GRADE COURTYARD 0.2 PER UNITS** 76  
**PARKING STALLS PROVIDED** 454

**TOWNSHIP OF SOUTHGATE ZONING BY-LAW 5.10 Parking Spaces for Handicapped**  
 is in excess of 20 parking spaces, 1 space of the first 20 spaces required and 1 space out of each additional 100 spaces or portion thereof shall be provided near and accessible to the point of entrance to the building and clearly marked for the parking of the vehicles used by the disabled person or persons.

**BUILDING AREAS**

**BUILDING - A**  
 MAIN FLOOR AREA 2,342 m<sup>2</sup>  
 2ND FLOOR AREA 2,309 m<sup>2</sup>  
 3RD FLOOR AREA 2,309 m<sup>2</sup>  
 GFA-TOTAL AREA PER BUILDING 6,960 m<sup>2</sup>

**BUILDING - B**  
 MAIN FLOOR AREA 2,342 m<sup>2</sup>  
 2ND FLOOR AREA 2,309 m<sup>2</sup>  
 3RD FLOOR AREA 2,309 m<sup>2</sup>  
 GFA-TOTAL AREA PER BUILDING 6,960 m<sup>2</sup>

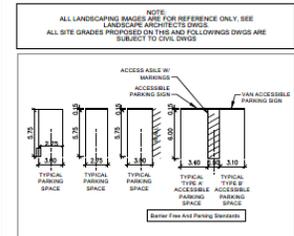
**BUILDING - C**  
 MAIN FLOOR AREA 2,342 m<sup>2</sup>  
 2ND FLOOR AREA 2,309 m<sup>2</sup>  
 3RD FLOOR AREA 2,309 m<sup>2</sup>  
 GFA-TOTAL AREA PER BUILDING 6,960 m<sup>2</sup>

**BUILDING - D**  
 MAIN FLOOR AREA 2,342 m<sup>2</sup>  
 2ND FLOOR AREA 2,309 m<sup>2</sup>  
 3RD FLOOR AREA 2,309 m<sup>2</sup>  
 GFA-TOTAL AREA PER BUILDING 6,960 m<sup>2</sup>

**GFA-GRAND TOTAL AREA X 4** 27,840 m<sup>2</sup>  
 299,567.3 sq.ft.

**REQUIRED ACCESSIBLE UNITS 15% OF TOTAL**  
 PROVIDED 1 BED accessible unit. 15% of total = 56 Units

- DWG SHEETS**
- A-101 SITE PLAN
  - A-101A DEVELOPMENT DATA
  - A-102 PARKING PLAN
  - A-103 PARKING PLAN LARGE SCALE - 1
  - A-104 PARKING PLAN LARGE SCALE - 2
  - A-105 MAIN AND TYPICAL FLOOR PLANS
  - A-106 MAIN FLOOR PLAN LARGE SCALE
  - A-107 2ND FLOOR PLAN LARGE SCALE
  - A-108 3RD FLOOR PLAN LARGE SCALE
  - A-109 ROOF PLAN
  - A-110 UNIT PLANS
  - A-111 A BUILDING ELEVATIONS
  - A-112 B BUILDING ELEVATIONS
  - A-113 C BUILDING ELEVATIONS
  - A-114 D BUILDING ELEVATIONS
  - A-115 SITE SECTIONS
  - A-116 3D IMAGES



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# Appendix B: Renderings



## **Appendix C: Draft Official Plan Amendment**



**The Corporation of the Township of Southgate**

**By-law 2024-XXX**

Being a by-law to adopt Amendment No. XX to the Township of Southgate Official Plan affecting the lands shown on Schedule 1, attached hereto, located in the Township of Southgate.

The Council of the Township of Southgate, in accordance with the provisions of Sections 17 and 21 of the Planning Act, R.S.O. 1990, as amended, hereby enacts as follows:

- 1. Amendment No. XX to the Township of Southgate Official Plan is hereby adopted.
- 2. This by-law shall come into force and take effect on the day of approval by the County of Grey.

Enacted and passed this XX day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk

**Amendment No. XX**  
**to the**  
**Township of Southgate Official Plan**

**Index**

**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 Number XX.

**Part C – Schedule 1**

Schedule 1 attached to this document is to be included as part of the amendment.

## **PART A – THE PREAMBLE**

### **1. Purpose of the Amendment:**

The purpose of the Amendment is to amend the land use designation of the lands shown on Schedule 1, attached hereto, from “Future Development” to “Neighbourhood Area” in order to allow the development of four (4) three (3)-storey multi-family residential buildings with one (1) level of underground parking and associated amenity and landscaped area.

### **2. Location:**

This amendment applies to the lands shown on Schedule 1, attached hereto, located in the Township of Southgate.

### **3. Basis:**

The proposed amendment is considered by Council to be appropriate for the following reasons:

1. The *Planning Policy Statement* (“PPS”) provides the policy foundation that regulates development in order to protect resources, public health and safety, and the quality of the natural and built environment. The PPS includes policies that foster an efficient land use planning system. Policy goals are to increase the housing supply by promoting a diverse range of housing; create a strong and competitive economy that continues to attract investment and provide opportunities to the people who live and work in the province; prioritize compact and transit-supportive infrastructure that will provide convenient access to housing, employment, services, and recreation; and recognize and protect the vibrant agricultural sector, natural resources, and sensitive areas by prioritizing development and urban and rural settlement areas. The proposed development is consistent with the principles and objectives of the PPS.
2. The development proposal conforms to the County of Grey Official Plan, which designates the subject lands “Primary Settlement Area.” Settlement Areas are expected to accommodate future population growth and are suitable locations for intensification.

3. The subject lands are designated **Future Development** in accordance with Schedule A (Land Use) of the Township of Southgate's Official Plan ("Plan"). The proposed development maintains the general intent and purpose of the goals, objectives and policies of the plan, including providing a denser and more attainably-priced housing option within the Primary Settlement Area of Dundalk, which has been identified as the centre for growth in the Township.
4. The development proposal will add units to the available stock of housing within the Township of Southgate and within the Dundalk community, thereby contributing to the Township's ability to achieve its intensification target with a balanced housing supply.
5. The proposed development will expand the diversity and availability of housing options in the community, in a form that can be considered more affordable than ground related housing.
6. The proposed density of the development will efficiently use available infrastructure and public services, and will also promote and support active transportation in the area;
7. The project design includes a large central courtyard and ample amenity space for building residents and visitors. The project also preserves the natural heritage features of the property by developing only a small portion of the site.
8. The proposed development will not impact area roads infrastructure, which will continue to operate at acceptable levels of service.

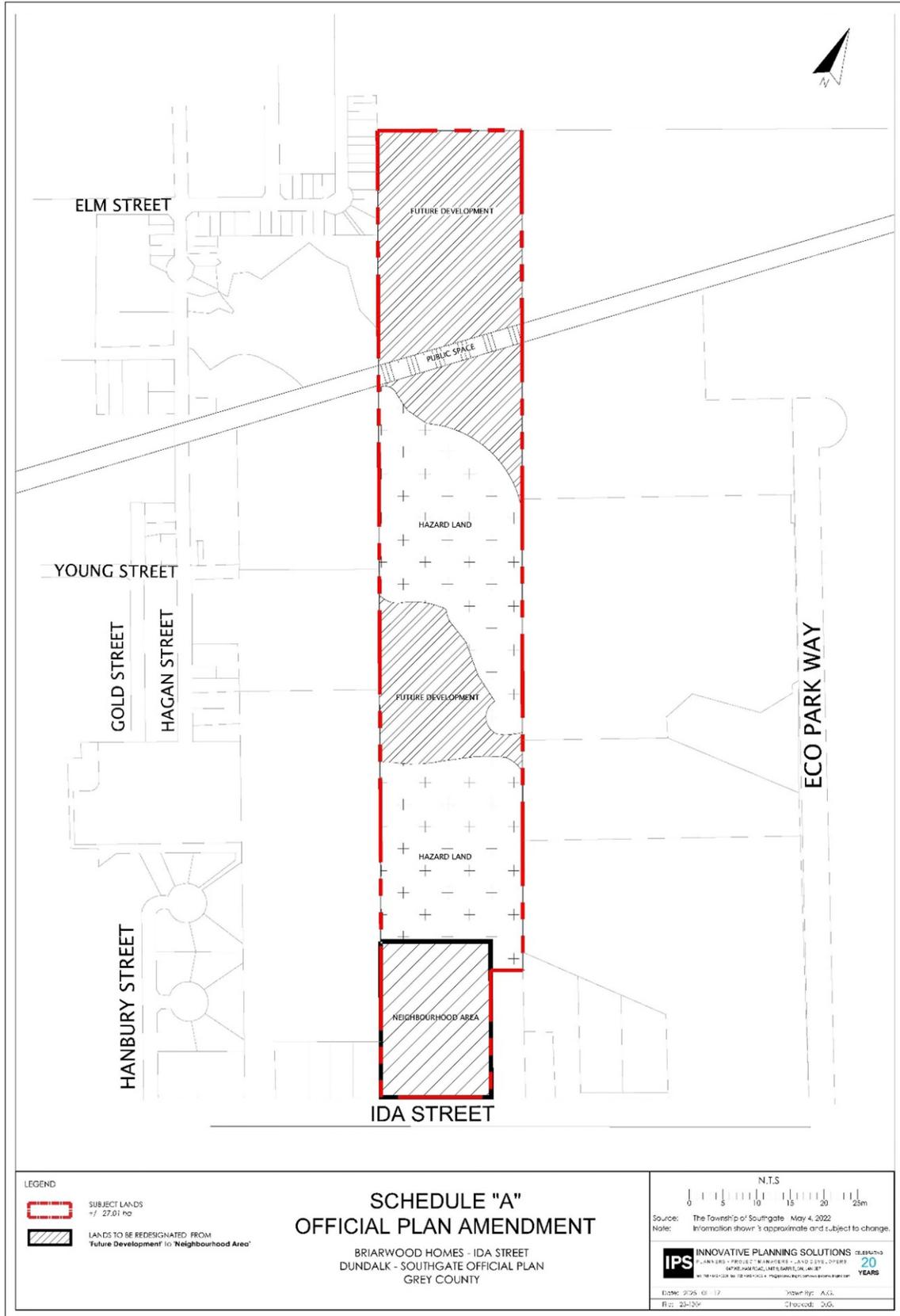
## **PART B – THE AMENDMENT**

All of this part of the document entitled Part B – The Amendment, consisting of the following text and schedule map constitutes Amendment No. XX to the Township of Southgate Official Plan.

## **DETAILS OF THE AMENDMENT**

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

Schedule 'A' Map 2 – Dundalk Land Use is amended per Schedule A attached hereto.



## **Appendix D: Draft Zoning By-law Amendment**

**The Corporation of the Township of Southgate By-law Number 2025-XX**

**BEING** a by-law to amend Zoning By-law No. 19-2002, entitled the “Township of Southgate Zoning By-law”;

**WHEREAS** the Council of the Corporation of the Township of Southgate deems it necessary to pass a by-law to amend Zoning By-law No. 19-2002;

**AND WHEREAS** pursuant to the provisions of Section 34 of the Planning Act, R.S.O. 1990, as amended, by-laws may be amended by Councils of municipalities;

**NOW THEREFORE** the Council of the Corporation of the Township of Southgate enacts as follows:

1. Schedule “17” to Zoning By-law No. 19-2002 is hereby amended by changing the zone symbol on the lands described as Part of Lot 234, Concession 2 (Southwest of the Toronto Sydenham Road), Geographic Township of Proton now in the Township of Southgate, County of Grey, as shown on Schedule “A”, affixed hereto, from:

Agricultural Type 2 (A2) to Residential Type 4 Exception **XX** (R4-**XX**).

2. That Section 33 (Exceptions) to By-law No. 19-2002 is hereby amended by adding the following Subsections:

“33.XXX R3-XX

The lands zoned R4-XX, being Part of Lot 234, Concession 2 (Southwest of the Toronto Sydenham Road), Geographic Township of Proton now in the Township of Southgate, County of Grey, shall be subject to the following zone provisions:

Maximum Building Height:

13.5 metres

Off Street Parking (Minimum):

1 resident space per dwelling unit plus 0.2 visitor parking spaces per dwelling unit

Minimum Play Space:

1m<sup>2</sup> of play space per dwelling unit

Play Space Location:

Accessible to the building by crossing an internal driveway

Privacy Yard Depth:

Minimum depth shall be 1.8 metres

All other zoning provisions for the R4 zone shall apply.

3. **THAT** Schedule “A” and all other notations thereon are hereby declared to form part of this by-law.

4. **THAT** this by-law shall come into force and take effect upon being passed by Council subject to any approval necessary pursuant to the Planning Act R.S.O. 1990, as amended.

**Read a first, second, and third time and finally passed \_\_\_\_\_ day of \_\_\_\_\_, 2025.**

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk

