

July 19, 2024

Elisha Milne
Township of Southgate

**RE: Application C17-24 271 Main St E Inc. (Cale and Reg Barnes).
Agent: Mr. Shayne Connors, MHBC & Mr. Kory Chisholm, MHBC
Roll: 420711000119700**

Dear Ms. Milne,

This correspondence is in regard to the above-noted application. County staff have had the opportunity to review the subject application in accordance with the Provincial Policy Statement and County Official Plan. We offer the following comments.

The purpose of the application is to rezone the subject lands from a Residential 3 Zone to a new Residential 3 zone with a site-specific exception to permit a condominium development of twenty-four (24) stacked townhouses. The effect of the proposed amendment would be to permit the development of twenty-four (24) stacked townhouses.

It is noted that an application for site plan approval will be required following any approval of the subject zoning application. After which, the applicant intends to request that the County of Grey consider an exemption to the standard Plan of Condominium process under the *Planning Act*.

A number of studies have been submitted with the subject application, including a planning justification report, hydrogeological study, traffic impact brief, stormwater management report, and archaeological study (Stage 1 and 2).

The subject lands are designated as:

- Primary Settlement area in the County of Grey Official Plan, and
- Downtown Commercial in the Southgate Official Plan.

The Official Plans would support residential development in this area. As per policy 3.5(5), a minimum density of 20 units per net hectare is required for new development. The Township Official Plan policies in Section 5.2.1.2(5) are more restrictive than the County's OP and would require a minimum density of 25 units per net hectare. In this

case, the proposed density would be approximately 91 units per net hectare, which would significantly exceed the minimum density requirements of both OP's.

Generally, staff encourage development to exceed the development density threshold as outlined in the County Official Plan, to promote the efficient use of land and infrastructure, and to guide more walkable, transit-oriented development. The Official Plans also provide general guidance around supporting a variety of housing types within designated settlement areas. It is noted that there is a particular need for entry-level housing that is attainable to first-time home buyers, and the proposed development may have the potential to contribute towards this housing type.

While there are no 'Hazard Lands' indicated on the subject lands, the completed hydrogeological report indicates a highwater table across the site. The report provides design recommendations with regards to how the development might proceed in a safe and appropriate way. The report indicates that site dewatering will likely be required at a construction stage. Furthermore, footings/foundations within 0.6 meters of the seasonally high groundwater table will require subdrains, which the report recommends directing to outlet to municipal storm services. It is noted that the subject lands front onto Grey Road 9. As a general County policy, post-development flows shall not exceed pre-development flows onto the County's Road (including stormwater systems). County staff would request further information from the applicant and consultant team to ensure that the proposed development would not result in increased groundwater being directed onto the County's Road. Should this be problematic for the proposed design, the developer may wish to consider slab-on-grade units, if feasible.

The subject lands are located within a 'Wellhead Protection Area-D,' per Appendix A of the County's Official Plan. Generally, further detailed comments should be received from the Risk Management Official to determine if further considerations with the use or design should be addressed to protect municipal water reserves. Furthermore, the hydrogeological study indicates that the site should consider winter deicing methods that reduce the quantities of salt that enter into municipal water reserves. In that respect, the County would support the completion of a Salt Management Plan at a Site Plan Application stage as part of this development.

County staff have reviewed the completed Stage 1 and 2 Archaeological Reports. Staff would recommend that further input on these studies be provided by the Saugeen Ojibway Nation, and other Indigenous partners who may have interest in reviewing and providing comments on this report.

Regarding the site concept design, County staff would offer the following comments for general planning consideration:

1. The proposed driveway widths are 5.75 meters, which have direct frontage onto the private 6-meter internal roadway. While this length is appropriate for smaller personal vehicles, many common varieties of pick-up trucks are greater than 6 meters in length. Staff have concerns about vehicles overhanging onto the small private road, and whether this will impede the movement of other vehicles (including waste management and emergency services), and pedestrian safety across the site;
2. It is recommended that some of the units be designed to be accessible to mobility users, noting the County's priorities around Age-Friendly community planning;
3. The County's OP encourages consideration of climate change mitigation measures through site design. This might include opportunities for semi-permeable pavement to reduce post-development run-off, heat pumps, solar panels, EV charging stations, etc.
4. The County's OP recommends that all new developments integrate Dark Sky compliant lighting fixtures, in order to limit the impacts of light pollution;
5. Snow storage may still be a concern on the proposed site plan (particularly for individual driveway clearing), given the very limited area between the units for snow storage capacity.

Transportation Comments:

The County's Transportation Services staff have reviewed the proposed development and offered the following comments:

- *Road widening is not required*
- *Following any approval of the subject application, the applicant shall apply to the County of Grey for an entrance permit, to permit a new entrance onto the County Road, if required. This may be listed as a condition of Site Plan Approval;*
- *The Drainage Plan appears to be adequate;*
- *Traffic Letter appears to be adequate;*
- *County Transportation staff share the above-noted concerns regarding any groundwater being diverted to the County's Road and would request further information in that respect.*

At a pre-submission stage, County staff indicated support for an exemption to the County's centreline setback.

Natural Heritage Comments:

Grey County's Planning Ecology staff have reviewed the proposal and provided the following comments:

The property contains and/or is adjacent to fish habitat. It is Grey County staffs understanding that the proposed development will be located within adjacent to the features on previously disturbed lands. As such, it is Grey County Staffs opinion that the potential impact to natural heritage would be negligible and the requirement for an Environmental Impact Assessment (EIS) can be waived.

Stormwater Management

Grey County Staff have reviewed the stormwater management plan, including the erosion and sediment control plan submitted by Crozier (April, 2024) and find it acceptable.

Source Water Protection

It is Grey County Staffs understanding that the property contains protection areas that are subject to policies of the Source Water Protection Act. As such, the Risk Management Official of Drinking Water Source Protection should be tagged for comments on this application. The property does lie within an area designated as a significant groundwater recharge area that may influence highly vulnerable aquifers, as such, low-impact development and infrastructure is recommended.

In summary, County staff would note that we are conceptually supportive of the proposed use, in order to facilitate an opportunity for attainable housing creation. That said, County staff have some further questions regarding the quantity of flows that will be directed to the County's Road (including through site dewatering), as well as some general questions about site design, as noted above. County staff would request additional follow-up with the applicants prior to a formal decision on this application.

Please note, a paper copy will not be provided.

Yours truly,



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